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
AGENDA
Tuesday, January 7, 2020

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

2. Invocation: *None*

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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, December 3, 2019

2. Special City Council Minutes, December 20, 2019

B. Accounts Payable Dated January 2, 2020

1. Consideration to ratify Accounts Payable Report for November 27, 2019 through December 12, 2019 in the amount of $550,634.34

2. Consideration to approve Accounts Payable Report for December 13, 2019 through January 2, 2020 in the Amount $288,425.56

6. Swearing in of Newly Elected Officials Briana Buban-Vonder Haar and Greg McPherson

Chris Engels, City Clerk

7. Recess for Change of Council

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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
AGENDA
Tuesday, January 7, 2020

1. Reconvene Council Meeting

2. Call to Order and Roll Call

3. Elect Council President Action Item

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

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.

C. Resolutions

1. Consideration to approve Resolution No. R95-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PERPETUAL CITY OF KUNA WATER MAIN EASEMENT AGREEMENT WITH BLACK CREEK LIMITED PARTNERSHIP; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Consideration to approve Resolution No. R96-2019

CITY CAPITAL IMPROVEMENT AND LATECOMER REIMBURSEMENT POLICY – 2019

3. Consideration to approve Resolution No. R03-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING MEMBERS FOR TO THE CITY OF KUNA, IDAHO JOINT DEVELOPMENT

IMPACT FEE ADVISORY COMMITTEE FOR THE CITY POLICE DEPARTMENT AND KUNA RURAL FIRE DISTRICT FOR THE YEAR 2020.

4. Consideration to approve Resolution No. R04-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATE/LOCAL AGREEMENT (DESIGN AND CONSTRUCTION) FOR PROJECT NO. A020 (143) MAIN STREET- AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO, KEY NO. 20143; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CLERK TO ATTEST TO SAID SIGNATURE.

5. Consideration to approve Resolution No. R05-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "*PROFESSIONAL SERVICES AGREEMENT*" WITH JUB ENGINEERING, INC. FOR DEVELOPING THE HELEN ZAMZOW PARK MASTER PLAN; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

6. Consideration to approve Resolution No. R06-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE WATER TRUNK REIMBURSEMENT AGREEMENT FOR MERINO COVE SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY VARIALLE CONSTRUCTION, INC THE AMOUNT OF SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE DOLLARS AND ZERO CENTS ($7,375.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

7. Consideration to approve Resolution No. R07-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION REIMBURSEMENT AGREEMENT FOR MERINO COVE SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY VARIALLE CONSTRUCTION, INC THE AMOUNT OF THREE THOUSAND FIVE HUNDRED SEVEN DOLLARS AND ZERO CENTS ($3,507.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

8. Consideration to approve Resolution No. R08-2020

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE SEWER TRUNK REIMBURSEMENT AGREEMENT FOR MERINO COVE SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE

THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY VARIALLE CONSTRUCTION, INC THE AMOUNT OF TEN THOUSAND EIGHTY-SEVEN DOLLARS AND ZERO CENTS ($10,087.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

D. Final Plats

1. Consideration to approve Case No. 19-16-FP (Final Plat) for the Malaspina Ranch Subdivision No. 1.

2. Consideration to approve Case No. 19-17-FP (Final Plat) for the Greyhawk Subdivision No. 9.

5. Community Reports or Requests:

A. Request for Exemption for fire sprinkler plan review from Idaho State Fire Marshal's Office – Phil Roberts, Fire Chief ACTION ITEM

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

A. Public Hearing continued from the November 19, 2019 Regular City Council Meeting for testimony from staff and public written testimony and Consideration to approve Ordinance No. 2019-44 – Wendy Howell, Planning & Zoning Director and Bobby Withrow, Parks Director ACTION ITEM

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

- MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND
- REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND
- AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND
- REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND
- AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND

- AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Option 1:
Consideration to waive third reading
Consideration to approve ordinance
Consideration to approve summary publication
Option 2: Continue the Public Hearing to a time and date certain.

B. Public Hearing and Consideration to approve new water and sewer system fees and policies – Bob Bachman, Public Works Director ACTION ITEM

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*

1. Consideration to approve Resolution No. R01-2020

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R84-2017 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

2. Consideration to approve Resolution No. R02-2020

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R83-2017 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE

SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

7. Business Items:

A. Consideration to approve 19-02-LLA (Lot Line Adjustment) – Jace Hellman, Planner II ACTION ITEM

On behalf of Jim Lesley (Owner), Jeff Likes with ALC Architecture seeks Lot Line Adjustment approval to create a larger buildable lot within Ensign Subdivision No. 2 for a new Freedom Fitness gym facility. The subject properties are located at 909 N. Meridian Road and 921 N. Meridian Road, Kuna, ID 83634 (APNS: R2404330020 & R2404330040).

B. Request for direction on possible change in Alcohol License Renewal timeline – Chris Engels, City Clerk ACTION ITEM

C. *Informational Only* Ethical considerations related to Greg McPherson's dual-role as a Commissioner for the Kuna Rural Fire District and as a Member of the Kuna City Council – Bill Gigray, City Attorney

8. Ordinances:

A. Consideration to approve Ordinance No. 2019-46 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S2102110000 AND S2101212400 OWNED BY THE BUREAU OF LAND MANAGEMENT WITHIN THE UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING PUBLIC (P) ZONING DISTRICT CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- AMENDING THE OFFICIAL ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

B. Consideration to approve Ordinance No. 2019-47 ACTION ITEM

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY PARCEL NOS. R2404330020, R2404330040 AND R2404330060 OWNED BY LESLEY PROPERTIES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

C. Consideration to approve Ordinance No. 2019-50 ACTION ITEM

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;
- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTIES, TO WIT: LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY HDP GREYHAWK LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

D. Consideration to approve Ordinance No. 2020-01 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO
- REPEALING CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND
- ENACTING A NEW CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication

E. Consideration to approve Ordinance No. 2020-02 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:
- AMENDING SECTION 8 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE PROVIDING A FIVE-MINUTE APPLICANT REBUTTAL TESTIMONY TIME LIMIT; AND

- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication

F. Consideration to approve Ordinance No. 2020-03 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:
- ADDITION OF A NEW CHAPTER 5 TO TITLE 2 KUNA CITY CODE ESTABLISHING THE KUNA ECONOMIC DEVELOPMENT EXECUTIVE COMMITTEE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment:

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, December 3, 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:*** D. Scott Allen, Kuna United Methodist Church

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

4. ***Consent Agenda:*** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:01:56)

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A. City Council Meeting Minutes

1. Regular City Council Minutes, November 19, 2019

B. Accounts Payable Dated November 26, 2019 in the Amount $292,940.37

C. Resolutions

1. Consideration to approve Resolution No. R90-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER TRUNK REIMBURSEMENT AGREEMENT FOR SPRINGHILL SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY COREY BARTON HOMES, INC. dba CBH HOMES THE AMOUNT OF FORTY-FOUR THOUSAND SEVEN HUNDRED SIXTY-EIGHT DOLLARS AND ZERO CENTS ($44,768.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

2. Consideration to approve Resolution No. R91-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE SEWER TRUNK REIMBURSEMENT AGREEMENT FOR SPRINGHILL SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY COREY BARTON HOMES, INC. dba CBH HOMES THE AMOUNT OF EIGHT HUNDRED NINETY-EIGHT THOUSAND ONE HUNDRED SIXTEEN DOLLARS AND TWENTY-SIX CENTS ($898,116.26) PURSUANT TO THE TERMS OF SAID AGREEMENT.

3. Consideration to approve Resolution No. R92-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION TRUNK REIMBURSEMENT AGREEMENT FOR SPRINGHILL SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY COREY BARTON HOMES, INC. dba CBH HOMES THE AMOUNT OF THREE HUNDRED TWENTY THOUSAND NINE HUNDRED FIFTY DOLLARS AND ZERO CENTS ($320,950.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

4. Consideration to approve Resolution No. R93-2019

A RESOLUTION OF THE CITY OF KUNA, IDAHO, APPROVING AND ADOPTING THE REVISED CITY OF KUNA PERSONNEL POLICY MANUAL:
- UPDATING TERMINOLOGY AND POSITION TITLES; AND

- REASSIGNING DUTIES TO THE HUMAN RESOURCES DIRECTOR; AND
- UPDATING SECTION 6.12 REGARDING INTERNET ACCESS TO SOCIAL MEDIA WEBSITES TO BE ALL INCLUSIVE; AND
- UPDATING SECTION 7.2.4 TO INCLUDE POST ACCIDENT DRUG AND ALCOHOL TESTING; AND
- REVISING SECTION 7.4.2 EXPENSE REIMBURSEMENTS TO NO LONGER REFERENCE A SPECIFIC YEAR; AND
- REVISING SECTION 10.1.1 TO REMOVE SECTION B REGARDING A DEDICATED CITY ATTORNEY AND REMOVE THE TITLE OF FACILITIES DIRECTOR AND INCLUDE AND ECEONOMIC DEVELOPMENT DIRECTOR; AND
- REVISING SECTION 12.3 TO REMOVE THE SECTION REGARDING VACATION LEAVE BANK; AND
- REVISING SECTION 12.17 BEREAVEMENT LEAVE TO INCLUDE IN LAWS AND STEP CHILDREN; AND
- REVISING SECTION 12.14 TO INCLUDE DICIPLINARY ACTION FOR REFUSAL TO WEAR SAFETY EQUIPMENT; AND
- REVISING CHAPTER 13 REGARDING EMPLOYEE PERFORMANCE AND DISCIPLINE AT THE ADVISEMENT OF ICRMP; AND
- REVISING CHAPTER 14 REGARDING WORKPLACE DISCRIMINATION, HARASSMENT AND RETALIATION AT THE ADVISEMENT OF ICRMP; AND
- DIRECTING THE HUMAN RESOURCES DIRECTOR; AND
- PROVIDING AN EFFECTIVE DATE.

5. Consideration to approve Resolution No. R94-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE SERVICES AGREEMENT WITH CMIT SOLUTIONS OF BOISE FOR INFORMATION TECHNOLOGY SERVICES; DIRECTING THE EXPENDITURE OF FUNDS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No 19-03-TE (Time Extension) for Rising Sun Estates

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. Ada County Sheriff's Office 2019 Report to Citizens - Jon McDaniel, Kuna Police Chief
(Timestamp 00:02:30)

Chief Jon McDaniel presented the 2019 Report to Citizens from Ada County Sheriff's Office. He reviewed the items specific to Kuna. Dispatch was understaffed but there were continued efforts to increase staffing. He reviewed response times; then stood for questions.

Mayor Stear stated the police did a great job communicating with the citizens and did their best to have a positive impact. They spent a lot of time on community policing which was very important. Mayor Stear appreciated the efforts and Kuna's officers.

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

None

7. Business Items:

A. Consideration to accept November 5, 2019 Kuna City Election Results – Chris Engels, City Clerk ACTION ITEM
(Timestamp 00:07:10)

City Clerk Chris Engels presented the canvased 2019 Kuna City Election Results and stood for questions.

Council Member Cardoza asked if there had been a request for a recount.

Ms. Engels replied there had not.

Council President Buban-Vonder Haar moved to accept the November 5, 2019 Kuna City Election Results. Seconded by Council Member McPherson. Motion carried 4-0.

B. *Informational Only* FY19 Budget Results Presentation – Jared Empey, City Treasurer
(Timestamp 00:08:37)

City Treasurer Jared Empey reviewed the FY19 Budget Results. He noted there was a dramatic increase in account funds at the end of this year versus the previous. The City did a good job of staying in budget. The only account he had concerns about was the Sewer Fund. It was within budget but sewer infrastructure was very expensive. Many sewer infrastructure projects were easily north of a million dollars. They were analyzing that fund to make sure its long-term sustainability was maintained. Overall the health of the City was good. He stood for questions.

Mayor Stear noted a rate study would be coming up. It would be published a couple times and then come before Council as a public hearing; probably on January 7, 2020. That was when they would really get to dive into the Waste Water Treatment Fund. Capital improvement project costs had dramatically increased over the last few years but it seemed to be leveling out now. The City's hands were a little bit tied by the bidding process when trying to obtain the best price which created problems some times.

8. *Ordinances:*

None

9. *Mayor/Council Announcements:*

(Timestamp 00:19:10)

Mayor Stear noted there would be a couple run-off elections; in Caldwell for a Council seat and in Boise for Mayor. It would be interesting to see the results.

City Clerk Chris Engels reminded Council of upcoming events for December including Down Home Country Christmas, Light Parade, Artists and Crafters Show, Tree Lighting, and Greenbelt Lighting on December 14, 2019 and there would be bus tours going through the subdivisions to see holiday lights. Those were just some of the holiday things going on.

Mayor Stear noted the decorations in Chambers looked lovely.

10. *Executive Session:*

A. Convene to Executive Session pursuant to:
(Timestamp 00:21:04)

Idaho Code Section 74-206 (1)(c) and (e)

(c) To receive information regarding the acquisition of an interest in real property not owned by the City.

(e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

Council President Buban-Vonder Haar moved to convene the Executive Session pursuant to Idaho Code Section 74-206 (1)(c) to receive information regarding the acquisition of an interest in real property not owned by the City and 74-206 (1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. Seconded by Council Member McPherson. Approved by the following roll call vote:
Voting Aye: Council Members Buban-Vonder Haar, Cardoza, Christensen, and McPherson
Voting No: None

Absent: None
Motion carried 4-0.

Mayor Stear indicated he, Council, City Attorney Bill Gigray, Attorney Marc Bybee, City Clerk Chris Engels, Economic Development Director Lisa Holland, Public Works Director Bob Bachman, and Parks Director Bobby Withrow would remain for the Executive Session.

Executive Session City Council Regular Meeting of December 3, 2019 – The City Council, upon a unanimous vote, convened into the Executive Session, pursuant to Idaho Code Section 74-206 (1)(c) to receive information regarding the acquisition of an interest in real property not owned by the City and 74-206 (1)(e) to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations. The executive session was convened at 6:21 p.m. In attendance was Mayor Joe Stear, Council President Briana Buban-Vonder Haar, Council Member Richard Cardoza, Council Member Warren Christensen, and Council Member Greg McPherson. Also, in attendance by request of the Mayor and Council, was City Attorney Bill Gigray, Attorney Marc Bybee, City Clerk Chris Engels, Economic Development Director Lisa Holland, Public Works Director Bob Bachman, and Parks Director Bobby Withrow. Ms. Engels was appointed as special clerk to take the minutes of this executive session. Information was then provided by Ms. Holland and City Attorney Gigray to the Mayor and the Members of the City Council regarding the subjects of the executive session. At 7:38 p.m. Council President Buban-Vonder Haar moved and Council Member Greg McPherson seconded to come out of executive session and to reconvene into open session which motion passed unanimously.

_____
Chris Engels, Clerk of Executive Sessions

Open session resumed and Mayor Stear reported information was received during the executive session relative to the announced purposes and no action was taken.

11. *Adjournment:* 7:39 P.M.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk Date Approved: CCM 01.07.2020

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 Conference Room, 751 W 4th Street, Kuna, Idaho 83634

*****NOTICE*****
Special City Council Meeting
MINUTES
Friday, December 20, 2019

10:00 A.M. SPECIAL CITY COUNCIL MEETING
Kuna City Hall Conference Room
751 W 4th Street, Kuna, Idaho 83634

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:
Chris Engels, City Clerk
Wendy Howell, Planning & Zoning Director
Troy Behunin, Planner I
Ariana Welker, Deputy Clerk

2. Ordinances:

A. Consideration to approve Ordinance No. 2019-01A ACTION ITEM
(Timestamp 00:02:51)

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1419223001 AND LUGARNO TERRA SUBDIVISION OWNED BY SELECT DEVELOPMENT & CONTRACTING LLC SITUATED WITHIN THE UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING R-6 AND R-4 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTIES; AND

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- AMENDING THE OFFICIAL ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-01A. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-01A. 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.

B. Consideration to approve Ordinance No. 2019-35A ACTION ITEM
(Timestamp 00:04:21)

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R4313530015 OWNED BY COTTONWOOD CROSSING FARM, LLC SITUATED WITHIN THE UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING R-2 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTY; AND
- AMENDING THE OFFICIAL ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-35A. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-35A. 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.

C. Consideration to approve Ordinance No. 2019-48 ACTION ITEM
(Timestamp 00:05:31)

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 PATAGONIA DEVELOPMENT LLC.; 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 NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-48. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-48. 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.

D. Consideration to approve Ordinance No. 2019-49 ACTION ITEM
(Timestamp 00:06:28)

A MUNICIPAL ANNEXATION ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ALL LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY GREYHAWK WEST LLC, GREYHAWK LAND COMPANY LLC & BRADFORD A. WATERS, SITUATED WITHIN THE UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND

- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-49. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-49. 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.

3. *Adjournment:* 10:05 A.M.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 01.07.2020

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 11/27/2019-12/12/2019 | Jan 02, 2020 03:51PM

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	11302019ACH		ACHD IMPACT FEE, NOV.'19	11/30/2019	103,229.00	103,229.00	01-2510 ACHD IMPACT FEE TRANSFER	0	12/19	12/06/2019	
Total 11302019ACHDI:						103,229.00	103,229.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						103,229.00	103,229.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	12012019ACP		PROSECUTORIAL SERVICES FOR DECEMBER 2019	12/01/2019	4,500.00	4,500.00	01-6203 PROSECUTORIAL SERVICES	0	12/19	12/18/2019	
Total 12012019ACPA:						4,500.00	4,500.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	4,500.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	062246		SHERIFF SERVICES FOR DECEMBER 2019	12/02/2019	208,449.56	208,449.56	01-6000 LAW ENFORCEMENT SERVICES	0	12/19	12/18/2019	
Total 062246:						208,449.56	208,449.56					
Total ADA COUNTY SHERIFF'S OFFICE:						208,449.56	208,449.56					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	000010231201		INTERNET SERVICES FOR PARKS HOUSE OFFICE, 12/1/2019-12/31/2019	12/01/2019	164.75	164.75	01-6290 UTILITIES	1004	12/19	12/18/2019	
Total 0000102312012019:						164.75	164.75					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADVANCED COMMUNICATIONS, INC.:						164.75	164.75					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	48730	9257	3 EA STC-4 4" POLE TOP CAPS FOR STREET LIGHTS, S. HOWELL, NOV. '19	11/26/2019	33.63	33.63	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	12/19	12/18/2019	
Total 48730:						33.63	33.63					
Total ALLOWAY ELECTRIC CO:						33.63	33.63					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16516002		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER, 12/1/2019-12/31/2019 - ADMIN	12/01/2019	338.14	338.14	01-6255 TELEPH0NE	0	12/19	12/18/2019	
1411	ALLSTREAM BUSINESS US, INC	16516002		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER, 12/1/2019-12/31/2019 - WATER	12/01/2019	313.98	313.98	20-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1411	ALLSTREAM BUSINESS US, INC	16516002		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER, 12/1/2019-12/31/2019 - SEWER	12/01/2019	313.98	313.98	21-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1411	ALLSTREAM BUSINESS US, INC	16516002		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER, 12/1/2019-12/31/2019 - P.I.	12/01/2019	120.76	120.76	25-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1411	ALLSTREAM BUSINESS US, INC	16516002		TELEPHONE, DATA, AND NETWORK SERVICE PROVIDER, 12/1/2019-12/31/2019 - P&Z	12/01/2019	120.76	120.76	01-6255 TELEPH0NE	1003	12/19	12/18/2019	
Total 16516002:						1,207.62	1,207.62					
Total ALLSTREAM BUSINESS US, INC:						1,207.62	1,207.62					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	68101		MONTHLY BACTERIA SAMPLES, NOV. '19	11/30/2019	304.00	304.00	20-6152 M & R - LABORATORY COSTS	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 68101:						304.00	304.00					
1	ANALYTICAL LABORATORIES	68102		LAB TESTS, NOV. '19-SEWER	11/30/2019	2,188.80	2,188.80	21-6152 M & R - LABORATORY COSTS	0	12/19	12/18/2019	
Total 68102:						2,188.80	2,188.80					
Total ANALYTICAL LABORATORIES:						2,492.80	2,492.80					
ANDREW SEID												
2015	ANDREW SEID	11849	9322	1.5 HR CRANE SERVICE FOR SADIE CREEK PUMP STATION, M.DAVILA, NOV.'19	11/25/2019	200.00	200.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
Total 11849:						200.00	200.00					
Total ANDREW SEID:						200.00	200.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200006351	9325	REGISTRATION FOR FALL ACADEMY - NAMPA, MAYORS TRAINING, MAYOR STEAR, NOV.'19	11/26/2019	39.00	39.00	01-6265 TRAINING & SCH00LING	0	12/19	12/18/2019	
Total 200006351:						39.00	39.00					
Total ASSOCIATION OF IDAHO CITIES:						39.00	39.00					
BENDER ELECTRIC LLC												
1751	BENDER ELECTRIC LLC	19-105		TROUBLE SHOOT TRIPPING BREAKER AT WATER TREATMENT PLANT, INSTALL 7 OUTLETS CITY COUNCIL DESK BUILD OUT, NOV. '19 - ADMIN	11/26/2019	119.56	119.56	01-6140 MAINT. & REPAIR BUILDING	0	12/19	12/18/2019	
1751	BENDER ELECTRIC LLC	19-105		TROUBLE SHOOT TRIPPING BREAKER AT WATER TREATMENT PLANT, INSTALL 7 OUTLETS CITY COUNCIL DESK								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				BUILD OUT, NOV. '19 - WATER	11/26/2019	111.02	111.02	20-6140 MAINT. & REPAIR BUILDING	0	12/19	12/18/2019	
1751	BENDER ELECTRIC LLC	19-105		TROUBLE SHOOT TRIPPING BREAKER AT WATER TREATMENT PLANT, INSTALL 7 OUTLETS CITY COUNCIL DESK BUILD OUT, NOV. '19 - SEWER	11/26/2019	111.02	111.02	21-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	
1751	BENDER ELECTRIC LLC	19-105		TROUBLE SHOOT TRIPPING BREAKER AT WATER TREATMENT PLANT, INSTALL 7 OUTLETS CITY COUNCIL DESK BUILD OUT, NOV. '19 - P.I.	11/26/2019	42.70	42.70	25-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	
1751	BENDER ELECTRIC LLC	19-105		TROUBLE SHOOT TRIPPING BREAKER AT WATER TREATMENT PLANT, INSTALL 7 OUTLETS CITY COUNCIL DESK BUILD OUT, NOV. '19 - P&Z	11/26/2019	42.70	42.70	01-6140 MAINT. & REPAIR BUILDING	1003	12/19	12/18/2019	
Total 19-105:						427.00	427.00					
Total BENDER ELECTRIC LLC:						427.00	427.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	7434		MANLIFT-GENIE S-40 4WD STRAIGHT BOOM RENTAL, TO HANG UP XMAS LIGHTS, PARKS, NOV. '19	11/19/2019	572.50	572.50	01-6212 RENT-EQUIPMENT	1004	12/19	12/18/2019	
Total 7434:						572.50	572.50					
1846	BIG SKY RENTALS LLC	7441	9317	8.90 GALLONS OF PROPANE FOR FORKLIFT AT TREATMENT PLANT, M.NADEAU, NOV.'19 - WATER	11/25/2019	11.17	11.17	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19	12/18/2019	
1846	BIG SKY RENTALS LLC	7441	9317	8.90 GALLONS OF PROPANE FOR FORKLIFT AT TREATMENT PLANT, M.NADEAU, NOV.'19 - SEWER	11/25/2019	11.18	11.18	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
1846	BIG SKY RENTALS LLC	7441	9317	8.90 GALLONS OF PROPANE FOR FORKLIFT AT TREATMENT PLANT, M.NADEAU, NOV.'19 -								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				P.I.	11/25/2019	4.26	4.26	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total 7441:						26.61	26.61					
Total BIG SKY RENTALS LLC:						599.11	599.11					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	B 078634	9327	3 EA CHAIN TIE DOWNS, 3 EA RATCHET BINDERS, B.BURR, NOV.'19 - WATER	11/26/2019	117.87	117.87	20-6166 PP&E PURCHASES OPERATIONS	1057	12/19	12/18/2019	
246	BOISE RIGGING SUPPLY	B 078634	9327	3 EA CHAIN TIE DOWNS, 3 EA RATCHET BINDERS, B.BURR, NOV.'19 - SEWER	11/26/2019	117.87	117.87	21-6166 PP&E PURCHASES - OPERATIONS	1057	12/19	12/18/2019	
246	BOISE RIGGING SUPPLY	B 078634	9327	3 EA CHAIN TIE DOWNS, 3 EA RATCHET BINDERS, B.BURR, NOV.'19 - P.I.	11/26/2019	44.91	44.91	25-6166 PP&E PURCHASES - OPERATIONS	1057	12/19	12/18/2019	
Total B 078634:						280.65	280.65					
Total BOISE RIGGING SUPPLY:						280.65	280.65					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	12052019MN		LICENSE RENEWAL FOR M.NADEAU, WWL1-20448, WWC4-21203, WWT3-19857	12/05/2019	90.00	90.00	21-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
Total 12052019MN:						90.00	90.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						90.00	90.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	146633	9333	HANGING FILE FOLDERS, POST-IT NOTES, STAPLES, LEGAL PADS, CITY HALL, NOV.'19 - ADMIN	11/26/2019	12.03	12.03	01-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146633	9333	HANGING FILE FOLDERS, POST-IT NOTES, STAPLES, LEGAL PADS, CITY HALL,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				NOV.'19 - WATER	11/26/2019	15.87	15.87	20-6165 0FFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146633	9333	HANGING FILE FOLDERS, POST-IT NOTES, STAPLES, LEGAL PADS, CITY HALL, NOV.'19 - SEWER	11/26/2019	15.87	15.87	21-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146633	9333	HANGING FILE FOLDERS, POST-IT NOTES, STAPLES, LEGAL PADS, CITY HALL, NOV.'19 - P.I	11/26/2019	4.33	4.33	25-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146633	9333	BLACK SHARPIES, PILOT PENS, LEGAL HANGING FOLDERS, FILE FOLDERS, COPY PAPER, TREATMENT PLANT, NOV.'19 - WATER	11/26/2019	45.04	45.04	20-6165 0FFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146633	9333	BLACK SHARPIES, PILOT PENS, LEGAL HANGING FOLDERS, FILE FOLDERS, COPY PAPER, TREATMENT PLANT, NOV.'19 - SEWER	11/26/2019	45.04	45.04	21-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146633	9333	BLACK SHARPIES, PILOT PENS, LEGAL HANGING FOLDERS, FILE FOLDERS, COPY PAPER, TREATMENT PLANT, NOV.'19 - P.I	11/26/2019	17.16	17.16	25-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
Total 146633:						155.34	155.34					
1795	BUYWYZ LLC	146910	9356	ROLODEX CARD REFILLS, STAPLE REMOVER, CITY HALL, DEC. '19 - ADMIN	12/04/2019	4.13	4.13	01-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146910	9356	PENS FOR J. COULTER, BUILDING, DEC. '19	12/04/2019	10.06	10.06	01-6165 OFFICE SUPPLIES	1005	12/19	12/18/2019	
1795	BUYWYZ LLC	146910	9356	2 EA APPOINTMENT BOOKS, T. FLEMING, DEC. '19	12/04/2019	45.94	45.94	21-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146910	9356	ROLODEX CARD REFILLS, STAPLE REMOVER, CITY HALL, DEC. '19 - WATER	12/04/2019	2.82	2.82	20-6165 0FFICE SUPPLIES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1795	BUYWYZ LLC	146910	9356	ROLODEX CARD REFILLS, STAPLE REMOVER, CITY HALL, DEC. '19 - SEWER	12/04/2019	2.82	2.82	21-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1795	BUYWYZ LLC	146910	9356	ROLODEX CARD REFILLS, STAPLE REMOVER, CITY HALL, DEC. '19 - P.I.	12/04/2019	1.09	1.09	25-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
Total 146910:						66.86	66.86					
Total BUYWYZ LLC:						222.20	222.20					
CASELLE INC												
1239	CASELLE INC	99045		CONTRACT SUPPORT AND MAINTENANCE FOR 1/1-31/20 - ADMIN	12/01/2019	606.80	606.80	01-6052 CONTRACT SERVICES	0	12/19	12/18/2019	
1239	CASELLE INC	99045		CONTRACT SUPPORT AND MAINTENANCE FOR 1/1-31/20 - WATER	12/01/2019	434.60	434.60	20-6052 CONTRACT SERVICES	0	12/19	12/18/2019	
1239	CASELLE INC	99045		CONTRACT SUPPORT AND MAINTENANCE FOR 1/1-31/20 - SEWER	12/01/2019	434.60	434.60	21-6052 C0NTRACT SERVICES	0	12/19	12/18/2019	
1239	CASELLE INC	99045		CONTRACT SUPPORT AND MAINTENANCE FOR 1/1-31/20 - P.I	12/01/2019	164.00	164.00	25-6052 C0NTRACT SERVICES	0	12/19	12/18/2019	
Total 99045:						1,640.00	1,640.00					
Total CASELLE INC:						1,640.00	1,640.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		DEDICATED LANDLINE SCADA, 11/25/2019-12/24/2019 - WATER	11/25/2019	21.35	21.35	20-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE SCADA, 11/25/2019-12/24/2019 - SEWER	11/25/2019	21.35	21.35	21-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
62	CENTURYLINK	208922113658		DEDICATED LANDLINE SCADA, 11/25/2019-12/24/2019 - P.I.	11/25/2019	8.13	8.13	25-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2089221136586B11252019:						50.83	50.83					
62	CENTURYLINK	208922211037		PARKS OFFICE INTERNET SERVICE, 10/25/2019-11/24/2019	11/25/2019	103.98	103.98	01-6255 TELEPH0NE	1004	12/19	12/18/2019	
Total 2089222110376B11252019:						103.98	103.98					
Total CENTURYLINK:						154.81	154.81					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	644264	9318	TRAILER FOR THE MINI EXCAVATOR, T.FLEMING, NOV.'19 - WATER	11/25/2019	4,998.00	4,998.00	20-6166 PP&E PURCHASES OPERATIONS	1205	12/19	12/06/2019	
1788	COASTLINE EQUIPMENT COMPANY	644264	9318	TRAILER FOR THE MINI EXCAVATOR, T.FLEMING, NOV.'19 - SEWER	11/25/2019	4,998.00	4,998.00	21-6166 PP&E PURCHASES - OPERATIONS	1205	12/19	12/06/2019	
1788	COASTLINE EQUIPMENT COMPANY	644264	9318	TRAILER FOR THE MINI EXCAVATOR, T.FLEMING, NOV.'19 - P.I.	11/25/2019	1,904.00	1,904.00	25-6166 PP&E PURCHASES - OPERATIONS	1205	12/19	12/06/2019	
Total 644264:						11,900.00	11,900.00					
Total COASTLINE EQUIPMENT COMPANY:						11,900.00	11,900.00					
CORE & MAIN LP												
63	CORE & MAIN LP	L237474	9093	20 EA 5/8 METER REGISTERS, 20 3/4 REGISTERS, 40 EA 3/4 T-10 REGISTERS, 700 EA SCOTCHLOCK WIRE CONNECTOR, 90 EA 6 FT ANTENNAS, 30 EA BRASS METER ADAPTERS, 10 EA MACH10 R900I GAL, 5 EA REGISTER PROCODER R900I GALLON W6' ANT, 20 EA METER RINGS, SEP. '19	11/01/2019	28,822.90	28,822.90	20-6020 CAPITAL IMPR0VEMENTS	1089	12/19	12/06/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total L237474:						28,822.90	28,822.90					
Total CORE & MAIN LP:						28,822.90	28,822.90					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	1271		VINYL INSTALLATION SERVICE OF CUT LOGOS ON FORD ESCAPE AND FORD F-350, PUBLIC WORKS, 10/29/2019 - WATER	10/29/2019	128.00	128.00	20-6166 PP&E PURCHASES OPERATIONS	1202	12/19	12/18/2019	
1970	CREATIVE WRAPS	1271		VINYL INSTALLATION SERVICE OF CUT LOGOS ON FORD ESCAPE AND FORD F-350, PUBLIC WORKS, 10/29/2019 - P.I.	10/29/2019	32.00	32.00	25-6166 PP&E PURCHASES - OPERATIONS	1202	12/19	12/18/2019	
1970	CREATIVE WRAPS	1271		VINYL INSTALLATION SERVICE OF CUT LOGOS ON FORD TRANSIT, ECONOMIC DEVELOPMENT, 10/29/2019	10/29/2019	80.00	80.00	40-6166 PP&E PURCHASES OPERATIONS	1201	12/19	12/18/2019	
1970	CREATIVE WRAPS	1271		VINYL INSTALLATION SERVICE OF CUT LOGOS ON FORD ESCAPE AND FORD F-150, PARKS, 11/25/2019	10/29/2019	160.00	160.00	40-6166 PP&E PURCHASES OPERATIONS	1195	12/19	12/18/2019	
Total 1271:						400.00	400.00					
Total CREATIVE WRAPS:						400.00	400.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8268	9336	2 EA KPSI MODEL 750 SUBMERSIBLE TRANSDUCERS, 4 EA DESICANT VAPOR TRAPS, FOR LIFT STATIONS-WILL BE STOCK, T. FLEMING, DEC. '19	11/28/2019	2,336.66	2,336.66	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 8268:						2,336.66	2,336.66					
147	CUSTOM ELECTRIC, INC.	8269	9364	TROUBLESHOOTING AND REPAIR ON DISCOVERY LIFT STATION TRANSDUCER, T.								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				FLEMING, DEC. '19	12/04/2019	276.11	276.11	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 8269:						276.11	276.11					
Total CUSTOM ELECTRIC, INC.:						2,612.77	2,612.77					
D & B SUPPLY												
75	D & B SUPPLY	15902	9352	17 PAIRS OF WINTER GLOVES FOR PLANT DEPARTMENTS (W,S,I), D.CROSSLEY, DEC.'19 - WATER	12/04/2019	80.57	80.57	20-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
75	D & B SUPPLY	15902	9352	17 PAIRS OF WINTER GLOVES FOR PLANT DEPARTMENTS (W,S,I), D.CROSSLEY, DEC.'19 - SEWER	12/04/2019	80.57	80.57	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
75	D & B SUPPLY	15902	9352	17 PAIRS OF WINTER GLOVES FOR PLANT DEPARTMENTS (W,S,I), D.CROSSLEY, DEC.'19 - P.I.	12/04/2019	30.69	30.69	25-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
Total 15902:						191.83	191.83					
75	D & B SUPPLY	16039	9360	JACKET, CAP, SKI PANTS, SM LINE ARMOR SLIP - WINTER CLOTHES FOR NEW EMPLOYEE KRISTY RICHMOND, M. MEADE, DEC. '19	12/05/2019	168.96	168.96	01-6285 UNIF0RMS	1004	12/19	12/18/2019	
Total 16039:						168.96	168.96					
75	D & B SUPPLY	16619	9378	12 EA DIFFERENT LENGTH EXTENSION CORDS FOR LIGHT DISPLAYS IN PARKS, M.MEADE, DEC.'19	12/10/2019	388.88	388.88	01-6175 SMALL TOOLS	1004	12/19	12/18/2019	
Total 16619:						388.88	388.88					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
75	D & B SUPPLY	9600	9329	BROADCAST SPREADER 80 LB FOR ICE MELT, PARKS, M.MEADE, NOV.'19	11/26/2019	82.99	82.99	01-6175 SMALL TOOLS	1004	12/19	12/18/2019	
Total 9600:						82.99	82.99					
Total D & B SUPPLY:						832.66	832.66					
DIGLINE												
25	DIGLINE	0061736-IN		DIG FEES, NOV. '19 - WATER	11/30/2019	172.16	172.16	20-6065 DIG LINE EXPENSE	0	12/19	12/18/2019	
25	DIGLINE	0061736-IN		DIG FEES, NOV. '19 - SEWER	11/30/2019	172.16	172.16	21-6065 DIG LINE EXPENSE	0	12/19	12/18/2019	
25	DIGLINE	0061736-IN		DIG FEES, NOV. '19 - P.I.	11/30/2019	65.59	65.59	25-6065 DIG LINE EXPENSE	0	12/19	12/18/2019	
Total 0061736-IN:						409.91	409.91					
Total DIGLINE:						409.91	409.91					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	11302019DMH		PLUMBING PERMITS, NOV.'19	11/30/2019	6,749.96	6,749.96	01-6052 CONTRACT SERVICES	1005	12/19	12/06/2019	
Total 11302019DMH:						6,749.96	6,749.96					
Total DMH ENTERPRISES:						6,749.96	6,749.96					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1913495	9338	1 TOTE OF CHLORINE, FUEL SURCHARGE, D. CROSSLEY, DEC. '19	12/06/2019	751.41	751.41	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total IN-1913495:						751.41	751.41					
Total DUBOIS CHEMICALS INC:						751.41	751.41					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	11302019ECI		ELECTRICAL PERMITS, NOV.'19	11/30/2019	6,706.00	6,706.00	01-6052 CONTRACT SERVICES	1005	12/19	12/06/2019	
Total 11302019ECI:						6,706.00	6,706.00					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						6,706.00	6,706.00					
EUROFINS EATON ANALYTICAL, INC												
1735	EUROFINS EATON ANALYTICAL, INC	L0484997		SAMPLES FROM WELL # 9, 4, AND 10 UNTREATED, NOV. '19	12/05/2019	225.00	225.00	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total L0484997:						225.00	225.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0485387		SAMPLES FROM WELLS # 4, 9, AND 10 FINISHED, NOV. '19	12/07/2019	1,110.00	1,110.00	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total L0485387:						1,110.00	1,110.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0485389		SAMPLES FROM WELL #6 FINISHED, NOV. '19	12/07/2019	555.00	555.00	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total L0485389:						555.00	555.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0486015		SAMPLES FROM WELL # 11 AND 8 FINISHED, WATER, NOV. '19	12/11/2019	1,110.00	1,110.00	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total L0486015:						1,110.00	1,110.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0486016		SAMPLES FROM WELL # 11 AND 8 UNTREATED, WATER, DEC. '19	12/11/2019	150.00	150.00	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total L0486016:						150.00	150.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total EUROFINS EATON ANALYTICAL, INC:						3,150.00	3,150.00					
FATBEAM LLC												
1831	FATBEAM LLC	10688		MONTHLY RECURRING CHARGE FOR CONNEXT INTERNET SERVICE 100MB FOR DECEMBER 2019 - ADMIN	12/01/2019	95.00	95.00	01-6052 CONTRACT SERVICES	0	12/19	12/18/2019	
1831	FATBEAM LLC	10688		MONTHLY RECURRING CHARGE FOR CONNEXT INTERNET SERVICE 100MB FOR DECEMBER 2019 - WATER	12/01/2019	65.00	65.00	20-6052 CONTRACT SERVICES	0	12/19	12/18/2019	
1831	FATBEAM LLC	10688		MONTHLY RECURRING CHARGE FOR CONNEXT INTERNET SERVICE 100MB FOR DECEMBER 2019 - SEWER	12/01/2019	65.00	65.00	21-6052 C0NTRACT SERVICES	0	12/19	12/18/2019	
1831	FATBEAM LLC	10688		MONTHLY RECURRING CHARGE FOR CONNEXT INTERNET SERVICE 100MB FOR DECEMBER 2019 - P.I.	12/01/2019	25.00	25.00	25-6052 C0NTRACT SERVICES	0	12/19	12/18/2019	
Total 10688:						250.00	250.00					
Total FATBEAM LLC:						250.00	250.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0732080	9305	DECHLORINATOR AND HYDRANT GATE VALVE FOR FLOW TESTING FOR HYDRANTS, D. CROSSLEY, NOV. '19	11/21/2019	1,089.42	1,089.42	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 0732080:						1,089.42	1,089.42					
219	FERGUSON ENTERPRISES INC	0732625		2 EA AIR TESTS FOR SADIE CREEK PUMP STATION, IRRIGATION, DEC. '19	12/02/2019	250.00	250.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
Total 0732625:						250.00	250.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total FERGUSON ENTERPRISES INC:						1,339.42	1,339.42					
GLOBAL TELEMATIC SOLUTIONS LLC												
1848	GLOBAL TELEMATIC SOLUTIONS LLC	36850		GTS ANNUAL SUBSCRIPTION FOR SERVICE TO FT2630 FLEET TRACKING DEVICES FROM, GTS ANNUAL SUBSCRIPTION FOR SERVICE TO MT2830 FLEET TRACKING DEVICES, 1/1/2020-12/31/2020 - ADMIN	12/02/2019	3,600.00	3,600.00	01-6052 CONTRACT SERVICES	1069	12/19	12/18/2019	
1848	GLOBAL TELEMATIC SOLUTIONS LLC	36850		GTS ANNUAL SUBSCRIPTION FOR SERVICE TO FT2630 FLEET TRACKING DEVICES FROM, GTS ANNUAL SUBSCRIPTION FOR SERVICE TO MT2830 FLEET TRACKING DEVICES, 1/1/2020-12/31/2020 - WATER	12/02/2019	1,440.00	1,440.00	20-6052 CONTRACT SERVICES	1069	12/19	12/18/2019	
1848	GLOBAL TELEMATIC SOLUTIONS LLC	36850		GTS ANNUAL SUBSCRIPTION FOR SERVICE TO FT2630 FLEET TRACKING DEVICES FROM, GTS ANNUAL SUBSCRIPTION FOR SERVICE TO MT2830 FLEET TRACKING DEVICES, 1/1/2020-12/31/2020 - SEWER	12/02/2019	1,440.00	1,440.00	21-6052 C0NTRACT SERVICES	1069	12/19	12/18/2019	
1848	GLOBAL TELEMATIC SOLUTIONS LLC	36850		GTS ANNUAL SUBSCRIPTION FOR SERVICE TO FT2630 FLEET TRACKING DEVICES FROM, GTS ANNUAL SUBSCRIPTION FOR SERVICE TO MT2830 FLEET TRACKING DEVICES, 1/1/2020-12/31/2020 - P.I.	12/02/2019	720.00	720.00	25-6052 C0NTRACT SERVICES	1069	12/19	12/18/2019	
Total 36850:						7,200.00	7,200.00					
Total GLOBAL TELEMATIC SOLUTIONS LLC:						7,200.00	7,200.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	CF90536		RETURNED 300BPES 3" ELEC SCRUBBER VALVE RB FROM INVOICE #: I5329090, PARKS, DEC. '19	12/04/2019	-413.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1552	H.D. FOWLER COMPANY	CF90536		15% RESTOCK CHARGE FOR RETURNED ITEM	12/04/2019	61.95	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total CF90536:						-351.05	.00					
1552	H.D. FOWLER COMPANY	I5338532	9298	3 EA 3" PVC COMPRESSION COUPLING, 5 EA 3" PVC MALE ADAPTERS, FOR SRINKLERS, M. MEADE, NOV. '19	11/19/2019	107.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total I5338532:						107.20	.00					
Total H.D. FOWLER COMPANY:						-243.85	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12092019IP		ELECTRIC SERVICE FOR NOV. '19 - STREET LIGHTS	12/09/2019	924.48	924.48	01-6290 UTILITIES	1002	12/19	12/18/2019	
38	IDAHO POWER CO	12092019IP		ELECTRIC SERVICE FOR NOV. '19 - SEWER	12/09/2019	81.06	81.06	21-6290 UTILITIES EXPENSE	0	12/19	12/18/2019	
Total 12092019IP:						1,005.54	1,005.54					
Total IDAHO POWER CO:						1,005.54	1,005.54					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1191185	9302	AD #: 1969398, LEGAL NOTICE, ORDINANCE NO. 2019-45, A. WELKER, NOV. '19	11/27/2019	123.14	123.14	01-6125 LEGAL PUBLICATI0NS	0	12/19	12/18/2019	
1802	IDAHO PRESS TRIBUNE, LLC	1191185	9302	AD #: 1969405, LEGAL NOTICE, RESOLUTION NO. R12-2018, A. WELKER, NOV. '19	11/27/2019	107.61	107.61	01-6125 LEGAL PUBLICATI0NS	0	12/19	12/18/2019	
Total 1191185:						230.75	230.75					
Total IDAHO PRESS TRIBUNE, LLC:						230.75	230.75					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S0052338		FINGERPRINTING, NEW EMPLOYEE, N.STANLEY, NOV.'19 - ADMIN	11/18/2019	9.50	9.50	01-6202 PR0FESSI0NAL SERVICES	0	12/19	12/18/2019	
1509	IDAHO STATE POLICE	S0052338		FINGERPRINTING, NEW EMPLOYEE, N.STANLEY, NOV.'19 - WATER	11/18/2019	.20	.20	20-6202 PROFESSIONAL SERVICES	0	12/19	12/18/2019	
1509	IDAHO STATE POLICE	S0052338		FINGERPRINTING, NEW EMPLOYEE, N.STANLEY, NOV.'19 - SEWER	11/18/2019	.20	.20	21-6202 PR0FESSI0NAL SERVICES	0	12/19	12/18/2019	
1509	IDAHO STATE POLICE	S0052338		FINGERPRINTING, NEW EMPLOYEE, N.STANLEY, NOV.'19 - P.I	11/18/2019	.10	.10	25-6202 PROFESSIONAL SERVICES	0	12/19	12/18/2019	
Total S0052338:						10.00	10.00					
1509	IDAHO STATE POLICE	S0052340		FINGERPRINTING, NEW EMPLOYEE, K.RICHMOND, NOV.'19	11/18/2019	10.00	10.00	01-6202 PR0FESSI0NAL SERVICES	1004	12/19	12/18/2019	
Total S0052340:						10.00	10.00					
Total IDAHO STATE POLICE:						20.00	20.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196102		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 10/26/2019-11/22/2019	11/25/2019	243.26	243.26	01-6290 UTILITIES	1001	12/19	12/06/2019	
Total 482135196102619112219:						243.26	243.26					
37	INTERMOUNTAIN GAS CO	482195000112		NATURAL GAS CONSUMPTION AT AT WASTEWATER TREATMENT PLANT, 11/2/19-12/4/19 - WATER	12/05/2019	784.61	784.61	20-6290 UTILITIES EXPENSE	0	12/19	12/18/2019	
37	INTERMOUNTAIN GAS CO	482195000112		NATURAL GAS CONSUMPTION AT AT WASTEWATER TREATMENT PLANT, 11/2/19-12/4/19 - SEWER	12/05/2019	784.60	784.60	21-6290 UTILITIES EXPENSE	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
37	INTERMOUNTAIN GAS CO	482195000112		NATURAL GAS CONSUMPTION AT AT WASTEWATER TREATMENT PLANT, 11/2/19-12/4/19 - P.I.	12/05/2019	298.90	298.90	25-6290 UTILITIES EXPENSE	0	12/19	12/18/2019	
Total 48219500011219124l9:						1,868.11	1,868.11					
37	INTERMOUNTAIN GAS CO	482327707102		NATURAL GAS CONSUMPTION AT PARKS ORCHARD OFFICE, 10/26/2019-11/22/2019	11/25/2019	30.75	30.75	01-6290 UTILITIES	1004	12/19	12/06/2019	
Total 482327707102619112219:						30.75	30.75					
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26/2019-11/22/2019 - ADMIN	11/25/2019	89.56	89.56	01-6290 UTILITIES	0	12/19	12/06/2019	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26/2019-11/22/2019 - WATER	11/25/2019	61.28	61.28	20-6290 UTILITIES EXPENSE	0	12/19	12/06/2019	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26/2019-11/22/2019 - SEWER	11/25/2019	61.28	61.28	21-6290 UTILITIES EXPENSE	0	12/19	12/06/2019	
37	INTERMOUNTAIN GAS CO	482634665102		NATURAL GAS CONSUMPTION AT CITY HALL, 10/26/2019-11/22/2019 - P.I.	11/25/2019	23.56	23.56	25-6290 UTILITIES EXPENSE	0	12/19	12/06/2019	
Total 482634665102619112219:						235.68	235.68					
Total INTERMOUNTAIN GAS CO:						2,377.80	2,377.80					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	11222019-112		SANITATION RECEIPT TRANSFER, 11/22/2019-11/28/2019	12/02/2019	22,467.70	22,467.70	26-7000 SOLID WASTE SERVICE FEES	0	12/19	12/02/2019	
230	J & M SANITATION, INC.	11222019-112		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 11/22/2019-11/28/2019	12/02/2019	-2,219.81	-2,219.81	01-4170 FRANCHISE FEES	0	12/19	12/02/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 11222019-11282019:						20,247.89	20,247.89					
230	J & M SANITATION, INC.	11292019-120		SANITATION RECEIPT TRANSFER, 11/29/2019-12/05/2019	12/06/2019	49,447.44	49,447.44	26-7000 SOLID WASTE SERVICE FEES	0	12/19	12/06/2019	
230	J & M SANITATION, INC.	11292019-120		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 11/29/2019-12/05/2019	12/06/2019	-4,885.41	-4,885.41	01-4170 FRANCHISE FEES	0	12/19	12/06/2019	
Total 11292019-12052019:						44,562.03	44,562.03					
230	J & M SANITATION, INC.	9000-1129201		SLUDGE REPORT FOR NOVEMBER 2019 - 4 PICKUPS - 11/15, 11/22, 11/25, 11/27	11/29/2019	1,440.00	1,440.00	21-6153 M & R - SLUDGE DISPOSAL	0	12/19	12/18/2019	
Total 9000-11292019:						1,440.00	1,440.00					
230	J & M SANITATION, INC.	9036-1129201		OCT 2019 25 YD CONT RENT - PARKS	11/29/2019	15.00	15.00	01-6212 RENT-EQUIPMENT	1004	12/19	12/18/2019	
230	J & M SANITATION, INC.	9036-1129201		OCT 2019 25 YD CONT RENT - WATER	11/29/2019	6.00	6.00	20-6212 RENT - EQUIPMENT	0	12/19	12/18/2019	
230	J & M SANITATION, INC.	9036-1129201		OCT 2019 25 YD CONT RENT - SEWER	11/29/2019	6.00	6.00	21-6212 RENT-EQUIPMENT	0	12/19	12/18/2019	
230	J & M SANITATION, INC.	9036-1129201		OCT 2019 25 YD CONT RENT - P.I.	11/29/2019	3.00	3.00	25-6212 RENT - EQUIPMENT	0	12/19	12/18/2019	
Total 9036-11292019:						30.00	30.00					
Total J & M SANITATION, INC.:						66,279.92	66,279.92					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	230		JANITORIAL SERVICES FOR DECEMBER, CITY HALL - ADMIN	12/09/2019	212.80	212.80	01-6025 JANITORIAL	0	12/19	12/18/2019	
1976	JONATHAN STRICKLAND	230		JANITORIAL SERVICES FOR DECEMBER, CITY HALL - WATER	12/09/2019	145.60	145.60	20-6025 JANITORIAL	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1976	JONATHAN STRICKLAND	230		JANITORIAL SERVICES FOR DECEMBER, CITY HALL - SEWER	12/09/2019	145.60	145.60	21-6025 JANITORIAL	0	12/19	12/18/2019	
1976	JONATHAN STRICKLAND	230		JANITORIAL SERVICES FOR DECEMBER, CITY HALL - P.I	12/09/2019	56.00	56.00	25-6025 JANITORIAL	0	12/19	12/18/2019	
Total 230:						560.00	560.00					
1976	JONATHAN STRICKLAND	231		JANITORIAL SERVICES FOR DECEMBER, SENIOR CENTER	12/09/2019	446.00	446.00	01-6025 JANITORIAL	1001	12/19	12/18/2019	
Total 231:						446.00	446.00					
1976	JONATHAN STRICKLAND	232		JANITORIAL SERVICES FOR DECEMBER, TREATMENT PLANT - WATER	12/09/2019	50.40	50.40	20-6025 JANITORIAL	0	12/19	12/18/2019	
1976	JONATHAN STRICKLAND	232		JANITORIAL SERVICES FOR DECEMBER, TREATMENT PLANT - SEWER	12/09/2019	50.40	50.40	21-6025 JANITORIAL	0	12/19	12/18/2019	
1976	JONATHAN STRICKLAND	232		JANITORIAL SERVICES FOR DECEMBER, TREATMENT PLANT - P.I	12/09/2019	19.20	19.20	25-6025 JANITORIAL	0	12/19	12/18/2019	
Total 232:						120.00	120.00					
Total JONATHAN STRICKLAND:						1,126.00	1,126.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	787		FIBER OPTIC LEASE FOR NOVEMBER 2019 - ADMIN	12/02/2019	114.00	114.00	01-6255 TELEPH0NE	0	12/19	12/18/2019	
199	KUNA JT. SCHOOL DISTRICT NO. 3	787		FIBER OPTIC LEASE FOR NOVEMBER 2019 - WATER	12/02/2019	78.00	78.00	20-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
199	KUNA JT. SCHOOL DISTRICT NO. 3	787		FIBER OPTIC LEASE FOR NOVEMBER 2019 - SEWER	12/02/2019	78.00	78.00	21-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
199	KUNA JT. SCHOOL DISTRICT NO. 3	787		FIBER OPTIC LEASE FOR NOVEMBER 2019 - P.I	12/02/2019	30.00	30.00	25-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
Total 787:						300.00	300.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	300.00					
KUNA LUMBER												
499	KUNA LUMBER	A111669	9319	3 EA 2X12-16' PRESSURE TREATED WOOD, 1LB OF SCREWS, FOR THE VOLLEYBALL COURT, B.VILLANUEVA, NOV.'19	11/25/2019	123.48	123.48	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total A111669:						123.48	123.48					
499	KUNA LUMBER	A111689	9330	10 LB SLEDGE HAMMER, R.JONES, NOV.'19	11/26/2019	33.29	33.29	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total A111689:						33.29	33.29					
499	KUNA LUMBER	A111756	9340	12 SHEETS OF 7/16"-4X8 OSB, SADIE CREEK PUMPSTATION, M. SMITH, DEC. '19	12/02/2019	119.88	119.88	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
Total A111756:						119.88	119.88					
499	KUNA LUMBER	A111842	9373	3 BATTERIES FOR A FLASHLIGHT, J. COULTER, DEC. '19	12/09/2019	35.07	35.07	01-6175 SMALL TOOLS	1005	12/19	12/18/2019	
Total A111842:						35.07	35.07					
499	KUNA LUMBER	B132638	9341	2PK 18" BUNGEY, 2 PK 18V WORKLIGHT BULB, FLEET SHOP SUPPLIES, S. HOWELL, NOVEMBER MONTHLY TICKET. '19 - ADMIN	12/02/2019	5.98	5.98	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B132638	9341	2PK 18" BUNGEY, 2 PK 18V WORKLIGHT BULB, FLEET SHOP SUPPLIES, S. HOWELL, NOVEMBER MONTHLY TICKET. '19 - WATER	12/02/2019	2.39	2.39	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2PK 18" BUNGEY, 2 PK 18V WORKLIGHT BULB, FLEET SHOP SUPPLIES, S. HOWELL, NOVEMBER MONTHLY TICKET. '19 - SEWER	12/02/2019	2.39	2.39	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2PK 18" BUNGEY, 2 PK 18V WORKLIGHT BULB, FLEET SHOP SUPPLIES, S. HOWELL, NOVEMBER MONTHLY TICKET. '19 - P.I.	12/02/2019	1.19	1.19	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2 EA 8" 3-SPRING ORGANIZER, 2 EA U-BOLTS FOR WATER METER VAN,+ S. HOWELL, NOVEMBER MONTHLY TICKET. '19 - WATER	12/02/2019	15.80	15.80	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2 EA 2PK 4" MINI FOAM ROLLER COVER, MINI PAINT ROLLER, 9" PAD PAINTER, 2 ROLLS MASKING TAPE, GALLON OF URETHANE, MASKING PAPER, EBONY WOOD STAIN, WOOD FILLER, 200CT WHITE RAGS, LACQUER THINNER, STAINING RAGS, NOVEMBER MONTHLY TICKET. '19 - ADMIN	12/02/2019	48.61	48.61	01-6140 MAINT. & REPAIR BUILDING	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2 EA 2PK 4" MINI FOAM ROLLER COVER, MINI PAINT ROLLER, 9" PAD PAINTER, 2 ROLLS MASKING TAPE, GALLON OF URETHANE, MASKING PAPER, EBONY WOOD STAIN, WOOD FILLER, 200CT WHITE RAGS, LACQUER THINNER, STAINING RAGS, NOVEMBER MONTHLY TICKET. '19 - WATER	12/02/2019	33.26	33.26	20-6140 MAINT. & REPAIR BUILDING	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2 EA 2PK 4" MINI FOAM ROLLER COVER, MINI PAINT ROLLER, 9" PAD PAINTER, 2 ROLLS MASKING TAPE,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				GALLON OF URETHANE, MASKING PAPER, EBONY WOOD STAIN, WOOD FILLER, 200CT WHITE RAGS, LACQUER THINNER, STAINING RAGS, NOVEMBER MONTHLY TICKET. '19 - SEWER	12/02/2019	33.26	33.26	21-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	2 EA 2PK 4" MINI FOAM ROLLER COVER, MINI PAINT ROLLER, 9" PAD PAINTER, 2 ROLLS MASKING TAPE, GALLON OF URETHANE, MASKING PAPER, EBONY WOOD STAIN, WOOD FILLER, 200CT WHITE RAGS, LACQUER THINNER, STAINING RAGS, NOVEMBER MONTHLY TICKET. '19 - P.I.	12/02/2019	12.78	12.78	25-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	
499	KUNA LUMBER	B132638	9341	3 EA 10W BR30 LED MED BULB FOR CLERKS SIDE ENTRANCE, S. HOWELL, DEC. '19	12/02/2019	14.82	14.82	01-6140 MAINT. & REPAIR BUILDING	0	12/19	12/18/2019	
Total B132638:						170.48	170.48					
499	KUNA LUMBER	B132822	9258	2 EA PVC BUSHINGS, TOMORROW PI, M. SMITH, NOV. '19	11/07/2019	3.76	3.76	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
Total B132822:						3.76	3.76					
499	KUNA LUMBER	B133069	9277	4 EA 60# BAGS OF CONCRETE, GI, J. COX, NOV. '19	11/14/2019	14.40	14.40	25-6115 MAINT & REPAIR-SYSTEM-GRAVITY	0	12/19	12/18/2019	
Total B133069:						14.40	14.40					
499	KUNA LUMBER	B133481	9320	1 GAL OF INSECT KILLER FOR LIFT STATION BUILDINGS, J.PEREZ, NOV.'19	11/25/2019	8.99	8.99	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total B133481:						8.99	8.99					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B133482	9321	2 EA OSB 7/16" 4X8, 1 LB OF WOOD SCREWS, FOR SADIE CREEK PUMP STATION, J.OSBORN, NOV.'19	11/25/2019	25.37	25.37	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
Total B133482:						25.37	25.37					
499	KUNA LUMBER	B133515		2 PACKS OF NINJA ICE GLOVES, M. DAVILA, NOV. '19 - WATER	11/26/2019	17.26	17.26	20-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
499	KUNA LUMBER	B133515		2 PACKS OF NINJA ICE GLOVES, M. DAVILA, NOV. '19 - P.I.	11/26/2019	4.32	4.32	25-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
Total B133515:						21.58	21.58					
499	KUNA LUMBER	B133708	9349	1 QT OF BOILED LINSEED OIL, EPOXY, SAND PAPER, TO WORK ON HANDLES ON PITCHFORKS AT FARM, R. WARWICK, DEC. '19	12/03/2019	14.10	14.10	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total B133708:						14.10	14.10					
499	KUNA LUMBER	B133928	9380	3 EA 1/2" SLIP PVC CROSSES FOR HOLIDAY DECORATION LIGHT TUNNEL, J. MORFIN, DEC. '19	12/10/2019	4.56	4.56	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total B133928:						4.56	4.56					
499	KUNA LUMBER	B133932	9381	5' BURY HYDRANT, FROST FREE AT WELL #5, J. OSBORN, DEC. '19	12/10/2019	65.69	65.69	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total B133932:						65.69	65.69					
499	KUNA LUMBER	B133935		EXCHANGED 5' BURY HYDRANT FROM INVOICE#: B133932 FOR A 4' BURY HYDRANT, WATER, DEC. '19	12/10/2019	-2.70	-2.70	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B133935:						-2.70	-2.70					
499	KUNA LUMBER	B133976	9387	1.3 LBS OF WOOD SCREWS FOR PARKS PARADE FLOAT DECORATION, J. LORENTZ, DEC. '19	12/11/2019	5.85	5.85	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total B133976:						5.85	5.85					
Total KUNA LUMBER:						643.80	643.80					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	2223	9365	7 EA PICNIC TABLES FOR PARKS, J. MORFIN, DEC. '19	12/06/2019	1,750.00	1,750.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total 2223:						1,750.00	1,750.00					
Total KUNA MACHINE LLC:						1,750.00	1,750.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	11302019KRF		KRFD IMPACT FEES, NOV.'19	11/30/2019	35,346.50	35,346.50	01-2511 KRFD IMPACT FEE TRANSFER	0	12/19	12/06/2019	
Total 11302019KRFDI:						35,346.50	35,346.50					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						35,346.50	35,346.50					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	11302019KRF		KRFD PLAN REVIEW FEES, NOV.'19	11/30/2019	3,250.75	3,250.75	01-2512 KRFD PLAN REVIEW FEE TRANSFER	0	12/19	12/06/2019	
Total 11302019KRFDPR:						3,250.75	3,250.75					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						3,250.75	3,250.75					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800396490		FIBER SEAL IN ALL 4 TIRES OF HONDA SIDE BY SIDE AT LAGOONS, S. HOWELL, DEC. '19	11/21/2019	20.00	20.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total 12800396490:						20.00	20.00					
221	LES SCHWAB TIRES	12800399099	9353	JOHN DEERE BACK HOE, CHECKED FOR LEAKS, M. DAVILA, DEC. '19 - PARKS	12/04/2019	34.50	34.50	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/19	12/18/2019	
221	LES SCHWAB TIRES	12800399099	9353	JOHN DEERE BACK HOE, CHECKED FOR LEAKS, M. DAVILA, DEC. '19 - WATER	12/04/2019	13.80	13.80	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	12/19	12/18/2019	
221	LES SCHWAB TIRES	12800399099	9353	JOHN DEERE BACK HOE, CHECKED FOR LEAKS, M. DAVILA, DEC. '19 - SEWER	12/04/2019	13.80	13.80	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
221	LES SCHWAB TIRES	12800399099	9353	JOHN DEERE BACK HOE, CHECKED FOR LEAKS, M. DAVILA, DEC. '19 - P.I.	12/04/2019	6.90	6.90	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total 12800399099:						69.00	69.00					
Total LES SCHWAB TIRES:						89.00	89.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	20797447		HYDROCHLORIC GAS CYLINDER RENTAL, LAGOONS, NOV. '19	11/30/2019	37.91	37.91	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 20797447:						37.91	37.91					
Total MATHESON TRI-GAS INC:						37.91	37.91					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	12062019LH		EMPLOYEE REIMBURSEMENT, PARKING-WORKSHOP SUPPLIES-MEETING								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFRESHMENTS, L.HOLLAND, NOV.'19	12/06/2019	62.34	62.34	01-6155 MEETINGS/COMMITTEES	4000	12/19	12/18/2019	
1849	MISCELLANEOUS VENDORS 2	12062019LH		EMPLOYEE REIMBURSEMENT, PAPER PLATES FOR MAYORAL STATE OF CITY, L.HOLLAND, NOV.'19	12/06/2019	3.70	3.70	01-6165 OFFICE SUPPLIES	4000	12/19	12/18/2019	
Total 12062019LH:						66.04	66.04					
Total MISCELLANEOUS VENDORS 2:						66.04	66.04					
NEOFUNDS BY NEOPOST												
1770	NEOFUNDS BY NEOPOST	11292019NEO		POSTAGE METER REFILL, NOV.'19 - ADMIN	11/29/2019	140.00	140.00	01-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
1770	NEOFUNDS BY NEOPOST	11292019NEO		POSTAGE METER REFILL, NOV.'19 - P & Z	11/29/2019	50.00	50.00	01-6190 P0STAGE & BILLING	1003	12/19	12/18/2019	
1770	NEOFUNDS BY NEOPOST	11292019NEO		POSTAGE METER REFILL, NOV.'19 - WATER	11/29/2019	130.00	130.00	20-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
1770	NEOFUNDS BY NEOPOST	11292019NEO		POSTAGE METER REFILL, NOV.'19 - SEWER	11/29/2019	130.00	130.00	21-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
1770	NEOFUNDS BY NEOPOST	11292019NEO		POSTAGE METER REFILL, NOV.'19 - P.I	11/29/2019	50.00	50.00	25-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
Total 11292019NEOF:						500.00	500.00					
Total NEOFUNDS BY NEOPOST:						500.00	500.00					
NORCO, INC.												
222	NORCO, INC.	27944874		REPLACEMENT PADS AND HEARING PROTECTORS, M.MEADE, NOV.'19	11/25/2019	47.59	47.59	01-6230 SAFETY TRAINING & EQUIPMENT	1004	12/19	12/18/2019	
Total 27944874:						47.59	47.59					
Total NORCO, INC.:						47.59	47.59					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	13701	9144	FALL HVAC MAINTENANCE AT WASTEWATER TREATMENT PLANT, T. SHAFFER, OCT. 19	11/27/2019	1,324.00	1,324.00	21-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	
Total 13701:						1,324.00	1,324.00					
Total PAIGE MECHANICAL GROUP, INC.:						1,324.00	1,324.00					
PARTS, INC.												
470	PARTS, INC.	202049	9269	1 EA SOCKET FOR THE SHOP, S.HOWELL, NOV.'19 - SEWER	11/13/2019	1.26	1.26	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202049	9269	1 EA SOCKET FOR THE SHOP, S.HOWELL, NOV.'19 - WATER	11/13/2019	1.26	1.26	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202049	9269	1 EA SOCKET FOR THE SHOP, S.HOWELL, NOV.'19 - ADMIN	11/13/2019	3.14	3.14	01-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202049	9269	1 EA SOCKET FOR THE SHOP, S.HOWELL, NOV.'19 - P.I	11/13/2019	.63	.63	25-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202049	9269	SPARK PLUGS FOR SEWER TRUCK, NOV.'19	11/13/2019	29.36	29.36	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
Total 202049:						35.65	35.65					
470	PARTS, INC.	202069	9272	1 EA DOOR HANDLE FOR TRUCK #19, NOV.'19	11/13/2019	9.53	9.53	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
470	PARTS, INC.	202069	9272	1 EA DOOR HANDLE FOR TRUCK #19, NOV.'19	11/13/2019	2.38	2.38	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/19	12/18/2019	
Total 202069:						11.91	11.91					
470	PARTS, INC.	202093	9275	SWITCH FOR GENERATOR, B.GILLOGLY, NOV.'19 - WATER	11/13/2019	6.08	6.08	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	202093	9275	SWITCH FOR GENERATOR, B.GILLOGLY, NOV.'19 - SEWER	11/13/2019	6.09	6.09	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
470	PARTS, INC.	202093	9275	SWITCH FOR GENERATOR, B.GILLOGLY, NOV.'19 - P.I	11/13/2019	2.32	2.32	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total 202093:						14.49	14.49					
470	PARTS, INC.	202142	9284	NITRILE GLOVES FOR THE SHOP, B.GILLOGLY, NOV.'19 - ADMIN	11/14/2019	5.49	5.49	01-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
470	PARTS, INC.	202142	9284	NITRILE GLOVES FOR THE SHOP, B.GILLOGLY, NOV.'19 - WATER	11/14/2019	2.20	2.20	20-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
470	PARTS, INC.	202142	9284	NITRILE GLOVES FOR THE SHOP, B.GILLOGLY, NOV.'19 - SEWER	11/14/2019	2.20	2.20	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
470	PARTS, INC.	202142	9284	NITRILE GLOVES FOR THE SHOP, B.GILLOGLY, NOV.'19 - P.I	11/14/2019	1.10	1.10	25-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
Total 202142:						10.99	10.99					
470	PARTS, INC.	202144	9285	SPARK PLUG SOCKET, FOR THE SHOP, S.HOWELL, NOV.'19 - ADMIN	11/14/2019	4.24	4.24	01-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202144	9285	SPARK PLUG SOCKET, FOR THE SHOP, S.HOWELL, NOV.'19 - WATER	11/14/2019	1.70	1.70	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202144	9285	SPARK PLUG SOCKET, FOR THE SHOP, S.HOWELL, NOV.'19 - SEWER	11/14/2019	1.70	1.70	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202144	9285	SPARK PLUG SOCKET, FOR THE SHOP, S.HOWELL, NOV.'19 - P.I	11/14/2019	.85	.85	25-6175 SMALL TOOLS	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 202144:						8.49	8.49					
470	PARTS, INC.	202352		CREDIT/REFUND, RETURNED PARTS - TIMING LIGHT, PAID ON INVOICE #201974, NOV.'19 - ADMIN	11/18/2019	-29.58	-29.58	01-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202352		CREDIT/REFUND, RETURNED PARTS - TIMING LIGHT, PAID ON INVOICE #201974, NOV.'19 - WATER	11/18/2019	-11.83	-11.83	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202352		CREDIT/REFUND, RETURNED PARTS - TIMING LIGHT, PAID ON INVOICE #201974, NOV.'19 - SEWER	11/18/2019	-11.83	-11.83	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
470	PARTS, INC.	202352		CREDIT/REFUND, RETURNED PARTS - TIMING LIGHT, PAID ON INVOICE #201974, NOV.'19 - P.I	11/18/2019	-5.91	-5.91	25-6175 SMALL TOOLS	0	12/19	12/18/2019	
Total 202352:						-59.15	-59.15					
470	PARTS, INC.	202409	9296	TAIL LIGHT FOR SEWER TRUCK, S.HOWELL, NOV.'19	11/19/2019	6.49	6.49	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
Total 202409:						6.49	6.49					
470	PARTS, INC.	202442	9299	ENGINE HEATER FOR GENERATOR ON TRAILER, S.HOWELL, NOV.'19 - WATER	11/19/2019	29.98	29.98	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19	12/18/2019	
470	PARTS, INC.	202442	9299	ENGINE HEATER FOR GENERATOR ON TRAILER, S. HOWELL, NOV.'19 - SEWER	11/19/2019	29.99	29.99	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
470	PARTS, INC.	202442	9299	ENGINE HEATER FOR GENERATOR ON TRAILER, S.HOWEL, NOV.'19 - P.I	11/19/2019	11.42	11.42	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 202442:						71.39	71.39					
470	PARTS, INC.	202482	9303	WIRE AND SWITCH FOR LIGHTBAR ON NEW F350, B.GILLOGLY, NOV.'19 - WATER	11/20/2019	14.66	14.66	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
470	PARTS, INC.	202482	9303	WIRE AND SWITCH FOR LIGHTBAR ON NEW F350, B.GILLOGLY, NOV.'19 - P.I	11/20/2019	3.67	3.67	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/19	12/18/2019	
Total 202482:						18.33	18.33					
470	PARTS, INC.	202825	9332	AIR FILTER FOR DUMP TRUCK, S.HOWELL, NOV.'19 - PARKS	11/26/2019	32.33	32.33	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/19	12/18/2019	
470	PARTS, INC.	202825	9332	AIR FILTER FOR DUMP TRUCK, S.HOWELL, NOV.'19 - WATER	11/26/2019	12.93	12.93	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
470	PARTS, INC.	202825	9332	AIR FILTER FOR DUMP TRUCK, S.HOWELL, NOV.'19 - SEWER	11/26/2019	12.93	12.93	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19	12/18/2019	
470	PARTS, INC.	202825	9332	AIR FILTER FOR DUMP TRUCK, S.HOWELL, NOV.'19 - P.I	11/26/2019	6.46	6.46	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/19	12/18/2019	
Total 202825:						64.65	64.65					
470	PARTS, INC.	202882	9334	AIR TOOL LUBE, NOV.'19 - ADMIN	11/27/2019	2.50	2.50	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19	12/18/2019	
470	PARTS, INC.	202882	9334	AIR TOOL LUBE, NOV.'19 - WATER	11/27/2019	1.00	1.00	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
470	PARTS, INC.	202882	9334	AIR TOOL LUBE, NOV.'19 - SEWER	11/27/2019	1.00	1.00	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
470	PARTS, INC.	202882	9334	AIR TOOL LUBE, NOV.'19 - P.I	11/27/2019	.49	.49	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 202882:						4.99	4.99					
470	PARTS, INC.	203156	9347	EMERGENCY BRAKE CABLE FOR TRUCK #8, S. HOWELL, DEC.'19	12/03/2019	27.99	27.99	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	12/19	12/18/2019	
Total 203156:						27.99	27.99					
470	PARTS, INC.	203269	9359	ZIP TIES FOR CHRISTMAS LIGHTS, S. JONES, DEC. '19	12/05/2019	17.31	17.31	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total 203269:						17.31	17.31					
470	PARTS, INC.	203387	9370	ZIP TIES FOR CHRISTMAS LIGHTS, S. JONES, DEC. '19	12/06/2019	19.92	19.92	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total 203387:						19.92	19.92					
Total PARTS, INC.:						253.45	253.45					
REXEL USA, INC.												
1613	REXEL USA, INC.	X690670	9308	WIRING AND ATTACHMENTS FOR ADDING LOW VOLTAGE ACCESS POINT AT PLANT, J. PEREZ, NOV. '19 - WATER	11/25/2019	135.30	135.30	20-6140 MAINT. & REPAIR BUILDING	0	12/19	12/18/2019	
1613	REXEL USA, INC.	X690670	9308	WIRING AND ATTACHMENTS FOR ADDING LOW VOLTAGE ACCESS POINT AT PLANT, J. PEREZ, NOV. '19 - SEWER	11/25/2019	135.30	135.30	21-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	
1613	REXEL USA, INC.	X690670	9308	WIRING AND ATTACHMENTS FOR ADDING LOW VOLTAGE ACCESS POINT AT PLANT, J. PEREZ, NOV. '19 - P.I	11/25/2019	51.55	51.55	25-6140 MAINT & REPAIR BUILDING	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total X690670:						322.15	322.15					
1613	REXEL USA, INC.	X690676	9307	ELECTRICAL SWITCH AND WIRE CONNECTORS, PATAGONIA LIFT STATION HEATER, J. PEREZ, NOV. '19	11/22/2019	84.09	84.09	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total X690676:						84.09	84.09					
Total REXEL USA, INC.:						406.24	406.24					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	2023014		TOW STRAPS, B.BACHMAN, NOV.'19 - PARKS	11/25/2019	49.98	49.98	01-6175 SMALL TOOLS	1004	12/19	12/18/2019	
Total 2023014:						49.98	49.98					
Total RIDGEWOOD ENTERPRISES, INC:						49.98	49.98					
RIMI INC												
1991	RIMI INC	11302019RIMI		COMMERCIAL MECHANICAL PERMITS, NOV.'19	11/30/2019	8,608.66	8,608.66	01-6052 CONTRACT SERVICES	1005	12/19	12/06/2019	
Total 11302019RIMI:						8,608.66	8,608.66					
Total RIMI INC:						8,608.66	8,608.66					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	12127271		EXCESS METER READING, 10/1 -31/19, MODEL #MX2615N, SERIAL #55096581, TREATMENT PLANT - WATER	11/27/2019	29.03	29.03	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19	12/18/2019	
1806	SHARP ELECTRONICS CORP-METERED	12127271		EXCESS METER READING, 10/1 -31/19, MODEL #MX2615N, SERIAL #55096581, TREATMENT PLANT - SEWER	11/27/2019	29.03	29.03	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1806	SHARP ELECTRONICS CORP-METERED	12127271		EXCESS METER READING, 10/1-31/19, MODEL #MX2615N, SERIAL #55096581, TREATMENT PLANT - P.I	11/27/2019	11.05	11.05	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total 12127271:						69.11	69.11					
Total SHARP ELECTRONICS CORP-METERED:						69.11	69.11					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216045384		SULFUR AND SCOTTISH LINKS FOR BANK EROSION ALONG INDIAN CREEK, B.WITHROW, NOV.'19	11/26/2019	420.00	420.00	40-6020 CAPITAL IMPROVEMENTS	1192	12/19	12/18/2019	
Total 216045384:						420.00	420.00					
491	SIMPLOT PARTNERS	216045385		SULFUR FOR AREA BEHIND CITY HALL, B.WITHROW, NOV.'19	11/26/2019	3,969.70	3,969.70	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19	12/18/2019	
Total 216045385:						3,969.70	3,969.70					
Total SIMPLOT PARTNERS:						4,389.70	4,389.70					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	76504	9339	ITEMS FOR THE PIPE BREAK REPAIR IN HEADWORKS, M.NADEAU, DEC.'19	12/02/2019	59.06	59.06	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/18/2019	
Total 76504:						59.06	59.06					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						59.06	59.06					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	27258		UPDATE DRAFT WATER RIGHT STRATEGY MEMO WITH RECENT WATER PRODUCTION DATA, P.STEVENS, 11/1-30/19	11/30/2019	565.00	565.00	20-6020 CAPITAL IMPR0VEMENTS	1204	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 27258:						565.00	565.00					
Total SPF WATER ENGINEERING, L.L.C.:						565.00	565.00					
ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	435032347		NEW EMPLOYEE DRUG SCREEN, NOV.'19 - PARKS	11/18/2019	40.00	40.00	01-6202 PR0FESSI0NAL SERVICES	1004	12/19	12/18/2019	
Total 435032347:						40.00	40.00					
1441	ST. LUKE'S HEALTH SYSTEM	435032352		NEW EMPLOYEE DRUG SCREEN, CLERKS OFFICE, NOV.'19 - ADMIN	11/18/2019	37.60	37.60	01-6202 PR0FESSI0NAL SERVICES	0	12/19	12/18/2019	
1441	ST. LUKE'S HEALTH SYSTEM	435032352		NEW EMPLOYEE DRUG SCREEN, CLERKS OFFICE, NOV.'19 - WATER	11/18/2019	.96	.96	20-6202 PROFESSIONAL SERVICES	0	12/19	12/18/2019	
1441	ST. LUKE'S HEALTH SYSTEM	435032352		NEW EMPLOYEE DRUG SCREEN, CLERKS OFFICE, NOV.'19 - SEWER	11/18/2019	.96	.96	21-6202 PR0FESSI0NAL SERVICES	0	12/19	12/18/2019	
1441	ST. LUKE'S HEALTH SYSTEM	435032352		NEW EMPLOYEE DRUG SCREEN, CLERKS OFFICE, NOV.'19 - P.I	11/18/2019	.48	.48	25-6202 PROFESSIONAL SERVICES	0	12/19	12/18/2019	
Total 435032352:						40.00	40.00					
1441	ST. LUKE'S HEALTH SYSTEM	435133767		EMPLOYEE HEP A/B VACCINATION AND IMMUNIZATIONS ADMINISTRATION, NOV.'19 - SEWER	11/22/2019	167.47	167.47	21-6202 PR0FESSI0NAL SERVICES	0	12/19	12/18/2019	
Total 435133767:						167.47	167.47					
Total ST. LUKE'S HEALTH SYSTEM:						247.47	247.47					
TAYLOR CORPORATION												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1435	TAYLOR CORPORATION	194483466		500 BUSINESS CARDS FOR J.REID, DEC.'19	12/06/2019	40.00	40.00	01-6165 OFFICE SUPPLIES	1003	12/19	12/18/2019	
Total 194483466:						40.00	40.00					
Total TAYLOR CORPORATION:						40.00	40.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000003994	9291	CORRECTION NOTICES, PRESSURE STICKERS, J. COULTER, NOV. '19	11/18/2019	230.00	230.00	01-6165 OFFICE SUPPLIES	1005	12/19	12/18/2019	
Total 00000003994:						230.00	230.00					
1523	THE JORDEL COMPANY	00000004028	9326	SHIPPING PARTS BACK TO MANUFACTURER, T.SHAFFER, NOV.'19	11/26/2019	77.08	77.08	21-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
Total 00000004028:						77.08	77.08					
Total THE JORDEL COMPANY:						307.08	307.08					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06410699	9367	1 EA COOLER RENTAL, ORCHARD OFFICE, DEC.'19	12/06/2019	13.00	13.00	01-6165 OFFICE SUPPLIES	1004	12/19	12/18/2019	
Total 2160:06410699:						13.00	13.00					
992	TREASURE VALLEY COFFEE	2160:06439647	9367	2 EA 5-GALLON WATER BOTTLES AND 1 EA COOLER RENTAL, PARKS MAINTENANCE SHOP, DEC.'19	12/06/2019	22.40	22.40	01-6165 OFFICE SUPPLIES	1004	12/19	12/18/2019	
Total 2160:06439647:						22.40	22.40					
992	TREASURE VALLEY COFFEE	2160:06439687	9367	3 EA 5-GALLON WATER BOTTLES, 2 SLEEVES CUPS, 1 EA WATER COOLER RENTAL, CITY HALL, DEC.'19	12/06/2019	41.60	41.60	01-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2160:06439687:						41.60	41.60					
Total TREASURE VALLEY COFFEE:						77.00	77.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	019793042062	9223	IDAHO PIZZA COMPANY, LUNCH FOR ECONOMIC DEVELOPMENT COMMITTEE MEETING, L. HOLLAND, OCT. '19	10/31/2019	200.10	200.10	01-6155 MEETINGS/COMMITTEES	4000	12/19	12/18/2019	
Total 01979304206288100037:						200.10	200.10					
1444	U.S. BANK (VISA)	133993050001	9239	JIGSAW AND BLADE, B. GILLOGLY, NOV. '19 - ADMIN	11/01/2019	105.99	105.99	01-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	133993050001	9239	JIGSAW AND BLADE, B. GILLOGLY, NOV. '19 - WATER	11/01/2019	42.39	42.39	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	133993050001	9239	JIGSAW AND BLADE, B. GILLOGLY, NOV. '19 - SEWER	11/01/2019	42.40	42.40	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	133993050001	9239	JIGSAW AND BLADE, B. GILLOGLY, NOV. '19 - P.I	11/01/2019	21.20	21.20	25-6175 SMALL TOOLS	0	12/19	12/18/2019	
Total 13399305000156410451:						211.98	211.98					
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - ADMIN	10/30/2019	106.23	106.23	01-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - WATER	10/30/2019	140.22	140.22	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - SEWER	10/30/2019	140.22	140.22	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - P.I	10/30/2019	38.23	38.23	25-6175 SMALL TOOLS	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 31069303083332186331:						424.90	424.90					
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - ADMIN	10/30/2019	212.45	212.45	01-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - WATER	10/30/2019	280.43	280.43	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - SEWER	10/30/2019	280.43	280.43	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693030833	9201	AMAZON.COM, CELL PHONE CASES FOR UPGRADED PHONES, OCT.'19 - P.I	10/30/2019	76.49	76.49	25-6175 SMALL TOOLS	0	12/19	12/18/2019	
Total 31069303083346184223:						849.80	849.80					
1444	U.S. BANK (VISA)	310693199750	9286	ALBERTSONS, FRUIT FOR THE STATE OF THE CITY ADDRESS, A.WELKER, NOV.'19	11/14/2019	17.98	17.98	01-6155 MEETINGS/COMMITTEES	1032	12/19	12/18/2019	
Total 31069319975014391810:						17.98	17.98					
1444	U.S. BANK (VISA)	310693239750		ALBERTSONS, CUBED ICE FOR SAMPLES, R.JONES, NOV.'19	11/18/2019	7.98	7.98	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 31069323975014410044:						7.98	7.98					
1444	U.S. BANK (VISA)	310693240837	9294	AMAZON, SHIRT FOR N. STANLEY, A. WELKER, NOV. '19	11/20/2019	20.99	20.99	01-6155 MEETINGS/COMMITTEES	1032	12/19	12/18/2019	
1444	U.S. BANK (VISA)	310693240837	9294	AMAZON, PLANNER FOR L. HOLLAND, A. WELKER, NOV. '19	11/20/2019	10.38	10.38	01-6165 OFFICE SUPPLIES	4000	12/19	12/18/2019	
Total 31069324083728970236:						31.37	31.37					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	310693259750		ALBERTSONS, CUBED ICE FOR WATER SAMPLES, R.JONES, NOV.'19	11/19/2019	7.58	7.58	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 31069325975014440494:						7.58	7.58					
1444	U.S. BANK (VISA)	330993010915	9210	ITD, REGISTRATION FOR PARKS FORD ESCAPE, OCT. '19	10/28/2019	23.69	23.69	01-6165 OFFICE SUPPLIES	1004	12/19	12/18/2019	
1444	U.S. BANK (VISA)	330993010915	9210	ITD, REGISTRATION FOR ECONOMIC DEVELOPMENT FORD ESCAPE, OCT. '19	10/28/2019	23.69	23.69	01-6165 OFFICE SUPPLIES	4000	12/19	12/18/2019	
1444	U.S. BANK (VISA)	330993010915	9171	ITD, REGISTRATION FOR PARKS UTILITY TRAILER, J. EMPEY, OCT. '19	10/28/2019	23.69	23.69	01-6165 OFFICE SUPPLIES	1004	12/19	12/18/2019	
1444	U.S. BANK (VISA)	330993010915		ITD, REGISTRATION FOR THE FORD F350, NOV.'19 - WATER	10/28/2019	18.95	18.95	20-6165 0FFICE SUPPLIES	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	330993010915		ITD, REGISTRATION FOR THE FORD F350, NOV.'19 - P.I	10/28/2019	4.74	4.74	25-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
Total 33099301091563004366:						94.76	94.76					
1444	U.S. BANK (VISA)	330993024005	9226	IBOL, WW OP1 LICENSE RENEWAL, B.WITHROW, OCT.'19	10/29/2019	30.00	30.00	01-6075 DUES & MEMBERSHIPS	1004	12/19	12/18/2019	
Total 33099302400546006589:						30.00	30.00					
1444	U.S. BANK (VISA)	330993024005	9226	IBOL, DRINKING WATER CLASS 3 LICENSE RENEWAL, B.WITHROW, OCT.'19	10/29/2019	30.00	30.00	01-6075 DUES & MEMBERSHIPS	1004	12/19	12/18/2019	
Total 33099302400546006845:						30.00	30.00					
1444	U.S. BANK (VISA)	330993024005	9226	IBOL, BACKFLOW TESTER LICENSE RENEWAL, B.WITHROW, OCT.'19	10/29/2019	30.00	30.00	01-6075 DUES & MEMBERSHIPS	1004	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 33099302400546006878:						30.00	30.00					
1444	U.S. BANK (VISA)	330993024005	9226	IBOL, WASTEWATER COLLECTOR LICENSE, B.WITHROW, OCT.'19	10/29/2019	30.00	30.00	01-6075 DUES & MEMBERSHIPS	1004	12/19	12/18/2019	
Total 33099302400546006944:						30.00	30.00					
1444	U.S. BANK (VISA)	330993180915		IDAHO.GOV, LICENSE RENEWALS FOR J.WEBB & M.DAVILA, NOV.'19 - WATER	11/14/2019	148.80	148.80	20-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	330993180915		IDAHO.GOV, LICENSE RENEWALS FOR J.WEBB & M.DAVILA, NOV.'19 - P.I	11/14/2019	37.20	37.20	25-6075 DUES & MEMBERSHIPS EXPENSE	0	12/19	12/18/2019	
Total 33099318091561002322:						186.00	186.00					
1444	U.S. BANK (VISA)	330993260915	9311	IBOL, OIT FOR R. HERRERA, D. CROSSLEY, NOV. '19	11/22/2019	92.00	92.00	21-6265 TRAINING & SCH00LING EXPENSE	0	12/19	12/18/2019	
Total 33099326091569008123:						92.00	92.00					
1444	U.S. BANK (VISA)	374693040014	9231	USPS, CODIFICATION MAILING, A. WELKER, OCT. '19	10/30/2019	12.39	12.39	01-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
Total 37469304001434152553:						12.39	12.39					
1444	U.S. BANK (VISA)	374693280015		TRACTOR SUPPLY, 3 EA SNOW SHOVELS, NOV.'19 - PARKS	11/22/2019	53.97	53.97	01-6175 SMALL TOOLS	1004	12/19	12/18/2019	
Total 37469328001522355524:						53.97	53.97					
1444	U.S. BANK (VISA)	374793050000	9236	CWI, WATER DISTRIBUTION 3 TEST, M. DAVILA, OCT. '19 - WATER	10/31/2019	20.00	20.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	374793050000	9236	CWI, WATER DISTRIBUTION 3 TEST, M.DAVILA, OCT.'19 - P.I	10/31/2019	5.00	5.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/19	12/18/2019	
Total 37479305000010659302:						25.00	25.00					
1444	U.S. BANK (VISA)	374793050000	9236	CWI, WATER DISTRIBUTION 3 TEST, J. WEBB, OCT. '19	10/31/2019	20.00	20.00	20-6265 TRAINING & SCH00LING EXPENSE	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	374793050000	9236	CWI, WATER DISTRIBUTION 3 TEST, J.WEBB, OCT. '19 - P.I	10/31/2019	5.00	5.00	25-6265 TRAINING & SCH00LING EXPENSE	0	12/19	12/18/2019	
Total 37479305000010662280:						25.00	25.00					
1444	U.S. BANK (VISA)	513893190180	9280	BIG MICS, BBQ FOR ED MEETING, L.HOLLAND, NOV.'19	11/15/2019	138.93	138.93	01-6155 MEETINGS/COMMITTEES	4000	12/19	12/18/2019	
Total 51389319018027035527:						138.93	138.93					
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, C. ENGELS MEMBERSHIP RENEWAL, NOV. '19 - ADMIN	11/06/2019	171.00	171.00	01-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, C. ENGELS MEMBERSHIP RENEWALS, NOV. '19 - WATER	11/06/2019	3.60	3.60	20-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, C. ENGELS MEMBERSHIP RENEWALS, NOV. '19 - SEWER	11/06/2019	3.60	3.60	21-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, C. ENGELS MEMBERSHIP RENEWALS, NOV. '19 - P.I	11/06/2019	1.80	1.80	25-6075 DUES & MEMBERSHIPS EXPENSE	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 55229311206235400054:						180.00	180.00					
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, A. WELKER MEMBERSHIP RENEWAL, NOV. '19 - ADMIN	11/06/2019	171.00	171.00	01-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, A. WELKER MEMBERSHIP RENEWAL, NOV. '19 - WATER	11/06/2019	3.60	3.60	20-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, A. WELKER MEMBERSHIP RENEWAL, NOV. '19 - SEWER	11/06/2019	3.60	3.60	21-6075 DUES & MEMBERSHIPS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	552293112062	9251	GRANT PROFESSIONAL ASSOCIATIONS, A. WELKER MEMBERSHIP RENEWAL, NOV. '19 - P.I	11/06/2019	1.80	1.80	25-6075 DUES & MEMBERSHIPS EXPENSE	0	12/19	12/18/2019	
Total 55229311206235400062:						180.00	180.00					
1444	U.S. BANK (VISA)	554293041330	9230	LIFES KITCHEN, STATE OF THE CITY SNACKS, A. WELKER, OCT. '19	10/30/2019	114.00	114.00	01-6155 MEETINGS/COMMITTEES	1032	12/19	12/18/2019	
Total 55429304133044467165:						114.00	114.00					
1444	U.S. BANK (VISA)	710593176271	9268	IRWA, REGISTRATION FOR GROUND WATER COURSE, J.MORFIN, NOV.'19	11/13/2019	120.00	120.00	01-6265 TRAINING & SCH00LING	1004	12/19	12/18/2019	
Total 71059317627150485009:						120.00	120.00					
1444	U.S. BANK (VISA)	921693021005	9228	LOWE'S, 2"X4"S, 22 CAL CASINGS AND A PUNCH, FOR WORK ON THE COUNCIL CHAMBERS DESKS, B.BACHMAN, OCT.'19	10/29/2019	62.49	62.49	01-6175 SMALL TOOLS	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921693021005	9228	LOWE'S, 2"X4"S, 22 CAL CASINGS AND A PUNCH, FOR WORK ON THE COUNCIL CHAMBERS, B.BACHMAN, OCT.'19 - WATER	10/29/2019	24.99	24.99	20-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	921693021005	9228	LOWE'S, 2"X4"S, 22 CAL CASINGS AND A PUNCH, FOR WORK ON THE COUNCIL CHAMBERS, B.BACHMAN, OCT.'19 - SEWER	10/29/2019	25.00	25.00	21-6175 SMALL TOOLS	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	921693021005	9228	LOWE'S, 2"X4"S, 22 CAL CASINGS AND A PUNCH, FOR WORK ON THE COUNCIL CHAMBERS, B.BACHMAN, OCT.'19 - P.I	10/29/2019	12.50	12.50	25-6175 SMALL TOOLS	0	12/19	12/18/2019	
Total 92169302100544558793:						124.98	124.98					
1444	U.S. BANK (VISA)	921693171002	9105	ICC,'18 IMC BOOKLET , J.COULTER, SEPT.'19	11/13/2019	90.00	90.00	01-6165 OFFICE SUPPLIES	1005	12/19	12/18/2019	
Total 921693171002903000005:						90.00	90.00					
1444	U.S. BANK (VISA)	921693171002	9105	ICC, '18 IMC BOOKLET, J.COULTER, SEPT.'19	11/13/2019	90.00	90.00	01-6165 OFFICE SUPPLIES	1005	12/19	12/18/2019	
Total 92169317100290301094:						90.00	90.00					
1444	U.S. BANK (VISA)	939893102000		ROCKY MOUNTAIN GRAVEL, SCREENED SAND FOR THE SHOP, B.BACHMAN, NOV.'19 - ADMIN	11/06/2019	90.27	90.27	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	939893102000		ROCKY MOUNTAIN GRAVEL, SCREENED SAND FOR THE SHOP, B.BACHMAN, NOV.'19 - WATER	11/06/2019	119.16	119.16	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	939893102000		ROCKY MOUNTAIN GRAVEL, SCREENED SAND FOR THE SHOP, B.BACHMAN, NOV.'19 - SEWER	11/06/2019	119.16	119.16	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	939893102000		ROCKY MOUNTAIN GRAVEL, SCREENED SAND FOR THE SHOP, B.BACHMAN, NOV.'19 - P.I	11/06/2019	32.49	32.49	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19	12/18/2019	
Total 93989310200019000081:						361.08	361.08					
1444	U.S. BANK (VISA)	990093052950	9240	BEST BUY, 2 NEW MONITORS FOR D. WALTMAN, NOV. '19 - ADMIN	11/01/2019	95.40	95.40	01-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	990093052950	9240	BEST BUY, 2 NEW MONITORS FOR D. WALTMAN, NOV. '19 - WATER	11/01/2019	133.55	133.55	20-6165 0FFICE SUPPLIES	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	990093052950	9240	BEST BUY, 2 NEW MONITORS FOR D. WALTMAN, NOV. '19 - SEWER	11/01/2019	133.55	133.55	21-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
1444	U.S. BANK (VISA)	990093052950		BEST BUY, 2 NEW MONITORS FOR D.WALTMAN, NOV.'19 - P.I	11/01/2019	19.08	19.08	25-6165 OFFICE SUPPLIES	0	12/19	12/18/2019	
Total 99009305295064035064:						381.58	381.58					
Total U.S. BANK (VISA):						4,141.38	4,141.38					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	400142980		COPIER LEASE CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540155 & C737M540938, CITY HALL, NOVEMBER 2019	12/12/2019	412.85	412.85	01-6212 RENT-EQUIPMENT	0	12/19	12/18/2019	
Total 400142980:						412.85	412.85					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	412.85					
USA BLUE BOOK												
265	USA BLUE BOOK	073719	9306	1 EA FIRE HYDRANT GAUGE, NOV.'19 - WATER	11/21/2019	122.95	122.95	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
265	USA BLUE BOOK	073719	9306	3 PKG HACH CHLORINE PILLOWS, D.CROSSLEY,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				NOV.'19 - WATER	11/21/2019	34.03	34.03	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
265	USA BLUE BOOK	073719	9306	3 PKG HACH CHLORINE PILLOWS, D.CROSSLEY, NOV.'19 - SEWER	11/21/2019	34.04	34.04	21-6150 M & R - SYSTEM	0	12/19	12/18/2019	
265	USA BLUE BOOK	073719	9306	1 EA HYDRANT DIFFUSER FLOW TESTER KIT, NOV.'19 - WATER	11/21/2019	537.95	537.95	20-6150 M & R - SYSTEM	0	12/19	12/18/2019	
Total 073719:						728.97	728.97					
Total USA BLUE BOOK:						728.97	728.97					
UTILITY REFUND #7												
1987	UTILITY REFUND #7	330046.00A		TOLL BROS INC, 1911 N SILTSTONE WAY, UTILITY REFUND	11/30/2019	48.32	48.32	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 330046.00A:						48.32	48.32					
1987	UTILITY REFUND #7	330051.00A		TOLL BROS INC, 1200 E TROPHY ST, UTILITY REFUND	11/30/2019	58.76	58.76	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 330051.00A:						58.76	58.76					
1987	UTILITY REFUND #7	330060.00A		TOLL BROS INC, 1780 N SNOWFIELD PL, UTILITY REFUND	11/30/2019	58.76	58.76	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 330060.00A:						58.76	58.76					
1987	UTILITY REFUND #7	330064.00A		TOLL BROS INC, 1708 N SNOWFIELD PL, UTILITY REFUND	11/30/2019	48.32	48.32	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 330064.00A:						48.32	48.32					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1987	UTILITY REFUND #7	330072.00A		TOLL BROS INC, 1727 N SNOWFIELD PL, UTILITY REFUND	11/30/2019	58.76	58.76	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 330072.00A:						58.76	58.76					
Total UTILITY REFUND #7:						272.92	272.92					
UTILITY REFUND #8												
1998	UTILITY REFUND #8	130520.01		DAVID J PERA, 1429 W WHEAT ST, UTILITY REFUND	12/06/2019	62.29	62.29	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	130520.01		DAVID J PERA, 1429 W WHEAT ST, UTILITY REFUND	12/06/2019	69.73	69.73	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	130520.01		DAVID J PERA, 1429 W WHEAT ST, UTILITY REFUND	12/06/2019	53.98	53.98	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	130520.01		DAVID J PERA, 1429 W WHEAT ST, UTILITY REFUND	12/06/2019	2.57	2.57	20-4510 SERVICE RECONNECT FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	130520.01		DAVID J PERA, 1429 W WHEAT ST, UTILITY REFUND	12/06/2019	1.12	1.12	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 130520.01:						189.69	189.69					
1998	UTILITY REFUND #8	173115.02		CHARLES W LITTLE, 1320 W PENELOPE ST, UTILITY REFUND	12/06/2019	18.96	18.96	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	173115.02		CHARLES W LITTLE, 1320 W PENELOPE ST, UTILITY REFUND	12/06/2019	24.38	24.38	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	173115.02		CHARLES W LITTLE, 1320 W PENELOPE ST, UTILITY REFUND	12/06/2019	15.30	15.30	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	173115.02		CHARLES W LITTLE, 1320 W PENELOPE ST, UTILITY REFUND	12/06/2019	.42	.42	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 173115.02:						59.06	59.06					
1998	UTILITY REFUND #8	182810.02		INA STRICKER, 1647 N AVAIN AVE, UTILITY REFUND	11/25/2019	.42	.42	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	182810.02		INA STRICKER, 1647 N AVAIN AVE, UTILITY REFUND	11/25/2019	.47	.47	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	182810.02		INA STRICKER, 1647 N AVAIN AVE, UTILITY REFUND	11/25/2019	.38	.38	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	182810.02		INA STRICKER, 1647 N AVAIN AVE, UTILITY REFUND	11/25/2019	3.75	3.75	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 182810.02:						5.02	5.02					
1998	UTILITY REFUND #8	182820.01		SHELBY BALDWIN, 1635 N AVAIN AVE, UTILITY REFUND	12/09/2019	18.66	18.66	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	182820.01		SHELBY BALDWIN, 1635 N AVAIN AVE, UTILITY REFUND	12/09/2019	19.09	19.09	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	182820.01		SHELBY BALDWIN, 1635 N AVAIN AVE, UTILITY REFUND	12/09/2019	15.48	15.48	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
Total 182820.01:						53.23	53.23					
1998	UTILITY REFUND #8	183530.02		PARKERVILLE LLC, 1899 N PINGO AVE, UTILITY REFUND	12/04/2019	18.64	18.64	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	183530.02		PARKERVILLE LLC, 1899 N PINGO AVE, UTILITY REFUND	12/04/2019	17.93	17.93	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	183530.02		PARKERVILLE LLC, 1899 N PINGO AVE, UTILITY REFUND	12/04/2019	13.86	13.86	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
Total 183530.02:						50.43	50.43					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	20240.01		KEN THRUSTON, 528 E EASY ST, UTILITY REFUND	12/04/2019	2.72	2.72	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	20240.01		KEN THRUSTON, 528 E EASY ST, UTILITY REFUND	12/04/2019	4.23	4.23	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	20240.01		KEN THRUSTON, 528 E EASY ST, UTILITY REFUND	12/04/2019	3.38	3.38	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
Total 20240.01:						10.33	10.33					
1998	UTILITY REFUND #8	240690.02		DAVID DOONEY, 818 E FOLGADO CT, UTILITY REFUND	11/25/2019	32.10	32.10	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	240690.02		DAVID DOONEY, 818 E FOLGADO CT, UTILITY REFUND	11/25/2019	6.75	6.75	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	240690.02		DAVID DOONEY, 818 E FOLGADO CT, UTILITY REFUND	11/25/2019	8.75	8.75	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	240690.02		DAVID DOONEY, 818 E FOLGADO CT, UTILITY REFUND	11/25/2019	.20	.20	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	240690.02		DAVID DOONEY, 818 E FOLGADO CT, UTILITY REFUND	11/25/2019	.92	.92	20-4510 SERVICE RECONNECT FEES	0	12/19	12/18/2019	
Total 240690.02:						48.72	48.72					
1998	UTILITY REFUND #8	241015.00		NEW HORIZON CONSTRUCTION, 264 N BAY HAVEN AVE, UTILITY REFUND	11/25/2019	50.21	50.21	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	241015.00		NEW HORIZON CONSTRUCTION, 264 N BAY HAVEN AVE, UTILITY REFUND	11/25/2019	12.61	12.61	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	241015.00		NEW HORIZON CONSTRUCTION, 264 N BAY HAVEN AVE, UTILITY REFUND	11/25/2019	1.84	1.84	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 241015.00:						64.66	64.66					
1998	UTILITY REFUND #8	250790.02		ALEX D RODRIGUEZ, 354 W STEPH ST, UTILITY REFUND	11/25/2019	12.89	12.89	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	250790.02		ALEX D RODRIGUEZ, 354 W STEPH ST, UTILITY REFUND	11/25/2019	14.41	14.41	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	250790.02		ALEX D RODRIGUEZ, 354 W STEPH ST, UTILITY REFUND	11/25/2019	12.58	12.58	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	250790.02		ALEX D RODRIGUEZ, 354 W STEPH ST, UTILITY REFUND	11/25/2019	7.20	7.20	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 250790.02:						47.08	47.08					
1998	UTILITY REFUND #8	260570.01A		DEBORAH MARIE DEAN, 1656 N FIREBRICK DR, UTILITY REFUND	12/04/2019	70.00	70.00	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 260570.01A:						70.00	70.00					
1998	UTILITY REFUND #8	280545.01		SUNRISE HOMES, 2161 N FIRE OPAL AVE, UTILITY REFUND	12/03/2019	20.28	20.28	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	280545.01		SUNRISE HOMES, 2161 N FIRE OPAL AVE, UTILITY REFUND	12/03/2019	12.32	12.32	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	280545.01		SUNRISE HOMES, 2161 N FIRE OPAL AVE, UTILITY REFUND	12/03/2019	1.89	1.89	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 280545.01:						34.49	34.49					
1998	UTILITY REFUND #8	291059.00		CBH HOMES, 6819 S MEMORY WAY, UTILITY REFUND	12/06/2019	21.99	21.99	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	291059.00		CBH HOMES, 6819 S MEMORY WAY, UTILITY REFUND	12/06/2019	18.85	18.85	21-4600 SEWER USER FEES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	291059.00		CBH HOMES, 6819 S MEMORY WAY, UTILITY REFUND	12/06/2019	1.98	1.98	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 291059.00:						42.82	42.82					
1998	UTILITY REFUND #8	291071.00		CBH HOMES, 6909 S ALLEGIANCE AVE, UTILITY REFUND	11/25/2019	51.62	51.62	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	291071.00		CBH HOMES, 6909 S ALLEGIANCE AVE, UTILITY REFUND	11/25/2019	14.75	14.75	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	291071.00		CBH HOMES, 6909 S ALLEGIANCE AVE, UTILITY REFUND	11/25/2019	1.83	1.83	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 291071.00:						68.20	68.20					
1998	UTILITY REFUND #8	291074.00		CBH HOMES, 6825 S ALLEGIANCE AVE, UTILITY REFUND	12/06/2019	34.99	34.99	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	291074.00		CBH HOMES, 6825 S ALLEGIANCE AVE, UTILITY REFUND	12/06/2019	31.16	31.16	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	291074.00		CBH HOMES, 6825 S ALLEGIANCE AVE, UTILITY REFUND	12/06/2019	2.87	2.87	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 291074.00:						69.02	69.02					
1998	UTILITY REFUND #8	292056.00		CBH HOMES, 8721 S INARA AVE, UTILITY REFUND	12/09/2019	16.00	16.00	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 292056.00:						16.00	16.00					
1998	UTILITY REFUND #8	302028.02		ANDREW MICHAEL MILLER, 577 E RAISON CT, UTILITY REFUND	12/09/2019	11.37	11.37	20-4500 METERED WATER SALES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	302028.02		ANDREW MICHAEL MILLER, 577 E RAISON CT, UTILITY REFUND	12/09/2019	10.98	10.98	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302028.02		ANDREW MICHAEL MILLER, 577 E RAISON CT, UTILITY REFUND	12/09/2019	9.39	9.39	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
Total 302028.02:						31.74	31.74					
1998	UTILITY REFUND #8	302119.01		SCHROEDER ENTERPRISES, 967 E ANDES DR, UTILITY REFUND	12/06/2019	2.29	2.29	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302119.01		SCHROEDER ENTERPRISES, 967 E ANDES DR, UTILITY REFUND	12/06/2019	2.26	2.26	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302119.01		SCHROEDER ENTERPRISES, 967 E ANDES DR, UTILITY REFUND	12/06/2019	.47	.47	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 302119.01:						5.02	5.02					
1998	UTILITY REFUND #8	302122.01		STACY CONSTRUCTION, 1031 E ANDES DR, UTILITY REFUND	12/03/2019	1.56	1.56	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 302122.01:						1.56	1.56					
1998	UTILITY REFUND #8	302142.01		RIVERWOOD HOMES, 966 E ANDES DR, UTILITY REFUND	12/06/2019	10.04	10.04	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302142.01		RIVERWOOD HOMES, 966 E ANDES DR, UTILITY REFUND	12/06/2019	10.85	10.85	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302142.01		RIVERWOOD HOMES, 966 E ANDES DR, UTILITY REFUND	12/06/2019	2.00	2.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 302142.01:						22.89	22.89					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	302206.00		RIVERWOOD HOMES, 425 E FOX BAY ST, UTILITY REFUND	12/04/2019	28.91	28.91	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302206.00		RIVERWOOD HOMES, 425 E FOX BAY ST, UTILITY REFUND	12/04/2019	20.75	20.75	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302206.00		RIVERWOOD HOMES, 425 E FOX BAY ST, UTILITY REFUND	12/04/2019	3.10	3.10	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 302206.00:						52.76	52.76					
1998	UTILITY REFUND #8	302228.00		SCHROEDER ENTERPRISES, 503 E ANDES DR, UTLITY REFUND	12/09/2019	9.33	9.33	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	302228.00		SCHROEDER ENTERPRISES, 503 E ANDES DR, UTLITY REFUND	12/09/2019	3.09	3.09	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
Total 302228.00:						12.42	12.42					
1998	UTILITY REFUND #8	303292.00		HUBBLE HOMES, 947 E BRUSH CREEK ST, UTILITY REFUND	11/25/2019	46.95	46.95	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	303292.00		NEW HORIZON CONSTRUCTION, 264 N BAY HAVEN AVE, UTILITY REFUND	11/25/2019	12.74	12.74	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	303292.00		NEW HORIZON CONSTRUCTION, 264 N BAY HAVEN AVE, UTILITY REFUND	11/25/2019	3.36	3.36	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 303292.00:						63.05	63.05					
1998	UTILITY REFUND #8	303300.00		HUBBLE HOMES, 2125 N GREENVILLE AVE, UTILITY REFUND	11/25/2019	50.45	50.45	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	303300.00		HUBBLE HOMES, 2125 N GREENVILLE AVE, UTILITY REFUND	11/25/2019	17.29	17.29	21-4600 SEWER USER FEES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	303300.00		HUBBLE HOMES, 2125 N GREENVILLE AVE, UTILITY REFUND	11/25/2019	3.36	3.36	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 303300.00:						71.10	71.10					
1998	UTILITY REFUND #8	303302.00A		HUBBLE HOMES, 2116 N GREENVILLE AVE, UTILITY REFUND	12/04/2019	59.21	59.21	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 303302.00A:						59.21	59.21					
1998	UTILITY REFUND #8	303303.00A		HUBBLE HOMES, 2124 N GREENVILLE AVE, UTILITY REFUND	12/04/2019	59.21	59.21	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 303303.00A:						59.21	59.21					
1998	UTILITY REFUND #8	310002.02		DENNIS L NICOLAI, 9249 S MACADAN WAY, UTILITY REFUND	12/03/2019	37.38	37.38	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	310002.02		DENNIS L NICOLAI, 9249 S MACADAN WAY, UTILITY REFUND	12/03/2019	32.98	32.98	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	310002.02		DENNIS L NICOLAI, 9249 S MACADAN WAY, UTILITY REFUND	12/03/2019	27.31	27.31	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	
Total 310002.02:						97.67	97.67					
1998	UTILITY REFUND #8	310241.02		KRISTIN HADLEY, 9542 S ROCK CLIFFS PL, UTILITY REFUND	12/06/2019	8.00	8.00	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	310241.02		KRISTIN HADLEY, 9542 S ROCK CLIFFS PL, UTILITY REFUND	12/06/2019	7.62	7.62	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	310241.02		KRISTIN HADLEY, 9542 S ROCK CLIFFS PL, UTILITY REFUND	12/06/2019	5.89	5.89	26-4975 SOLID WASTE USER FEES	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	310241.02		KRISTIN HADLEY, 9542 S ROCK CLIFFS PL, UTILITY REFUND	12/06/2019	.24	.24	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 310241.02:						21.75	21.75					
1998	UTILITY REFUND #8	320044.00		HAYDEN HOMES, 1846 E MESA FALLS ST, UTILITY REFUND	12/09/2019	6.60	6.60	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320044.00		HAYDEN HOMES, 1846 E MESA FALLS ST, UTILITY REFUND	12/09/2019	2.57	2.57	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320044.00		HAYDEN HOMES, 1846 E MESA FALLS ST, UTILITY REFUND	12/09/2019	5.08	5.08	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 320044.00:						14.25	14.25					
1998	UTILITY REFUND #8	320051.00		HAYDEN HOMES, 1340 N WARM RIVER AVE, UTILITY REFUND	11/25/2019	25.06	25.06	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320051.00		HAYDEN HOMES, 1340 N WARM RIVER AVE, UTILITY REFUND	11/25/2019	18.70	18.70	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320051.00		HAYDEN HOMES, 1340 N WARM RIVER AVE, UTILITY REFUND	11/25/2019	5.56	5.56	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 320051.00:						49.32	49.32					
1998	UTILITY REFUND #8	320054.00		HAYDEN HOMES, 1264 N WARM RIVER AVE, UTILITY REFUND	12/06/2019	22.47	22.47	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320054.00		HAYDEN HOMES, 1264 N WARM RIVER AVE, UTILITY REFUND	12/06/2019	25.25	25.25	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320054.00		HAYDEN HOMES, 1264 N WARM RIVER AVE, UTILITY REFUND	12/06/2019	5.93	5.93	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	

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Total 320054.00:						53.65	53.65					
1998	UTILITY REFUND #8	320093.00		HAYDEN HOMES, 1895 E MESA FALLS ST, UTILITY REFUND	11/25/2019	53.28	53.28	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320093.00		HAYDEN HOMES, 1895 E MESA FALLS ST, UTILITY REFUND	11/25/2019	15.34	15.34	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320093.00		HAYDEN HOMES, 1895 E MESA FALLS ST, UTILITY REFUND	11/25/2019	5.32	5.32	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 320093.00:						73.94	73.94					
1998	UTILITY REFUND #8	320094.00		HAYDEN HOMES, 1879 E MESA FALLS ST, UTILITY REFUND	12/09/2019	5.08	5.08	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320094.00		HAYDEN HOMES, 1879 E MESA FALLS ST, UTILITY REFUND	12/09/2019	6.60	6.60	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320094.00		HAYDEN HOMES, 1879 E MESA FALLS ST, UTILITY REFUND	12/09/2019	2.57	2.57	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 320094.00:						14.25	14.25					
1998	UTILITY REFUND #8	320095.00		HAYDEN HOMES, 1863 E MESA FALLS ST, UTILITY REFUND	11/25/2019	47.22	47.22	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320095.00		HAYDEN HOMES, 1863 E MESA FALLS ST, UTILITY REFUND	11/25/2019	11.34	11.34	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	320095.00		HAYDEN HOMES, 1863 E MESA FALLS ST, UTILITY REFUND	11/25/2019	4.54	4.54	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 320095.00:						63.10	63.10					
1998	UTILITY REFUND #8	330019.00		TOLL BROS INC, 920 E BUCK DR, UTILITY REFUND	11/25/2019	21.67	21.67	20-4500 METERED WATER SALES	0	12/19	12/18/2019	

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1998	UTILITY REFUND #8	330019.00		TOLL BROS INC, 920 E BUCK DR, UTILITY REFUND	11/25/2019	-5.81	-5.81	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	330019.00		TOLL BROS INC, 920 E BUCK DR, UTILITY REFUND	11/25/2019	.53	.53	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 330019.00:						16.39	16.39					
1998	UTILITY REFUND #8	330040.00		TOLL BROS INC, 1864 N MEADOWFIELD AVE, UTILITY REFUND	11/30/2019	48.32	48.32	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 330040.00:						48.32	48.32					
1998	UTILITY REFUND #8	330053.00		TOLL BROS INC, 1232 E TROPHY ST, UTILITY REFUND	11/25/2019	-4.80	-4.80	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	330053.00		TOLL BROS INC, 1232 E TROPHY ST, UTILITY REFUND	11/25/2019	52.39	52.39	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	330053.00		TOLL BROS INC, 1232 E TROPHY ST, UTILITY REFUND	11/25/2019	.61	.61	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 330053.00:						48.20	48.20					
1998	UTILITY REFUND #8	330057.00		TOLL BROS INC, 1834 N SNOWFIELD PL, UTILITY REFUND	11/30/2019	54.70	54.70	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	330057.00		TOLL BROS INC, 1834 N SNOWFIELD PL, UTILITY REFUND	11/30/2019	2.99	2.99	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 330057.00:						57.69	57.69					
1998	UTILITY REFUND #8	330076.00		TOLL BROS INC, 1235 E TROPHY ST, UTILITY REFUND	11/30/2019	38.90	38.90	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	330076.00		TOLL BROS INC, 1235 E TROPHY ST, UTILITY REFUND	11/30/2019	3.28	3.28	25-4700 PRESS. IRRIGATI0N USER				

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
								FEES	0	12/19	12/18/2019	
Total 330076.00:						42.18	42.18					
1998	UTILITY REFUND #8	340047.01		CBH HOMES, 6634 S BIRCH CREEK AVE, UTILITY REFUND	11/25/2019	51.79	51.79	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	340047.01		CBH HOMES, 6634 S BIRCH CREEK AVE, UTILITY REFUND	11/25/2019	40.20	40.20	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	340047.01		CBH HOMES, 6634 S BIRCH CREEK AVE, UTILITY REFUND	11/25/2019	2.72	2.72	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 340047.01:						94.71	94.71					
1998	UTILITY REFUND #8	340060.01		CBH HOMES, 1467 W CROOKED RIVER DR, UTILITY REFUND	12/04/2019	26.21	26.21	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	340060.01		CBH HOMES, 1467 W CROOKED RIVER DR, UTILITY REFUND	12/04/2019	-12.76	-12.76	21-4600 SEWER USER FEES	0	12/19	12/18/2019	
1998	UTILITY REFUND #8	340060.01		CBH HOMES, 1467 W CROOKED RIVER DR, UTILITY REFUND	12/04/2019	-4.74	-4.74	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19	12/18/2019	
Total 340060.01:						8.71	8.71					
1998	UTILITY REFUND #8	91450.03A		LISA PECCHENINO, 1146 N PYRITE AVE, UTILITY REFUND	12/03/2019	40.61	40.61	20-4500 METERED WATER SALES	0	12/19	12/18/2019	
Total 91450.03A:						40.61	40.61					
Total UTILITY REFUND #8:						1,952.45	1,952.45					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	56257		POSTAGE, IMAGING, PRINTING BILLS FOR NOV.'19 - ADMIN	11/30/2019	976.88	976.88	01-6190 P0STAGE & BILLING	0	12/19	12/18/2019	

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857	VALLI INFORMATION SYSTEMS, INC	56257		POSTAGE, IMAGING, PRINTING BILLS FOR NOV.'19 - WATER	11/30/2019	1,535.10	1,535.10	20-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
857	VALLI INFORMATION SYSTEMS, INC	56257		POSTAGE, IMAGING, PRINTING BILLS FOR NOV.'19 - SEWER	11/30/2019	1,535.10	1,535.10	21-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
857	VALLI INFORMATION SYSTEMS, INC	56257		POSTAGE, IMAGING, PRINTING BILLS FOR NOV.'19 - P.I	11/30/2019	604.74	604.74	25-6190 P0STAGE & BILLING	0	12/19	12/18/2019	
Total 56257:						4,651.82	4,651.82					
857	VALLI INFORMATION SYSTEMS, INC	56258		LOCKBOX TRANSACTIONS FOR NOV.'19 - ADMIN	11/30/2019	40.70	40.70	01-6505 BANK FEES	0	12/19	12/18/2019	
857	VALLI INFORMATION SYSTEMS, INC	56258		LOCKBOX TRANSACTIONS FOR NOV.'19 - WATER	11/30/2019	63.95	63.95	20-6505 BANK FEES	0	12/19	12/18/2019	
857	VALLI INFORMATION SYSTEMS, INC	56258		LOCKBOX TRANSACTIONS FOR NOV.'19 - SEWER	11/30/2019	63.96	63.96	21-6505 BANK FEES	0	12/19	12/18/2019	
857	VALLI INFORMATION SYSTEMS, INC	56258		LOCKBOX TRANSACTIONS FOR NOV.'19 - P.I	11/30/2019	25.19	25.19	25-6505 BANK FEES	0	12/19	12/18/2019	
Total 56258:						193.80	193.80					
Total VALLI INFORMATION SYSTEMS, INC:						4,845.62	4,845.62					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - ADMIN	11/28/2019	141.61	141.61	01-6255 TELEPH0NE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - P & Z	11/28/2019	53.79	53.79	01-6255 TELEPH0NE	1003	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - PARKS	11/28/2019	478.28	478.28	01-6255 TELEPH0NE	1004	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - BUILDING INSPECTION	11/28/2019	95.66	95.66	01-6255 TELEPH0NE	1005	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVCE, 10/29-11/28/19 - WATER	11/28/2019	470.20	470.20	20-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - SEWER	11/28/2019	554.60	554.60	21-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - P.I	11/28/2019	128.36	128.36	25-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843146882		CELL PHONE SERVICE, 10/29-11/28/19 - ECONOMIC DEVELOPMENT	11/28/2019	46.89	46.89	01-6255 TELEPH0NE	4000	12/19	12/18/2019	
Total 9843146882:						1,969.39	1,969.39					
1575	VERIZON WIRELESS	9843280363		TABLET SERVICE, 11/2-12/1/19 - ADMIN	12/01/2019	3.68	3.68	01-6255 TELEPH0NE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280363		TABLET SERVICE, 11/2-12/1/19 - PARKS	12/01/2019	8.09	8.09	01-6255 TELEPH0NE	1004	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280363		TABLET SERVICE, 11/2-12/1/19 - BUILDING DEPT	12/01/2019	30.87	30.87	01-6255 TELEPH0NE	1005	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280363		TABLET SERVICE, 11/2-12/1/19 - WATER	12/01/2019	42.04	42.04	20-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280363		TABLET SERVICE, 11/2-12/1/19 - SEWER	12/01/2019	50.86	50.86	21-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280363		TABLET SERVICE, 11/2-12/1/19 - P.I	12/01/2019	11.46	11.46	25-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
Total 9843280363:						147.00	147.00					
1575	VERIZON WIRELESS	9843280364		IPAD SERVICE, 11/2-12/1/19 - ADMIN	12/01/2019	5.01	5.01	01-6255 TELEPH0NE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280364		IPAD SERVICE, 11/2-12/1/19 - PARKS	12/01/2019	20.02	20.02	01-6255 TELEPH0NE	1004	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280364		IPAD SERVICE, 11/2-12/1/19 - WATER	12/01/2019	6.61	6.61	20-6255 TELEPH0NE				

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
								EXPENSE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280364		IPAD SERVICE, 11/2-12/1/19 - SEWER	12/01/2019	6.61	6.61	21-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
1575	VERIZON WIRELESS	9843280364		IPAD SERVICE, 11/2-12/1/19 - P.I	12/01/2019	1.80	1.80	25-6255 TELEPH0NE EXPENSE	0	12/19	12/18/2019	
Total 9843280364:						40.05	40.05					
Total VERIZON WIRELESS:						2,156.44	2,156.44					
VICTORY STONE ENGRAVING, LLC												
1490	VICTORY STONE ENGRAVING, LLC	77		ENGRAVED ROCK FOR TREATMENT PLANT OFFICE REMODEL, B.BACHMAN, NOV.'19 - WATER	11/21/2019	241.50	241.50	20-6020 CAPITAL IMPR0VEMENTS	1209	12/19	12/18/2019	
1490	VICTORY STONE ENGRAVING, LLC	77		ENGRAVED ROCK FOR TREATMENT PLANT OFFICE REMODEL, B.BACHMAN, NOV.'19 - SEWER	11/21/2019	241.50	241.50	21-6020 CAPITAL IMPR0VEMENTS	1209	12/19	12/18/2019	
1490	VICTORY STONE ENGRAVING, LLC	77		ENGRAVED ROCK FOR TREATMENT PLANT OFFICE REMODEL, B.BACHMAN, NOV.'19 - P.I	11/21/2019	92.00	92.00	25-6020 CAPITAL IMPR0VEMENTS	1209	12/19	12/18/2019	
Total 77:						575.00	575.00					
Total VICTORY STONE ENGRAVING, LLC:						575.00	575.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	192131		20 BOXES NITRILE DISPOSABLE GLOVES, NOV.'19 - WATER	11/21/2019	91.38	91.38	20-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
274	WESTERN STATES CHEM	192131		20 BOXES NITRILE DISPOSABLE GLOVES, NOV.'19 - SEWER	11/21/2019	91.38	91.38	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
274	WESTERN STATES CHEM	192131		20 BOXES NITRILE DISPOSABLE GLOVES, NOV.'19 - P.I	11/21/2019	34.80	34.80	25-6230 SAFETY TRAINING & EQUIPMENT	0	12/19	12/18/2019	
Total 192131:						217.56	217.56					
Total WESTERN STATES CHEM:						217.56	217.56					
WEX BANK												
1234	WEX BANK	62568773		FUEL, NOV.'19 - PARKS	11/30/2019	343.63	343.63	01-6300 FUEL	1004	12/19	12/18/2019	
1234	WEX BANK	62568773		FUEL, NOV.'19 - BUILDING INSPECTION	11/30/2019	276.13	276.13	01-6300 FUEL	1005	12/19	12/18/2019	
1234	WEX BANK	62568773		FUEL, NOV.'19 - WATER	11/30/2019	88.90	88.90	20-6300 FUEL	0	12/19	12/18/2019	
1234	WEX BANK	62568773		FUEL, NOV.'19 - SEWER	11/30/2019	88.90	88.90	21-6300 FUEL	0	12/19	12/18/2019	
1234	WEX BANK	62568773		FUEL, NOV.'19 - IRRIGATION	11/30/2019	24.24	24.24	25-6300 FUEL	0	12/19	12/18/2019	
1234	WEX BANK	62568773		FUEL, NOV.'19 - ECONOMIC DEVELOPMENT	11/30/2019	28.03	28.03	01-6300 FUEL	4000	12/19	12/18/2019	
1234	WEX BANK	62568773		NON-FUEL PURCHASE (CAR WASH), L.HOLLAND, NOV.'19 - ECONOMIC DEVELOPMENT	11/30/2019	6.00	6.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	4000	12/19	12/18/2019	
Total 62568773:						855.83	855.83					
Total WEX BANK:						855.83	855.83					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302019WPG		LEGAL FEES, NOV.'19	11/30/2019	6,547.00	6,547.00	40-6020 CAPITAL IMPROVEMENTS	1207	12/19	12/18/2019	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302019WPG		LEGAL FEES, NOV.'19	11/30/2019	72.00	72.00	40-6020 CAPITAL IMPROVEMENTS	1208	12/19	12/18/2019	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302019WPG		LEGAL FEES, NOV.'19	11/30/2019	144.00	144.00	01-6202 PR0FESSI0NAL SERVICES	1003	12/19	12/18/2019	

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302019WPG		LEGAL FEES, NOV.'19	11/30/2019	3,632.66	3,632.66	01-6202 PR0FESSI0NAL SERVICES	0	12/19	12/18/2019	
	Total 11302019WPGN:					10,395.66	10,395.66					
	Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:					10,395.66	10,395.66					
	Grand Totals:					550,634.34	550,878.19					

Dated: _____

Mayor: _____

City Council: _____

_____

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_____

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_____

City Treasurer: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

City of Kuna | Payment Approval Report - City Council Approval | Page: 1
Report dates: 12/13/2019-1/2/2020 | Jan 02, 2020 09:14AM

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
A COMPANY, INC.												
1463	A COMPANY, INC.	114-9493166		CITY FARM, STANDARD RESTROOM RESTROOM RENTAL, T273, BI-WEEKLY SERVICE, 10/14/2019-11/10/2019	11/24/2019	92.13	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493166:						92.13	.00					
1463	A COMPANY, INC.	114-9493167		CITY HALL, ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA493, WEEKLY SERVICE, STANDARD RESTROOM RENTAL, KK099, WEEKLY SERVICE, 10/14/2019-11/10/2019	11/24/2019	303.05	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493167:						303.05	.00					
1463	A COMPANY, INC.	114-9493168		THE FARM PARK, ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADANO#10, WEEKLY SERVICE, 10/14/2019-11/10/2019	11/24/2019	198.12	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493168:						198.12	.00					
1463	A COMPANY, INC.	114-9493169		ARBOR RIDGE PARK, ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA188, WEEKLY SERVICE, 10/14/2019-11/10/2019	11/24/2019	198.12	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493169:						198.12	.00					
1463	A COMPANY, INC.	114-9493170		ADA WHEELCHAIR ACCESSIBLE RESTROOM								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				RENTAL, ADA392, BI-WEEKLY SERVICE, SADIE CREEK PARK, 10/14/2019-11/10/2019	11/24/2019	160.00	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493170:						160.00	.00					
1463	A COMPANY, INC.	114-9493171		ADA WHEELCHAIR ACCESSIBLE, ADA412, WEEKLY SERVICE, SEGO PRAIRE POND/NICHOLSON PARK, 10/14/2019-11/10/2019	11/24/2019	202.36	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493171:						202.36	.00					
1463	A COMPANY, INC.	114-9493172		STANDARD RESTROOM RENTAL, ADA397, BI-WEEKLY SERVICE, WINCHESTER PARK SUTTERS MILL, 10/14/2019-11/10/2019	11/24/2019	160.00	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9493172:						160.00	.00					
1463	A COMPANY, INC.	114-9503629		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, WEEKLY SERVICE, WINTERIZATION SERVICE, BUTLER PARK, 11/15/2019-12/12/2019	11/26/2019	201.92	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9503629:						201.92	.00					
1463	A COMPANY, INC.	114-9641370		STANDARD RESTROOM RENTAL, T273, BI-WEEKLY, CITY FARM, 11/11/2019-12/08/2019	12/23/2019	92.13	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641370:						92.13	.00					
1463	A COMPANY, INC.	114-9641371		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA493, WEEKLY SERVICE, CITY HALL,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				11/11/2019-12/08/2019	12/23/2019	303.05	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641371:						303.05	.00					
1463	A COMPANY, INC.	114-9641373		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADANO#10, WEEKLY SERVICE, THE FARM PARK, 11/11/2019-12/08/2019	12/23/2019	198.12	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641373:						198.12	.00					
1463	A COMPANY, INC.	114-9641376		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA188, WEEKLY, ARBOR RIDGE PARK, 11/11/2019-12/08/2019	12/23/2019	198.12	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641376:						198.12	.00					
1463	A COMPANY, INC.	114-9641378		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA392, BI-WEEKLY SERVICE, SADIE CREEK PARK, 11/11/2019-12/08/2019	12/23/2019	160.00	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641378:						160.00	.00					
1463	A COMPANY, INC.	114-9641380		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, ADA412, WEEKLY SERVICE, SEGO PRAIRIE POND/NICHOLSON PARK, 11/11/2019-12/08/2019	12/23/2019	202.36	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641380:						202.36	.00					
1463	A COMPANY, INC.	114-9641382		STANDARD RESTRROM RENTAL, ADA397, BI-WEEKLY SERVICE, WINCHESTER PARK SUTTERS MLL,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				11/11/2019-12/08/2019	12/23/2019	160.00	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9641382:						160.00	.00					
1463	A COMPANY, INC.	114-9642785		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL, WEEKLY SERVICE, WINTERIZATION SERVICE, BUTLER PARK, 12/13/2019-01/09/2020	12/23/2019	201.92	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
Total 114-9642785:						201.92	.00					
Total A COMPANY, INC.:						3,031.40	.00					
ACTIVE DATA SOLUTIONS LLC												
2011	ACTIVE DATA SOLUTIONS LLC	1418724		2 EA UNINTERRUPTIBLE POWER SUPPLIES, FREIGHT CHARGE, SEWER, DEC. '19	12/23/2019	1,883.66	.00	21-6150 M & R - SYSTEM	0	12/19		
Total 1418724:						1,883.66	.00					
Total ACTIVE DATA SOLUTIONS LLC:						1,883.66	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15717		SHOP RENT FOR JANUARY - PARKS	12/12/2019	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	12/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15717		SHOP RENT FOR JANUARY - WATER	12/12/2019	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	12/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15717		SHOP RENT FOR JANUARY - SEWER	12/12/2019	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	12/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15717		SHOP RENT FOR JANUARY - P.I.	12/12/2019	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	12/19		
Total 15717:						450.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	12192019ACP		PROSECUTORIAL SERVICES FOR JANUARY 2020	12/19/2019	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	12/19		
Total 12192019ACPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	24397		QUARTERLY MAINTENANCE CHARGES, 1/1/2020-3/31/2020 - ADMIN	12/01/2019	94.08	.00	01-6255 TELEPH0NE	0	12/19		
1566	ADVANCED COMMUNICATIONS, INC.	24397		QUARTERLY MAINTENANCE CHARGES, 1/1/2020-3/31/2020 - WATER	12/01/2019	87.36	.00	20-6255 TELEPH0NE EXPENSE	0	12/19		
1566	ADVANCED COMMUNICATIONS, INC.	24397		QUARTERLY MAINTENANCE CHARGES, 1/1/2020-3/31/2020 - SEWER	12/01/2019	87.36	.00	21-6255 TELEPH0NE EXPENSE	0	12/19		
1566	ADVANCED COMMUNICATIONS, INC.	24397		QUARTERLY MAINTENANCE CHARGES, 1/1/2020-3/31/2020 - P.I.	12/01/2019	33.60	.00	25-6255 TELEPH0NE EXPENSE	0	12/19		
1566	ADVANCED COMMUNICATIONS, INC.	24397		QUARTERLY MAINTENANCE CHARGES, 1/1/2020-3/31/2020 - P&Z	12/01/2019	33.60	.00	01-6255 TELEPH0NE	1003	12/19		
Total 24397:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
ASSOCIATED BAG COMPANY												
309	ASSOCIATED BAG COMPANY	G 76614	9397	3 EA 40X26X70 GUSSETED PALLET COVER FOR TERMINALS, SHIPPING, T. FLEMING, DEC. '19	12/12/2019	563.09	.00	21-6150 M & R - SYSTEM	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total G 76614:						563.09	.00					
Total ASSOCIATED BAG COMPANY:						563.09	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126082719	9388	6 PACK OF BLUE SHOP TOWELS, M.NADEAU, DEC.'19	12/11/2019	12.99	.00	21-6175 SMALL TOOLS	0	12/19		
Total 4126082719:						12.99	.00					
Total AUTOZONE, INC.:						12.99	.00					
BARRY RENTAL INC												
1899	BARRY RENTAL INC	409930	9400	WHOLE NEW WHEEL ASSEMBLY FOR STAND BEHIND BOBCAT, SHIPPING, M. NADEAU, DEC. '19 - WATER	12/18/2019	62.01	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19		
1899	BARRY RENTAL INC	409930	9400	WHOLE NEW WHEEL ASSEMBLY FOR STAND BEHIND BOBCAT, SHIPPING, M. NADEAU, DEC. '19 - SEWER	12/18/2019	62.01	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
1899	BARRY RENTAL INC	409930	9400	WHOLE NEW WHEEL ASSEMBLY FOR STAND BEHIND BOBCAT, SHIPPING, M. NADEAU, DEC. '19 - P.I.	12/18/2019	23.62	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
Total 409930:						147.64	.00					
Total BARRY RENTAL INC:						147.64	.00					
BOISE PROJECT BOARD OF CONTROL												
159	BOISE PROJECT BOARD OF CONTROL	IN000006084		RELOCATE AN EXISTING HEAD GATE AT SILVER TRAIL SUB, INCLUDING LABOR, HEADGATE REBAR, GRAY TECH, PIPE, AND CEMENT, DEC. '19	12/18/2019	3,174.06	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total IN000006084:						3,174.06	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total BOISE PROJECT BOARD OF CONTROL:						3,174.06	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/2019-1/6/2019 - ADMIN	12/07/2019	13.92	13.92	01-6255 TELEPH0NE	0	12/19	12/20/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/2019-1/6/2019 - WATER	12/07/2019	12.92	12.92	20-6255 TELEPH0NE EXPENSE	0	12/19	12/20/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/2019-1/6/2019 - SEWER	12/07/2019	12.92	12.92	21-6255 TELEPH0NE EXPENSE	0	12/19	12/20/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/2019-1/6/2019 - P.I.	12/07/2019	4.97	4.97	25-6255 TELEPH0NE EXPENSE	0	12/19	12/20/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 12/7/2019-1/6/2019 - P&Z	12/07/2019	4.97	4.97	01-6255 TELEPH0NE	1003	12/19	12/20/2019	
Total 2089229179548B12072019:						49.70	49.70					
Total CENTURYLINK:						49.70	49.70					
CORE & MAIN LP												
63	CORE & MAIN LP	L474834	9420	24 3/4" METERS, B. BURR, DEC. '19	12/19/2019	4,631.04	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	12/19		
Total L474834:						4,631.04	.00					
63	CORE & MAIN LP	L651114	9420	100 3/4" METERS W/ RADIO, 500 METER GASKETS, B. BURR, DEC. '19	12/19/2019	30,340.00	.00	20-6020 CAPITAL IMPR0VEMENTS	1089	12/19		
Total L651114:						30,340.00	.00					
Total CORE & MAIN LP:						34,971.04	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8297		WORKED ON NORTH PLANT SIEMENS CONTROL PANEL UPS, DEC. '19	12/26/2019	85.00	.00	21-6150 M & R - SYSTEM	0	12/19		
Total 8297:						85.00	.00					
147	CUSTOM ELECTRIC, INC.	8298	9436	TROUBLESHOOTING AT THE TEN MILE LIFT STATION, HOOKED UP, EFFLUENT PUMP #1 AT THE WASTE WATER LAGOONS, T. FLEMING, DEC. '19	12/26/2019	255.00	.00	21-6150 M & R - SYSTEM	0	12/19		
Total 8298:						255.00	.00					
Total CUSTOM ELECTRIC, INC.:						340.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	17117	9398	2 PAIRS OF RAIN BOOTS FOR J. COULTER AND J. ADAMS, DEC. '19	12/12/2019	179.98	.00	01-6285 UNIF0RMS	1005	12/19		
Total 17117:						179.98	.00					
75	D & B SUPPLY	18490	9427	2 PAIRS OF WORK BOOTS FOR M. DAVILA AND J. COX, DEC. '19 - WATER	12/20/2019	267.98	.00	20-6285 UNIF0RMS EXPENSE	0	12/19		
75	D & B SUPPLY	18490	9427	2 PAIRS OF WORK BOOTS FOR M. DAVILA AND J. COX, DEC. '19 - P.I.	12/20/2019	67.00	.00	25-6285 UNIF0RMS EXPENSE	0	12/19		
Total 18490:						334.98	.00					
Total D & B SUPPLY:						514.96	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1919188	9418	1 TOTE OF CHLORINE, FUEL SURCHARGE, WELLS D. CROSSLEY, DEC. '19	12/20/2019	751.41	.00	20-6150 M & R - SYSTEM	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN-1919188:						751.41	.00					
Total DUBOIS CHEMICALS INC:						751.41	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	1459280		135 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, FACILITIES AND FLEET SHOP, DEC. '19 - ADMIN	12/06/2019	113.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19		
1731	ED STAUB & SONS PETROLEUM, INC	1459280		135 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, FACILITIES AND FLEET SHOP, DEC. '19 - WATER	12/06/2019	45.36	.00	20-6150 M & R - SYSTEM	0	12/19		
1731	ED STAUB & SONS PETROLEUM, INC	1459280		135 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, FACILITIES AND FLEET SHOP, DEC. '19 - SEWER	12/06/2019	45.36	.00	21-6150 M & R - SYSTEM	0	12/19		
1731	ED STAUB & SONS PETROLEUM, INC	1459280		135 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD, FACILITIES AND FLEET SHOP, DEC. '19 - P.I.	12/06/2019	22.68	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 1459280:						226.80	.00					
1731	ED STAUB & SONS PETROLEUM, INC	1587570		119 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD FLEET SHOP, DEC. '19 - ADMIN	12/24/2019	102.94	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19		
1731	ED STAUB & SONS PETROLEUM, INC	1587570		119 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD FLEET SHOP, DEC. '19 - WATER	12/24/2019	41.17	.00	20-6150 M & R - SYSTEM	0	12/19		
1731	ED STAUB & SONS PETROLEUM, INC	1587570		119 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD FLEET SHOP, DEC. '19 - SEWER	12/24/2019	41.17	.00	21-6150 M & R - SYSTEM	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1731	ED STAUB & SONS PETROLEUM, INC	1587570		119 GALLONS OF PROPANE DELIVERED TO 475 SHORTLINE RD FLEET SHOP, DEC. '19 - P.I.	12/24/2019	20.59	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 1587570:						205.87	.00					
Total ED STAUB & SONS PETROLEUM, INC:						432.67	.00					
EUROFINS EATON ANALYTICAL, INC												
1735	EUROFINS EATON ANALYTICAL, INC	L0486288		SAMPLES FROM ELM AND RIDGESTONE, WATER, NOV. '19	12/12/2019	250.00	.00	20-6150 M & R - SYSTEM	0	12/19		
Total L0486288:						250.00	.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0486699		SAMPLES FROM WELL #6 UNTREATED, SAMPLED 11/20/2019	12/16/2019	75.00	.00	20-6150 M & R - SYSTEM	0	12/19		
Total L0486699:						75.00	.00					
Total EUROFINS EATON ANALYTICAL, INC:						325.00	.00					
FATBEAM LLC												
1831	FATBEAM LLC	11010		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB, JAN. '20 - ADMIN	01/01/2020	95.00	.00	01-6052 CONTRACT SERVICES	0	12/19		
1831	FATBEAM LLC	11010		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB, JAN. '20 - WATER	01/01/2020	65.00	.00	20-6052 CONTRACT SERVICES	0	12/19		
1831	FATBEAM LLC	11010		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB, JAN. '20 - SEWER	01/01/2020	65.00	.00	21-6052 C0NTRACT SERVICES	0	12/19		
1831	FATBEAM LLC	11010		MONTHLY RECURRING CHARGE FOR CONNECT INTERNET SERVICE 100MB, JAN. '20 - P.I.	01/01/2020	25.00	.00	25-6052 C0NTRACT SERVICES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 11010:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0733959		TESTING CHARGE, COMPRESSOR RENTAL, SADIE CREEK, DEC. '19	12/18/2019	300.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 0733959:						300.00	.00					
Total FERGUSON ENTERPRISES INC:						300.00	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	1514		SERVICE - CMIT MARATHON AND GUARDIAN, CONTRACT NAME - SERVICES FOR CITY OF KUNA - CMIT MARATHON - 40, CMIT MARATHON PREFERRED SERVER - 4, CMIT GUARDIAN BACKUP, UNLIMITED REMOTE AND ONSITE SUPPORT, DEC. '19 - ADMIN	12/01/2019	1,134.30	1,134.30	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1514		SERVICE - CMIT MARATHON AND GUARDIAN, CONTRACT NAME - SERVICES FOR CITY OF KUNA - CMIT MARATHON - 40, CMIT MARATHON PREFERRED SERVER - 4, CMIT GUARDIAN BACKUP, UNLIMITED REMOTE AND ONSITE SUPPORT, DEC. '19 - WATER	12/01/2019	776.10	776.10	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1514		SERVICE - CMIT MARATHON AND GUARDIAN, CONTRACT NAME - SERVICES FOR CITY OF KUNA - CMIT MARATHON - 40, CMIT MARATHON PREFERRED SERVER - 4, CMIT GUARDIAN BACKUP, UNLIMITED REMOTE AND ONSITE SUPPORT, DEC. '19 - SEWER	12/01/2019	776.10	776.10	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/20/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	FREUND PROPERTIES LLC	1514		SERVICE - CMIT MARATHON AND GUARDIAN, CONTRACT NAME - SERVICES FOR CITY OF KUNA - CMIT MARATHON - 40, CMIT MARATHON PREFERRED SERVER - 4, CMIT GUARDIAN BACKUP, UNLIMITED REMOTE AND ONSITE SUPPORT, DEC. '19 - P.I.	12/01/2019	298.50	298.50	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1514		SERVICES FOR CITY OF KUNA SETUP FEE, DEC. '19 - ADMIN	12/01/2019	912.00	912.00	01-6045 C0NTINGENCY	1210	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1514		SERVICES FOR CITY OF KUNA SETUP FEE, DEC. '19 - WATER	12/01/2019	624.00	624.00	20-6045 C0NTINGENCY	1210	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1514		SERVICES FOR CITY OF KUNA SETUP FEE, DEC. '19 - SEWER	12/01/2019	624.00	624.00	21-6045 C0NTINGENCY	1210	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1514		SERVICES FOR CITY OF KUNA SETUP FEE, DEC. '19 - P.I.	12/01/2019	240.00	240.00	25-6045 C0NTINGENCY FUND	1210	12/19	12/20/2019	
Total 1514:						5,385.00	5,385.00					
2014	FREUND PROPERTIES LLC	1518		NEW DELL SERVER TOWER, FOR PLANT SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19 - WATER	12/18/2019	4,188.45	4,188.45	20-6166 PP&E PURCHASES OPERATIONS	1211	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1518		NEW DELL SERVER TOWER, FOR PLANT SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19 - SEWER	12/18/2019	4,188.45	4,188.45	21-6166 PP&E PURCHASES - OPERATIONS	1211	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1518		NEW DELL SERVER TOWER, FOR PLANT SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19 - P.I.	12/18/2019	1,595.60	1,595.60	25-6166 PP&E PURCHASES - OPERATIONS	1211	12/19	12/20/2019	
Total 1518:						9,972.50	9,972.50					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	FREUND PROPERTIES LLC	1519		NEW DELL SERVER TOWER, FOR CITY HALL SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19	12/18/2019	3,066.97	3,066.97	40-6166 PP&E PURCHASES OPERATIONS	1212	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1519		NEW DELL SERVER TOWER, FOR CITY HALL SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19	12/18/2019	4,048.40	4,048.40	20-6166 PP&E PURCHASES OPERATIONS	1212	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1519		NEW DELL SERVER TOWER, FOR CITY HALL SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19	12/18/2019	4,048.40	4,048.40	21-6166 PP&E PURCHASES - OPERATIONS	1212	12/19	12/20/2019	
2014	FREUND PROPERTIES LLC	1519		NEW DELL SERVER TOWER, FOR CITY HALL SERVER REPLACEMENT, LABOR FOR SERVER INSTALL, DEC. '19	12/18/2019	1,104.11	1,104.11	25-6166 PP&E PURCHASES - OPERATIONS	1212	12/19	12/20/2019	
Total 1519:						12,267.88	12,267.88					
2014	FREUND PROPERTIES LLC	1525#2		10 EA BUSINESS CLASS COMPUTER SYSTEMS W/WINDOWS 10, DEC.'19 - ADMIN	12/20/2019	3,324.24	3,324.24	01-6045 C0NTINGENCY	1210	12/19	12/27/2019	
2014	FREUND PROPERTIES LLC	1525#2		10 EA BUSINESS CLASS COMPUTER SYSTEMS W/WINDOWS 10, DEC.'19 - WATER	12/20/2019	2,274.48	2,274.48	20-6045 C0NTINGENCY	1210	12/19	12/27/2019	
2014	FREUND PROPERTIES LLC	1525#2		10 EA BUSINESS CLASS COMPUTER SYSTEMS W/WINDOWS 10, DEC.'19 - SEWER	12/20/2019	2,274.48	2,274.48	21-6045 C0NTINGENCY	1210	12/19	12/27/2019	
2014	FREUND PROPERTIES LLC	1525#2		10 EA BUSINESS CLASS COMPUTER SYSTEMS W/WINDOWS 10, DEC.'19 - P.I	12/20/2019	874.80	874.80	25-6045 C0NTINGENCY FUND	1210	12/19	12/27/2019	
Total 1525#2:						8,748.00	8,748.00					
Total FREUND PROPERTIES LLC:						36,373.38	36,373.38					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I5350300	9361	40 EA WHITE LIGHTS, 20 EA MULTI COLORED LIGHTS, 40 EA RED LIGHTS, CHRISTMAS LIGHTS, M. MEADE, DEC. '19	12/06/2019	1,041.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total I5350300:						1,041.20	.00					
Total H.D. FOWLER COMPANY:						1,041.20	.00					
HACH COMPANY												
157	HACH COMPANY	11755844	9292	SPECTROPHOTOMETER, T. SHAFFER, NOV. '19	12/10/2019	921.30	.00	21-6152 M & R - LABORATORY COSTS	0	12/19		
Total 11755844:						921.30	.00					
Total HACH COMPANY:						921.30	.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	905256	9410	2 EA SOLAR BATTERY CHARGER, TRUCK 13, CITY HALL OLDER CAR 70, S. HOWELL, DEC. '19 - ADMIN	12/16/2019	14.99	.00	01-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905256	9410	2 EA SOLAR BATTERY CHARGER, TRUCK 13, CITY HALL OLDER CAR 70, S. HOWELL, DEC. '19 - WATER	12/16/2019	6.00	.00	20-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905256	9410	2 EA SOLAR BATTERY CHARGER, TRUCK 13, CITY HALL OLDER CAR 70, S. HOWELL, DEC. '19 - SEWER	12/16/2019	5.99	.00	21-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905256	9410	2 EA SOLAR BATTERY CHARGER, TRUCK 13, CITY HALL OLDER CAR 70, S. HOWELL, DEC. '19 - P.I.	12/16/2019	3.00	.00	25-6175 SMALL TOOLS	0	12/19		
Total 905256:						29.98	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1312	HARBOR FREIGHT TOOLS	905340	9410	10T HD PORTABLE EQUIPMENT KIT, S. HOWELL, DEC. '19 - WATER	12/16/2019	159.99	.00	20-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905340	9410	10T HD PORTABLE EQUIPMENT KIT, S. HOWELL, DEC. '19 - P.I.	12/16/2019	40.00	.00	25-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905340	9410	8" DIGITAL CALIPER, S. HOWELL, DEC. '19 - ADMIN	12/16/2019	14.99	.00	01-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905340	9410	8" DIGITAL CALIPER, S. HOWELL, DEC. '19 - WATER	12/16/2019	6.00	.00	20-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905340	9410	8" DIGITAL CALIPER, S. HOWELL, DEC. '19 - SEWER	12/16/2019	6.00	.00	21-6175 SMALL TOOLS	0	12/19		
1312	HARBOR FREIGHT TOOLS	905340	9410	8" DIGITAL CALIPER, S. HOWELL, DEC. '19 - P.I.	12/16/2019	3.00	.00	25-6175 SMALL TOOLS	0	12/19		
Total 905340:						229.98	.00					
Total HARBOR FREIGHT TOOLS:						259.96	.00					
IDAHO MATERIALS & CONSTRUCTION												
418	IDAHO MATERIALS & CONSTRUCTION	5112243	9348	2 LOADS OF PIT RUN(13.05 TONS, 12.86 TONS), ENERGY SURCHARGE, FOR SADIE CREEK PI STATION, C. DE YOUNG, DEC. '19	12/03/2019	106.24	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 5112243:						106.24	.00					
418	IDAHO MATERIALS & CONSTRUCTION	5113061	9348	2 LOADS OF PIT RUN(14.47 TONS, 10.93 TONS), 2 LOADS OF 3/4" STATE SPEC ROAD BASE (13.09 AND 13.17 TONS), ENERGY SURCHARGE, FOR SADIE CREEK PI STATION, C. DE YOUNG, DEC. '19	12/04/2019	277.47	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 5113061:						277.47	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IDAHO MATERIALS & CONSTRUCTION:						383.71	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - ADMIN	12/30/2019	452.51	.00	01-6290 UTILITIES	0	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - SENIOR CENTER	12/30/2019	264.25	.00	01-6290 UTILITIES	1001	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - STREET LIGHTS	12/30/2019	5,666.95	.00	01-6290 UTILITIES	1002	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - PARKS	12/30/2019	987.33	.00	01-6290 UTILITIES	1004	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - WATER	12/30/2019	8,084.63	.00	20-6290 UTILITIES EXPENSE	0	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - SEWER	12/30/2019	18,775.53	.00	21-6290 UTILITIES EXPENSE	0	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - FARM	12/30/2019	272.52	.00	21-6090 FARM EXPENDITURES	0	12/19		
38	IDAHO POWER CO	12302019IP		ELECTRIC SERVICE FOR DEC. '19 - P.I.	12/30/2019	553.88	.00	25-6290 UTILITIES EXPENSE	0	12/19		
Total 12302019IP:						35,057.60	.00					
Total IDAHO POWER CO:						35,057.60	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1194240		AD #: 1976406, LEGAL NOTICE, FILE #'S 19-06-ZC & 19-07-S, KERN RIVER HEIGHTS SUBDIVISION, DEC. '19	12/18/2019	57.54	.00	01-6125 LEGAL PUBLICATI0NS	1003	12/19		
1802	IDAHO PRESS TRIBUNE, LLC	1194240		AD #: 1976408, LEGAL NOTICE, CASE # 19-05-SUP(SPECIAL USE PERMIT), DEC. '19	12/18/2019	48.66	.00	01-6125 LEGAL PUBLICATI0NS	1003	12/19		
1802	IDAHO PRESS TRIBUNE, LLC	1194240		AD #: 1976812, LEGAL NOTICE, KUNA CITY ORDINANCE NO. 2017-29A SDN, LLC	12/18/2019	454.03	.00	01-6125 LEGAL PUBLICATI0NS	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 1194240:						560.23	.00					
Total IDAHO PRESS TRIBUNE, LLC:						560.23	.00					
INTEGRITY INSPECTION SOLUTIONS INC												
1981	INTEGRITY INSPECTION SOLUTIONS INC	FY19M12-908	9435	8 GALLONS OF H-100, 5 HOURS OF INFILTRATION CREW, CONFINED SPACE CREW, TRIP CHARGE, SADIE CREEK P.I. STATION, 12/17/2019	12/20/2019	2,800.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total FY19M12-908:						2,800.00	.00					
1981	INTEGRITY INSPECTION SOLUTIONS INC	FY19M12-909	9435	INSTALL 26 FT OF 12"X3.6MM UV CIPP LINER, MOBILIZATION, SADIE CREEK PI STATION, 12/17/2019	12/20/2019	7,850.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total FY19M12-909:						7,850.00	.00					
Total INTEGRITY INSPECTION SOLUTIONS INC:						10,650.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	12062019-121		SANITATION RECEIPT TRANSFER, 12/06/2019-12/12/2019	12/13/2019	56,634.90	56,634.90	26-7000 SOLID WASTE SERVICE FEES	0	12/19	12/13/2019	
230	J & M SANITATION, INC.	12062019-121		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/6/2019-12/12/2019	12/13/2019	-5,595.53	-5,595.53	01-4170 FRANCHISE FEES	0	12/19	12/13/2019	
Total 12062019-12122019:						51,039.37	51,039.37					
230	J & M SANITATION, INC.	12132019-121		SANITATION RECEIPT TRANSFER , 12/13/2019-12/19/2019	12/20/2019	71,550.91	71,550.91	26-7000 SOLID WASTE SERVICE FEES	0	12/19	12/20/2019	
230	J & M SANITATION, INC.	12132019-121		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/13/2019-12/19/2019	12/20/2019	-7,069.23	-7,069.23	01-4170 FRANCHISE FEES	0	12/19	12/20/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 12132019-12192019:						64,481.68	64,481.68					
230	J & M SANITATION, INC.	12202019-122		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/20-26/19	12/27/2019	1,242.33	.00	01-4170 FRANCHISE FEES	0	12/19		
Total 12202019-12262019:						1,242.33	.00					
230	J & M SANITATION, INC.	12202019-122		SANITATION RECEIPT TRANSFER , 12/20-26/19	12/27/2019	12,574.24	12,574.24	26-7000 SOLID WASTE SERVICE FEES	0	12/19	12/27/2019	
230	J & M SANITATION, INC.	12202019-122		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/20-26/19	12/27/2019	-1,242.33	-1,242.33	01-4170 FRANCHISE FEES	0	12/19	12/27/2019	
Total 12202019-12262019#2:						11,331.91	11,331.91					
230	J & M SANITATION, INC.	9036-1223201		NOVEMBER 2019 25 YD CONT DUMPSTER RENT - PARKS	12/23/2019	15.00	.00	01-6212 RENT-EQUIPMENT	1004	12/19		
230	J & M SANITATION, INC.	9036-1223201		NOVEMBER 2019 25 YD CONT DUMPSTER RENT - WATER	12/23/2019	6.00	.00	20-6212 RENT - EQUIPMENT	0	12/19		
230	J & M SANITATION, INC.	9036-1223201		NOVEMBER 2019 25 YD CONT DUMPSTER RENT - SEWER	12/23/2019	6.00	.00	21-6212 RENT-EQUIPMENT	0	12/19		
230	J & M SANITATION, INC.	9036-1223201		NOVEMBER 2019 25 YD CONT DUMPSTER RENT - P.I.	12/23/2019	3.00	.00	25-6212 RENT - EQUIPMENT	0	12/19		
Total 9036-12232019:						30.00	.00					
Total J & M SANITATION, INC.:						128,125.29	126,852.96					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3290488		BANK FEES, DEC. '19 - ADMIN	12/01/2019	44.22	.00	01-6505 BANK FEES	0	12/19		
1328	JACK HENRY & ASSOCIATES, INC.	3290488		BANK FEES, DEC. '19 - WATER	12/01/2019	30.25	.00	20-6505 BANK FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1328	JACK HENRY & ASSOCIATES, INC.	3290488		BANK FEES, DEC. '19 - SEWER	12/01/2019	30.25	.00	21-6505 BANK FEES	0	12/19		
1328	JACK HENRY & ASSOCIATES, INC.	3290488		BANK FEES, DEC. '19 - P.I.	12/01/2019	11.64	.00	25-6505 BANK FEES	0	12/19		
Total 3290488:						116.36	.00					
Total JACK HENRY & ASSOCIATES, INC.:						116.36	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0130241		PROJECT #: 10-17-142, KUNA DT REVITALIZATION PHASE IIA & IIB, PROFESSIONAL SERVICES FROM 11/3/2019-11/30/2019	12/10/2019	2,324.09	.00	03-6370 EXP. - DOWNTOWN REVITALIZATION	0	12/19		
Total 0130241:						2,324.09	.00					
Total J-U-B ENGINEERS, INC.:						2,324.09	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	788		FIBER OPTIC LEASE FOR DECEMBER 2019 - ADMIN	12/19/2019	114.00	.00	01-6255 TELEPH0NE	0	12/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	788		FIBER OPTIC LEASE FOR DECEMBER 2019 - WATER	12/19/2019	78.00	.00	20-6255 TELEPH0NE EXPENSE	0	12/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	788		FIBER OPTIC LEASE FOR DECEMBER 2019 - SEWER	12/19/2019	78.00	.00	21-6255 TELEPH0NE EXPENSE	0	12/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	788		FIBER OPTIC LEASE FOR DECEMBER 2019 - P.I	12/19/2019	30.00	.00	25-6255 TELEPH0NE EXPENSE	0	12/19		
Total 788:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
KUNA LION'S CLUB												
692	KUNA LION'S CLUB	00001		KUNA HOLIDAY ARTISTS & CRAFTERS SHOW & KIDS HOLIDAY COOKIE DECORATING EVENT LOCATION RENTAL, KUNA COMMUNITY HALL RENTAL FEE, KUNA COMMUNITY HALL CLEANING FEE, DEC. '19	12/10/2019	350.00	350.00	01-6070 D0NATI0NS EXPENSE	0	12/19	12/13/2019	
Total 00001:						350.00	350.00					
Total KUNA LION'S CLUB:						350.00	350.00					
KUNA LUMBER												
499	KUNA LUMBER	B133726	9443	2 EA GFCI OUTLETS FOR GB LIGHTS, 4 EA 8' 1X8 PINE, 4 EA ZINC HINGES, WOOD GLUE, 8 CANS OF SPRAY PAINT, FOR DOGGIE BAG HOLDERS, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19	12/31/2019	138.15	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
499	KUNA LUMBER	B133726	9443	RETURNED 2 EA INSIDE ELBOWS FROM INV #: B128160, 5' CHANNEL WIRE, KEYS, FOR PARKS OFFICE, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19	12/31/2019	131.81	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/19		
499	KUNA LUMBER	B133726	9443	2 ROLLS OF ELECTRICAL TAPE, 4 BAGS OF 3/4"KNOCKOUT SEAL, FOR STREETLIGHT REPAIR, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19	12/31/2019	5.34	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	12/19		
499	KUNA LUMBER	B133726	9443	2 EA MELAMINE SHELVING, 2 EA MDF, FOR BUILDING DEPARTMENT DESK MODIFICATION, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19	12/31/2019	69.67	.00	01-6140 MAINT. & REPAIR BUILDING	1005	12/19		
499	KUNA LUMBER	B133726	9443	1 LB OF WOOD SCREWS FOR SHOP SUPPLY, SURFACE WELDER OUTLET, CONDUCTOR RANGE CORD, FOR FLEET SHOP WELDER,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - ADMIN	12/31/2019	25.19	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	1 LB OF WOOD SCREWS FOR SHOP SUPPLY, SURFACE WELDER OUTLET, CONDUCTOR RANGE CORD, FOR FLEET SHOP WELDER, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - WATER	12/31/2019	10.07	.00	20-6150 M & R - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	1 LB OF WOOD SCREWS FOR SHOP SUPPLY, SURFACE WELDER OUTLET, CONDUCTOR RANGE CORD, FOR FLEET SHOP WELDER, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - SEWER	12/31/2019	10.07	.00	21-6150 M & R - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	1 LB OF WOOD SCREWS FOR SHOP SUPPLY, SURFACE WELDER OUTLET, CONDUCTOR RANGE CORD, FOR FLEET SHOP WELDER, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - P.I.	12/31/2019	5.04	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
499	KUNA LUMBER	B133726	9443	42 W CFL BULB, FOR TREATMENT PLANT, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - WATER	12/31/2019	5.67	.00	20-6150 M & R - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	42 W CFL BULB, FOR TREATMENT PLANT, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - SEWER	12/31/2019	5.67	.00	21-6150 M & R - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	42 W CFL BULB, FOR TREATMENT PLANT, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - P.I.	12/31/2019	2.15	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
499	KUNA LUMBER	B133726	9443	6-OUTLET SURGE PROTECTOR FOR CLERKS OFFICE, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - ADMIN	12/31/2019	14.24	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B133726	9443	6-OUTLET SURGE PROTECTOR FOR CLERKS OFFICE, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - WATER	12/31/2019	.30	.00	20-6150 M & R - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	6-OUTLET SURGE PROTECTOR FOR CLERKS OFFICE, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - SEWER	12/31/2019	.30	.00	21-6150 M & R - SYSTEM	0	12/19		
499	KUNA LUMBER	B133726	9443	6-OUTLET SURGE PROTECTOR FOR CLERKS OFFICE, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19 - P.I.	12/31/2019	.15	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
499	KUNA LUMBER	B133726	9443	1-1/8" BIMETAL HOLE SAW, 1/4" ROUND MANDREL, DECEMBER MONTHLY TICKET, S. HOWELL, DEC. '19	12/31/2019	19.33	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total B133726:						443.15	.00					
499	KUNA LUMBER	B133982	9390	7 EA 2X4'S FOR NIGHT LIGHT PARADE FLOAT MATERIALS, J.LORENTZ, DEC.'19	12/11/2019	24.89	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total B133982:						24.89	.00					
499	KUNA LUMBER	B134009	9395	2 EA 6CT MICE BAIT STATIONS, STEEL POST POUNDER, FARM, T. FLEMING, DEC. '19	12/12/2019	41.37	.00	21-6090 FARM EXPENDITURES	0	12/19		
Total B134009:						41.37	.00					
499	KUNA LUMBER	B134020	9399	8 FEET OF CHAIN, TO SECURE SPIDER BOX, M. MEADE, DEC. '19	12/12/2019	16.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total B134020:						16.56	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B134056	9405	2 EA 3-WAY PLUGS FOR CHRISTMAS LIGHTS, M.MEADE, DEC.'19	12/13/2019	30.58	.00	01-6175 SMALL TOOLS	1004	12/19		
Total B134056:						30.58	.00					
499	KUNA LUMBER	B134154	9413	5 EA SANDING DISCS, 2 EA SANDING BELTS, 1 ANGLE GRINDER FLAP DISC, FOR BENCHES AND TABLES, M.MEADE, DEC.'19	12/16/2019	47.62	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total B134154:						47.62	.00					
499	KUNA LUMBER	B134212	9419	RIVETS TO FASTEN MEMORIAL PLAQUES TO BENCHES, J.MORFIN, DEC.'19	12/18/2019	3.41	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total B134212:						3.41	.00					
499	KUNA LUMBER	B134229	9422	THREADED ROD FOR THE VAC TRUCK REPAIR HINGE, J.PEREZ, DEC.'19	12/18/2019	5.39	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19		
Total B134229:						5.39	.00					
Total KUNA LUMBER:						612.97	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	17924		EMBROIDERED JACKET, TEAL KUNA LOGO, GIFT FOR B. PRICE, DEC. '19 - ADMIN	12/09/2019	12.50	.00	01-6160 MISCELLANE0US EXPENSES	0	12/19		
1769	KWIK SILVER EMBROIDERY	17924		EMBROIDERED JACKET, TEAL KUNA LOGO, GIFT FOR B. PRICE, DEC. '19 - WATER	12/09/2019	16.50	.00	20-6160 MISCELLANE0US EXPENSES	0	12/19		
1769	KWIK SILVER EMBROIDERY	17924		EMBROIDERED JACKET, TEAL KUNA LOGO, GIFT FOR B. PRICE, DEC. '19 - SEWER	12/09/2019	16.50	.00	21-6160 MISCELLANE0US EXPENSES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1769	KWIK SILVER EMBROIDERY	17924		EMBROIDERED JACKET, TEAL KUNA LOGO, GIFT FOR B. PRICE, DEC. '19 - P.I.	12/09/2019	4.50	.00	25-6160 MISCELLANE0US EXPENSES	0	12/19		
Total 17924:						50.00	.00					
Total KWIK SILVER EMBROIDERY:						50.00	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR802053		MODEL #: MPC4504EX, MONTHLY COPY CARE INCLUDES PARTS, LABOR, AND TONER - CONTRACT BASE RATE CHARGE FOR THE 12/3/2019-1/2/2020 BILLING PERIOD($317.40), CONTRACT OVERAGE CHARGE FOR THE 11/3/2019-12/2/2019 OVERAGE PERIOD($54.43) - ADMIN	12/09/2019	104.11	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR802053		MODEL #: MPC4504EX, MONTHLY COPY CARE INCLUDES PARTS, LABOR, AND TONER - CONTRACT BASE RATE CHARGE FOR THE 12/3/2019-1/2/2020 BILLING PERIOD($317.40), CONTRACT OVERAGE CHARGE FOR THE 11/3/2019-12/2/2019 OVERAGE PERIOD($54.43) - ADMIN	12/09/2019	96.68	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR802053		MODEL #: MPC4504EX, MONTHLY COPY CARE INCLUDES PARTS, LABOR, AND TONER - CONTRACT BASE RATE CHARGE FOR THE 12/3/2019-1/2/2020 BILLING PERIOD($317.40), CONTRACT OVERAGE CHARGE FOR THE 11/3/2019-12/2/2019 OVERAGE PERIOD($54.43) - ADMIN	12/09/2019	96.68	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR802053		MODEL #: MPC4504EX, MONTHLY COPY CARE INCLUDES PARTS, LABOR, AND TONER - CONTRACT BASE RATE CHARGE FOR THE 12/3/2019-1/2/2020 BILLING PERIOD($317.40), CONTRACT OVERAGE CHARGE FOR THE								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				11/3/2019-12/2/2019 OVERAGE PERIOD($54.43) - ADMIN	12/09/2019	37.18	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR802053		MODEL #: MPC4504EX, MONTHLY COPY CARE INCLUDES PARTS, LABOR, AND TONER - CONTRACT BASE RATE CHARGE FOR THE 12/3/2019-1/2/2020 BILLING PERIOD($317.40), CONTRACT OVERAGE CHARGE FOR THE 11/3/2019-12/2/2019 OVERAGE PERIOD($54.43) - ADMIN	12/09/2019	37.18	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	12/19		
Total AR802053:						371.83	.00					
1619	LOCAHAN LLC	AR805745		MODEL #: MPC307SPF, SERIAL #: C509P900318, CONTRACT OVERAGE CHARGE FOR 11/1/2019-11/30/2019 OVERAGE PERIOD - ADMIN	12/20/2019	32.54	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR805745		MODEL #: MPC307SPF, SERIAL #: C509P900318, CONTRACT OVERAGE CHARGE FOR 11/1/2019-11/30/2019 OVERAGE PERIOD - WATER	12/20/2019	.69	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR805745		MODEL #: MPC307SPF, SERIAL #: C509P900318, CONTRACT OVERAGE CHARGE FOR 11/1/2019-11/30/2019 OVERAGE PERIOD - SEWER	12/20/2019	.69	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR805745		MODEL #: MPC307SPF, SERIAL #: C509P900318, CONTRACT OVERAGE CHARGE FOR 11/1/2019-11/30/2019 OVERAGE PERIOD - P.I.	12/20/2019	.34	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
1619	LOCAHAN LLC	AR805745		MODEL #: MPC307SPF, SERIAL #: C509P900318, CONTRACT LEASE CHARGE	12/20/2019	47.49	.00	01-6212 RENT-EQUIPMENT	0	12/19		
Total AR805745:						81.75	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total LOCAHAN LLC:						453.58	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	12172019AT		ALPHA TITLE, REIMBURSEMENT/REFUND, INCORRECT BUSINESS LICENSE PURCHASE	12/17/2019	44.00	.00	01-4180 LICENSES / BUSINESS	0	12/19		
Total 12172019AT:						44.00	.00					
Total MISCELLANEOUS VENDORS 2:						44.00	.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1016	9431	CONCRETE AT SADIE CREEK STATION, C. DE YOUNG, DEC. '19	12/16/2019	1,599.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 1016:						1,599.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						1,599.00	.00					
OLDCASTLE PRECAST												
1785	OLDCASTLE PRECAST	240092114	9406	2 BAGS OF HYPER FORM, SADIE CREEK P.I, M. NADEAU, DEC. '19	12/13/2019	116.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 240092114:						116.00	.00					
1785	OLDCASTLE PRECAST	240092136	9411	2 BAGS OF HYPERFORM, SADIE CREEK PI, M. NADEAU, DEC. '19	12/16/2019	116.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
Total 240092136:						116.00	.00					
Total OLDCASTLE PRECAST:						232.00	.00					
PARTS, INC.												
470	PARTS, INC.	203053	9335	1 EA 5-GALLON BUCKET OF OIL, 2 EA AIR FILTERS AND 2 EA OIL FILTERS FOR JACK								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				HAMMER AIR COMPRESSOR, S.HOWELL, NOV.'19 - WATER	12/02/2019	76.08	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19		
470	PARTS, INC.	203053	9335	1 EA 5-GALLON BUCKET OF OIL, 2 EA AIR FILTERS AND 2 EA OIL FILTERS FOR JACK HAMMER AIR COMPRESSOR, S.HOWELL, NOV.'19 - SEWER	12/02/2019	76.08	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
470	PARTS, INC.	203053	9335	1 EA 5-GALLON BUCKET OF OIL, 2 EA AIR FILTERS AND 2 EA OIL FILTERS FOR JACK HAMMER AIR COMPRESSOR, S.HOWELL, NOV.'19 - P.I	12/02/2019	28.99	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
Total 203053:						181.15	.00					
470	PARTS, INC.	203129		24 BOTTLES BRAKE FLUID, FOR FLEET, DEC.'19 - ADMIN	12/03/2019	23.88	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	12/19		
470	PARTS, INC.	203129		24 BOTTLES BRAKE FLUID, FOR FLEET, DEC.'19 - SEWER	12/03/2019	9.55	.00	21-6150 M & R - SYSTEM	0	12/19		
470	PARTS, INC.	203129		24 BOTTLES BRAKE FLUID, FOR FLEET, DEC.'19 - WATER	12/03/2019	9.55	.00	20-6150 M & R - SYSTEM	0	12/19		
470	PARTS, INC.	203129		24 BOTTLES BRAKE FLUID, FOR FLEET, DEC.'19 - P.I	12/03/2019	4.78	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/19		
470	PARTS, INC.	203129		2 SETS GEAR WRENCHES AND1 SET SCREWDRIVERS, FLEET SHOP, DEC.'19 - ADMIN	12/03/2019	38.99	.00	01-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203129		2 SETS GEAR WRENCHES AND 1 SET SCREWDRIVERS, FLEET SHOP, DEC.'19 - WATER	12/03/2019	15.59	.00	20-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203129		2 SETS GEAR WRENCHES AND 1 SET SCREWDRIVERS, FLEET SHOP, DEC.'19 - SEWER	12/03/2019	15.59	.00	21-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203129		2 SETS GEAR WRENCHES AND 1 SET SCREWDRIVERS, FLEET SHOP, DEC.'19 - P.I	12/03/2019	7.80	.00	25-6175 SMALL TOOLS	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 203129:						125.73	.00					
470	PARTS, INC.	203267	9358	WRENCH FOR OIL FILTERS, B. GILLOGLY, DEC. '19	12/05/2019	20.99	.00	01-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203267	9358	WRENCH FOR OIL FILTERS, B. GILLOGLY, DEC. '19	12/05/2019	8.40	.00	20-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203267	9358	WRENCH FOR OIL FILTERS, B. GILLOGLY, DEC. '19	12/05/2019	8.40	.00	21-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203267	9358	WRENCH FOR OIL FILTERS, B. GILLOGLY, DEC. '19	12/05/2019	4.20	.00	25-6175 SMALL TOOLS	0	12/19		
Total 203267:						41.99	.00					
470	PARTS, INC.	203552	9377	BACKUP CAMERA FOR BUCKET TRUCK 27, B. GILLOGLY, DEC. '19	12/10/2019	73.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19		
470	PARTS, INC.	203552	9377	BACKUP CAMERA FOR BUCKET TRUCK 27, B. GILLOGLY, DEC. '19	12/10/2019	29.40	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19		
470	PARTS, INC.	203552	9377	BACKUP CAMERA FOR BUCKET TRUCK 27, B. GILLOGLY, DEC. '19	12/10/2019	29.40	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19		
470	PARTS, INC.	203552	9377	BACKUP CAMERA FOR BUCKET TRUCK 27, B. GILLOGLY, DEC. '19	12/10/2019	14.70	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/19		
Total 203552:						146.99	.00					
470	PARTS, INC.	203575	9383	1 EA HELICOIL, FLEET SHOP, DEC.'19 - ADMIN	12/10/2019	21.49	.00	01-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203575	9383	1 EA HELICOIL, FLEET SHOP, DEC.'19 - WATER	12/10/2019	8.59	.00	20-6175 SMALL TOOLS	0	12/19		
470	PARTS, INC.	203575	9383	1 EA HELICOIL, FLEET SHOP, DEC.'19 - SEWER	12/10/2019	8.59	.00	21-6175 SMALL TOOLS	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	203575	9383	1 EA HELICOIL, FLEET SHOP, DEC.'19 - P.I	12/10/2019	4.30	.00	25-6175 SMALL TOOLS	0	12/19		
Total 203575:						42.97	.00					
470	PARTS, INC.	203653	9392	EXHAUST FANBELT, S.HOWELL, DEC.'19 - SENIOR CENTER	12/11/2019	15.80	.00	01-6140 MAINT. & REPAIR BUILDING	1001	12/19		
Total 203653:						15.80	.00					
470	PARTS, INC.	203760	9404	HEADLIGHT FOR TRUCK 22, S. HOWELL, DEC. '19 - WATER	12/13/2019	10.79	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/19		
470	PARTS, INC.	203760	9404	HEADLIGHT FOR TRUCK 22, S. HOWELL, DEC. '19 - P.I	12/13/2019	2.70	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/19		
Total 203760:						13.49	.00					
Total PARTS, INC.:						568.12	.00					
PETROLEUM STORAGE TANK FUND												
143	PETROLEUM STORAGE TANK FUND	26529		TANK INSURANCE RENEWAL APPLICATION FEE, ORCHARD REGIONAL LIFT STATION, DEC.'19	12/26/2019	25.00	.00	21-6150 M & R - SYSTEM	0	12/19		
Total 26529:						25.00	.00					
Total PETROLEUM STORAGE TANK FUND:						25.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	X757912	9345	2 EA ELECTRICAL BOXES, GREENBELT LIGHTING, M. MEADE, DEC. '19	12/04/2019	899.75	.00	01-6175 SMALL TOOLS	1004	12/19		
Total X757912:						899.75	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1613	REXEL USA, INC.	X765661		CORDS AND ADAPTERS FOR POWER BOXES, M.MEADE, DEC.'19	12/06/2019	865.66	.00	01-6175 SMALL TOOLS	1004	12/19		
Total X765661:						865.66	.00					
1613	REXEL USA, INC.	X801646	9376	3 EA LED STREET LIGHTS FOR STOCK, S. HOWELL, DEC. '19	12/11/2019	207.57	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	12/19		
Total X801646:						207.57	.00					
1613	REXEL USA, INC.	X805535	9375	WIRING AND ADAPTERS FOR POWER BOXES, M.MEADE, DEC.'19	12/10/2019	304.25	.00	01-6175 SMALL TOOLS	1004	12/19		
Total X805535:						304.25	.00					
1613	REXEL USA, INC.	X825876	9376	LED STREET LIGHTS FOR STOCK, S. HOWELL, DEC. '19	12/12/2019	138.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	12/19		
Total X825876:						138.38	.00					
Total REXEL USA, INC.:						2,415.61	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5008329489		COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 12/1-31/19 - WATER	01/01/2020	40.43	.00	20-6142 MAINT. & REPAIRS-EQUIPMENT	0	12/19		
1734	SHARP ELECTRONICS CORP - LEASE	5008329489		COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 12/1-31/19 - SEWER	01/01/2020	40.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		
1734	SHARP ELECTRONICS CORP - LEASE	5008329489		COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 12/1-31/19 - P.I	01/01/2020	15.40	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 5008329489:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	3877		SECURITY CAMERAS FOR BERNIE FISHER PARK, B.WITHROW, DEC.'19	12/17/2019	2,805.56	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total 3877:						2,805.56	.00					
1823	TECHNOLOGY SOLUTIONS LLC	3878		SECURITY CAMERAS FOR BERNIE FISHER PARK, B.WITHROW, DEC.'19	12/17/2019	1,036.60	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
Total 3878:						1,036.60	.00					
Total TECHNOLOGY SOLUTIONS LLC:						3,842.16	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06421851	9357	9 EA 5-GALLON BOTTLES OF WATER, 1 CASE HOT CHOCOLATE PACKETS, 6 SLEEVES PAPER CUPS, 2 CASES COFFEE, TREATMENT PLANT, DEC.'19 - WATER	12/12/2019	87.74	.00	20-6165 0FFICE SUPPLIES	0	12/19		
992	TREASURE VALLEY COFFEE	2160:06421851		9 EA 5-GALLON BOTTLES OF WATER, 1 CASE HOT CHOCOLATE PACKETS, 6 SLEEVES PAPER CUPS, 2 CASES COFFEE, TREATMENT PLANT, DEC.'19 - SEWER	12/12/2019	87.74	.00	21-6165 OFFICE SUPPLIES	0	12/19		
992	TREASURE VALLEY COFFEE	2160:06421851		9 EA 5-GALLON BOTTLES OF WATER, 1 CASE HOT CHOCOLATE PACKETS, 6 SLEEVES PAPER CUPS, 2 CASES COFFEE, TREATMENT PLANT, DEC.'19 - P.I	12/12/2019	33.42	.00	25-6165 OFFICE SUPPLIES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2160:06421851:						208.90	.00					
992	TREASURE VALLEY COFFEE	2160:06464486	9428	4 EA 5-GALLON WATER BOTTLES, PARKS MAINTENANCE SHOP, DEC. '19	12/20/2019	22.80	.00	01-6165 OFFICE SUPPLIES	1004	12/19		
Total 2160:06464486:						22.80	.00					
992	TREASURE VALLEY COFFEE	2160:06464546	9428	5 EA 5-GALLON WATER BOTTLES, CITY HALL, DEC. '19	12/20/2019	28.50	.00	01-6165 OFFICE SUPPLIES	0	12/19		
Total 2160:06464546:						28.50	.00					
992	TREASURE VALLEY COFFEE	2160:06464560	9428	7 EA 5-GALLON WATER BOTTLES, 4 SLEEVES OF CUPS, PARKS ORCHARD HOUSE, DEC. '19	12/20/2019	58.90	.00	01-6165 OFFICE SUPPLIES	1004	12/19		
Total 2160:06464560:						58.90	.00					
Total TREASURE VALLEY COFFEE:						319.10	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	402619092		COPIER LEASE CONTRACT AND YEARLY CONTRACT FEES, #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540155 & C737M540938, CITY HALL, DEC.'19	12/18/2019	605.71	.00	01-6212 RENT-EQUIPMENT	0	12/19		
Total 402619092:						605.71	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						605.71	.00					
UNION PACIFIC RAILROAD COMPANY												
121	UNION PACIFIC RAILROAD COMPANY	304107398		2020 LAND LEASE, 1/1/20-12/31/20, N BRIDGE AVE TO N LINDER AVE - PARKS	12/01/2019	300.00	.00	01-6211 RENT-BUILDINGS & LAND	1004	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 304107398:						300.00	.00					
Total UNION PACIFIC RAILROAD COMPANY:						300.00	.00					
UNITED OIL												
316	UNITED OIL	381975		1508 GALLONS OF UNLEADED GAS, T. SHAFFER, DEC.'19	12/04/2019	3,698.11	.00	21-6300 FUEL	0	12/19		
Total 381975:						3,698.11	.00					
Total UNITED OIL:						3,698.11	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	083601	9355	4 PAIR NITRILE DIPPED GLOVES, D.CROSSLEY, DEC.'19	12/04/2019	91.23	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/19		
Total 083601:						91.23	.00					
265	USA BLUE BOOK	086009	9369	2 PAIR FULL LENGTH NITRILE GLOVES, D.CROSSLEY, DEC.'19	12/06/2019	51.93	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/19		
Total 086009:						51.93	.00					
Total USA BLUE BOOK:						143.16	.00					
UTILITY REFUND #8												
1998	UTILITY REFUND #8	110250.01		BETTY SMITH, 475 N ORCHARD AVE, UTILITY REFUND	12/29/2019	20.50	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	110250.01		BETTY SMITH, 475 N ORCHARD AVE, UTILITY REFUND	12/29/2019	2.82	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	110250.01		BETTY SMITH, 475 N ORCHARD AVE, UTILITY REFUND	12/29/2019	5.36	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	110250.01		BETTY SMITH, 475 N ORCHARD AVE, UTILITY REFUND	12/29/2019	.34	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 110250.01:						29.02	.00					
1998	UTILITY REFUND #8	111110.03		MARKETPLACE MORTGAGE INC, 645 N LUNA PL, UTILITY REFUND	12/20/2019	22.12	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	111110.03		MARKETPLACE MORTGAGE INC, 645 N LUNA PL, UTILITY REFUND	12/20/2019	28.74	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	111110.03		MARKETPLACE MORTGAGE INC, 645 N LUNA PL, UTILITY REFUND	12/20/2019	22.86	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	111110.03		MARKETPLACE MORTGAGE INC, 645 N LUNA PL, UTILITY REFUND	12/20/2019	5.87	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 111110.03:						79.59	.00					
1998	UTILITY REFUND #8	130990.02		KEVIN GECK, 1582 W RYEGRASS CT, UTILITY REFUND	12/20/2019	41.86	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	130990.02		KEVIN GECK, 1582 W RYEGRASS CT, UTILITY REFUND	12/20/2019	41.13	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	130990.02		KEVIN GECK, 1582 W RYEGRASS CT, UTILITY REFUND	12/20/2019	34.04	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	130990.02		KEVIN GECK, 1582 W RYEGRASS CT, UTILITY REFUND	12/20/2019	1.68	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 130990.02:						118.71	.00					
1998	UTILITY REFUND #8	131350.04		MATTHEW BORDGES, 1212 W WHEAT ST, UTILITY REFUND	12/29/2019	13.79	.00	20-4500 METERED WATER SALES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	131350.04		MATTHEW BORDGES, 1212 W WHEAT ST, UTILITY REFUND	12/29/2019	17.88	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	131350.04		MATTHEW BORDGES, 1212 W WHEAT ST, UTILITY REFUND	12/29/2019	14.39	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	131350.04		MATTHEW BORDGES, 1212 W WHEAT ST, UTILITY REFUND	12/29/2019	8.60	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 131350.04:						54.66	.00					
1998	UTILITY REFUND #8	160500.02		BEN GOFF, 1302 N CHALMERS AVE, UTILITY REFUND	12/29/2019	31.17	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	160500.02		BEN GOFF, 1302 N CHALMERS AVE, UTILITY REFUND	12/29/2019	6.82	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	160500.02		BEN GOFF, 1302 N CHALMERS AVE, UTILITY REFUND	12/29/2019	5.66	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	160500.02		BEN GOFF, 1302 N CHALMERS AVE, UTILITY REFUND	12/29/2019	5.07	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 160500.02:						48.72	.00					
1998	UTILITY REFUND #8	160995.02		PATRICIA GAROFALO, 364 W WHITE WAY, UTILITY REFUND	12/29/2019	10.28	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	160995.02		PATRICIA GAROFALO, 264 W WHITE WAY, UTILITY REFUND	12/29/2019	13.33	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	160995.02		PATRICIA GAROFALO, 364 W WHITE WAY, UTILITY REFUND	12/29/2019	12.85	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	160995.02		PATRICIA GAROFALO, 364 W WHITE WAY, UTILITY REFUND	12/29/2019	7.69	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 160995.02:						44.15	.00					
1998	UTILITY REFUND #8	170470.03		JORDAN KINSMAN, 364 S WAGONTOWN AVE, UTILITY REFUND	12/17/2019	37.88	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	170470.03		JORDAN KINSMAN, 364 S WAGONTOWN AVE, UTILITY REFUND	12/17/2019	34.92	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	170470.03		JORDAN KINSMAN, 364 S WAGONTOWN AVE, UTILITY REFUND	12/17/2019	29.73	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	170470.03		JORDAN KINSMAN, 364 S WAGONTOWN AVE, UTILITY REFUND	12/17/2019	2.29	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 170470.03:						104.82	.00					
1998	UTILITY REFUND #8	181590.02		JOHNNY K HILL, 1482 W CASTRO DR, UTILITY REFUND	12/20/2019	42.96	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	181590.02		JOHNNY K HILL, 1482 W CASTRO DR, UTILITY REFUND	12/20/2019	43.83	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	181590.02		JOHNNY K HILL, 1482 W CASTRO DR, UTILITY REFUND	12/20/2019	34.17	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	181590.02		JOHNNY K HILL, 1482 W CASTRO DR, UTILITY REFUND	12/20/2019	3.26	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 181590.02:						124.22	.00					
1998	UTILITY REFUND #8	183530.02A		PARKERVILLE LLC, 1899 N PINGO AVE, UTILITY REFUND	12/20/2019	81.18	.00	20-4500 METERED WATER SALES	0	12/19		
Total 183530.02A:						81.18	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	190335.03		JOHN NIELSEN, 288 W BUCK CT, UTILITY REFUND	12/29/2019	14.16	.00	20-4500 METERED WATER SALES	0	12/19		
Total 190335.03:						14.16	.00					
1998	UTILITY REFUND #8	201985.02		MATTHEW L GORDON, 530 E CHAPPAROSA DR, UTILITY REFUND	12/13/2019	27.09	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	201985.02		MATTHEW L GORDON, 530 E CHAPPAROSA DR, UTILITY REFUND	12/13/2019	29.28	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	201985.02		MATTHEW L GORDON, 530 E CHAPPAROSA DR, UTILITY REFUND	12/13/2019	22.64	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	201985.02		MATTHEW L GORDON, 530 E CHAPPAROSA DR, UTILITY REFUND	12/13/2019	.53	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 201985.02:						79.54	.00					
1998	UTILITY REFUND #8	20340.02		KAREN PUGH, 669 E 4TH ST, UTILITY REFUND	12/31/2019	49.55	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	20340.02		KAREN PUGH, 669 E 4TH ST, UTILITY REFUND	12/31/2019	3.59	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	20340.02		KAREN PUGH, 669 E 4TH ST, UTILITY REFUND	12/31/2019	3.57	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
Total 20340.02:						56.71	.00					
1998	UTILITY REFUND #8	250790.02A		ALEX D RODRIGUEZ, 354 W STEPH ST, UTILITY REFUND	12/20/2019	61.10	.00	20-4500 METERED WATER SALES	0	12/19		
Total 250790.02A:						61.10	.00					
1998	UTILITY REFUND #8	253020.02		TAUSHA SARAULT, 1086 S PENCIL AVE, UTILITY REFUND	12/29/2019	49.49	.00	20-4500 METERED WATER SALES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	253020.02		TAUSHA SARAULT, 1086 S PENCIL AVE, UTILITY REFUND	12/29/2019	27.96	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	253020.02		TAUSHA SARAULT, 1086 S PENCIL AVE, UTILITY REFUND	12/29/2019	21.12	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	253020.02		TAUSHA SARAULT, 1086 S PENCIL AVE, UTILITY REFUND	12/29/2019	.75	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 253020.02:						99.32	.00					
1998	UTILITY REFUND #8	260450.02		MARK BENJAMIN, 1781 N FIREBRICK DR, UTILITY REFUND	12/29/2019	86.69	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	260450.02		MARK BENJAMIN, 1781 N FIREBRICK DR, UTILITY REFUND	12/29/2019	54.59	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	260450.02		MARK BENJAMIN, 1781 N FIREBRICK DR, UTILITY REFUND	12/29/2019	41.73	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
Total 260450.02:						183.01	.00					
1998	UTILITY REFUND #8	261075.02		WHITNEY M HARRISON, 2724 W MARIBIN DR, UTILITY REFUND	12/29/2019	15.66	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	261075.02		WHITNEY M HARRISON, 2724 W MARIBIN DR, UTILITY REFUND	12/29/2019	17.31	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	261075.02		WHITNEY M HARRISON, 2724 W MARIBIN DR, UTILITY REFUND	12/29/2019	15.43	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	261075.02		WHITNEY M HARRISON, 2724 W MARIBIN DR, UTILITY REFUND	12/29/2019	8.72	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 261075.02:						57.12	.00					
1998	UTILITY REFUND #8	264315.02		KYLE BAXTER, 1875 N ROSEDUST DR, UTILITY REFUND	12/27/2019	10.91	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	264315.02		KYLE BAXTER, 1875 N ROSEDUST DR, UTILITY REFUND	12/27/2019	10.65	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	264315.02		KYLE BAXTER, 1875 N ROSEDUST DR, UTILITY REFUND	12/27/2019	8.57	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	264315.02		KYLE BAXTER, 1875 N ROSEDUST DR, UTILITY REFUND	12/27/2019	.45	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 264315.02:						30.58	.00					
1998	UTILITY REFUND #8	264555.02		CHAD A NEAL, 2029 N MAUVE AVE, UTILITY REFUND	12/20/2019	36.88	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	264555.02		CHAD A NEAL, 2029 N MAUVE AVE, UTILITY REFUND	12/20/2019	42.37	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	264555.02		CHAD A NEAL, 2029 N MAUVE AVE, UTILITY REFUND	12/20/2019	37.07	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	264555.02		CHAD A NEAL, 2029 N MAUVE AVE, UTILITY REFUND	12/20/2019	.93	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 264555.02:						117.25	.00					
1998	UTILITY REFUND #8	264745.02		DEREK OPPEDAL, 2153 N VAN DYKE AVE, UTILITY REFUND	12/17/2019	17.00	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	264745.02		DEREK OPPEDAL, 2153 N VAN DYKE AVE, UTILITY REFUND	12/17/2019	16.03	.00	21-4600 SEWER USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	264745.02		DEREK OPPEDAL, 2153 N VAN DYKE AVE, UTILITY REFUND	12/17/2019	13.76	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
Total 264745.02:						46.79	.00					
1998	UTILITY REFUND #8	268317.00		CBH HOMES, 2501 W QUILCEDA ST, UTILITY REFUND	12/13/2019	37.88	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	268317.00		CBH HOMES, 2501 W QUILCEDA ST, UTILITY REFUND	12/13/2019	11.47	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	268317.00		CBH HOMES, 2501 W QUILCEDA ST, UTILITY REFUND	12/13/2019	2.29	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 268317.00:						51.64	.00					
1998	UTILITY REFUND #8	268318.00		CBH HOMES, 1614 N BISQUE AVE, UTILITY REFUND	12/20/2019	57.74	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	268318.00		CBH HOMES, 1614 N BISQUE AVE, UTILITY REFUND	12/20/2019	22.08	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	268318.00		CBH HOMES, 1614 N BISQUE AVE, UTILITY REFUND	12/20/2019	4.81	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 268318.00:						84.63	.00					
1998	UTILITY REFUND #8	268319.00		CBH HOMES, 1628 N BISQUE AVE, UTILITY REFUND	12/20/2019	52.33	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	268319.00		CBH HOMES, 1628 N BISQUE AVE, UTILITY REFUND	12/20/2019	22.42	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	268319.00		CBH HOMES, 1628 N BISQUE AVE, UTILITY REFUND	12/20/2019	4.97	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 268319.00:						79.72	.00					
1998	UTILITY REFUND #8	274300.05		JOHN L HOYT, 391 W HORSECHESTNUT WAY, UTILITY REFUND	12/27/2019	6.79	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	274300.05		JOHN L HOYT, 391 W HORSECHESTNUT WAY, UTILITY REFUND	12/27/2019	3.56	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	274300.05		JOHN L HOYT, 391 W HORSECHESTNUT WAY, UTILITY REFUND	12/27/2019	2.87	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	274300.05		JOHN L HOYT, 391 W HORSECHESTNUT WAY, UTILITY REFUND	12/27/2019	5.57	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 274300.05:						18.79	.00					
1998	UTILITY REFUND #8	274400.02		JOYCE C EPPERSON, 618 W TREEHOUSE WAY, UTILITY REFUND	12/13/2019	33.80	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	274400.02		JOYCE C EPPERSON, 618 W TREEHOUSE WAY, UTILITY REFUND	12/13/2019	38.52	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	274400.02		JOYCE C EPPERSON, 618 W TREEHOUSE WAY, UTILITY REFUND	12/13/2019	22.95	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	274400.02		JOYCE C EPPERSON, 618 W TREEHOUSE WAY, UTILITY REFUND	12/13/2019	.70	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 274400.02:						95.97	.00					
1998	UTILITY REFUND #8	277124.01		CBH HOMES, 2639 N TUMBLER PL, UTILITY REFUND	12/27/2019	49.87	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277124.01		CBH HOMES, 2639 N TUMBLER PL, UTILITY REFUND	12/27/2019	33.95	.00	21-4600 SEWER USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	277124.01		CBH HOMES, 2639 N TUMBLER PL, UTILITY REFUND	12/27/2019	5.50	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277124.01:						89.32	.00					
1998	UTILITY REFUND #8	277133.01		CBH HOMES, 2566 N TUMBLER PL, UTILITY REFUND	12/13/2019	12.46	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277133.01		CBH HOMES, 2566 N TUMBLER PL, UTILITY REFUND	12/13/2019	8.15	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	277133.01		CBH HOMES, 2566 N TUMBLER PL, UTILITY REFUND	12/13/2019	1.44	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277133.01:						22.05	.00					
1998	UTILITY REFUND #8	277135.01		CBH HOMES, 2614 N TUMBLER PL, UTILITY REFUND	12/29/2019	43.01	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277135.01		CBH HOMES, 2614 N TUMBLER PL, UTILITY REFUND	12/29/2019	7.05	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	277135.01		CBH HOMES, 2614 N TUMBLER PL, UTILITY REFUND	12/29/2019	3.14	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277135.01:						53.20	.00					
1998	UTILITY REFUND #8	277136.01		CBH HOMES, 2638 N TUMBLER PL, UTILITY REFUND	12/29/2019	73.87	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277136.01		CBH HOMES, 2638 N TUMBLER PL, UTILITY REFUND	12/29/2019	20.42	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	277136.01		CBH HOMES, 2638 N TUMBLER PL, UTILITY REFUND	12/29/2019	4.37	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277136.01:						98.66	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	277137.01		CBH HOMES, 662 W QUAKING ASPEN DR, UTILITY REFUND	12/27/2019	55.24	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277137.01		CBH HOMES, 662 W QUAKING ASPEN DR, UTILITY REFUND	12/27/2019	23.86	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	277137.01		CBH HOMES, 662 W QUAKING ASPEN DR, UTILITY REFUND	12/27/2019	5.55	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277137.01:						84.65	.00					
1998	UTILITY REFUND #8	277437.01		CBH HOMES, 2300 N SPIKE AVE, UTILITY REFUND	12/13/2019	1.36	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277437.01		CBH HOMES, 2300 N SPIKE AVE, UTILITY REFUND	12/13/2019	3.40	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	277437.01		CBH HOMES, 2300 N SPIKE AVE, UTILITY REFUND	12/13/2019	.41	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277437.01:						5.17	.00					
1998	UTILITY REFUND #8	277438.01		CBH HOMES, 2282 N SPIKE AVE, UTILITY REFUND	12/13/2019	33.21	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	277438.01		CBH HOMES, 2282 N SPIKE AVE, UTILITY REFUND	12/13/2019	27.85	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	277438.01		CBH HOMES, 2282 N SPIKE AVE, UTILITY REFUND	12/13/2019	3.07	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 277438.01:						64.13	.00					
1998	UTILITY REFUND #8	280055.02		RICHARD D ADAMS, 1930 N AZURITE DR, UTILITY REFUND	12/20/2019	35.11	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	280055.02		RICHARD D ADAMS, 1930 N AZURITE DR, UTILITY REFUND	12/20/2019	39.55	.00	21-4600 SEWER USER FEES	0	12/19		

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1998	UTILITY REFUND #8	280055.02		RICHARD D ADAMS, 1930 N AZURITE DR, UTILITY REFUND	12/20/2019	30.28	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	280055.02		RICHARD D ADAMS, 1930 N AZURITE DR, UTILITY REFUND	12/20/2019	1.08	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 280055.02:						106.02	.00					
1998	UTILITY REFUND #8	280545.01A		SUNRISE HOMES, 2161 N FIRE OPAL AVE, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 280545.01A:						59.21	.00					
1998	UTILITY REFUND #8	291059.00A		CBH HOMES, 6819 S MEMORY WAY, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 291059.00A:						59.21	.00					
1998	UTILITY REFUND #8	291074.00A		CBH HOMES, 6825 S ALLEGIANCE AVE, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 291074.00A:						59.21	.00					
1998	UTILITY REFUND #8	292002.00		CBH HOMES, 8849 S BARATHEON AVE, UTILITY REFUND	12/27/2019	41.37	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	292002.00		CBH HOMES, 8849 S BARATHEON AVE, UTILITY REFUND	12/27/2019	27.42	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	292002.00		CBH HOMES, 8849 S BARATHEON AVE, UTILITY REFUND	12/27/2019	4.70	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 292002.00:						73.49	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	292020.00		CBH HOMES, 2670 W PEAR APPLE ST, UTILITY REFUND	12/29/2019	27.41	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	292020.00		CBH HOMES, 2670 W PEAR APPLE ST, UTILITY REFUND	12/29/2019	-3.73	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	292020.00		CBH HOMES, 2670 W PEAR APPLE ST, UTILITY REFUND	12/29/2019	1.76	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 292020.00:						25.44	.00					
1998	UTILITY REFUND #8	292035.00		CBH HOMES, 8652 S BARATHEON AVE, UTILITY REFUND	12/20/2019	30.71	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	292035.00		CBH HOMES, 8652 S BARATHEON AVE, UTILITY REFUND	12/20/2019	39.88	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	292035.00		CBH HOMES, 8652 S BARATHEON AVE, UTILITY REFUND	12/20/2019	14.03	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 292035.00:						84.62	.00					
1998	UTILITY REFUND #8	292040.00		CBH HOMES, 2693 W RICKON ST, UTILITY REFUND	12/29/2019	45.82	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	292040.00		CBH HOMES, 2693 W RICKON ST, UTILITY REFUND	12/29/2019	-11.84	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	292040.00		CBH HOMES, 2693 W RICKON ST, UTILITY REFUND	12/29/2019	.83	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 292040.00:						34.81	.00					
1998	UTILITY REFUND #8	302134.01		STACY CONSTRUCTION INC, 1094 E ANDES DR, UTILITY REFUND	12/20/2019	49.02	.00	20-4500 METERED WATER SALES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	302134.01		STACY CONSTRUCTION INC, 1094 E ANDES DR, UTILITY REFUND	12/20/2019	29.52	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	302134.01		STACY CONSTRUCTION INC, 1094 E ANDES DR, UTILITY REFUND	12/20/2019	6.09	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 302134.01:						84.63	.00					
1998	UTILITY REFUND #8	302142.01A		RIVERWOOD HOMES, 966 E ANDES DR, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 302142.01A:						59.21	.00					
1998	UTILITY REFUND #8	302150.01		SCHROEDER ENTERPRISES, 806 E ANDES DR, UTILITY REFUND	12/27/2019	31.81	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	302150.01		SCHROEDER ENTERPRISES, 806 E ANDES DR, UTILITY REFUND	12/27/2019	12.04	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	302150.01		SCHROEDER ENTERPRISES, 806 E ANDES DR, UTILITY REFUND	12/27/2019	3.41	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 302150.01:						47.26	.00					
1998	UTILITY REFUND #8	302206.00A		RIVERWOOD HOMES, 425 E FOX BAY ST, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 302206.00A:						59.21	.00					
1998	UTILITY REFUND #8	302227.00		EAGLEWOOD HOMES, 521 E ANDES DR, UTILITY REFUND	12/13/2019	47.37	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	302227.00		EAGLEWOOD HOMES, 521 E ANDES DR, UTILITY REFUND	12/13/2019	31.97	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	302227.00		EAGLEWOOD HOMES, 521 E ANDES DR, UTILITY REFUND	12/13/2019	5.28	.00	25-4700 PRESS. IRRIGATI0N USER				

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
								FEES	0	12/19		
Total 302227.00:						84.62	.00					
1998	UTILITY REFUND #8	302234.00		STYLISH HOMES LLC, 9087 S PALENA AVE, UTILITY REFUND	12/20/2019	47.05	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	302234.00		STYLISH HOMES LLC, 9087 S PALENA AVE, UTILITY REFUND	12/20/2019	34.35	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	302234.00		STYLISH HOMES LLC, 9087 S PALENA AVE, UTILITY REFUND	12/20/2019	4.78	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 302234.00:						86.18	.00					
1998	UTILITY REFUND #8	302238.00		BALT LLC, 400 E PASCUA DR, UTILITY REFUND	12/13/2019	39.84	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	302238.00		BALT LLC, 400 E PASCUA DR, UTILITY REFUND	12/13/2019	36.77	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	302238.00		BALT LLC, 400 E PASCUA DR, UTILITY REFUND	12/13/2019	8.01	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 302238.00:						84.62	.00					
1998	UTILITY REFUND #8	302249.00		FLAHERTY HOMES, 540 E ANDES DR, UTILITY REFUND	12/13/2019	45.79	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	302249.00		FLAHERTY HOMES, 540 E ANDES DR, UTILITY REFUND	12/13/2019	34.35	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	302249.00		FLAHERTY HOMES, 540 E ANDES DR, UTILITY REFUND	12/13/2019	4.48	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 302249.00:						84.62	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	303286.00		HUBBLE HOMES, 1073 E BRUSH CREEK ST, UTILITY REFUND	12/17/2019	54.96	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	303286.00		HUBBLE HOMES, 1073 E BRUSH CREEK ST, UTILITY REFUND	12/17/2019	14.97	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	303286.00		HUBBLE HOMES, 1073 E BRUSH CREEK ST, UTILITY REFUND	12/17/2019	3.53	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 303286.00:						73.46	.00					
1998	UTILITY REFUND #8	310019.02		ROBERT LOVATO JR, 9522 S SARATOV WAY, UTILITY REFUND	12/13/2019	43.72	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	310019.02		ROBERT LOVATO JR, 9522 S SARATOV WAY, UTILITY REFUND	12/13/2019	42.19	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	310019.02		ROBERT LOVATO JR, 9522 S SARATOV WAY, UTILITY REFUND	12/13/2019	2.65	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	310019.02		ROBERT LOVATO JR, 9522 S SARATOV WAY, UTILITY REFUND	12/13/2019	2.49	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 310019.02:						91.05	.00					
1998	UTILITY REFUND #8	310325.02		DANAE L VAN METER, 1062 W SELDOVIA DR, UTILITY REFUND	12/27/2019	27.79	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	310325.02		DANAE L VAN METER, 1062 W SELDOVIA DR, UTILITY REFUND	12/27/2019	30.49	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	310325.02		DANAE L VAN METER, 1062 W SELDOVIA DR, UTILITY REFUND	12/27/2019	26.69	.00	26-4975 SOLID WASTE USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	310325.02		DANAE L VAN METER, 1062 W SELDOVIA DR, UTILITY REFUND	12/27/2019	11.08	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 310325.02:						96.05	.00					
1998	UTILITY REFUND #8	320042.00		HAYDEN HOMES, 1307 N ANTELOPE FLAT AVE, UTILITY REFUND	12/20/2019	30.11	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	320042.00		HAYDEN HOMES, 1307 N ANTELOPE FLAT AVE, UTILITY REFUND	12/20/2019	39.12	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	320042.00		HAYDEN HOMES, 1307 N ANTELOPE FLAT AVE, UTILITY REFUND	12/20/2019	13.83	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 320042.00:						83.06	.00					
1998	UTILITY REFUND #8	320044.00A		HAYDEN HOMES, 1846 E MESA FALLS ST, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 320044.00A:						59.21	.00					
1998	UTILITY REFUND #8	320053.00		HAYDEN HOMES, 1282 N WARM RIVER AVE, UTILITY REFUND	12/13/2019	27.16	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	320053.00		HAYDEN HOMES, 1282 N WARM RIVER AVE, UTILITY REFUND	12/13/2019	35.27	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	320053.00		HAYDEN HOMES, 1282 N WARM RIVER AVE, UTILITY REFUND	12/13/2019	11.03	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 320053.00:						73.46	.00					
1998	UTILITY REFUND #8	320054.00A		HAYDEN HOMES, 1264 N WARM RIVER AVE, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 320054.00A:						59.21	.00					
1998	UTILITY REFUND #8	320094.00A		HAYDEN HOMES, 1879 E MESA FALLS ST, UTILITY REFUND	12/20/2019	59.21	.00	20-4500 METERED WATER SALES	0	12/19		
Total 320094.00A:						59.21	.00					
1998	UTILITY REFUND #8	320097.00		HAYDEN HOMES, 1831 E MESA FALLS ST, UTILITY REFUND	12/13/2019	26.94	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	320097.00		HAYDEN HOMES, 1831 E MESA FALLS ST, UTILITY REFUND	12/13/2019	34.97	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	320097.00		HAYDEN HOMES, 1831 E MESA FALLS ST, UTILITY REFUND	12/13/2019	11.66	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 320097.00:						73.57	.00					
1998	UTILITY REFUND #8	32090.01		JOHN F HENRY, 1025 W ASHWOOD CT, UTILITY REFUND	12/27/2019	52.75	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	32090.01		JOHN F HENRY, 1025 W ASHWOOD CT, UTILITY REFUND	12/27/2019	46.61	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	32090.01		JOHN F HENRY, 1025 W ASHWOOD CT, UTILITY REFUND	12/27/2019	35.58	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	32090.01		JOHN F HENRY, 1025 W ASHWOOD CT, UTILITY REFUND	12/27/2019	1.27	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 32090.01:						136.21	.00					
1998	UTILITY REFUND #8	330028.00		TOLL BROS, 953 E TROPHY ST, UTILITY REFUND	12/29/2019	72.13	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	330028.00		TOLL BROS, 953 E TROPHY ST, UTILITY REFUND	12/29/2019	29.60	.00	21-4600 SEWER USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1998	UTILITY REFUND #8	330028.00		TOLL BROS, 953 E TROPHY ST, UTILITY REFUND	12/29/2019	6.63	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 330028.00:						108.36	.00					
1998	UTILITY REFUND #8	330171.00		TOLL BROS INC, 1725 N GREENVILLE AVE, UTILITY REFUND	12/29/2019	71.39	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	330171.00		TOLL BROS INC, 1725 N GREENVILLE AVE, UTILITY REFUND	12/29/2019	28.89	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	330171.00		TOLL BROS INC, 1725 N GREENVILLE AVE, UTILITY REFUND	12/29/2019	6.52	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 330171.00:						106.80	.00					
1998	UTILITY REFUND #8	330184.00		TOLL BROS, 996 E BAY OWL DR, UTILITY REFUND	12/27/2019	95.56	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	330184.00		TOLL BROS, 996 E BAY OWL DR, UTILITY REFUND	12/27/2019	57.67	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	330184.00		TOLL BROS, 996 E BAY OWL DR, UTILITY REFUND	12/27/2019	12.54	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 330184.00:						165.77	.00					
1998	UTILITY REFUND #8	330190.00		TOLL BROS, 1700 N GREENVILLE AVE, UTILITY REFUND	12/29/2019	77.18	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	330190.00		TOLL BROS, 1700 N GREENVILLE AVE, UTILITY REFUND	12/29/2019	9.98	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	330190.00		TOLL BROS, 1700 N GREENVILLE AVE, UTILITY REFUND	12/29/2019	4.10	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 330190.00:						91.26	.00					
1998	UTILITY REFUND #8	340059.01		CBH HOMES, 1449 W CROOKED RIVER DR, UTILITY REFUND	12/20/2019	11.11	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	340059.01		CBH HOMES, 1449 W CROOKED RIVER DR, UTILITY REFUND	12/20/2019	3.75	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
1998	UTILITY REFUND #8	340059.01		CBH HOMES, 1449 W CROOKED RIVER DR, UTILITY REFUND	12/20/2019	52.38	.00	20-4500 METERED WATER SALES	0	12/19		
Total 340059.01:						67.24	.00					
1998	UTILITY REFUND #8	90090.04		JENNIFER JENSEN, 1002 N STRIKE WAY, UTILITY REFUND	12/13/2019	26.17	.00	20-4500 METERED WATER SALES	0	12/19		
1998	UTILITY REFUND #8	90090.04		JENNIFER JENSEN, 1002 N STRIKE WAY, UTILITY REFUND	12/13/2019	31.02	.00	21-4600 SEWER USER FEES	0	12/19		
1998	UTILITY REFUND #8	90090.04		JENNIFER JENSEN, 1002 N STRIKE WAY, UTILITY REFUND	12/13/2019	27.85	.00	26-4975 SOLID WASTE USER FEES	0	12/19		
1998	UTILITY REFUND #8	90090.04		JENNIFER JENSEN, 1002 N STRIKE WAY, UTILITY REFUND	12/13/2019	.51	.00	25-4700 PRESS. IRRIGATI0N USER FEES	0	12/19		
Total 90090.04:						85.55	.00					
Total UTILITY REFUND #8:						4,700.41	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0465210		RECORDS DESTRUCTION, 11/1 -30/19 - ADMIN	12/01/2019	6.25	6.25	01-6052 CONTRACT SERVICES	0	12/19	12/13/2019	
1633	WESTERN RECORDS DESTRUCTION, INC.	0465210		RECORDS DESTRUCTION, 11/1 -30/19 - WATER	12/01/2019	8.25	8.25	20-6052 CONTRACT SERVICES	0	12/19	12/13/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1633	WESTERN RECORDS DESTRUCTION, INC.	0465210		RECORDS DESTRUCTION, 11/1 -30/19 - SEWER	12/01/2019	8.25	8.25	21-6052 C0NTRACT SERVICES	0	12/19	12/13/2019	
1633	WESTERN RECORDS DESTRUCTION, INC.	0465210		RECORDS DESTRUCTION, 11/1 -30/19 - P.I	12/01/2019	2.25	2.25	25-6052 C0NTRACT SERVICES	0	12/19	12/13/2019	
	Total 0465210:					25.00	25.00					
	Total WESTERN RECORDS DESTRUCTION, INC.:					25.00	25.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	192392		10 BOXES NITRILE DISPOSABLE GLOVES, DEC.'19	12/16/2019	108.72	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	12/19		
	Total 192392:					108.72	.00					
	Total WESTERN STATES CHEM:					108.72	.00					
ZAMZOWS												
66	ZAMZOWS	394071882		9 BALES OF STRAW FOR THE FLOAT, J.MORFIN, DEC.'19	12/11/2019	89.91	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/19		
	Total 394071882:					89.91	.00					
	Total ZAMZOWS:					89.91	.00					
	Grand Totals:					288,425.56	163,651.04					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

RESOLUTION NO. R95-2019
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PERPETUAL CITY OF KUNA WATER MAIN EASEMENT AGREEMENT WITH BLACK CREEK LIMITED PARTNERSHIP; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The PERPETUAL CITY OF KUNA WATER MAIN EASEMENT AGREEMENT from BLACK CREEK LIMITED PARTNERSHIP, attached hereto as EXHIBIT A is hereby approved by the City of Kuna, Idaho as the beneficiary of said easement.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

Recording Requested By and
When Recorded Return to:

The M3 Companies
4222 E. Camelback Road #H1000
Phoenix, AZ 85015

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

WATER MAIN EASEMENT

THIS PERPETUAL CITY OF KUNA WATER MAIN EASEMENT (this "**Agreement**"), by and between BLACK CREEK LIMITED PARTNERSHIP, an Idaho Limited Partnership ("**Grantor**"), and the CITY OF KUNA, IDAHO, an Idaho municipal corporation whose address is P.O. Box 13, Kuna, Idaho 83634 ("**Grantee**").

(Wherever used herein, the term "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors, and assigns.)

WITNESSETH

Grantor, owner of the property as more particularly described on **EXHIBIT A**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors, contractors, agents, and assigns a Perpetual Easement for Access, Construction, Maintenance, Operation and Replacement of City of Kuna, Idaho municipal utilities, including water lines as more particularly depicted in **EXHIBIT B** (the "**Easement Premises**"), attached hereto and incorporated herein by reference.

This perpetual easement is made subject to the following conditions:

1. The easement described above is hereby reserved for the utility purposes herein set forth and no structures other than those for utility purposes are to be erected within the limits of said easement.

2. The CITY OF KUNA, or its assigns, shall have the right at any time to access said improvements to perform any necessary maintenance, repair or replacement, and to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utilities.

3. In exercising the rights granted herein, the CITY OF KUNA, or its assigns, will not unreasonably interfere with the normal use of the Easement Premises and will, at its sole cost and expense and with due diligence, restore the Easement Premises to its original or better condition following any use of the Easement Premises either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

4. This easement shall terminate upon the dedication of the Easement Premises as a deeded or dedicated public road right-of-way capable providing similar or better access to the public utility improvements and acceptable to Grantee.

There shall also be granted a temporary construction easement as follows:

1. Grantor hereby provides to Grantee and its authorized agents a license on, over, under, across, and through that certain area that is twenty-five feet (25') from the edge of the Easement Premises for all purposes reasonably necessary in connection with the initial construction of the above-described associated facilities. The license provided by this paragraph shall terminate upon completion of the initial construction of the associated facilities.

The following provisions shall be generally applicable to this Agreement:

1. Together with the right of ingress and egress on the Easement Premises for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

2. The undersigned hereby covenants and warrants that Grantor owns the said land described herein and the undersigned, as or on behalf of Grantor, has the right to grant this perpetual easement.

3. All provisions of this Agreement, including the benefits and burdens hereof, run with the land and are binding upon and inure to the benefit of the parties, and the respective heirs, assigns, successors, and personal representatives of the parties.

4. The provisions of this Agreement are not intended to create, nor shall they be in any way interpreted or construed to create, a joint venture, partnership or any similar relationship between the parties.

5. Any and all notices , demands, requests, and other communications required to be given hereunder by either of the parties hereto shall be in writing and be deemed properly served or delivered, if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, or upon the sending of a facsimile, followed by a copy sent by U.S. mail as provided herein, or one (1) day after deposit with a nationally recognized air carrier providing next day delivery, addressed as follows:

TO GRANTOR: _____
_____
_____
_____

TO GRANTEE: _____
_____
_____
_____

6. This Agreement shall be construed and enforced in accordance with the laws of the State of Idaho.

7. This Agreement may be executed in counterparts, each part being considered to be executed on the day and year first above written.

IN WITNESS WHEREOF, the parties, having been duly authorized, have hereunto caused this Agreement to be executed on the day and year first above written.

GRANTOR:

BLACK CREEK LIMITED PARTNERSHIP, an Idaho Limited Partnership

By: BLACK CREEK LIMITED PARTNERSHIP, an Idaho Limited Partnership
Its: General Partners

By: Thomas T Nicholson
Thomas T. Nicholson, General Partner

By: Scott R. Nicholson
Scott R. Nicholson, General Partner

GRANTEE:

CITY OF KUNA, IDAHO,
an Idaho municipal corporation

By: _____
Name: _____
Its: _____

Attest:

By: _____
Name: _____
Its: _____

[*notary acknowledgments on following page*]

STATE OF IDAHO)
) ss.
County of _____)

On this ____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ of the CITY OF KUNA, IDAHO, the Idaho municipal corporation that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public
Residing at _____
My commission expires: _____

STATE OF IDAHO)
) ss.
County of Ada)

On this 2 day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be a General Partner of Black Creek Limited Partnership, the Idaho limited partnership that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited partnership, and acknowledged to me that such limited partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

STEVE ARNOLD Comm Exp. Feb. 17, 2021 NOTARY PUBLIC Comm No. 40917 STATE OF IDAHO

_____
Notary Public
Residing at Boise
My commission expires: 2/17/21

STATE OF IDAHO)
) ss.
County of Ada)

On this 2 day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott R. Nicholson, known or identified to me to be a General Partner of Black Creek Limited Partnership, the Idaho limited partnership that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited partnership, and acknowledged to me that such limited partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

STEVE ARNOLD
My Comm Exp. Feb. 17, 2021
NOTARY PUBLIC
Comm No. 40017
STATE OF IDAHO

Notary Public
Residing at Boise
My commission expires: 2/17/24

EXHIBIT "A"
1 of 4

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 VICTORIA BAILEY
THOMAS NICHOLSON

2015-103419
11/10/2015 01:50 PM
AMOUNT:$19.00

00164268201501034190040048

WARRANTY DEED

TFI LIMITED PARTNERSHIP, Grantor, does hereby convey, grant and warrant to BLACK CREEK LIMITED PARTNERSHIP, an Idaho Limited Partnership, Grantee, whose current address is P.O. Box 690, Meridian, ID 83680-0690, all of the real property described in Exhibit A and B attached hereto, together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments, appurtenances, reversions, and remainders appurtenant thereto.

SUBJECT, HOWEVER, to the following:

1. All easements and rights-of-way appearing on record or on the premises.
2. Mineral reservations appearing of record.
3. Covenants, restrictions and zoning regulations as appear of record or by use upon the premises.
4. Current real property taxes, irrigation assessments or other governmental assessments or charges.

SUBJECT TO taxes and assessments for the year 2015 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantors covenant to the Grantee that they are the owners of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors has executed this instrument on this 9th day of November, 2015.

Thomas T. Nicholson, General Partner

Scott R. Nicholson, General Partner

STATE OF IDAHO)
) ss
COUNTY OF ADA)

On this 9th day of November, 2015, before me, Linda Boots, a Notary Public, personally appeared THOMAS T. NICHOLSON and SCOTT R. NICHOLSON, General Partners, known or identified to me to be be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

LINDA BOOTS NOTARY PUBLIC STATE OF IDAHO

Linda Boots, Notary Public for Idaho
My Commission expires 5/31/19
Residing in Boise, ID

EXHIBIT "A"
2 of 4

EXHIBIT A

Lots 1, 3, 5, and 7 in Block 15 of the Amended Plat of a part of the Avalon Orchard Tracts, according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho.

EXCEPT that portion of said Lot 7 conveyed to the State of Idaho by deed recorded under Instrument No. 97051060.

All of Block 6 of the Amended Plat of a part of the Avalon Orchard Tracts according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho, North and West of Teed Lateral.

EXCEPTING THEREFROM the following described parcel of land:

The Northeastern portion of Lot 1 in Block 6 of Avalon Orchard Tract, lying in the NW4NW4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, between the North boundary of Lot 1 and the Teed Sublateral, more particularly described as follows:

Beginning at a point 25 feet South of the Northwest Corner of Section 30, Township 2 North, Range 1 East, Boise Meridian;
Thence East parallel to the Northern boundary of Section 30 Lot 1 in Block 6, 1037.6 feet to the REAL POINT OF BEGINNING;
Thence continuing East 151.6 feet to the Eastern boundary of Lot 1 in Block 6;
Thence South 201.5 feet along the Eastern boundary of Lot 1 in Block 6 to the Teed Sublateral;
Thence Westerly South 58°20' West 185 feet following the Teed Sublateral;
Thence North 297.5 feet to the REAL POINT OF BEGINNING.

AND EXCEPT that portion of said Block 6 conveyed to the State of Idaho by deed recorded under Instrument No. 97051068.

All of Block 9 of the Amended Plat of a part of the Avalon Orchard Tracts, according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho, North and East of Teed Lateral.

EXCEPT that portion conveyed to the State of Idaho by deed recorded under Instrument No. 97051061.

Lot 4, South of Teed Lateral, Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT those portions conveyed to the State of Idaho by deed recorded under Instrument No's. 97051063 and 97051064.

The SE4SE4 Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho

EXCEPT right-of-way for Kuna Road.

AND EXCEPT that portion conveyed to the State of Idaho by deeds recorded under Instrument No. 97051066.

EXHIBIT "A"
3 of 4

EXHIBIT B

A parcel of land being a portion of the southeast 1/4 of the southeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian and the southwest 1/4 of the southwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows to with:

Commence at the brass cap marking the southeast corner of said Section 24, Township 2 North, Range 1 West, Boise Meridian;

thence N 0°04'05" E a distance of 34.69 feet to the Northeasterly Right-of-Way of Kuna Mora Road, according to Federal Aid Project No. STR-3782(600), said point being a 5/8" rebar with an orange plastic cap marked "ITD" on a non-tangent curve and the POINT OF BEGINNING;

thence along a curve to the right, coincident with said Northeasterly Right-of-Way of Kuna Mora Road, a distance of 147.18 feet, having a radius of 202.80 feet, a chord bearing of N 60° 16'10" W a distance of 143.98 feet, and a central angle of 41°34'59" to the intersection of the Northwest Right-of-Way of the original SH-69, according to Federal Aid Project No. S356(1) and the Northeasterly Right-of-Way of Kuna Mora Road, according to Federal Aid Project No. STR-3782(600) said point being a 5/8" rebar with an orange plastic cap marked "ITD" on a non-tangent curve;

thence along a curve to the left, coincident with the said Northwest Right-of-Way of the original SH-69, a distance of 229.35 feet, having a radius of 268.61 feet, a chord bearing of N 24°31'44" E a distance of 222.44 feet, and a central angle of 48°55'19" to a 5/8" rebar with an orange plastic cap marked "ITD";

thence N 0°04'05" E, coincident with the said Northwesterly Right-of-Way of the original SH-69, a distance of 104.87 feet to a Right-of-Way monument, said monument being 74.00' right of station 63+48.19 and the Southeast Right-of-Way of the existing SH-69, according to Federal Aid Project No. S356(1) and STP-3782(101), said monument being a point of curvature of a tangent curve;

thence along a curve to the left, coincident with the said Southeasterly Right-of-Way of the existing SH-69, a distance of 170.08 feet, having a radius of 892.53 feet, a chord bearing of N 22°56'18" E a distance of 169.82 feet, and a central angle of 10°55'05" to a Right-of-Way monument, said monument being 74.00' right of station 65+04.18 and the East Right-of-Way of the original SH-69;

thence S 0°04'05" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 261.34 feet to a 5/8" rebar with an orange plastic cap marked "ITD";

EXHIBIT "A"
4 of 4

EXHIBIT B (Continued)

Additional Remainder Parcel, a portion of the SE1/4 SE1/4 of Section 24, T2N, R1W, B.M. amd the SW1/4 SW1/4 of Section 19, T2N, R1E, B.M. SH-69, Kuna to Amity Rd.;

thence N 89°55'55" W, coincident with the said East Right-of-Way of the original SH-69. a distance of 8.00 feet to a 5/8" rebar with an orange plastice cap marked "ITD";

thence S 0°04'05" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 276.06 feet to a Right-of-Way monument, said monument being 41.58 feet left of station 3+90.18 and stamped "3+90.20 41.47 LT" and the Northeasterly Right-of-Way of Kuna Mora Road, a non-tangent curve;

thence along a curve to the right, coincident with said Northeasterly Right-of-Way of Kuna Mora Road, a distance of 25.12 feet, having a radius of 202.80 feet, a chord bearing of N 84°36'36" W a distance 25.11 feet, and a central angle of 7°05'53" to the POINT OF BEGINNING;

the above described parcel contains approximately 0.8411 acres and is subject to all easements of record.

J·U·B ENGINEERS, INC.

J U B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

EXHIBIT "B"

CITY OF KUNA
WATER MAIN EASEMENTS
LEGAL DESCRIPTION

Easement No. 1

That portion of the lands of Black Creek Limited Partnership as described in that Warranty Deed recorded under Instrument No. 2015-103419 and as surveyed by that Second Amended Record of Survey No. 10912, Ada County Records, said portion located in the Southwest Quarter of the Southwest Quarter of Section 19, Township 2 North, Range 1 East, Boise Meridian and the Southeast Quarter of the Southeast Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

COMMENCING at the southwest corner of said Section 19, Township 2 North, Range 1 East, Boise Meridian, from which the south quarter corner of said Section 19 bears South 89°33'00" East, 2,542.42 feet; Thence South 89°33'00" East, 704.59 feet along the south line of said Section 19; Thence North 00°27'00" East, 25.00 feet to the northerly right-of-way line of East Kuna Road according to said Record of Survey and the **POINT OF BEGINNING**;

Thence along said northerly right-of-way line the following eight (8) courses:

1) N 89°33'00" W, 56.94 feet;
2) N 00°26'59" E, 15.00 feet;
3) N 89°33'00" W, 487.91 feet;
4) S 00°04'33" W, 15.00 feet;
5) N 89°33'00" W, 135.01 feet;
6) N 00°04'08" E, 7.53 feet to the beginning of a non-tangent curve;
7) Along said non-tangent curve to the right an arc length of 259.99 feet, having a radius of 202.80 feet, a central angle of 73°27'15", a chord bearing of N 51°25'46" W and a chord length of 242.55 feet to the beginning of a non-tangent curve;
8) Along said non-tangent curve to the right an arc length of 43.85 feet, having a radius of 67.79 feet, a central angle of 37°03'42", a chord bearing of N 03°49'42" E and a chord length of 43.09 feet;

Thence S 44°49'54" E, 235.50 feet departing from said northerly right-of-way line;
Thence S 89°50'57" E, 168.36 feet;
Thence S 89°33'05" E, 496.96 feet;
Thence S 44°31'35" E, 50.13 feet to the **POINT OF BEGINNING**, containing 0.64 acres, more or less.

a 250 S. Beechwood Avenue, Suite 201, Boise, ID 83709 p 208-376-7330 w www.jub.com

J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

Easement No. 2

That portion of the lands of Black Creek Limited Partnership as described in that Warranty Deed recorded under Instrument No. 2015-103419 and as surveyed by that Second Amended Record of Survey No. 10912, Ada County Records, said portion located in the Southeast Quarter of the Southeast Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

COMMENCING at the southeast corner of said Section 24, Township 2 North, Range 1 West, Boise Meridian, from which the south quarter corner of said Section 24 bears North 88°38'59" West, 2,667.49 feet; Thence North 88°38'59" West, 967.14 feet along the south line of said Section 24; Thence North 01°21'01" East, 60.64 feet to the southeast corner of Merlin Pointe Subdivision No. 1 according to the official plat thereof filed in Book 115 of Plats at Pages 17375 through 17378, Ada County Records and the **POINT OF BEGINNING**;

Thence N 01°17'30" E, 57.80 feet along the east boundary line of said Merlin Pointe Subdivision No. 1;
Thence S 46°55'01" E, 54.34 feet departing from said east boundary line;
Thence N 88°04'59" E, 238.16 feet;
Thence N 76°49'59" E, 97.43 feet;
Thence N 64°05'57" E, 201.58 feet;
Thence N 52°50'05" E, 91.01 feet;
Thence N 43°02'04" E, 78.78 feet;
Thence N 43°44'53" E, 58.49 feet;
Thence N 33°09'27" E, 139.04 feet;
Thence N 23°04'04" E, 138.81 feet;
Thence N 09°49'52" E, 124.29 feet;
Thence N 01°25'08" W, 5.00 feet;
Thence N 23°55'08" W, 19.31 feet;
Thence N 01°25'08" W, 82.11 feet;
Thence N 43°44'53" E, 20.02 feet;
Thence N 01°15'07" W, 95.95 feet;
Thence N 00°10'56" W, 295.13 feet;
Thence N 44°32'38" E, 39.47 feet to the westerly right-of-way line of South Meridian Road (Hwy. 69) according to said Record of Survey;

Thence along the westerly and northwesterly right-of-way line of South Meridian Road the following three (3) courses:

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J-U-B ENGINEERS, INC.

1) S 00°04'29" W, 444.97 feet to the beginning of a non-tangent curve;
2) Along said non-tangent curve to the right an arc length of 1,200.47 feet, having a radius of 753.51 feet, a central angle of 91°16'56", a chord bearing of S 45°42'39" W and a chord length of 1,077.48 feet;

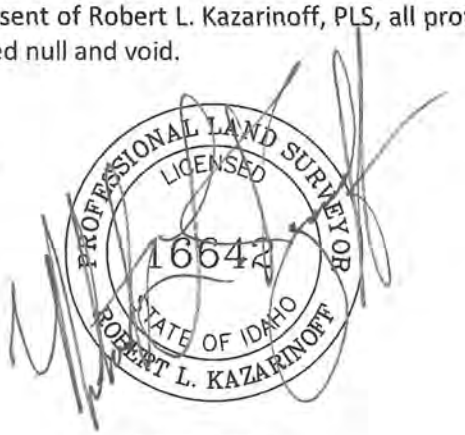
3) S 89°25'45" W, 130.25 feet to the **POINT OF BEGINNING**, containing 0.90 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS 16642

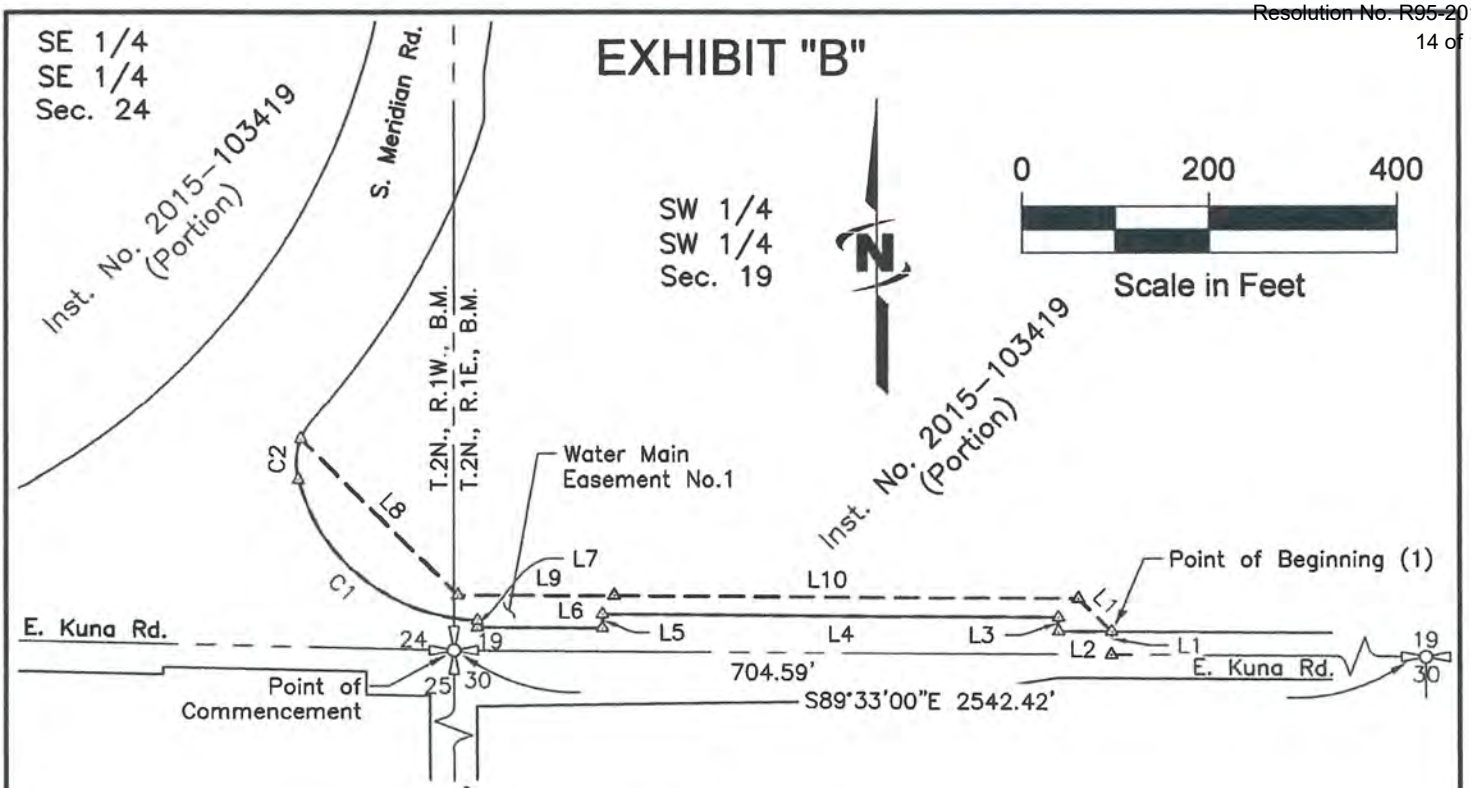
Date



10/02/2019

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EXHIBIT "B"



Line Table		
Line #	Direction	Length
L1	N00°27'00"E	25.00'
L2	N89°33'00"W	56.94'
L3	N00°26'59"E	15.00'
L4	N89°33'00"W	487.91'
L5	S00°04'33"W	15.00'
L6	N89°33'00"W	135.01'
L7	N00°04'08"E	7.53'
L8	S44°49'54"E	235.50'
L9	S89°50'57"E	168.36'
L10	S89°33'05"E	496.96'
L11	S44°31'35"E	50.13'

PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF
10/2/2019

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	259.99'	202.80'	73°27'15"	N51°25'46"W	242.55'
C2	43.85'	67.79'	37°03'42"	N03°49'42"E	43.09'

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, Inc AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, Inc.

NO | REVISION DESCRIPTION | BY | APP | DATE

FILE: OFF SITE WATER EASEMENTS EXHIBIT
JUB PROJ. # 19-17-028
DRAWN BY: RLK
DESIGN BY: RLK
CHECKED BY: RLK
LAST UPDATED: 10/2/2019

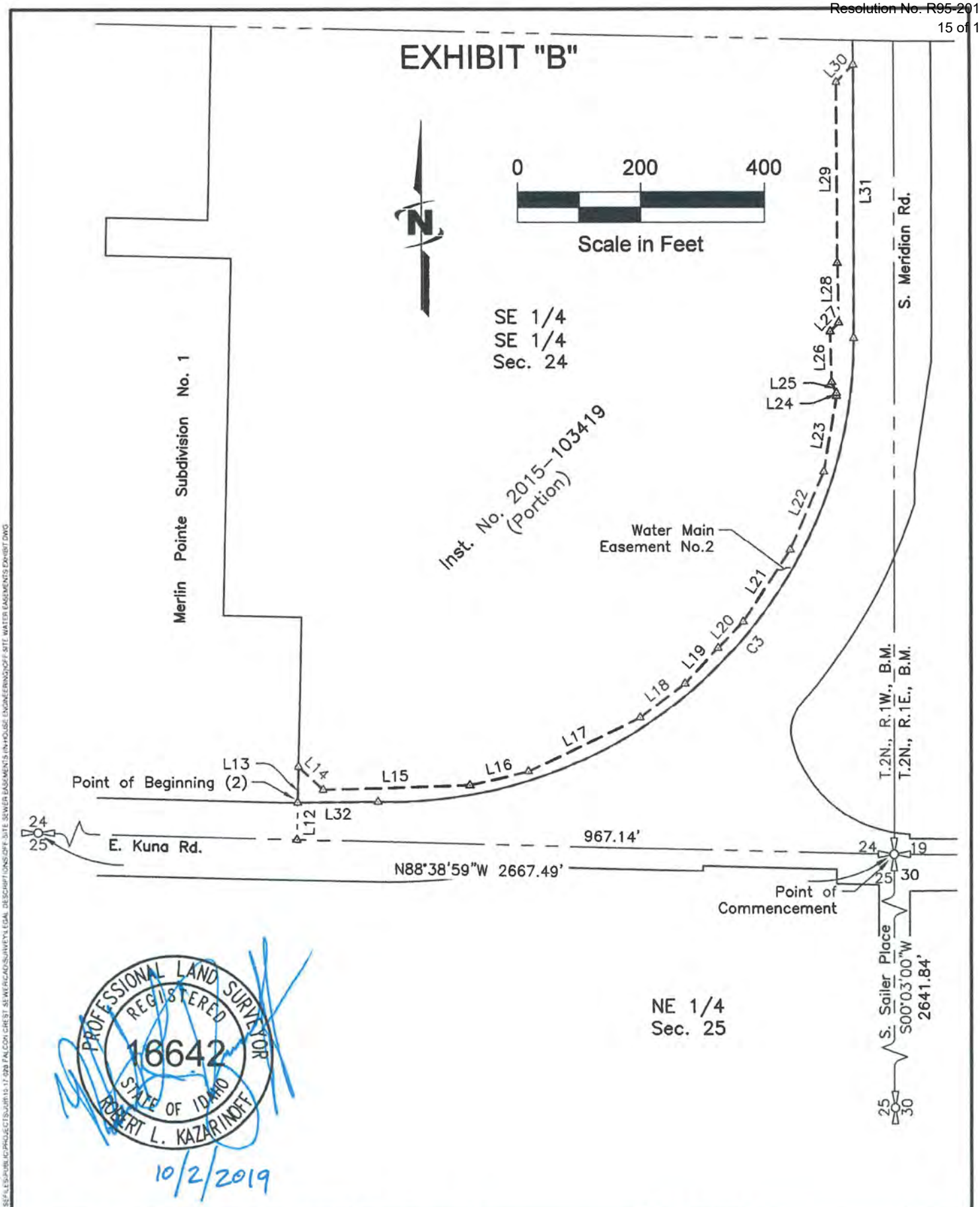
J-U-B ENGINEERS, INC.

CITY OF KUNA
WATER MAIN EASEMENT No. 1
SITUATED IN THE SW1/4 SW1/4 OF SEC. 19, T.2N., R.1E., B.M. AND THE SE1/4 SE1/4 OF SEC. 24, T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

SHEET
1 OF 3

Plot Date: 10/2/2019 4:50 PM Plotted By: Rob Kazarinoff
Date Created: 10/2/2019 J:\BOISE FILES-PUBLIC\PROJECTS-JUB\19-17-028 FALCON CREST SEWER\CAD\SURVEY\LEGAL DESCRIPTIONS\OFF-SITE SEWER EASEMENTS (IN-HOUSE ENGINEERING)\OFF-SITE WATER EASEMENTS EXHIBIT.DWG

EXHIBIT "B"



PROFESSIONAL LAND SURVEYOR
REGISTERED
16642
STATE OF IDAHO
ROBERT L. KAZARINOFF
10/2/2019

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NO.	REVISION DESCRIPTION	BY	APP.	DATE

FILE: OFF-SITE WATER EASEMENTS EXHIBIT
JUB PROJ. # 19.17.028
DRAWN BY: RLK
DESIGN BY: RLK
CHECKED BY: RLK
LAST UPDATED: 10/2/2019

J-U-B ENGINEERS, INC.

CITY OF KUNA
WATER MAIN EASEMENT No. 2
SITUTATED IN THE SE1/4 OF THE SE1/4 OF SEC. 24
T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO.

SHEET
2 OF 3

Plot Date:10/2/2019 5:26 PM Plotted By: Rob Kazarinoff
Date Created:10/2/2019 I:\CAD\FILES\PUBLIC\PROJECTS\JUB\19-17-028 FALCON CREST SEWER\CAD\SURVEY\LEGAL DESCRIPTIONS\OFF SITE SEWER EASEMENTS IN-HOUSE ENGINEERING\OFF SITE WATER EASEMENTS EXHIBIT.DWG

EXHIBIT "B"

Line Table		
Line #	Direction	Length
L12	N01°21'01"E	60.64'
L13	N01°17'30"E	57.80'
L14	S46°55'01"E	54.34'
L15	N88°04'59"E	238.16'
L16	N76°49'59"E	97.43'
L17	N64°05'57"E	201.58'
L18	N52°50'05"E	91.01'
L19	N43°02'04"E	78.78'
L20	N43°44'53"E	58.49'
L21	N33°09'27"E	139.04'
L22	N23°04'04"E	138.81'

Line Table		
Line #	Direction	Length
L23	N09°49'52"E	124.29'
L24	N01°25'08"W	5.00'
L25	N23°55'08"W	19.31'
L26	N01°25'08"W	82.11'
L27	N43°44'53"E	20.02'
L28	N01°15'07"W	95.95'
L29	N00°10'56"W	295.13'
L30	N44°32'38"E	39.47'
L31	S00°04'29"W	444.97'
L32	S89°25'45"W	130.25'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	1200.47'	753.51'	91°16'56"	S45°42'39"W	1077.48'



REUSE OF DRAWINGS
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NO	REVISION DESCRIPTION	BY	APP	DATE

FILE: OFF-SITE WATER EASEMENTS EXHIBIT
J-U-B ENGINEERS, INC.
LAST UPDATED: 10/2/2019

CITY OF KUNA
WATER MAIN EASEMENT No. 2
SITUTATED IN THE SE1/4 OF THE SE1/4 OF SEC. 24
T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO.

SHEET
3 OF 3

Plot Date: 10/2/2019 5:32 PM Plotted By: Rob Kazarinoff
Date Created: 10/2/2019 \\BOISEFILES\PUBLIC\PROJECTS\JUB\19-17-026 FALCON CREST SEWER\CAD\SURVEY\LEGAL DESCRIPTIONS\OFF-SITE SEWER EASEMENTS (IN-HOUSE ENGINEERING)\OFF-SITE WATER EASEMENTS EXHIBIT.DWG

RESOLUTION NO. R96-2019
CITY OF KUNA, IDAHO

CITY CAPITAL IMPROVEMENT AND LATECOMER REIMBURSEMENT POLICY – 2019

1. PURPOSE

A resolution of the City of Kuna (City) setting forth a reimbursement policy repealing and replacing Resolution No. R8413-2019 and provides real property owners, Sponsoring Developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developer, a mechanism to seek reimbursement for eligible infrastructure improvements that exceed the Sponsoring Developer's infrastructure improvement requirements. When a Sponsoring Developer, at the direction of the City, constructs an extension of the existing system or constructs oversized infrastructure improvements determined by the City to be larger than needed to serve the Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the infrastructure improvement.

This resolution also provides a mechanism for Sponsoring Developers to recover costs from other developments that benefit from the installation of infrastructure improvements. The cost recovery mechanism is called a "Latecomer Agreement" and is further explained in Section 6 of this resolution.

2. DEFINITIONS

2.1. Budgeted Capital Improvement Project (CIP): a public works infrastructure improvement or extension project to be constructed by a real property owner or Sponsoring Developer where the project is scheduled to start construction in the next fiscal year.

2.2. Non-Budgeted Capital Improvement Project (CIP): a public works infrastructure improvement or extension project to be constructed by a real property owner or Sponsoring Developer where the project is not scheduled to start construction in the current or following fiscal year.

2.3. Nominal Pipe Diameter Needed: the minimum standard pipe diameter with sufficient transmission capacity to carry the Sponsoring Developer's Peak Day Demand. Nominal Diameter must be equal to or greater than 8 inches in diameter.

2.4. Peak Day Demand (PDD): Peak Day Demand is the Average Day Demand multiplied by a peaking factor of potable water, sewer and/or pressurized irrigation determined by the City Engineer.

2.5. Average Day Demand (ADD): the average use or projected use of the Sponsoring Developer's project.

2.6. Latecomer: property owner and/or Sponsoring Developer who later develops property in the vicinity of a project and utilizes the improvements constructed to service the development.
2.7. Reasonable Duty: The minimum pipe size required by the development at twenty (20) linear feet of line per gross development acre.
2.8. Frontage: That portion of a development contiguous to a road, street, or a connecting project.
2.9. Property: Real estate either available for development or in the process of developing.
2.10. Connecting Property: Real estate contiguous to another property that has at least one common lot line or boundary line.
2.11. Property in the Vicinity: Real estate in the immediate, surrounding area of a development that may not be contiguous to the project.

3. REIMBURSEMENT CONDITIONS

A Development may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at the Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement. Each project or development is presumed to benefit from the work of earlier Developments and to have, as a condition for receiving benefit from the existing city infrastructure system, a reasonable duty to add to, enhance, oversize or extend the existing system necessary for the Sponsoring Developer's project. This reasonable duty is not reimbursable. The construction of facilities beyond this reasonable duty at the direction of the City is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

3.1. Sponsoring Developer's project must be annexed into the City; and
3.2. Design the infrastructure improvements in accordance with the City's master plan; and
3.3. Receive at least three bids for the construction and select the lowest responsive bid, unless otherwise approved by the City; and
3.4. Receive preliminary plat, special use permit or building permit approval or complete a municipal service agreement with the City for the development being served by the infrastructure improvements; and
3.5. Construct the infrastructure improvements in accordance with the City approved plans and specifications including all lines, diameters and depths directed by the City; and
3.6. Lawfully dedicate the system infrastructure improvements and any necessary easements to the City.

4. AMOUNT OF REIMBURSEMENT

4.1. All water, sewer and pressurized irrigation infrastructure improvements that were either budgeted or non-budged capital improvement projects are eligible up to 100% reimbursement as determined by the Public Works Director and/or City Engineer.
4.2. Interest: Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, at the simple rate of four percent (4%) per annum for a period of up to five (5) years. The agreement shall have the amortization chart attached as an exhibit.

5. FINANCING INFRASTRUCTURE IMPROVEMENTS FOR BUDGETED AND NON-BUDGETED CAPITAL IMPROVEMENT PROJECTS

The City will generate revenue for financing infrastructure improvement reimbursements for Capital Improvement Projects (CIPs) by collecting connection fees for each equivalent dwelling unit (EDU) at or before issuing a building permit. The City Council shall review the connection fee each year and may make annual adjustments as needed to fund budgeted CIPs.

5.1. A Reimbursement Agreement between the City and the Sponsoring Developer is required to receive a reimbursement. The Reimbursement Agreement shall be approved by the City Council and shall provide a mechanism for paying the reimbursement to the Sponsoring Developer. On an individual basis, the Sponsoring Developer and the City may agree to receive up to a maximum of five (5) consecutive annual reimbursement payments. The agreement shall provide a specific condition that payment under this reimbursement policy is limited to availability of funds in the specific Funded Capital Improvement Funds Account. If there are insufficient funds collected, the Sponsoring Developer shall agree to accept less than full payout. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of and acceptance of the project by the City Council.
5.2. City sponsored extensions and expansions are presumed to benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the reasonable duty. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
5.3. No Reimbursement Agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.
5.4. The Reimbursement Agreement will terminate when the sooner of either occurs: The Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the fifth (5^{th}) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial five

(5) year term. Eligible Infrastructure Improvements completed on or before August 31st will first become eligible for reimbursement funds on or after September 1st the following year.

6. LATECOMER REIMBURSEMENT

Latecomer agreements allow a property owner who has installed infrastructure improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements.

Latecomer agreement charges are a property owner's equitable share of the cost of the entire utility system. Latecomer assessments apply to infrastructure improvements that serve the property being developed and are triggered when a property owner submits an application for a development that will rely on the infrastructure improvements installed by a previous development.

6.1. If the development connects directly to an infrastructure improvement covered by this policy, that development shall be responsible for its proportional share of the cost of the infrastructure improvement.
6.2. At the conclusion of any project covered under this policy, the Sponsoring Developer shall provide documentation to the City of the total project cost and properties covered under this policy, and the City shall keep record of each project for Latecomer Reimbursement calculations.
6.3. If the infrastructure improvements lie fully within a connecting property, the connecting project shall be responsible for one hundred percent (100%) of the cost, minus the difference between the cost of the nominal pipe diameter needed by the development and the actual pipe diameter installed.
6.4. Each development connecting to the mainline shall pay the proportional share of the mainline cost. Proportional share shall be based on the number of EDUs assigned to the project,~~used~~ divided by the total mainline EDU capacity and then multiplied ~~multiplied by the length of the pipe.~~ by the total cost of the project to determine the Latecomer cost owed.
6.5. A Latecomer Reimbursement Agreement shall be approved prior to construction and paid in full before recording final plat.
6.6. Latecomer Reimbursements shall only apply to the reimbursement of the infrastructure improvements benefiting Property and the payment shall be added to the respective account: Water Main Line Fee (WMLF), Sewer Interceptor Fee (SIF) and/or Pressurized Irrigation Main Line Fee (PIMLF) account. The Latecomer Reimbursement shall be distributed at the same time as the reimbursements described in this policy. In the event an eligible project has been fully reimbursed at the time of receiving a Latecomer Reimbursement, the Latecomer Reimbursement shall be distributed to the City's Capital Improvement Project (CIP) account.

Adopted by the City of Kuna this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R96-2019
CITY OF KUNA, IDAHO

CITY CAPITAL IMPROVEMENT AND LATECOMER REIMBURSEMENT POLICY – 2019

1. PURPOSE

A resolution of the City of Kuna (City) setting forth a reimbursement policy repealing and replacing Resolution No. R84-2019 and provides real property owners, Sponsoring Developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developer, a mechanism to seek reimbursement for eligible infrastructure improvements that exceed the Sponsoring Developer's infrastructure improvement requirements. When a Sponsoring Developer, at the direction of the City, constructs an extension of the existing system or constructs oversized infrastructure improvements determined by the City to be larger than needed to serve the Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the infrastructure improvement.

This resolution also provides a mechanism for Sponsoring Developers to recover costs from other developments that benefit from the installation of infrastructure improvements. The cost recovery mechanism is called a "Latecomer Agreement" and is further explained in Section 6 of this resolution.

2. DEFINITIONS

2.1. Budgeted Capital Improvement Project (CIP): a public works infrastructure improvement or extension project to be constructed by a real property owner or Sponsoring Developer where the project is scheduled to start construction in the next fiscal year.

2.2. Non-Budgeted Capital Improvement Project (CIP): a public works infrastructure improvement or extension project to be constructed by a real property owner or Sponsoring Developer where the project is not scheduled to start construction in the current or following fiscal year.

2.3. Nominal Pipe Diameter Needed: the minimum standard pipe diameter with sufficient transmission capacity to carry the Sponsoring Developer's Peak Day Demand. Nominal Diameter must be equal to or greater than 8 inches in diameter.

2.4. Peak Day Demand (PDD): Peak Day Demand is the Average Day Demand multiplied by a peaking factor of potable water, sewer and/or pressurized irrigation determined by the City Engineer.

2.5. Average Day Demand (ADD): the average use or projected use of the Sponsoring Developer's project.

2.6. Latecomer: property owner and/or Sponsoring Developer who later develops property in the vicinity of a project and utilizes the improvements constructed to service the development.
2.7. Reasonable Duty: The minimum pipe size required by the development at twenty (20) linear feet of line per gross development acre.
2.8. Frontage: That portion of a development contiguous to a road, street, or a connecting project.
2.9. Property: Real estate either available for development or in the process of developing.
2.10. Connecting Property: Real estate contiguous to another property that has at least one common lot line or boundary line.
2.11. Property in the Vicinity: Real estate in the immediate, surrounding area of a development that may not be contiguous to the project.

3. REIMBURSEMENT CONDITIONS

A Development may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at the Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement. Each project or development is presumed to benefit from the work of earlier Developments and to have, as a condition for receiving benefit from the existing city infrastructure system, a reasonable duty to add to, enhance, oversize or extend the existing system necessary for the Sponsoring Developer's project. This reasonable duty is not reimbursable. The construction of facilities beyond this reasonable duty at the direction of the City is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

3.1. Sponsoring Developer's project must be annexed into the City; and
3.2. Design the infrastructure improvements in accordance with the City's master plan; and
3.3. Receive at least three bids for the construction and select the lowest responsive bid, unless otherwise approved by the City; and
3.4. Receive preliminary plat, special use permit or building permit approval or complete a municipal service agreement with the City for the development being served by the infrastructure improvements; and
3.5. Construct the infrastructure improvements in accordance with the City approved plans and specifications including all lines, diameters and depths directed by the City; and
3.6. Lawfully dedicate the system infrastructure improvements and any necessary easements to the City.

4. AMOUNT OF REIMBURSEMENT

4.1. All water, sewer and pressurized irrigation infrastructure improvements that were either budgeted or non-budged capital improvement projects are eligible up to 100% reimbursement as determined by the Public Works Director and/or City Engineer.
4.2. Interest: Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, at the simple rate of four percent (4%) per annum for a period of up to five (5) years. The agreement shall have the amortization chart attached as an exhibit.

5. FINANCING INFRASTRUCTURE IMPROVEMENTS FOR BUDGETED AND NON-BUDGETED CAPITAL IMPROVEMENT PROJECTS

The City will generate revenue for financing infrastructure improvement reimbursements for Capital Improvement Projects (CIPs) by collecting connection fees for each equivalent dwelling unit (EDU) at or before issuing a building permit. The City Council shall review the connection fee each year and may make annual adjustments as needed to fund budgeted CIPs.

5.1. A Reimbursement Agreement between the City and the Sponsoring Developer is required to receive a reimbursement. The Reimbursement Agreement shall be approved by the City Council and shall provide a mechanism for paying the reimbursement to the Sponsoring Developer. On an individual basis, the Sponsoring Developer and the City may agree to receive up to a maximum of five (5) consecutive annual reimbursement payments. The agreement shall provide a specific condition that payment under this reimbursement policy is limited to availability of funds in the specific Funded Capital Improvement Funds Account. If there are insufficient funds collected, the Sponsoring Developer shall agree to accept less than full payout. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of and acceptance of the project by the City Council.
5.2. City sponsored extensions and expansions are presumed to benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the reasonable duty. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
5.3. No Reimbursement Agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.
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(5) year term. Eligible Infrastructure Improvements completed on or before August 31st will first become eligible for reimbursement funds on or after September 1st the following year.

6. LATECOMER REIMBURSEMENT

Latecomer agreements allow a property owner who has installed infrastructure improvements to recover a portion of the costs of those improvements from other property owners who later develop property in the vicinity and use the improvements.

Latecomer agreement charges are a property owner's equitable share of the cost of the entire utility system. Latecomer assessments apply to infrastructure improvements that serve the property being developed and are triggered when a property owner submits an application for a development that will rely on the infrastructure improvements installed by a previous development.

6.1. If the development connects directly to an infrastructure improvement covered by this policy, that development shall be responsible for its proportional share of the cost of the infrastructure improvement.
6.2. At the conclusion of any project covered under this policy, the Sponsoring Developer shall provide documentation to the City of the total project cost and properties covered under this policy, and the City shall keep record of each project for Latecomer Reimbursement calculations.
6.3. If the infrastructure improvements lie fully within a connecting property, the connecting project shall be responsible for one hundred percent (100%) of the cost, minus the difference between the cost of the nominal pipe diameter needed by the development and the actual pipe diameter installed.
6.4. Each development connecting to the mainline shall pay the proportional share of the mainline cost. Proportional share shall be based on the number of EDUs assigned to the project, divided by the total mainline EDU capacity, and then multiplied by the total cost of the project to determine the Latecomer cost owed.
6.5. A Latecomer Reimbursement Agreement shall be approved prior to construction and paid in full before recording final plat.
6.6. Latecomer Reimbursements shall only apply to the reimbursement of the infrastructure improvements benefiting Property and the payment shall be added to the respective account: Water Main Line Fee (WMLF), Sewer Interceptor Fee (SIF) and/or Pressurized Irrigation Main Line Fee (PIMLF) account. The Latecomer Reimbursement shall be distributed at the same time as the reimbursements described in this policy. In the event an eligible project has been fully reimbursed at the time of receiving a Latecomer Reimbursement, the Latecomer Reimbursement shall be distributed to the City's Capital Improvement Project (CIP) account.

Adopted by the City of Kuna this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R03-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING MEMBERS FOR TO THE CITY OF KUNA, IDAHO JOINT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE FOR THE CITY POLICE DEPARTMENT AND KUNA RURAL FIRE DISTRICT FOR THE YEAR 2020.

WHEREAS, Idaho Code Title 67, Chapter 82; sets forth the *Idaho Development Impact Fee Act*, which provides for the establishment for planning and financing public facilities needed to serve new growth and development; and

WHEREAS, §67-8205 provides that a governmental entity that is considering, or which has adopted a development impact fee ordinance shall establish a development impact fee advisory committee; and

WHEREAS, §67-8205(2) provides that the committee shall be composed of not fewer than five (5) members appointed by the City; and

WHEREAS, §67-8205(3) provides that the development impact fee advisory committee shall serve in an advisory capacity and is established to:

(a) Assist the governmental entity in adopting land use assumptions;
(b) Review the capital improvements plan, and proposed amendments, and file written comments;
(c) Monitor and evaluate implementation of the capital improvements plan;
(d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
(e) Advise the governmental entity of the need to update or revise land use assumptions, capital improvements plan and development impact fees.

WHEREAS, the City Council of the City of Kuna, Idaho approved Ordinance No. 2018-22 establishing the Joint Development Impact Fee Advisory Committee with the Kuna Rural Fire District on June 5, 2018 and approved Ordinance No. 2019-11 establishing the City of Kuna Police Department Development Impact Fee Advisory Standing Committee on May 7, 2019; and

WHEREAS, the Joint Development Impact Fee Advisory Committee with the Kuna Rural Fire District and the City of Kuna Police Department Development Impact Fee Advisory Standing Committee are a shared committee; and

WHEREAS, members of the shared committee must be appointed by the Kuna City Council.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following persons are appointed to the Joint Development Impact Fee Advisory Committee with

the Kuna Rural Fire District and the Police Department Development Impact Fee Advisory Committee:

Dave Gronbeck
Kelsey Holder
Michael Larson
Kara Medrano
Karl & Jenna Von Der Ehe *(Shared Seat)*

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

RESOLUTION NO. R04-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATE/LOCAL AGREEMENT (DESIGN AND CONSTRUCTION) FOR PROJECT NO. A020 (143) MAIN STREET- AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO, KEY NO. 20143; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CLERK TO ATTEST TO SAID SIGNATURE.

WHEREAS, the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the **STATE** and the **CITY OF KUNA**, hereafter called the **CITY,** have certain duties and responsibilities as outlined in the STATE/LOCAL AGREEMENT (DESIGN AND CONSTRUCTION) FOR PROJECT NO. A020 (143) MAIN STREET- AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO, KEY NO. 20143 pertaining to the development of Main St, Avenue C to Avenue A, Kuna, as attached hereto as **EXHIBIT A**; and

WHEREAS, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-Aid Highway System when there is federal participation in the costs; and

WHEREAS, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

WHEREAS, The **STATE** can only pay for work associated with the State Highway system; and

WHEREAS, the **CITY** is fully responsible for its share of project costs.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That the STATE/LOCAL AGREEMENT (DESIGN AND CONSTRUCTION) FOR PROJECT NO. A020 (143) MAIN STREET- AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO, KEY NO. 20143 pertaining to the development of Main St, Avenue C to Avenue A, Kuna, as attached hereto as **EXHIBIT A** is hereby approved.

Section 2. That the Mayor is hereby authorized to execute the agreement and the City Clerk is hereby authorized to attest said agreement on behalf of the **CITY.**

Section 3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular* meeting of the City Council, City of Kuna, held on January 7, 2020.

(Seal)

_____
Chris Engels, City Clerk

STATE/LOCAL AGREEMENT
(DESIGN AND CONSTRUCTION)
PROJECT NO. A020(143)
MAIN ST, AVENUE C TO AVENUE A, KUNA
ADA COUNTY
KEY NO. 20143

PARTIES

THIS AGREEMENT is made and entered into this _____day of _____, _____, by and between the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the State and the **CITY OF KUNA**, acting by and through its Mayor and Council, hereafter called the Sponsor.

PURPOSE

The Sponsor has requested funding under the Transportation Alternatives (TAP) Program as detailed in the project Application, a copy of which is attached as Exhibit A. The purpose of this Agreement is to set out the terms and conditions necessary to obtain Federal-aid participation in the work.

The Sponsor acknowledges that this Agreement covers a project wherein federal aid funds will be allocated, and Sponsor will comply with the requirements of 23 U.S.C. §313, 23 CFR §635.410, and 28 CFR Part II.

NOTE: The Sponsor is responsible for complying with all project requirements and project administration procedures outlined in the Transportation Alternatives Program Manual available at http://apps.itd.idaho.gov/apps/manuals/manualsonline.html .

Since certain functions under this Agreement are to be performed by the State, involving the expenditure of funds, and since the State can only pay for work associated with the State Highway System, the Sponsor is fully responsible for all costs related to the project for work off the State Highway System.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

SECTION I. GENERAL

1. This Agreement is entered into for the purpose of complying with certain provisions of the Federal-Aid Highway Act, in obtaining federal participation in the construction of the project. Federal-aid for project development is not available on this project. The cost of project development is the Sponsor's responsibility.

2. Federal participation in the costs of the project will be governed by the applicable sections of Title 23 U.S. Code (Highways) and rules and regulations prescribed or promulgated by the Federal Highway Administration, including, but not limited to, the requirements of 23 U.S.C. §313, 23 CFR §635.410, and 28 CFR Part II.

3. Funds owed by the Sponsor shall be remitted to the State through the ITD payment portal at: *https://apps.itd.idaho.gov/PayITD* .

4. Scheduled funding for this project is listed on the approved Idaho Transportation Investment Program, and subsequent revisions. Current estimated funding and match ratios are listed in Exhibit C attached hereto.

5. The Sponsor's match for this project will be provided in cash in the amount of $1,075,128 as identified in Exhibit C.

6. This project shall be designed and constructed to an approved adopted standard. In the event that the Sponsor does not have an adopted standard for specific areas or items, then the State Standards as defined in the Idaho Transportation Department's Roadway Design Manual in effect on the date of this Agreement, or as subsequently revised (for current version, see http://apps.itd.idaho.gov/apps/manuals/manualsonline.html), AASHTO, or other agency standards shall be identified and incorporated into the design and construction of the project. Design standards for this project shall include the 2010 ADA Standards for Accessible Design in effect on the date of this Agreement.

SECTION II. That the Sponsor shall:

1. Provide a funding match as identified on Exhibit C, and assume responsibility for all costs of the project over and above the $1,520,458 federal-aid limit.

2. Pay to the State the sum of Five Thousand Dollars ($5,000), estimated to be the total expense to the State for this project. This amount will be applied towards the Sponsor's match. Upon project completion, if the estimated expense does not reflect the true cost of the work performed by the State, the Sponsor shall remit to the State the additional sum needed to cover the actual costs incurred by the State**.**

3. Designate an authorized representative to act on the Sponsor's behalf. That authorized representative's name is _____, Phone No. _____.

4. With the assistance of the State as needed, secure the services of a consultant to design the project, and provide a copy of the project plans, specifications and estimate to the State for review and approval.

5. Before advertisement for bids, provide to the State a certification that all rights-of-way, easements, permits, materials sources, and agreements necessary for the construction and maintenance of the project have been acquired. The Sponsor will also certify that the contract proposal includes FHWA Form 1273 (Federal-aid Contract Provisions), and will provide an environmental determination in accordance with 23CFR 771.117.

6. Before advertisement for bids, provide to the State for review and approval a copy of the Contract Proposal form, Notice to Contractors, and construction plans, specifications and estimate. After the project is advertised for bids, provide the State with a copy of the bidding documents.

7. Advertise for the construction of the project, open bids, prepare a contract estimate of cost based on the successful low bid in accordance with State laws on procurement procedures for local governments, and request State concurrence prior to award.

8. Award a contract for construction of the project based on the successful low bid, and provide the State a copy of the contract.

9. During construction of the project, Sponsor will provide a project manager and staff to administer and inspect the project, and to provide inspection diaries and support to the State's Engineer. The individuals who will be performing inspection or certifying the sampling and testing results of any materials must be qualified in the appropriate inspector/sampler/tester area as identified in Memo 17B in the Transportation Alternatives Program Manual.

10. The Sponsor shall prepare all monthly and final contract estimates and change orders, and submit all major change orders to the State for approval. During the life of the construction contract, prior approval of the State will be obtained if it is necessary to deviate from the plans and specifications to such a degree that the nature of the completed work is significantly changed.

11. In cooperation with the State, establish and cause to be maintained all construction traffic controls deemed necessary to best serve the public interests and to expedite the work in accordance with the MUTCD.

12. At no cost to the federal-share, cause to be replaced to original, equal or better condition any existing pavement, regulatory signs, and other similar items damaged as a result of the contractor's operation, except as hereafter stated as obligations of the State.

13. During design and construction of the project, be responsible for payment of all invoices for work performed on the project. During construction of the project, the Sponsor will provide monthly invoices, and proof of payment of same, to the State for reimbursement of the federal-aid share, up to a maximum of $1,520,458.

14. Maintain all project records, including source documentation for all expenditures for a period of three (3) years from the date of final acceptance. Provide the State an electronic copy of these documents and records upon completion of the project. If any litigation, claim, negotiation, or audit has been started before expiration of the three-year period, the records shall be retained until completion of the action and resolution of all issues that arise from it.

15. Maintain the project upon completion to the satisfaction of the State. Such maintenance includes, but is not limited to, preservation of the bicycle/ pedestrian improvements as is necessary for its safe and efficient utilization. Failure to maintain the project in a satisfactory manner will jeopardize the future allotment of federal-aid highway funds for projects within the Sponsor**'s** jurisdiction.

16. Comply with Exhibit B attached hereto and made a part hereof. By this agreement Sponsor agrees to comply with and be bound to the Civil Rights provisions of Title VI of the Federal Code and to generally insert those provisions in all contracts that it enters into that are federally funded on this project. If property acquired for this project with Federal financial assistance is transferred, the recipient of the property will be subject to Exhibit B if the property is used for the same purpose it was originally acquired or for another purpose involving similar services or benefits to the general public. Sponsor should contact the State prior to disposing of any property acquired under this agreement.

17. Comply with all other applicable State and Federal regulations.

18. To the extent permitted by Idaho law and as provided by the Idaho Tort Claims Act, indemnify, save harmless the State, regardless of outcome, from the expenses of and against suits, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the Sponsor or its consultant in the design, construction and maintenance of the work which is the subject of this Agreement, or Sponsor's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

SECTION III: That the State shall:

1. Enter into an Agreement with the Federal Highway Administration covering the federal government's pro rata share of construction costs, up to a maximum of $1,520,458.

2. As needed, assist in the selection of a Consultant, negotiate, and furnish the Agreement for Consultant Services and any supplements thereto, to be used between the Sponsor and Consultant on this project.

3. Review and approve the project plans and specifications.

4. Authorize the Sponsor to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications.

5. Appoint the Local Highway Technical Assistance Council (LHTAC) as the contract administrator for the State.

6. Designate a resident engineer and other personnel, as the State deems necessary, to supervise construction in accordance with the plans, specifications and estimates in the manner required by applicable state and federal regulations. Review for approval all major change orders submitted by the Sponsor**,** and conduct a final inspection of the project when completed.

7. Upon receipt of monthly invoices from the Sponsor for cost of construction, submit same to the Federal Highway Administration for reimbursement at the federal-aid participation rates identified in Exhibit C up to a maximum of $1,520,458.

8. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.

9. Cooperate with the Sponsor in selection and designation of suitable construction traffic control during project construction.

10. Designate an authorized representative to act on the State's behalf. That authorized representative's name is _____, Phone No. _____.

SECTION IV. Both Parties agree as follows:

1. Federal participation is contingent upon ultimate completion of the project. If for any reason the project is removed from the program without being completed, then the Sponsor shall be responsible for One Hundred Percent (100%) of all project costs, and shall pay back to the State all costs previously reimbursed. If the Sponsor's deposit exceeds project costs, then the State shall return the unspent balance to the Sponsor**.**

2. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the

Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

3. All information, regulatory and warning signs, pavement or other markings, traffic signals required, the cost of which is not provided for in the plans and estimates, must be erected at the sole expense of the Sponsor upon the completion of the project.

4. The location, form and character of all signs, markings and signals installed on the project, initially or in the future, shall be in conformity with the Manual of Uniform Traffic Control Devices as adopted by the State.

5. Upon execution of this Agreement, the previously signed agreement on this project (Agreement No. 6753) dated December 27, 2017, shall be null and void.

6. This Agreement shall become effective on the first day mentioned above, and shall remain in full force and effect until amended or replaced upon mutual consent of the State and the Sponsor**.**

EXECUTION

This Agreement is executed for the State by its Highways Construction and Operations Division Administrator, and executed for the Sponsor by the Mayor, attested to by the City Clerk, with the imprinted Corporate Seal of the City of Kuna.

IDAHO TRANSPORTATION DEPARTMENT

_____
Division Administrator
Highways Construction and Operations

ATTEST:

_____
City Clerk

CITY OF KUNA

_____
Mayor

(SEAL)

By regular/special meeting
on _____.

hm:20143 SLA 2019.docx

Exhibit A

Kuna Main Street
Pedestrian Improvement Project (Phase 2)
Avenue C to Avenue A

FY 2018 TAP Application







Contact Information:
City of Kuna
Chris Engels, City Clerk/Grant Administrator
751 W. 4th Street
Kuna, Idaho 83634
(208) 387-7727

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Transportation Alternatives Program (TAP)
FY2018 Application

Identification I.D. (Department use only)
Click here to enter text.

Application deadline: December 1, 2017 at 12:00 p.m., Mountain Standard Time

The Idaho Transportation Department is now soliciting applications for the Transportation Alternatives Program (TAP) to add projects to our fiscal years 2019*, 2020 & 2021 program. The purpose of TAP is to provide for a variety of alternative transportation projects and to advance the Idaho Transportation Department's (ITD) strategic goals of Mobility, Safety and Economic Opportunity while maximizing the use of federal funds. The TAP provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and safe routes to school educational projects.

*FY2019 is limited to non-infrastructure and construction only projects

Final applications must be submitted to ITD electronically. Applications including attachments must be submitted by e-mail to TAP@itd.idaho.gov. Additionally, all questions regarding this application are to be submitted to TAP@itd.idaho.gov. For all e-mail correspondence, please indicate "FY2018 TAPApplication" in the subject line along with the sponsor's name. For example (Subject: FY2018 TAPApplication - City of Moscow).

Format: Application form must be saved electronically and then transmitted to the Department. All supporting maps, letters and other documents must be saved as a pdf and transmitted to the Department with the application form. If the file size of any or all of the attachments exceeds e-mail transmittal capabilities (15MB), files may be saved to either a disc or thumb drive and submitted via postal mail. All postal mail is to be sent to the following address and must be received prior to the designated application deadline.

Idaho Transportation Department
Attn: Ken Kanownik (HQ - Planning Services)
P.O. Box 7129
Boise, Id. 83707-1129

If sponsor is submitting multiple applications, please prioritize them in order of importance from 1 to X with 1 being the most important project.

Priority Number 1 of 1

Applicant Information

Applicant: City of Kuna
Mailing Address: 751 W. 4th Street
City: Kuna State: ID
Zip Code: 83634
Contact Person: _Chris Engels Title: _City Clerk/Grant Administrator_
Phone: _208-387-7727 Email: _cengels@kunaid.gov

Co-Applicant (if different from Applicant): _____
Mailing Address:
_____
City: _____ State: _____
Zip Code: _____
Contact Person: _____ Title: _____
Phone: _____ Email: _____

Sponsor certifies the following: (Read and check each statement below)

☒ We are familiar with Transportation Alternatives eligibility criteria

☒ Budget accurately reflects cost of proposed project based on preliminary work performed.

☒ The information in this application accurately reflects the available knowledge to our staff

☒ We understand this is a reimbursement grant and must upfront costs and will be reimbursed as invoices are submitted with documentation.

☒ We will be responsible for ensuring future maintenance and operating costs of the completed project.

Joe Stear
Sponsor Signature (Authorized Official)

11-29-2017
Date

Joe Stear
Sponsor Printed Name

Mayor
Sponsor Title

Project Information

Project Name: Kuna Main Street Pedestrian Improvement Project (Phase 2)
Total Estimated Project Costs $562,492
Project location
(Include street or trail name, city, county, and beginning/end points as applicable)
(Maximum 500 Characters)

Kuna is a town of about 19,000 residents, located in southwest Ada County, approximately eight mi. south of I-84. The proposed project includes two blocks of Main Street from Avenue C to Avenue A. This project, referred to as Phase 2, will make the final bike/ped connection between Phase 1 of the Kuna Main Street Project (Avenue E to Avenue C) that was completed in November 2017, and the new roundabout completed in 2016. Design is currently underway for this project, with local funds, in accordance with federal and TAP requirements. See project maps attached to this application.

State Highway Route(s) *if applicable* _____

Local Highway Route(s) *if applicable W. Main Street, Kuna , ID*

Beginning Mile Posts(s) *if applicable 0.87*

Ending Mile Posts(s) *if applicable 1.015*

Project Area
☐Urbanized - Areas with population over 200,000
☒Urban - Areas with population of 5,001 to 200,000
☐Rural - Areas with population of 5,000 or less

Funding Year

Preference 1			Preference 2	
Non-Infrastructure			**Non-Infrastructure**	
2019	☐		2019	☐
2020	☐		2020	☐
2021	☐		2021	☐
Design			**Design**	
2019	☐		2019	☐
2020	☐		2020	☐
Construction			**Construction**	
2019*	☒		2019*	☐
2020	☐		2020	☒
2021	☐		2021	☐

*Design completed to federal requirements

Project Cost Estimate

Instructions:
* Project estimate must include all related project costs, including administrative.
* For both infrastructure and non-infrastructure type projects, the minimum sponsor cash match is 7.34% of the total project cost.
* **Cash match only**: Non-cash items such as volunteer services or in-kind contributions (such as work performed by sponsor or right-of-way purchase) are not eligible to count towards the sponsor's match.
* Use the ITD provided TAP Project Estimating Worksheet to indicate the total project estimate. A copy of the worksheet can be accessed at http://itd.idaho.gov/alt-programs/
Separate applications need to be submitted for infrastructure and non-infrastructure type projects.

(a) Infrastructure: Federal reimbursement is being requested for: (select all that apply)

☐ Design activities
☒ Construction activities

(b) Non-infrastructure: Federal reimbursement is being requested for:

☐ Non-Infrastructure: Safe routes to school coordination and education.

Even if the sponsor is requesting federal funds for construction activities only, there are still administrative costs that ITD will incur in order to review project documents, provide oversight, and authorize a project for competitive bidding. The sponsor will need to account for these costs within the project estimate.

Eligible Project Activities

For a list of eligible project activities, please reference FHWA's publication of the Transportation Alternatives at http://www.fhwa.dot.gov/fastact/factsheets/transportationalternativesfs.cfm

From the list below, select the main project activity that best describes proposed project.

☒ Infrastructure: Design and/or construction of infrastructure and systems that will provide safe routes for non-drivers.

☐ Infrastructure: Design and/or construction of infrastructure to improve the ability of students who live within two miles of the school building to walk or bicycle to school.

☐ Non-Infrastructure activities: Safe routes to school coordination and education.

Environmental requirements for infrastructure projects shall not exceed Categorical Exclusion.
The acquisition of right-of-way is not an eligible activity for TAP funding. All right-of-way acquisition activities must be completed prior to submitting an application. Environmental or right-of-way acquisition concerns may cause the application to be deemed ineligible.

Eligible Project Sponsors

Only certain entities are eligible sponsors. From the selection below, select the one description that best categorizes your organization as the project sponsor.

☒Local government
☐Regional transportation authority
☐Transit agency
☐Natural resource or public land agency
☐School district, local education agency, or school
☐Tribal government
☐Nonprofit entity responsible for the administration of local transportation safety programs
☐Any other local or regional governmental entity with responsibility for oversight of transportation
or
☐ Recreational Trails (other than a metropolitan planning organization or a State agency) that the State determines to be eligible, consistent with the goals of subsection (c) of section 213 of title 23.

1. Project/Program Elements (20 Points)

(a1) For infrastructure type projects, this project includes the following facilities. (Select all that apply) 10 pts.

Sidewalk: Surface: Width_10' /6'____ Length: ~790'_____
Crosswalk: Width____ Qty.: 4_____
Curb Ramps: #: 7____
On-Street Bicycle Facilities: ☐bike lane, ☒shared lane, ☐cycle track: Length: ~790'_____
Shared-Use Path: Surface____ Width_____ Length_____
Signalization/Traffic Control: Type_____
Bicycle Parking/Racks/Amenities: Type: Bike Racks / Bike Station_# Spaces: 2 / 1 (post office)
_____
Pedestrian Amenities/Streetscape (lighting, landscaping, etc.): Benches, 20 pedestrian-scaled street lights, landscaping within 6' strip next to 10' sidewalk and around light bases (local funding sources_____
Transit Stops and Amenities:_____
Other: As part of a larger effort to improve bike/ped mobility in downtown Kuna, wayfinding signage will be installed subsequent to finishing this project._____

(a2) For non-infrastructure type projects, this project includes the following activities. (select all that apply) **10 pts.**

Education materials and activities: ☐Travel Plan ☐ Safety Booklets ☐Other
Encouragement materials and activities: ☐Bike Rodeo ☐ Walk/Bike to School Day activities ☐ Walking or biking maps ☐ Walk education
Traffic education and enforcement activities:
Other:_____

Non-Infrastructure awards will be required to develop a work plan as part of the agreement process

(b) Description of Project **10 pts.**

Describe existing conditions and provide a clear description of the purpose of the project and the scope of work. Supplemental materials such as pictures, maps, project plans, exhibits, diagrams, etc. may be provided as necessary to explain existing conditions and proposed improvements. Vague descriptions may result in lower evaluation scores and lower ranking. Information about the project scope should be consistent with the project budget. (Max 1200 Characters)

The Kuna Main Street Pedestrian Improvement Project (Phase 2) includes construction of new ADA ramps, widened sidewalks, drainage, and roadway improvements along two blocks of Main Street from Avenue C to Avenue A. This long-envisioned project will finish a critical pedestrian connection between the new roundabout at Linder Road and Main Street to the east (completed in 2016), the Indian Creek Greenbelt to the south (extensions built in 2015/2016), and the recently completed Phase 1 Main Street/Avenue E to Avenue C Pedestrian Improvement project to the west (completed November 2017). As a heavy bike/ped-traveled area in the center of downtown, the proposed project

will create safe facilities and improved mobility for pedestrians and bicyclists to access key destinations such as the Bernie Fisher Park (Farmer's Market and Kuna Days events), restaurants, Indian Creek Greenbelt, medical clinics, Community Center, Post Office and Senior Center. Uneven and narrow sidewalks, broken curb and gutter, and the old road surface along Main Street are major barriers for merchants, pedestrians, bicyclists, and persons with disabilities. TAP funds will be used to replace cracked and upheaved sidewalks, install ADA ramps/bulb-outs for safe pedestrian travel, and smooth and stripe the roadway surface for bike sharrows (shared lane). Other funding sources will be used to install pedestrian-scaled lighting, water for trees/shading, drainage facilities, seating areas, benches and bike racks. See project maps and concept plans attached to this application.

2. Property Ownership and Acquisition Information eligible/ineligible (ROW must be acquired or conditional upon award to be eligible, Non-Infrastructure can move to question 3)

(a) Has all of the property needed for the project construction been acquired (select one)

☒Yes
☐No, Property must still be acquired for the project construction.
☐Not Applicable

Note: Applications that indicate a No response will be deemed incomplete.

(b) Have all necessary easements or access agreements been acquired for the project? (select one)

☒Yes
☐No
☐Not Applicable

If no, describe how and when the easement or access agreement will be acquired. Note: the application must include a commitment letter by the current property owner indicating an easement or access agreement is under development and will be granted. Applications that indicate a No response and do not include a commitment letter by the current property owner will be deemed incomplete. (Maximum 500 Characters)

No property acquisition is necessary for this project. All work is to be completed within existing ACHD and City of Kuna right-of-way (ROW).

(c) Projects proposing to build facilities along or through railroad right-of-way must include documentary evidence from the railroad granting a right of entry or an executed encroachment permit. Has the railroad granted a right of entry or an executed encroachment agreement? (select one)

☐Yes
☐No
☒Not Applicable

If no, describe how and when the agreement will be executed. Note: the application must include a commitment letter by the railroad that a right of entry or an executed encroachment agreement is under development and will be granted. Applications that indicate a No response and do not include a commitment letter from the railroad will be deemed incomplete. (Maximum 500 Characters)

3. Project History and Financial Readiness (15 pts)

(a) Is the proposed project in a Transportation Plan? **3 pts.**

☒Yes
☐No
☐Not Applicable

(b) If project is in a Transportation Plan, is the plan current (updated and/or re-adopted within last 5 years? **2 pts.**

☒Yes
☐No
☐Not Applicable

(c) Do you have a written commitment to bring this project forward for approval of funds at a city council, county commission or highway district meeting, through capital reserves funds, through inclusion in a capital improvement program/plan or any other available funds? **3 pts.**

☒Yes
☐No
☐Not Applicable

(d) Are the funds appropriated or programmed to be appropriated in an adopted budget? **3 pts.**

☒Yes
☐No
☐Not Applicable

(e) Please provide the details for (a)-(d) and provide details on the available financial management practices and accounting software used for this project. **4 pts.**

This project is the final piece of a much larger vision established in the ACHD Kuna Downtown Corridor Plan (adopted in 2014) and Kuna Downtown Revitalization Plan (adopted 2015). All of the funding was secured for Phase 1 (completed November 2017) to complete improvements from Avenue E to Avenue C, as well as the Roundabout (completed in 2016). This project, or "Phase 2", has $300k in TMA-TAP funds secured, $280k in local City funds to cover design costs (currently underway), and Kuna & ACHD has committed to provide a match of the remaining construction funds needed to leverage with $500,000 in State TAP funds. Kuna & ACHD will formerly add this project to their budgets once the status of State TAP funds is known. As the no. 1 project in the Kuna Downtown Revitalization Plan, $20k in additional private funds have been raised for bike racks, benches, and tables that will be interspersed in the project area to create a safer and friendlier bike/ped environment. With a publicly-supported concept in-hand, and design currently underway, construction could begin as early as 2019. See documentation attached to this application.

3. Project History and Financial Readiness (15 pts)

(a) Is the proposed project in a Transportation Plan? **3 pts.**

☒Yes
☐No
☐Not Applicable

(b) If project is in a Transportation Plan, is the plan current (updated and/or re-adopted within last 5 years? **2 pts.**

☒Yes
☐No
☐Not Applicable

(c) Do you have a written commitment to bring this project forward for approval of funds at a city council, county commission or highway district meeting, through capital reserves funds, through inclusion in a capital improvement program/plan or any other available funds? **3 pts.**

☒Yes
☐No
☐Not Applicable

(d) Are the funds appropriated or programmed to be appropriated in an adopted budget? **3 pts.**

☒Yes
☐No
☐Not Applicable

(e) Please provide the details for (a)-(d) and provide details on the available financial management practices and accounting software used for this project. **4 pts.**

This project is the final piece of a much larger vision established in the ACHD Kuna Downtown Corridor Plan (adopted in 2014) and Kuna Downtown Revitalization Plan (adopted 2015). All of the funding was secured for Phase 1 (completed November 2017) to complete improvements from Avenue E to Avenue C, as well as the Roundabout (completed in 2016). This project, or "Phase 2", has $300k in TMA-TAP funds secured, $280k in local City funds to cover design costs (currently underway), and Kuna & ACHD has committed to provide a match of the remaining construction funds needed to leverage with $499,492.90 in State TAP funds. Kuna & ACHD will formerly add this project to their budgets once the status of State TAP funds is known. As the no. 1 project in the Kuna Downtown Revitalization Plan, $20k in additional private funds have been raised for bike racks, benches, and tables that will be interspersed in the project area to create a safer and friendlier bike/ped environment. With a publicly-supported concept in-hand, and design currently underway, construction could begin as early as 2019. See documentation attached to this application.

4. Mobility (25pts)

(a) Check the following connections that this project provides (within .25 miles of route): **1 pts. each**

☒Residential to Retail/Dining	☒Residential to Recreation	☒Residential to Employment
☒Residential to Education	☒Employment to Recreation	☒Employment to Education
☒Employment to Retail/Dining	☒Recreation to Retail/Dining	☒Residential to Residential*

*Connects disjoint neighborhoods

(b) Does the project provide a new connection? **2 pts.**

☐Yes

☒No

(c) Does the project fill a sidewalk or pathway gap ("missing link")? **2 pts.**

☐Yes

☒No

(d) Will the project induce non-motorized trips? (People will bike/walk more after project completed) **2 pts.**

☒Yes

☐No

(e) Briefly describe the improvements to mobility outlined in (a)-(d): **10 pts.**

With a median age of only 28 and 40% of the population is 19 years old or younger, Kuna is the youngest town within the Treasure Valley region (2010 Census), representing a large portion of the population that relies on alternative transportation facilities.

The following destinations within 0.25 miles of the project include, but are not limited to: residential neighborhoods, industrial area south or the railroad tracks (employment), Kuna City Hall, Kuna Library, Kuna Senior Center, Community Center, Bernie Fisher Park (Farmer's Market and Kuna Days events), restaurants/dining/coffee shops, Indian Creek Greenbelt (1.5-mile trail system), two (2) medical clinics, frisbee golf course, ball fields and BMX jumps, Vic's Pharmacy, Post Office, Kuna School District 4th Street Gym, retail shops, etc. This project, located in the center of downtown Kuna, will complete an improved bicycle and pedestrian connection for seniors, children, disabled citizens and commuters to reach civic, employment and recreation destinations within the community. See Project Mobility Map attached to this application.

5. Safety (25 pts)

(a) Does the project provide a safety improvement? **5 pts.**

☒Yes

☐No

(b) The safety improvements apply to (check all that apply): **6 pts.**

☒ Bicyclists

☒ Pedestrians

☒ Children

☒ Elderly

☒ People with Disabilities

☐Others _____

(c) Will the project enhance awareness of cyclists and pedestrians outside of the project limits? **2 pts.**

☒Yes

☐No

(d) Is the project within two miles of a school and provide a safe connection between a residential community, the school, library, park, after-school activities, etc? **2 pts.**

☒Yes

☐No

(e) Please describe the details of the safety improvements outlined in (a)-(d): **10 pts.**

The project will replace 10' wide cracked/upheaved sidewalks with 16' wide sidewalks; replace seven (7) non-ADA-compliant ramps with ADA bulb-out style ramps; replace four (4) wide crosswalks with narrower crosswalks (via bulb-outs); replace four (4) vehicular-oriented street lights with 20 pedestrian-scaled lights; and will reconstruct Main Street for a smoother roadway surface including painted bike sharrows (shared lane). This segment of Main Street is primarily used by children and students walking to/from schools within two (2) miles of the project area: Indian Creek, Ross, Hubbard and Teed Elementary Schools; Kuna Middle School (Jr. High); Kuna High School; Kuna School District 4th Street Gym; and Sunshine Private Pre-School & Kindergarten. The project area is also highly frequented by seniors accessing the Senior Center, Community Center, History Museum, Post Office and recreation opportunities. With the Kuna Skate Park, Volleyball, Baseball and Disc Golf Course adjacent to and within 0.25 of the project area, many teens and young adults also frequent the area to access recreation and after school activities. With 80 feet of ROW, pedestrians and bicyclists must currently travel across a wide road without adequate ADA-accessible bike/ped facilities in place. Vehicular traffic will slow down by installing wider ADA-accessible sidewalks and ADA ramps/bulb-outs, while also providing a narrower distance for safer bike/ped travel. New lighting will be a big safety improvement, as existing lighting is scarce and unsafe for bicyclists and pedestrians early in the morning and/or after dark.

6. Economic Opportunity (10 pts)

(a) Does the project improve economic opportunity by bringing more people to businesses? **3 pts.**

☒Yes

☐No

(b) Does the project provide a NEW connection to small businesses? 1 pts.

☐Yes

☒No

(c) Does the project close a gap of existing walking/biking infrastructure to improve usability in a downtown, revitalization or business district? **1 pts**

☒Yes

☐No

(d) Please give details that substantiate answers (a)-(c): **5 pts.**

This project will enhance Kuna's downtown pedestrian system. Kuna has worked hard over the past five (5) years to revitalize the downtown core. A more walkable and bikeable Main Street will increase economic opportunity for small local businesses and the community as a whole. This final piece of the project will bring more people to the following specific businesses along the project area: Kuna Machine Shop, Napa Auto Parts, Lima Limon Peruvian Restaurant, Jackson's, Zamzow's, Farmers Insurance, Quik-Wok/Ben's Family Restaurant, Kuna Medical Clinic, Mountain Land Physical Therapy, and the Maria Bonita Bakery. This list does not include other businesses in close proximity that would also see an increase in bike/ped traffic. See support letters from Kuna businesses attached to this application.

Project Schedule

Instructions: * Provide a project schedule showing critical project milestones and logical time lines for design and/or construction activities. A copy of the base schedule format can be found at http://itd.idaho.gov/alt-programs/

TAP Coordinator Endorsement *(Infrastructure projects only)*

Prior to submitting this application, consultation with the ITD District TAP Coordinator must ne initiated PRIOR TO NOVEMBER 10th, 2017. See list below for contact information. To find the district in which your project is located, use the ITD map located at http://itd.idaho.gov/

Select District TAP Coordinator:

☐District 1 (North Idaho): Greg Brands, (208)772-1274
☐District 2 (North-Central Idaho): Ken Helm, (208)799-4223
☒District 3 (Southwest Idaho): Blaine Schwendiman, (208)334-8925
☐District 4 (South-Central Idaho): Trey Mink, (208)886-7848
☐District 5 (Southeast Idaho): Melodie Halstead, (208)239-3370
☐District 6 (East Idaho): Eric Verner, (208)745-5667
☐State-wide (Off State Highway System): Amanda LaMott, (208)344-0565

Please include as an attachment the documentation of District Coordination provided by the applicable District TAP Coordinator (site checklist).

Metropolitan Planning Organization (MPO) Coordination

If a proposed project is located within a Metropolitan Planning Organization (MPO) boundary, the project applicant should coordinate with the MPO to have the proposed project reviewed and approved by the MPO. The MPO will require that the proposed project within their boundary be identified through their planning process and be consistent with their long-range transportation plan. Contact the appropriate MPO prior to submitting the application for more information and specific requirements designated by the affected MPO. A list of our MPO partners can be found at http://itd.idaho.gov/funding/?target=advisory-boards. As part of the application, if the project falls within an MPO boundary, provide a letter of support from the MPO.

Is the proposed project within an MPO boundary?

☒Yes
☐No
☐Not Applicable

If yes, has the proposed project been identified as part of the MPO planning process or is in any MPO planning document like a Long Range Transportation Plan or Bicycle and Pedestrian Transportation Plan?

☒Yes ☐No

Does the MPO support the proposed project?
If proposed project is not within an MPO boundary, mark Not Applicable.

☒Yes ☐No ☐Not Applicable

Select MPO area:
If proposed project is not within an MPO boundary, mark Not Applicable.

☐Bannock Planning Organization (BPO)
☐Bonneville Metropolitan Planning Organization (BMPO)
☒Community Planning Association of Southwest Idaho (COMPASS)
☐Kootenai Metropolitan Planning Organization (KMPO)
☐Lewis-Clark Valley Metropolitan Planning Organization (LCVMPO)
☐Not Applicable

Attachments

The following attachments **MUST** be completed and submitted with the application:
☒Detailed Project Cost Estimate (Infrastructure) Project Budget (Non-infrastructure)
☒Letters of Support (Minimum Local Government or Facility Owner, additional encouraged)
☒Environmental Screening (ITD-211)
☒Right-of-Way Certificate (ITD-1983)
☒Match Commitment
☒Project Delivery Schedule
☒District Coordination Letter/Site Checklist
☒Project Location Map (Infrastructure Projects)
☒MPO Support (If Applicable)

Additional Attachments – Not required, but recommended

Question 1 – Project/Program Elements
☒Site Map – Project Location (detailed) ☒Project Site Photos

Question 2 – Property Ownership
☒Other

Question 3 – Financial Readiness
☒Other

Question 4 – Mobility
☒Site Map of connections labeling Land Use Types
☐Documentation on capacity/trip induction

Question 5 – Safety
☒Documentation
☐Other

Question 6 – Economic Opportunity
☒Site Map showing location of small businesses in relation to the project
☒Letters of Support from Local Businesses
☐Other

TAP: Project Estimating Worksheet (*Infrastructure*)

Project Name: **Kuna Main Street Pedestrian Improvement Project (Phase 2)**

Instructions:

* *Only input information in grey shaded areas below only.*
* *Enter 0 in the percentages column if not seeking federal participation.*
* *For infrastructure projects, the maximum federal funding is $500,000.00.*
* *Only work performed after the execution of the State and Local agreement is eligible for federal reimbursement.*
* *The minimum local match amount is 7.34% of total project cost.*
* *Local match is limited to cash only. In-kind contributions are not eligible.*
* *Initial sponsor cash match payment is due prior to execution of the State and Local Agreement and counts towards the local cash match. (See amount below)*

Proposed Funding Match Rates	Local	Federal
	11.20%	88.80%

Infrastructure Project				Local Portion		Federal Portion	
Phase Code	Description (Include amounts for federal-aid items only)	Percentages	Project Totals	Proposed Local Match Percentage	Local Cash Match	Proposed Federal Percentage	Federal Amount Requested
CN	Preliminary Construction Estimate (PCE) *(Construction cost only)*		$562,492.00		$62,999.10		$499,492.90
CN	Construction Contingency 5% to 10% of PCE *(Quantity overruns, change orders)*	0.00%			$0.00		$0.00
CE	Construction Engineering (ITD) 3% to 10% of PCE - ($3,500 minimum) (ITD construction administrative expenses) *If PCE is less than $50k, use 10% of PCE* *If PCE is between $50k - $100k, use 8% of PCE* *If PCE is between $100k - $200k, use 5% of PCE* *If PCE is more than $200k, use 3% of PCE*	0.00%			$0.00		$0.00
CC	Construction Engineering (Consultant) 5% to 25% of PCE *(Consultants shall be selected throught ITD established procedures)*	0.00%		11.20%	$0.00	88.80%	$0.00
PE	Preliminary Engineering (ITD) 3% to 10% of PCE - ($3,500 minimum) (ITD design administrative expenses) *If PCE is less than $50k, use 10% of PCE* *If PCE is between $50k - $100k, use 8% of PCE* *If PCE is between $100k - $200k, use 5% of PCE* *If PCE is more than $200k, use 3% of PCE*	0.00%			$0.00		$0.00
PC	Preliminary Engineering (Consultant) 5% to 30% of PCE *(Consultants shall be selected throught ITD established procedures)*	0.00%			$0.00		$0.00
	Total Estimate (Infrastructure):		**$562,492.00**		**$62,999.10**		**$499,492.90**

Total Project Estimate	Total Local Match	Total Federal Match
$562,492.00	$62,999.10	$499,492.90
Meets maximum federal limit for infrastructure.		

Initial cash match payment (10% of Total Local Match, $3,500 minimum): **$6,299.91**

Funding Year		
Activity	**Fiscal Year (Option 1)**	**Fiscal Year (Option 2)**
Design	2018 (already funded)	2018 (already funded)
Construction	2019	2020

** In this section, Indicate the fiscal years in which the project will be designed and constructed. Design activities should occur one year prior to construction. For scheduling flexibility, provide two options.*

Fiscal Year *- The fiscal year is the accounting period for the federal government which begins on October 1 and ends on September 30. The fiscal year is designated by the calendar year in which it ends; for example, fiscal year 2016 begins on October 1, 2015 and ends on September 30, 2016.*

TAP Construction Estimate: Kuna Main Street Pedestrian Improvement Project (Phase 2)

Infrastructure Project

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT COST	ITEM COST
706.4.1.A.3	6-inch Vertical Curb (No Gutter)	LF	140	$25	$3,500
706.4.1.A.4	Colored 6"x6" Curb	LF	1,180	$32	$37,760
706.4.1.A.5	Standard 6-inch Vertical Curb & Gutter	LF	1,950	$28	$54,600
706.4.1.E.1	Concrete Sidewalks, 5-inch Thick (SD-709)	SY	1,781	$46	$81,926
706.4.1.E.2	Concrete Sidewalks, 5-inch Thick Colored (Decorative Brick Surface)	SY	621	$110	$68,310
706.4.1.F.1	Concrete Driveway Approach (SD-710B), 6-inch Thick	SY	125	$46	$5,750
706.4.1.H.4	Pedestrian Ramp w/Detectable Warning Domes (SD-712D, Type "A2")	EA	15	$1,350	$20,250
802.4.1.A.1	Crushed Aggregate for Base 3/4-inch_Type I	CY	851	$31	$26,381
802.4.1.A.2	Sub-Base - UnCrushed Pit Run	CY	2,354	$29	$68,266
810.4.1.A.1	Plant Mix Pavement, Class I, PG-58-28	TON	1,200	$85	$102,000

Estimated Cost:	$468,743
Contingency:	$93,749
Total Estimated Cost:	**$562,492**

Transportation Alternatives Program
Kuna Main Street Pedestrian Improvement Project (Ph. 2)
Project Schedule – Option 1 (2019 Construction)

Project Function / **Year**	**2017**	**2018**				**2019**			
Quarter	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec
State/Local Agreement	■								
Obligate Design Funds	■								
Project Charter	■								
Environmental Evaluation		■	■						
Cultural Resources Evaluation		■							
Design Project		■	■						
Approval of plans, specifications & engineer's estimate				■					
Obligate Construction Funds				■	■				
Advertise & Award construction project					■				
Contract award					■	■	■		
Construct Project						■	■	■	
Project Completion									■

Transportation Alternatives Program
Kuna Main Street Pedestrian Improvement Project (Ph. 2)
Project Schedule – Option 2 (2020 Construction)

Project Function / **Year**	**2017**	**2018**				**2019**				**2020**		
Quarter	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun	Jan-Mar	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept
State/Local Agreement	■											
Obligate Design Funds	■											
Project Charter	■											
Environmental Evaluation		■	■	■	■							
Cultural Resources Evaluation		■										
Design Project	■	■	■	■	■							
Approval of plans, specifications & engineer's estimate						■						
Obligate Construction Funds							■					
Advertise & Award construction project								■				
Contract award									■			
Construct Project										■	■	■
Project Completion												■

City of Kuna

P.O. BOX 13
KUNA ID 83634
(208)922-5546
www.KunaCity.id.gov

Mayor
Joe Stear

City Council
Members
Briana Buban-Vonder Haar
Richard Cardoza
Pat Jones
Greg McPherson

November 28, 2017

Idaho Transportation Department
Attn: Ken Kanownik (ITD Headquarters)
P.O. Box 7129
Boise, ID 83707-1129

Re: Kuna Main Street Pedestrian Improvement Project (Phase II)

Dear Mr. Kanownik:

Thank you for the opportunity to submit our application for the Transportation Alternatives Program (TAP).

The City of Kuna respectfully requests consideration of $500,000 in State TAP funds to leverage with $300,000 in Federal-Aid (already secured), and local matching dollars. Due to the cost of the project, State TAP funds, are needed to fully complete the funding for this final phase.

Phase I included Avenue E From 4th Street to Main Street and along Main Street to Ave C. The first phase of improvements included multiple funding partners which included TAP-TMA, CDBG, ACHD and city funds.

Improving our downtown is an important step towards the City's overall goals of creating infrastructure for safe transportation alternative activities of pedestrian use, bicycle use and ADA accessibility that also enhances economic viability of our downtown project area.

We are available for any questions or to provide further information.

Sincerely,

J Stear

Joe Stear
Kuna Mayor

ACHD
Committed to Service

Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

November 21, 2017

Ken Kanownik
Idaho Transportation Department
3311 W. State Street
PO Box 7129
Boise, ID 83707-1129

Dear Mr. Kanownik:

The Ada County Highway District (ACHD) is submitting this letter to express support for the City of Kuna's Kuna Main Street Pedestrian Improvement Project (Phase 2). Kuna's desire to enhance and beautify its downtown core is admirable and consistent with goals found in previous plans and studies. ACHD recognizes that the beautification and enhancements proposed by the City fall within ACHD right-of-way, and will work with the City of Kuna to establish the appropriate agreement which will allow the City to complete its project within this right-of-way. ACHD works closely with its partner agencies to facilitate these types of projects and looks forward to working with Kuna in this endeavor.

Sincerely,

Rebecca W. Arnold
Commission Vice President
Ada County Highway District

Cc: ACHD Commission
Matt Stoll, COMPASS Executive Director

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Working together to plan for the future

November 27, 2017

Mr. Ken Kanownik
Idaho Transportation Department
Headquarters Planning Services
PO Box 7129
Boise, ID 83707-1129

RE: Support for Kuna Main Street Pedestrian Improvement Project (Phase 2) in the City of Kuna – Transportation Alternatives Program (TAP)-Statewide Proposal

Dear Mr. Kanownik:

The Community Planning Association of Southwest Idaho (COMPASS), the metropolitan planning organization for Ada and Canyon Counties, supports the Main Street Pedestrian Improvement Project (Phase 2) TAP-Statewide proposal for pedestrian and safety improvements along Main Street in downtown Kuna. COMPASS recognizes the need for pedestrian and bicycle connectivity, and encourages funding alternative transportation projects within the planning area.

The first phase of the project, Avenue E from 4th Street to Main Street in Kuna, was made possible through multiple funding partners, which included TAP-TMA, CDBG, and local (non-participating) funds; that phase is nearly complete. Phase 2, Main Street from Avenue C to Avenue A in Kuna, is currently scheduled to receive TAP-TMA funds in FY 2020, but additional funding via other sources, including TAP-Statewide funds, is necessary to fully fund this phase.

The project is aligned with many goals of the regional long-range transportation plan, Communities in Motion 2040 (CIM 2040), including:

- Improve safety and security for all transportation modes and users (Goal 1.2)
- Strive for more walkable, bikeable, and livable communities with a strong sense of place and clear community identity and boundaries (Goal 2.4)
- Maintain the vitality of regional centers, downtowns, and main streets through continued public and private investments in new and existing business, housing, and transportation options as appropriate (Goal 6.2).

If you need additional information, please contact Toni Tisdale, Principal Planner and Resource Development Team Lead at ttisdale@compassidaiho.org or (208) 475-2238.

Sincerely,

Matthew J. Stoll
Executive Director

Pc: Honorable Joe Stear, Mayor, City of Kuna
Chris Engles, City of Kuna

T:\FY18\600 Projects\685 Resource Development\J-Support Letters\Kuna Main Street Phase 2 for TAP-State.docx

FARMERS INSURANCE

Kelsey Holder Agency
Farmers Insurance
290 West Main Street
Kuna, ID 83634
Ph. (208) 955-6369
Fax. (208) 955-6386
Em. kholder@farmersagent.com

City of Kuna
Attn: Mayor Joseph Stear
751 W 4th St.
Kuna, Idaho 83634

Re: Marketing Investment for Downtown Kuna

Dear Mayor Stear

Best idea ever! Three years ago, you planted a seed in my business by sharing with me your vision for Kuna's Downtown Revitalization. You challenged me to embrace the process by revitalizing my building and putting a little sweat equity back into my business.

Although I knew a building remodel was going to be a huge expense, I did not know it would result in a big boost to my bottom line. Our short 15-minute conversation changed my life and my business for the better. It is what directly inspired me to reinvest in my building and do my part to help reinvent Downtown Kuna. I could see if my business were to sustain any future relevancy, I would need to embrace your vision and take on your challenge.

Downtown is the heart of Kuna and having a healthy heart is key to a strong business community. Kuna is in a unique situation to see unprecedented economic growth and stability. Our rural location and close proximity to Boise, Meridian and Nampa make us an ideal place to live, work and play.

I think it is critically important for residents and businesses alike to embrace this process and share in its successes. It is essential for Kuna's future that we create an economic and culturally vibrant downtown corridor. I think downtown development needs to be at the center of our priorities.

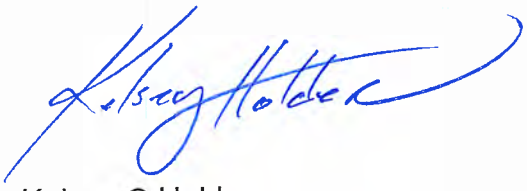
Over the last two years, I took on your challenge of reinventing my building. I put on a fresh coat of paint throughout and added new doors, windows and an awning. I changed up the facade; I put in new floors and countertops. It has been a labor of love.

When I started this remodel project, I had no idea the impact it would have the residents and businesses around me. My building remodel is nearly complete and business has never been better. Our annual sales revenues have increased 33%!!

My perception is that our higher sales volume to new customers is primarily because of the new storefront. I have seen higher levels of customer satisfaction and the community's response has been overwhelming. I think it is vital for the residents and businesses of Kuna to understand how remodeling my building has positively influenced my business.

Based on my own experience, remodeling my downtown storefront should regarded as a marketing investment rather than a necessity. The economic benefit and growth that my business has experienced is nothing short of amazing.

Thank you,



Kelsey C Holder
Business Owner

Kuna Machine Shop

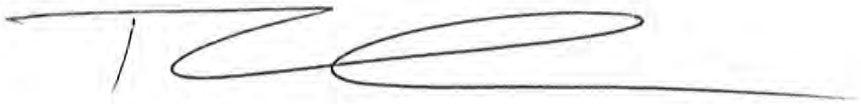
Bob Bachman

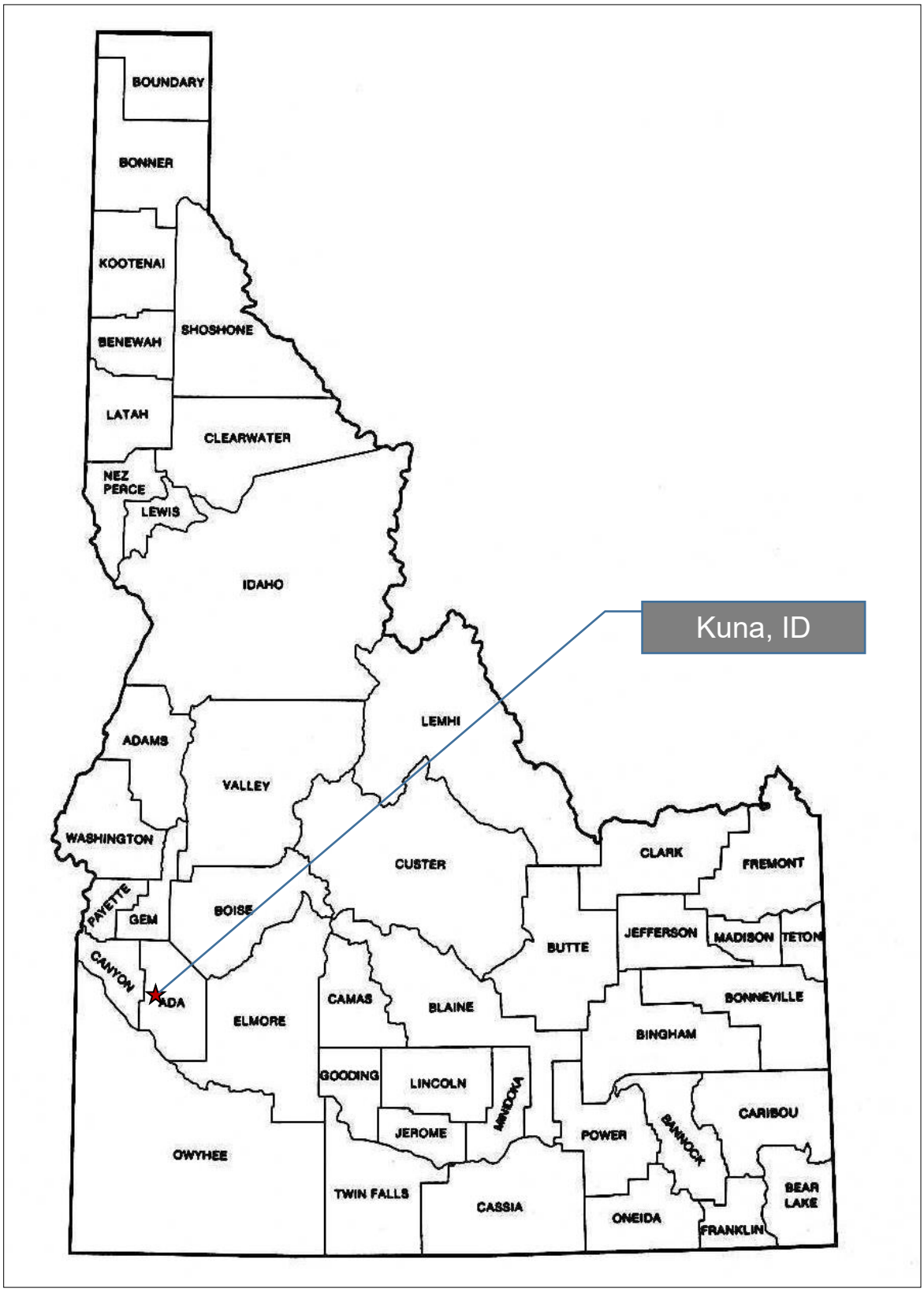
Kuna, City

My name is Tim Crawford and I am the Owner of the Kuna Machine Shop. I am in favor of the downtown revitalization project. Upgrading the sidewalk curb and gutter will improve not only the aesthetics of my business but improve the walking traffic issues we have due to a very narrow sidewalk. This improvement will also help in the winter months with the snow accumulation and plowing.

Sincerely,

Tim Crawford




BOUNDARY
BONNER
KOOTENAI
SHOSHONE
BENEWAH
LATAH
CLEARWATER
NEZ PERCE
LEWIS
IDAHO
Kuna, ID
LEMHI
ADAMS
VALLEY
WASHINGTON
CUSTER
CLARK
FREMONT
PAYETTE
GEM
BOISE
JEFFERSON
MADISON
TETON
BUTTE
CANYON
ADA
CAMAS
BLAINE
BONNEVILLE
ELMORE
BINGHAM
GOODING
LINCOLN
MINIDOKA
CARIBOU
JEROME
POWER
BANNOCK
OWYHEE
TWIN FALLS
CASSIA
ONEIDA
FRANKLIN
BEAR LAKE

Project Mobility Map—Destinations within 0.25-mile

Kuna Main Street Pedestrian Improvement Project (Phase 2)



4TH ST

AVE A

MAIN ST

80' ROW

1ST ST

AVE C

AVE B

2ND ST

PROJECT LIMITS

790' project length

LEGEND

- R/W — EXISTING RIGHT OF WAY
- P/L — EXISTING PROPERTY LINE
- PROJECT AREA LIMIT
- SIDEWALK
- CONCRETE
- ASPHALT
- LANDSCAPING/HARDSCAPE
- EXISTING STREET LIGHT
- PROPOSED DECORATIVE STREET LIGHT

20 proposed pedestrian-scaled lights

N

0 20 40
SCALE IN FEET

MAIN STREET PROJECT CONCEPT PLAN
CITY OF KUNA
MAY 2016

J-U-B ENGINEERS, INC.

LAST UPDATED: 5/31/2016
PLOT DATE: 5/31/2016
FILE: 11962_MAIN ST

Plot Date:5/31/2016 8:22 AM Plotted By: Matt Sipole
Date Created:5/18/2016 F:\PROJECTS\JUB\10-16-058 KUNA TAP GRANT\CAD\EXHIBITS\11962_MAIN ST.DWG

Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)

Main Street, newly completed Phase 1 Improvements, looking east towards proposed Phase 2 project area







Main Street/Avenue A, looking east towards the new roundabout

Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)



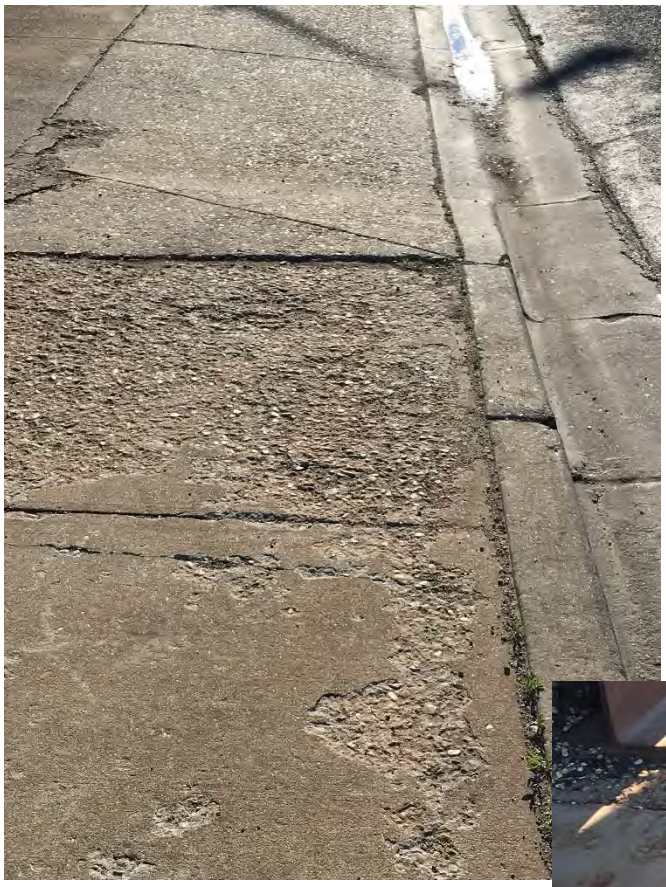
South side of Main Street (east project limit), looking west



South side of Main Street (east project limit), looking north towards Avenue A

Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)





Both photos:

Broken/crushed sidewalks, ADA issues, south side of Main Street, looking west

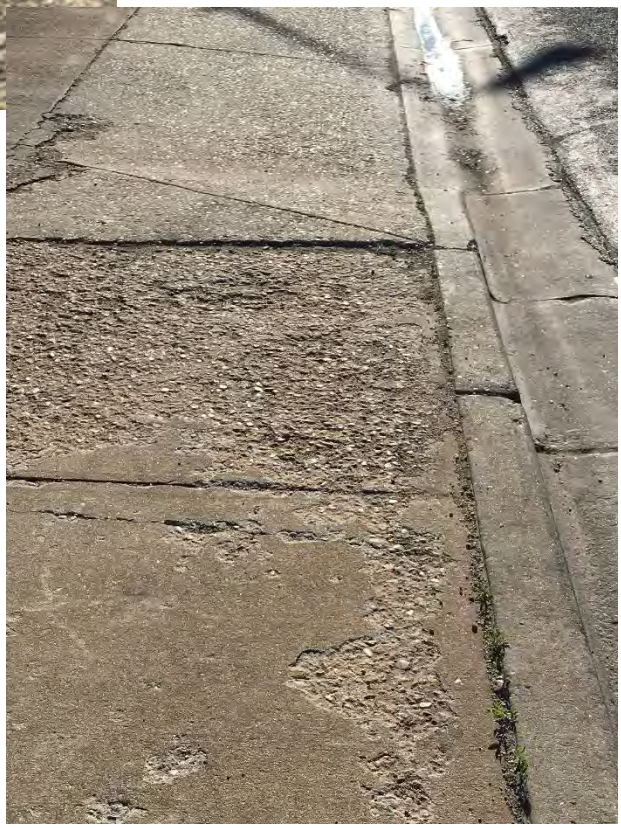
Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)



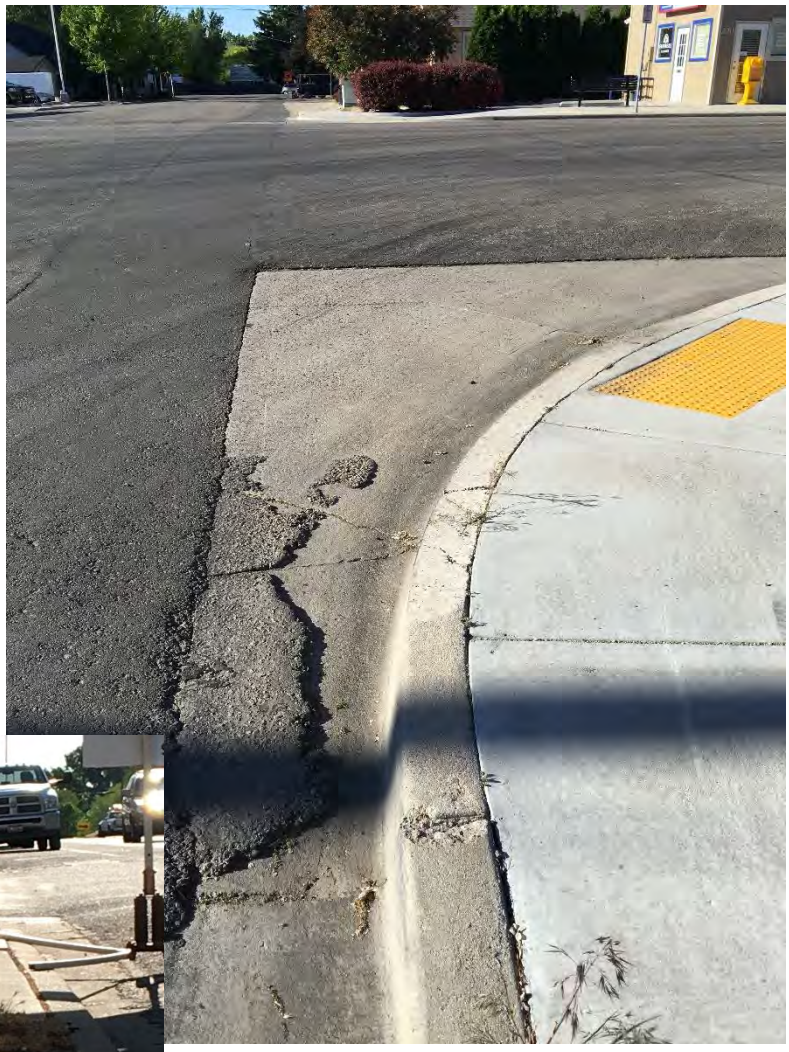
Both photos:

Broken/crushed sidewalks, ADA issues, south side of Main Street, looking west



Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)



ADA issues, south side of Main Street, looking north at Main Street and Avenue B



ADA issues, broken sidewalk, south side of Main Street, looking west

Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)



ADA grade/sidewalk issues at the Kuna Community Center, north side of Main Street, looking west

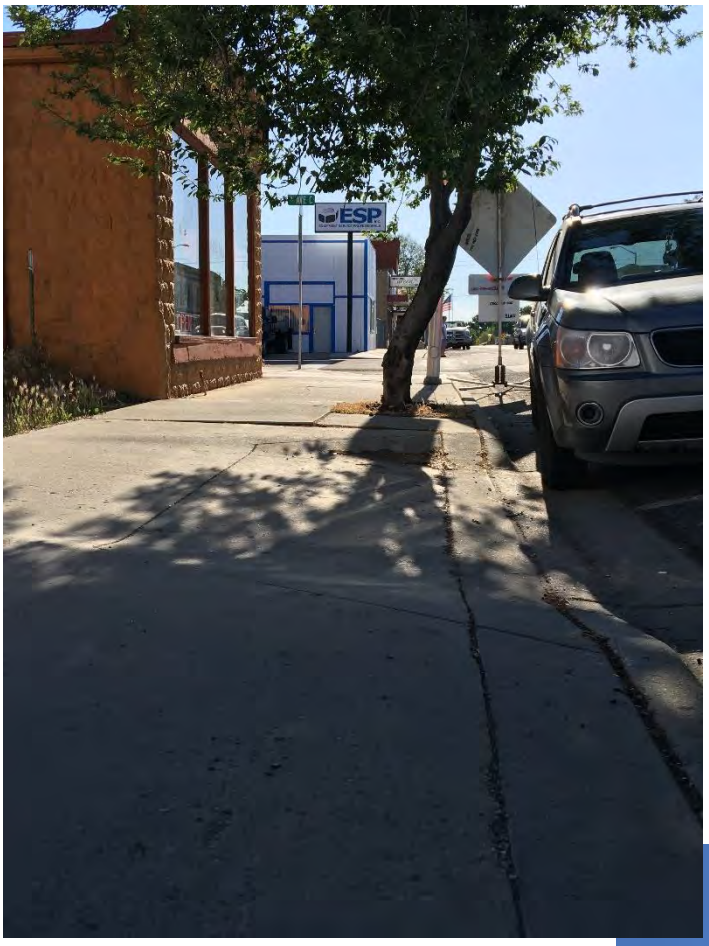


Driveway/curb/grade/ADA issues, north side of Main Street, looking west

6

Project Site Photos

Kuna Main Street Pedestrian Improvement Project (Phase 2)



Driveway/curb/grade/ADA issues, south side of Main Street, looking west towards Avenue C/Main Street (west project limit)



ITD 0211 (Rev. 9-10)
itd.idaho.gov

Environmental Screening

For Community Transportation Enhancement (CTE),
Safe Routes to School (SR2S) and Scenic Byway Projects

Background - All project actions which involve a federal nexus (federal funds, federal permits or federal lands) must have an approved environmental document. ITD follows Federal Highway Administration guidelines for environmental documentation.

Responsibility - ITD will be responsible for the review and approval of the environmental document. The sponsor is responsible for the preparation of the environmental document. Pre-application coordination with the district office (environmental) is needed. In some cases the sponsor may arrange for ITD to complete all or part of the environmental documentation.

Purpose of Form - This form is not an environmental clearance. The questions screen for issues that could require additional analysis or work. If you answer yes to any of the following questions, the environmental requirements or impacts may be greater than expected. The impacts may not be compatible with your budget or schedule. You should seek further assistance from ITD regarding the viability of the project.

Contacts - For assistance with the environmental process please contact the ITD District Environmental Planner. An abbreviated environmental clearance is available for pavement marking projects.

Answer the following questions and explain in detail any response that is not clear from simply marking the box. When completed electronically, the form will expand to allow room for explanations.

Project Type/Scope of Work (i.e., landscaping, bike/pedestrian path, etc.)	Project Name/Location
Downtown Sidewalks, Bike Sharrows, Streetscape - Roadway/Bike/Ped Improvements	Kuna Main Street Pedestrian Improvement Project

	Yes	No
Right of Way/Property Impacts - Will the project require acquisition of temporary or permanent easements, or right of way? Is the project on, or through, federal lands or tribal lands? Will the project cause a temporary or permanent disruption to a commercial property or residential neighborhood?	☐	☒
Explain: The proposed project would not require additional ROW, permanent easements or property acquisition. All proposed work is to take place inside existing ROW. The project is not located on federal or tribal lands. Temporary disruption to adjacent local businesses along Main Street may occur due to roadway improvement work and new sidewalk construction. Like many downtown projects, keeping businesses open during construction will be a number one priority. The final outcome will surpass any temporary inconveniences. Ongoing coordination with adjacent businesses will continue during the design process through construction to ensure minimal disruption.		
Traffic - Does the project add traffic lanes or traffic capacity?	☐	☒
Explain: Traffic lanes and existing traffic capacity would remain unchanged as a result of the project.		
Ground Disturbance - Does the project disturb more than one acre of land?	☒	☐
Explain: The project area encompasses approximatley 1.69 acres. All proposed improvements would be completed within existing ACHD ROW.		

Stormwater - Where does the water (rain, snowmelt) from this project area drain?

- ☐ Sheet flows to surface waters (canal, stream, lake)
- ☐ Conveyed by ditch or pipe to surface waters
- ☐ Storm Sewer System (Municipal system)
- ☒ Infiltrate in Place (retention pond or topography with no drainage outlet [low area])
- ☐ Other – if none of the above conditions

Explain: Subsurface storm drainage facilities would be installed within the ROW to handle stormwater.

Surface Waters - Does the project site contain any boggy, swampy, or wetland areas?	☐	☒
Does the project impact (fill or temporarily impact) any wetland, stream, lake or other water body?	☐	☒
Explain: N/A		

	Yes	No
Cultural Resources - Are there historical structures (such as buildings, bridges, canals, etc) over 45 years old within or adjacent to (in some cases within view) of the proposed project site?	☒	☐
Explain: The Lilyquist-Christianson Building or "The Arlene" building at 459 W. Main Street is the only property listed on the National Register of Historic Places (NRHP) in Kuna, but it is located outside of the project area. A total of 7 other properties within the project vicinity are 45 years or older, but are not officially listed in the NRHP. Because the project proposes to add a new visual element (i.e. new decorative street lights), a cultural resources inventory is likley required in order to determine if the project poses any adverse effects to historic properties.		
Section 4f - Is the project site located next to or a part of a special designated land use (i.e., designated park, wildlife refuge, historic district, etc)? Check with local land use map for information.	☐	☒
Explain: One potential 4(f) property, the Bernie Fisher Park, is adjacent to the project area, on the north side of Main Street; however, it is anticipated that the proposed project would have a de minimis impact, as the project would enhance pedestrian access to the park and project activites would not encroach upon the park.		
Hazardous Waste - Is there any indication of waste spill or stain on the project site? Are there any gas stations, dry cleaner, or other industrial facilities adjacent to the project?	☐	☒
Explain: There are three (3) total UST sites within the vicinity of the project area: Super C Gas Station (fuel station, currently in use) and Bulk Paint (permanently out of use since 1971). One (1) LUST/UST site at the Jackson's Food Store (fuel station), which was cleaned up in 1992.		
Public Involvement – Based on your public involvement, has any public controversy or issue been identified? Do you anticipate any temporary or permanent disruption to a commercial property or residential neighborhood (access changes or detours, construction noise etc?)	☐	☒
Explain: Like many downtown projects, keeping businesses open during construction will be a number one priority. Ongoing coordination with adjacent businesses will continue during the design process through construction to ensure minimal disruption. Temporary disruptions during construction may involve a minor detour route. Efforts will be made to minimize noise impacts during construction.		
Irrigation - Does the project require irrigation? Describe whether the project will require watering and what source will be used for watering.	☒	☐
Explain: The City of Kuna's irrigation system will provide water to the project site for the proposed landscaping/vegetation.		
Right of Way Encroachment - Are there any signs, trees or other features you plan to locate within ITD right of way?	☐	☒
Explain: ACHD and the City of Kuna own the ROW and easements needed for the proposed project.		
Offsite Work - Will the project require off-site grading, excavation or trenching for utilities, lighting, drainage or other work?	☐	☒
Explain: All utilities will be extended on the east and west of the project limits.		
Describe any other known or suspected environmental issue that has not been covered N/A		

Preparer's Printed Name	Title	Agency or Firm
Lisa Bachman, AICP	Environmental Planner	J-U-B Engineers, Inc.

Signature	Date
	11/16/2017

– ITD Use Only –

Recommendation

- ☐ Based on the information in the project application and on this form, the project is likely to be eligible for a Categorical Exclusion.
- ☐ Based on the information in the project application and on this form, there were environmental areas of concern that should be further discussed prior to funding this project.
- ☐ There was not enough information in the project application and on this form to assess potential environmental issues.

Comment

Printed Name	Title
JoEllen Ross-Hauer	LH TAC ~~District~~ Environmental Planner

Signature	Date
	11-17-2017

ITD 1983 (Rev. 10-15-10)
itd.idaho.gov

Local Public Agency's Certificate Of Completion Of Right-Of-Way Activities

Idaho Transportation Department

Key Number	Project Number	Project Name
		Kuna Main Street Pedestrian Improvement Project
Local Public Agency		
City of Kuna		

Complete the applicable section below and the Certification section.

Right of Way is Not Required

☒ All work will be done within the existing right of way

☐ No utilities are involved in this project

☐ Utilities are impacted and agreements are in place. Number of Utilities _____

Right of Way is Required

Number of ownerships acquired n/a Total amount paid $n/a

Number of parcels in condemnation or pending final settlement n/a

Number of Relocations n/a

☒ No utilities are involved in this project

☐ Utilities are impacted and agreements are in place. Number of Utilities _____

Certification

I hereby certify that all acquisitions and relocations, if any, were performed in accordance with our assurances to comply with state and federal laws and regulations related to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and amendments thereto.

It is further certified that in all cases where the real property rights were obtained through donation, that the property owner(s) was fully informed of the right to receive just compensation and the owner has released our agency from its obligation to appraise the property in the event that the estimated value may exceed $5,000.00.

Agency Contact's Name (Printed)	Phone Number	E-Mail Address	
Joe Stear, Mayor	(208) 922-5546	MayorStear@kunaID.gov	
Attester's Signature (Clerk or Secretary)	Date	Chairman, President, or Mayor's Signature	Date
Chris Engels	11.21.2017		11-21-17

SITE CHECKLIST

All questions contained in this checklist are for infrastructure projects only and are to be completed in collaboration with the District TAP Coordinator.

PART 1: QUESTIONS

Applicant:	City of Kuna			
Project Name:	Kuna Main Street Pedestrian Improvement Project			
Project Manager:	Chris Engels, City Clerk/Grant Administrator			
Contact Information for Project Manager:	(208) 387-7727; cengels@kunaid.gov			
Is the applicant an eligible sponsor?	☒ Yes ☐ No			
Has the applicant previously completed a federal aid project?	☒ Yes ☐ No			
Does the applicant acknowledge that receipt of funds requires compliance with several federal and state requirements, including but not limited to wage, equal opportunity, and environmental requirements?	☒ Yes ☐ No			
BICYCLE FACILITIES (IF APPLICABLE)				
Bicycle Facility description	☐ Shared use pathway ☒ Sharrow ☐ Striped bicycle lane ☐ Widened shoulder ☐ Other			
Width of pathway, bicycle lane, shoulder, etc.:	Bike sharrows within 11' travel lanes	Length:	2 blocks of Main Street (approximately 750')	
Distance from curb (for pathways):	7.5' from proposed sidewalk curb			
Materials used:	☒ Asphalt ☐ Concrete ☐ Other			
Standards Used:	☒ AASHTO ☐ Idaho State Public Works Construction ☐ ITD ☒ Local			
This project is:	☐ part of road widening ☒ part of an existing road			
Are there any areas where the facility will narrow to accommodate trees, signs or other obstructions? If yes, explain:	☐ Yes ☒ No			
What is the plan for maintaining the facility after construction is complete? The Ada County Highway District (ACHD) has jurisdiction over the roadway and sidewalks within the right-of-way.				
The City of Kuna is responsible for maintaining street lights, water, sewer, irrigation, and landscaping. ACHD is responsible for the street and sidewalks within the public right-of-way.				
Does your community normally require sidewalks or other pedestrian/bicycle improvements as a condition of subdivision or site plan approval? Explain:	☒ Yes ☐ No			
The City of Kuna requires sidewalks with new developments. However, this portion of Main Street is built out with established businesses.				
PEDESTRIAN FACILITIES (IF APPLICABLE)				
Pedestrian Facility description	☒ Sidewalk ☒ Sidewalk with curb and gutter ☒ Pathway ☒ Other Benches, Picnic Tables			
Width of pathway, bicycle lane, shoulder, etc.:	10' clear SW, 6' pedestrian area behind the curb	Length:	2 blocks of Main Street (approx. 750')	
Distance from curb (for pathways):	N/A			
Materials used	☐ Asphalt ☒ Concrete ☐ Other			
Number of curb ramps:	Seven (7) – four (4) on the north and three (3) on the south side of Main Street			
Standards Used:	☒ AASHTO ☐ Idaho State Public Works Construction ☐ ITD ☒ Local			
This project is:	☐ part of road widening ☒ part of an existing road			

Are there any areas where the facility will narrow to accommodate trees, signs or other obstructions? If yes, explain:	☐ Yes	☒ No
What is the plan for maintaining the facility after construction is complete?		
The City of Kuna is responsible for maintaining street lights, water, sewer, irrigation, and landscaping. ACHD is responsible for street and sidewalk maintenance within the public ROW.		
Does your community normally require sidewalks or other pedestrian/bicycle improvements as a condition of subdivision or site plan approval? Explain:	☒ Yes	☐ No
The City of Kuna requires sidewalks with new developments. However, this portion of Main Street is built out with established businesses.		
RIGHT-OF-WAY		
Does the sponsor possess the necessary right-of-way to construct the project? If not, explain how right-of-way will be acquired.	☒ Yes	☐ No
Does the sponsor hold necessary easements to construct the project? If not, explain how easements will be obtained.	☒ Yes	☐ No
ENVIRONMENTAL		
Is it apparent that the project will meet the environmental criteria for Categorical Exclusion?	☒ Yes	☐ No
Is it apparent that the proposed project will require extensive cultural clearance?	☐ Yes	☒ No
Is it apparent that supplemental environmental documentation will be required to support a Categorical Exclusion determination? For example: ☐ Wetlands ☐ Endangered Species ☐ Other	☐ Yes	☒ No
Is it apparent that the project will cause an adverse effect to environmental resources? If yes, explain:	☐ Yes	☒ No
Are there any permitting requirements for the project? If yes, explain:	☒ Yes	☐ No
Maintenance agreement with ACHD for the landscaping & Construction General Permit (CGP)		
UTILITIES		
Is it apparent that the project will have utility conflicts? If yes, explain and identify affected utilities and how conflicts will be mitigated.	☐ Yes	☒ No
IRRIGATION		
Is it apparent that the project will have crossings or conflicts with irrigation facilities? If yes, explain and identify affected irrigation facilities and how conflicts will be mitigated.	☐ Yes	☒ No

PART 2: FORMS

A. Environmental Screening Form
B. Right-of-Way Certification
C. TAP: Project Estimating Worksheet (used during application process to establish initial estimate)
D. ITD-1150: Project Cost Summary Sheet (for infrastructure projects and used during development stage)
Instructions:

1. Line 16 of this form is for Mobilization, calculated as a percentage of the construction items listed on Lines 3 through 14. It is up to the Applicant to determine the appropriate percentage for the project, but 5 to 10% would be considered typical.

2. Line 17 of this form is for Construction Engineering and Contingencies, calculated as a percentage of the construction items listed on Lines 3 through 14 and the Mobilization cost listed on Line 16. Again, it is up to the Applicant to determine the appropriate percentage for the project, but 15% would be considered typical, with 10% allocated to Construction Engineering and 5% allocated to Contingencies.

E. Cost Estimate for Non-Infrastructure Projects: Safe Routes to School (for safe routes to school non-infrastructure projects)
F. Project Schedule (for infrastructure projects)

PART 3: SUMMARY OF REQUIREMENTS FOR FEDERAL AID RECIPIENTS

Applicants should keep in mind that receipt of federal funds requires compliance with the following federal and state requirements (note: this is not an exhaustive list):

1. **Equal Opportunity** requirements (non-discrimination) for construction contracts in excess of $10,000. The non-discrimination requirements apply to a wide range of project elements, including contracting opportunities. A non-discrimination agreement must be signed as part of the award process, and records must be kept to show compliance. Disadvantaged Business Entity (DBE) requirements might apply.
2. Minimum wage requirements (**Davis-Bacon Act**) and anti-kickback requirements (**Copeland Act**) for construction contracts in excess of $2,000. Records must be kept to show compliance.
3. No use of federal funds for lobbying, for construction contracts in excess of $100,000.
4. National Environmental Policy Act (**NEPA**).
    a. The National Environmental Policy Act requires federal actions (including local transportation projects receiving federal aid) to be evaluated for potential impacts to the environment. ITD and the FHWA jointly conduct this review.
        i. For major actions that significantly affect the quality of the human environment, an Environmental Impact Statement (EIS) must be prepared. This is a lengthy (and expensive) process that requires consideration of alternatives, analysis of impacts, and compliance with a series of public notice and comment periods. Projects requiring an EIS would not be able to be completed within Community Choices time constraints.
        ii. For projects in which the significance of the environmental impact is uncertain, an Environmental Assessment (EA) must be prepared. This document is more limited in scope than an EIS, and the procedure is not as lengthy. If through the EA process it is determined that there will not be significant impacts, a Finding of No Significant Impact (FONSI) is issued. If it is determined that there will be significant impacts, an EIS must be prepared.
        iii. Most federal aid projects qualify for a “categorical exclusion,” meaning that the project will not have a significant effect on the human environment. For these projects, neither an EIS nor an EA need be prepared. Federal regulations have identified several project types that typically receive a categorical exclusion (such as installation of utilities along a road; construction of bicycle and pedestrian paths; landscaping; installation of fences, signs, pavement markings and traffic signals, where no substantial land acquisition or traffic disruption would occur; alterations to facilities to make them accessible to elderly and handicapped persons; and other types of projects). Even though a proposed project might fall within an exclusion category, applicants must obtain clearance from ITD.
        iv. Contact District Environmental Staff (listed at http://itd.idaho.gov/enviro/District.Staff.htm) for assistance with navigating the environmental review process.
5. Compliance with audit requirements:
    a. An entity expending $500,000 or more in a year in combined Federal awards (including any funds received from Federal sources outside ITD: US federal contracts, subcontracts, loans grants,

subgrants, and/or cooperative agreements) requires an A-133 Single Audit or program-specific audit each fiscal year.

b. An entity whose annual budget (from all sources) exceeds $250,000 and expends any amount in a year in combined Federal awards are required to have a full and complete audit of financial statements each fiscal year.
c. An entity whose annual budget (from all sources) exceeds $100,000 but does not exceed $250,000 and expends any amount in a year of combined Federal awards has a minimum requirement of financial statements audit on a biennial basis. Biennial audits shall include an audit of each fiscal year since the previous audit.
d. An entity whose annual budget (from all sources) exceeds $50,000 but does not exceed $100,000 and expends any amount in a year of combined Federal awards has a minimum requirement of financial statements review on a biennial basis. Biennial review shall include a review of each fiscal year since the previous review.
e. An entity whose annual budget (from all sources) does not exceed $50,000 and expends any amount in a year of combined Federal awards has a minimum requirement of financial statements review by ITD on a biennial basis. Biennial ITD reviews shall include a review of each fiscal year since the previous review.

6. Compliance with **Americans with Disability Act** requirements. This includes a compliance Self-Evaluation, and for agencies with 50 or more employees, an ADA Transition Plan. Transition Plans identify physical obstacles to accessibility, describe methods to make facilities accessible, specify a schedule for completion, identify a responsible official, estimate the cost of each modification, and record completion dates.
7. Compliance with U.S. Office of Management and Budget (OMB) circulars on allowable costs, as follows:

For the costs of a:	Use the principles in:
State, Local or Indian Tribal Government	2 CFR 225
Private, nonprofit organization other than an (1) institution of higher education, (2) hospital, or (3) organization named in 2 CFR 230 as not subject to that circular	2 CFR 230
Educational institution	2 CFR 220
For-profit organization other than a hospital and an organization named in 2 CFR 230 as not subject to that circular	48 CFR Part 31, Contract Cost Principles and Procedures, or uniform cost accounting standards that comply with cost principles acceptable to the Federal agency.

8. Compliance with ITD Grant Administration Team reimbursement requirements. Recipients must request reimbursement of an expense within 60 days or the expense will not be reimbursed. ITD has up to 30 days to issue the reimbursement.
9. Compliance with minimum liability insurance requirements. Contractors must have comprehensive public and general liability insurance of at least $500,000.00 per occurrence, and $1,000,000.00 aggregate.

District TAP Coordinator Endorsement

According to the information provided by the sponsor and in this Site Checklist, the Idaho Transportation Department district office endorses this project as a potential TAP project candidate and would offer full support if project is selected.

Endorsement: Amanda Jarrett (District TAP Coordinator) | Ihtac (District) | 11/28/2017 (Date)

EXHIBIT B

1050.20 Appendix A:

During the performance of work covered by this Agreement, the Consultant for themselves, their assignees and successors in interest agree as follows:

1. **Compliance With Regulations**. The Consultant shall comply with all regulations of the United States Department of Transportation relative to Civil Rights, with specific reference to Title 49 CFR Part 21, Title VI of the Civil Rights Act of 1964 as amended, and Title 23 CFR Part 230 as stated in the ITD EEO Special Provisions and Title 49 CFR Part 26 as stated in the appropriate ITD DBE Special Provisions. http://apps.itd.idaho.gov/apps/ocr/index.aspx

2. **Nondiscrimination**. The Consultant, with regard to the work performed by them during the term of this Agreement, shall not in any way discriminate against any employee or applicant for employment; subcontractor or solicitations for subcontract including procurement of materials and equipment; or any other individual or firm providing or proposing services based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.

3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment.** In all solicitations, either by bidding or negotiation, made by the Consultant for work or services performed under subcontract, including procurement of materials and equipment, each potential subcontractor or supplier shall be made aware by the Consultant of the obligations of this Agreement and to the Civil Rights requirements based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.

4. **Information and Reports.** The Consultant shall provide all information and reports required by regulations and/or directives and sources of information, and their facilities as may be determined by the State or the appropriate Federal Agency. The Consultant will be required to retain all records for a period of three (3) years after the final payment is made under the Agreement.

5. **Sanctions for Noncompliance.** In the event the Consultant or a Subconsultant is in noncompliance with the EEO Special Provisions, the State shall impose such sanctions as it or the appropriate Federal Agency may determine to be appropriate, including, but not limited to:

    - Withholding of payments to the Consultant until they have achieved compliance;
    - Suspension of the agreement, in whole or in part, until the Consultant or Subconsultant is found to be in compliance, with no progress payment being made during this time and no time extension made;
    - Cancellation, termination or suspension of the Agreement, in whole or in part;
    - Assess against the Consultant's final payment on this Agreement or any progress payments on current or future Idaho Federal-aid Projects an administrative remedy by reducing the final payment or future progress payments in an amount equal to 10% of this agreement or $7,700, whichever is less.

6. **Incorporation of Provisions.** The Consultant will include the provisions of paragraphs 1 through 5 above in every subcontract of $10,000 or more, to include procurement of materials and leases of equipment unless exempt by the Acts, the Regulations, and directives pursuant thereto. The Consultant shall take such action with respect to any subcontract or procurement as the State or the appropriate Federal Agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Consultant may request the State to enter into any litigation to protect the interest of the State. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

1050.20 Appendix E

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with all non- discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U .S.C. 1681 et seq).

Implementation Procedures
This agreement shall serve as the Sponsor's Title VI plan pursuant to 23 CFR 200 and 49 CFR 21.

For the purpose of this agreement, "Federal Assistance" shall include:

1. grants and loans of Federal funds,
2. the grant or donation of Federal property and interest in property,
3. the detail of Federal personnel,
4. the sale and lease of, and the permission to use (on other than a casual or transient basis), Federal property or any interest in such property without consideration or at a nominal consideration, or at a consideration which is reduced for the purpose of assisting the Sponsor, or in recognition of the public interest to be served by such sale or lease to the Sponsor, and
5. any Federal agreement, arrangement, or other contract which has as one of its purposes, the provision of assistance.

The Sponsor shall:

1. Issue a policy statement, signed by the Sponsor's authorized representative, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the Sponsor's organization and to the general public. Such information shall be published where appropriate in languages other than English.

2. Take affirmative action to correct any deficiencies found by ITD or the United States Department of Transportation (USDOT) within a reasonable time period, not to exceed 90 days, in order to implement Title VI compliance in accordance with this agreement. The Sponsor's authorized representative shall be held responsible for implementing Title VI requirements.

3. Designate a Title VI Coordinator who has a responsible position in the organization and easy access to the Sponsor's authorized representative. The Title VI Coordinator shall be responsible for initiating and monitoring Title VI activities and preparing required reports.

4. Adequately implement the civil rights requirements.

5. Process complaints of discrimination consistent with the provisions contained in this agreement. Investigations shall be conducted by civil rights personnel trained in discrimination complaint investigation. Identify each complainant by race, color, national origin, sex, or disability; the nature of the complaint; the date the complaint was filed; the date the investigation was completed; the disposition; the date of the disposition; and other pertinent information. A copy of the complaint, together with a copy of the Sponsor's report of investigation, will be forwarded to ITD's EEO Office – External Programs within 10 days of the date the complaint was received by the Sponsor.

6. Collect statistical data (race and sex) of participants in, and beneficiaries of the Transportation programs and activities conducted by the Sponsor.

7. Conduct Title VI reviews of the Sponsor and sub-recipient contractor/consultant program areas and activities. Revise where applicable, policies, procedures and directives to include Title VI requirements.

8. Attend training programs on Title VI and related statutes conducted by ITD's EEO Office.

9. Participate in an annual review of the Sponsor's Title VI Program, the purpose of which is to determine to what extent the Sponsor has complied with Title VI requirements including the ADA. This review is conducted one year from the date of approval of the Non-Discrimination Agreement and then annually on the same date. The format for the Title VI review will be provided each year to the Sponsor for completion. A determination of compliance will be made by ITD's EEO Office based on the information supplied in the review. This review of the Sponsor's Title VI Program may also include an on-site review in order to determine compliance.

Discrimination Complaint Procedure
Any person who believes that he or she, individually, as a member of any specific class, or in connection with any disadvantaged business enterprise, has been subjected to discrimination prohibited by Title VI of the Civil Rights Act of 1964, the American with Disabilities Act of 1990, Section 504 of the Vocational Rehabilitation Act of 1973 and the Civil Rights Restoration Act of 1987, as amended, may file a complaint with the Sponsor. A complaint may also be filed by a representative on behalf of such a person. All complaints will be referred to the Sponsor's Title VI Coordinator for review and action.

In order to have the complaint consideration under this procedure, the complainant must file the complaint no later than 180 days after:

a) The date of alleged act of discrimination; or
b) Where there has been a continuing course of conduct, the date on which that conduct was discontinued.

In either case, the Sponsor or his/her designee may extend the time for filing or waive the time limit in the interest of justice, specifying in writing the reason for so doing.

Complaints shall be in writing and shall be signed by the complainant and/or the complainant's representative. Complaints shall set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event that a person makes a verbal complaint of discrimination to an officer or employee of the Sponsor, the person shall be interviewed by the Title VI Coordinator. If necessary, the Title VI Coordinator will assist the person in reducing the complaint to writing and submit the written version of the complaint to the person for signature. The complaint shall then be handled according to the Sponsor's investigative procedures.

Within 10 days, the Title VI Coordinator will acknowledge receipt of the allegation, inform the complainant of action taken or proposed action to process the allegation, and advise the complainant of other avenues of redress available, such as ITD and USDOT.

The Sponsor will advise ITD within 10 days of receipt of the allegations. Generally, the following information will be included in every notification to ITD:

a) Name, address, and phone number of the complainant.
b) Name(s) and address(es) of alleged discriminating official(s).
c) Basis of complaint (i.e., race, color, national origin or sex)
d) Date of alleged discriminatory act(s).
e) Date of complaint received by the Sponsor.
f) A statement of the complaint.
g) Other agencies (state, local or Federal) where the complaint has been filed.
h) An explanation of the actions the Sponsor has taken or proposed to resolve the issue raised in the complaint.

Within 60 days, the Title VI Coordinator will conduct an investigation of the allegation and based on the information obtained, will render a recommendation for action in a report of findings to the Sponsor's authorized representative. The complaint should be resolved by informal means whenever possible. Such informal attempts and their results will be summarized in the report of findings.

Within 90 days of receipt of the complaint, the Sponsor's authorized representative will notify the complainant in writing of the final decision reached, including the proposed disposition of the matter. The notification will advise the complainant of his/her appeal rights with ITD, or USDOT, if they are dissatisfied with the final decision rendered by the Sponsor. The Title VI Coordinator will also provide ITD with a copy of this decision and summary of findings upon completion of the investigation.

Contacts for the different Title VI administrative jurisdictions are as follows:

Idaho Transportation Department
Equal Employment Opportunity Office – External Programs
EEO Manager
PO Box 7129
Boise, ID 83707-1129
208-334-8884

Federal Highway Administration
Idaho Division Office
3050 Lakeharbor Lane, Suite 126
Boise, ID 83703
208-334-9180

Sanctions
In the event the Sponsor fails or refuses to comply with the terms of this agreement, the ITD may take any or all of the following actions:

1. Cancel, terminate, or suspend this agreement in whole or in part;
2. Refrain from extending any further assistance to the Sponsor under the program from which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Sponsor.
3. Take such other action that may be deemed appropriate under the circumstances, until compliance or remedial action has been accomplished by the Sponsor;
4. Refer the case to the Department of Justice for appropriate legal proceedings.

Distribution: EEO Office
Revised: 03-09, 08-10, 08-17

EXHIBIT C

KEY No. 20143, Main St, Avenue C to Avenue A, Kuna

Funding Source and Federal/Local Match Ratios	PE	PC	CE	CC	CN	PL	CL	TOTAL	FEDERAL	LOCAL
STP-TMA(51) Federal 92.66% Local 7.34%					$ 700,000			**$700,000**	$648,620	$51,380
Local Participation (79) 100% Local	$ 1,094	$ 130,000			$ 796,000	$ 3,906		**$931,000**		$931,000
Transportation Alternative -URBAN(134) Federal 88.80% Local 11.20%					$ 562,492	$ 6,096		**$568,586**	$504,904	$63,682
Transportation Alternative-TMA (133) Federal 92.66% Local 7.34%			$ 1,000	$ 50,000	$ 320,000		$ 25,000	**$396,000**	$366,934	$29,066
Totals:	**$ 1,094.00**	**$ 130,000**	**$**	**$ 50,000**	**$ 2,378,492**	**$ 10,000**	**$ 25,000**	**$2,595,586**	**$1,520,458**	**$1,075,128**

BOBBY WITHROW
PARKS DIRECTOR
Telephone (208) 639-5346
Email: BWithrow@kunaid.gov

MEMORANDUM

To: Mayor, City Council

From: Bobby Withrow

Subject: Helen Zamzow Park Professional Services Agreement

Mayor and City Council,

Coming before you is an agreement with JUB engineers for coming up with a Master Plan concept for the Helen Zamzow Park. There are a few challenges on this piece of property that require engineering such as the canal that divides the property and the parking lot design. JUB will also have a conceptual design so we can show the community our vision for the park.

JUB was selected from the roster we currently have.

The amount for the engineering and conceptual plan will be no more than $24,975. This will come out of the Park Impact Fee Funds that were approved at the September 17, 2019 Regular City Council Meeting.

Thank You,

Bobby Withrow
Parks Director

RESOLUTION NO. R05-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "*PROFESSIONAL SERVICES AGREEMENT*" WITH JUB ENGINEERING, INC. FOR DEVELOPING THE HELEN ZAMZOW PARK MASTER PLAN; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The "*Professional Services Agreement*" with JUB Engineering, Inc. for developing the Helen Zamzow Park Master Plan, in substantially the format as attached hereto as "**EXHIBIT A**", is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA, IDAHO
PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF WORK:

KUNA engages *CONTRACTOR* to assist the City of Kuna with developing the Zamzow's Park Master Plan concept as detailed in "**Exhibit A**" attached hereto.

2. KUNA'S RESPONSIBILITIES:

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA's* requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.

2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR's* services and the *Project*.

3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. CONTRACTOR'S RESPONSIBILITIES:

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit A**.

4. RISK ALLOCATION:

KUNA agrees that *CONTRACTOR* is not responsible for damages arising directly or indirectly from any delays for causes beyond *CONTRACTOR's* control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or KUNA's contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

5. PAYMENT:

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount not to exceed the total sum of **$24,975** for said services rendered from for the Project. The

parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein in accordance with Part 3 Compensation of Exhibit A table at page 5 therein.

6. RIGHT OF CONTROL:

KUNA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by KUNA on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR's* income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

9. LICENSES AND LAW:

CONTRACTOR represents that it possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

10. FRINGE BENEFITS:

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *KUNA*.

11. WORKER'S COMPENSATION:

CONTRACTOR shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

CONTRACTOR shall supply, at *CONTRACTOR's* sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

13. DATE OF COMPLETION:

This contract shall be completed on or before December 30, 2020.

14. WARRANTY:

CONTRACTOR warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless KUNA, its officers, employees, and KUNA-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.

2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions ~~ally~~ covered by CONTRACTOR's general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at *KUNA*'s option), and hold harmless *KUNA*, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which CONTRACTOR is not legally liable.

Without limiting *KUNA*'s right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.

2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars ($1,000,000.00) per occurrence, combined single limit, written on an occurrence form.

3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars ($1,000,000.00) per occurrence, combined single limit, written on an occurrence form.

4. Professional liability insurance coverage, in an amount not less than One Million Dollars ($1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-

year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide CONTRACTOR thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. CONTRACTOR shall immediately provide notice to KUNA in such an event.

KUNA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA*'s best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

KUNA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with KUNA. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR's* responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, KUNA may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;

   A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
   B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies *KUNA* may have and is not the exclusive remedy for *CONTRACTOR's* failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which *CONTRACTOR* may be held responsible for payments of damages to persons or property resulting from *CONTRACTOR's*, or its subcontractor's, negligent performance of the work covered under this Agreement.

16. NON-WAIVER:

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

17. CHOICE OF LAW:

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

18. ENTIRE AGREEMENT:

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

19. SEVERABILITY:

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

20. ATTORNEY FEES:

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare or termination of this Agreement shall be in accordance with Idaho Code Section 12-117 (1) or recodification or amendment of said statute.

DATED this _____ day of _____, 2019.

KUNA:

_____
KUNA

Joe Stear
Mayor

CONTRACTOR:

By_____
Brian D. Smith, P.E.
J-U-B ENGINEERS, Inc.
250 S. Beechwood Ave., Suite No. 201
Boise, Idaho 83709
Its *Area Manager*

ATTEST:

_____
Chris Engels
City Clerk

WITNESS: Brad R. Watson
_____
(Signature of Witness or Notary Public)

Form and content approved by_____, as attorney *KUNA*.

J-U-B ENGINEERS, Inc.

J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

For City of Kuna
Zamzow's Park Master Plan
Exhibit A – Scope of Services, Schedule, and Basis of Fee

This Agreement for Professional Services, dated December 13, 2019, between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the attached Scope of Services for the concept planning phase of this project. The following outlines J-U-B Engineers' proposed scope of work, fee and schedule for developing a conceptual design for a new Kuna Community Park.

PART 1 - SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

The City desires J-U-B Engineers' expertise and experience to design a new park on recently acquired land near downtown Kuna. The park will provide much needed recreational facilities for the community. The land was purchased from the Zamzow family and the park will be named after Helen Zamzow. The site has some challenging topography, an irrigation canal that divides the property, and several existing neighbors with residences that back onto the park. The purpose of this scope of work is to develop a conceptual master plan in conjunction with public involvement to create a vision for the Helen Zamzow Memorial Park.

Engineering and design of the preferred alternative to develop the first phase of the park into a "shovel-ready project" is outside of this scope of services. It is anticipated that a separate scope of work will be prepared at some point in the near future.

Assumptions

This scope of work is based on the following project assumptions:

- City to provide on-going review of J-U-B's work within a time frame acceptable to the City and J-U-B, if applicable.
- City to provide J-U-B with the necessary scheduling, notifications and correspondence of public notifications.
- City to provide all mailings, as required.
- City staff to be the liaison with the City Council.
- City staff to interview property owners and stakeholders and provide summary of input to the project team.
- J-U-B Engineers to develop survey questions for citizen response. City staff to distribute, collect, and compile survey responses from citizens.
- J-U-B Engineers will develop and provide posters, comment forms, etc. necessary for one (1) open house meeting.
- City to provide open house location and refreshments.

- One (1) progress meeting will be limited to 1 hour each.
- City staff to provide utility data to J-U-B, including culinary water, sanitary sewer, irrigation, right-of-way, drainage information, etc.
- J-U-B will provide a conference room at their office for kick-off meeting and subsequent progress meetings. Using video conferencing and screen sharing, J-U-B's Landscape Architects in Kaysville will be able to participate in these meetings without the need for travel expenses.
- No geotechnical work is included in this scope of work but will be necessary in the future construction document phase of this project.

B. SCOPE OF SERVICES TO BE PROVIDED BY J-U-B

J-U-B's scope of services under this Agreement is limited to the following tasks.

TASK 1 – PROJECT MANAGEMENT AND MEETINGS

a. Kick-Off Meeting: J-U-B will prepare for and conduct a Kick-Off meeting with City staff for the purpose of discussing the project approach and vision for the park, reviewing project schedule, etc. This meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning planning and concept development efforts.

b. Progress Meetings: J-U-B will facilitate progress meetings with the City staff to discuss project status, provide task order status summaries, present deliverables, and receive direction from the City. It is anticipated that three (3) progress meetings will be required during this project.

c. Monthly Updates to Staff: Prepare monthly project updates including; job to date invoicing summary and percent complete.

d. Project Management, Administration and Tracking: Prepare updated project schedule with milestones, project management, and coordination with the project team, City Clerk's office and Public Works staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

Task 1 Deliverables:

- Kick-Off meeting minutes
- Progress meeting minutes

TASK 2 – PUBLIC INVOLVEMENT

The purpose of this task is to address early, continuous, and meaningful during community outreach throughout the project. Activities listed below will provide public awareness and involvement to reflect the community's vision in the project.

a. Prepare City Survey: J-U-B will prepare a citizen feedback survey through both a written mailer as well as a digital survey that can be added to City website, email list, and social media. The purpose of the survey will be to determine the desires and needs of the City at large. It is anticipated the survey will be relatively short and simple (approx. 6 questions).

b. Property Owner Consultations: J-U-B will help prepare the City to conduct one-on-one consultations with each of the adjacent property owners and tenants to inform them of the current park design plan as well as address any questions or concerns. The City will conduct these consultations after developing a preferred park concept.

c. **Public Open House:** J-U-B will prepare and attend one (1) Public Open House. J-U-B will prepare all materials in relation to the open house, placing meeting flyers in strategic locations around town, sign-in sheets, comment forms, displays, and set-up and take-down of accoutrements for the meeting. J-U-B will also prepare a Public Open House Summary that includes all public comments.

Task 2 Assumptions:

- City will conduct one-on-one stakeholder interviews.
- City will be responsible for distribution of project mailings, social media updates, etc.

Task 2 Deliverables:

- Content for public survey and mailer
- One-on-one interview questionnaire and messaging plan
- Public Open House Summary

Task 3 – CONCEPTUAL DESIGN

a. **Kick-Off Meeting:** J-U-B will conduct one Kick-Off meeting (see 1-a above).

b. **Prepare Concept Alternatives (max. 2 alternatives):** J-U-B will prepare up to two (2) park design layout options based on input provided by the City.

c. **Citizen Survey:** The concept alternatives will be included in the public survey for review and comment (see task 2-a above).

d. **City Review:** The City will review the two concept alternatives and survey results and provide their final direction and feedback during progress meeting #1 (see task 1-b above).

e. **Develop Preferred Alternative:** Using citizen feedback and survey results, develop a preferred alternative.

f. **City Review:** The City will review the preferred alternative and provide their final direction and feedback during progress meeting #2 (see task 1-b above).

g. **Revisions:** J-U-B will make final revisions to the plan according to feedback given in progress meeting #2.

h. **Plan and 3D Model and Renderings:** J-U-B will render the final preferred alternative and create 3D model renderings. These images will be exported into formats for public review. City will be emailed material prior to any printing or publishing for public viewing.

i. **Property Owner Consultations:** J-U-B will prepare materials for City to conduct one-on-one interviews with property owners. (see task 2-b above).

j. **Public Open House:** J-U-B will prepare materials and attend public open house. (see task 2-c above).

k. **Engineering Feasibility Memo:** J-U-B will prepare a memo containing a summary report on next steps for engineering and construction of the park, including but not limited to: coordination with the canal company, preliminary grading, utility review, environmental concerns, phasing plan, etc.

l. **Preliminary Opinion of Probable Construction Costs:** J-U-B will prepare a preliminary opinion of probable construction costs for budgeting purposes only.

m. **City Review:** The City will review the end products and next steps will be discussed (see task 1-b above).

Task 4 Deliverables:

- Up to two (2) Preliminary Alternatives (black and white line drawings)
- One Preferred Alternative Rendering (full color and full labels)
- 3D Rendering Images and Possible Fly-Through Animation
- Engineering Feasibility Memo
- Preliminary Opinion of Probable Construction Costs

PART 2 - SCHEDULE OF SERVICES

The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task Number	Task	Anticipated Schedule/Duration
Task 1	**Project Management and Meetings**	**January 2020 – June 2020 (6 months)**
Task 1-a	Kick-Off Meeting	Early-January 2019
Task 1-b	Progress Meeting #1	Late-January 2020
Task 1-b	Progress Meeting #2	Early-April 2020
Task 1-b	Progress Meeting #3	Early-June 2020
Task 2	**Public Involvement**	**January 2020 – May 2020 (5 months)**
Task 2-a	City Survey	Late-March/Early April 2020
Task 2-b	Property Owner Consultations	Early-February 2020
Task 2-c	Open House	Late-May 2020
Task 3	**Conceptual Design**	**January 2020 – June 2020 (6 months)**
Task 3-b	Develop Alternatives	Late-February 2020
Task 3-e	Develop Preferred Alternative	Early to Late-March 2020
Task 3-h	Develop Plan View and 3D Renderings	Early-April to Late May 2020
Task 3-k	Engineering Feasibility Memo	Early-February to Early June 2020
Task 3-l	Preliminary Opinion of Probable Construction Costs	Early-February to Early June 2020

PART 3 - BASIS OF FEE

The CITY shall pay J-U-B for the identified Basic Services as follows:

1. For Lump Sum fees:
    a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

COMPENSTATION

The CITY will pay J-U-B for its services and reimbursable expenses on a lump sum basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Task 1	Project Management and Meetings	Lump Sum	$4,675
Task 2	Public Involvement	Lump Sum	$6,175
Task 3	Conceptual Design	Lump Sum	$14,125
		TOTAL	**$24,975**

RESOLUTION NO. R06-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE WATER TRUNK REIMBURSEMENT AGREEMENT FOR MERINO COVE SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY VARIALLE CONSTRUCTION, INC THE AMOUNT OF SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE DOLLARS AND ZERO CENTS ($7,375.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The Water Trunk Reimbursement Agreement for Merino Cove Subdivision, as attached hereto as **"EXHIBIT A",** is hereby approved pursuant to the City Potable Water Facilities Reimbursement Policy approved by Resolution No. R80-2017 on October 3, 2017.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

Section 3. The City Treasurer is authorized to pay Varialle Construction, Inc, seven thousand three hundred seventy-five dollars and zero cents ($7,375.00) as calculated pursuant to the terms of the reimbursement agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Merino Cove Subdivision Water Trunk Project

THIS AGREEMENT made this ____ day of _____ 2020, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and VARRIALE CONSTRUCTION, INC, hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Water System Master Plan to guide the sizing, elevation and location of water system facility extensions; and

WHEREAS, on October 3, 2017 CITY adopted Resolution Number R80-2017 outlining the Water Facilities Reimbursement Policy for Water facilities construction conforming to the Kuna Water System Master Plan; and

WHEREAS, in implementing the updated Kuna Water System Master Plan, it is the further declared policy of CITY to extend the Kuna City Water System to areas inside the corporate limits of CITY not now served by a water system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a water system to the property known as, Merino Cove Subdivision, as shown on **Exhibit A**, and has requested reimbursement for certain portions of the water system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the water system, shown on **Exhibit A**, including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said water system.

B. Construction of Water System.

(1) DEVELOPER did install, construct and erect the water system and appurtenances as shown on **Exhibit A**, subject to the conditions hereinafter provided.
(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the water system described on **Exhibit A**.
(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a water system as shown on **Exhibit A** for the amounts shown in **Exhibit C**, CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to seven thousand three hundred seventy-five dollars and zero cents ($7,375.00). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Water Facilities Reimbursement Policy attached hereto as **Exhibit B**.

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Water Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engincering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the water system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to water, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to water systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees,

guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER'S Property. The term "DEVELOPER'S PROPERTY" in this Agreement shall mean the parcels described on **Exhibit A** attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.
(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in **Exhibit A** have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.
(3) DEVELOPER, as defined above, represents that in constructing and installing the water system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER'S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: Varriale Construction, Inc; 2018 South Pond Street, Boise, ID 83705.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

Joe L. Stear
MAYOR

ATTEST:

Chris Engels
CITY CLERK

VARRIALE CONSTRUCTION, INC

Frank Varriale
PRESIDENT

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 2nd day of January, 2020, before me, a notary pubic in and for said state, personally appeared FRANK VARRIALE known to be to be the President of VARRIALE CONSTRUCTION, INC, and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

MICHELLE J. SILVA NOTARY PUBLIC MY COMMISSION EXPIRES 11-17-2022 STATE OF IDAHO COMMISSION NUMBER 57063

Notary Public for Idaho
Residing at Meridian, Idaho
My commission expires: 11-17-22

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2020, before me, the undersigned, personally appeared JOE L. STEAR and CHRIS ENGELS Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

EXHIBIT A



480' - 12" WATER MAIN (FRONTAGE)

LEGEND

480' - 12" WATERMAIN (FRONTAGE)

MERINO COVE

MLB

EXHIBIT - B

RESOLUTION NO. R80-2017
CITY OF KUNA, IDAHO

CITY POTABLE WATER FACILITIES REIMBURSEMENT POLICY - 2017

PURPOSE

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible potable water facilities that exceed the Sponsoring Developer's sewer facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Water System Master Plan or at the direction of the City, constructs an extension or expansion of the existing potable water system determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the potable water facilities as described below.

City Water Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.

2. Master Plan Trunk Line (On-site) – A 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

3. Master Plan Trunk Line (Off-site) – An 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

4. Non-Master Plan Line (Off-site) – A main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

5. Distribution Line (On-site) - A main line not identified in the Master Plan to be part of the major distribution grid, located on-site of the Sponsoring Developer's property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer's property.

6. Stub Line (On-site) - A main line located on-site of the Sponsoring Developer's property, connected to any of the main lines on-site and extending to the property boundary,

beyond the last point of delivery for the Sponsoring Developer's property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line or Master Plan line.

A Sponsoring Developer's project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city potable water system, a "reasonable duty" to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

"Reasonable duty" includes expenses incurred by the Sponsoring Developer from examples that follow:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.

2. Master Plan Trunk Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for trunk line construction is the length of trunk line needed per development acre, as defined herein.

3. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site, but not less than zero.

4. Non-Master Plan Line (Off-site): Construct the line with a diameter of 8 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.

5. Distribution Line (On-site): Construct the line with a diameter of 6 or 8 inches as directed by the City, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".

6. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline for purposes of this policy is based on pressure drop of 0.0037 psi per foot of line.

2. Nominal Diameter Needed: In terms relevant to this policy, the standard pipe diameter (6", 8", 10", 12" and larger) with sufficient transmission capacity to carry the designated peak demand.

3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand, inclusive of fire flow demands.

4. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners, has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.

5. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

6. Trunk Line Needed: Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve each acre of the remaining connected property.

7. Trunk Line Needed-Amended: For projects also connecting to pressure irrigation and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the potable water system.

CONSTRUCTED POTABLE WATER FACILITIES ELIGIBLE FOR REIMBURSEMENT

For potable water facilities to be considered eligible for any reimbursement from the City, the potable water facilities must meet at least one of the following conditions:

1. Off-Site Lines: A potable water main extension that lies off-site the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or

2. On-Site Lines: A potable water main extension that lies within the Sponsoring Developer's property (on-site), is beyond the "reasonable duty" of Sponsoring Developer's project; or

3. Off-Site Easements: Off-site easements required for construction of the above described eligible off-site potable water facilities; or

4. Off-Site Engineering: Engineering services for off-site eligible potable water facilities up to a maximum of 7 percent (7%) of the construction cost of said potable water facilities; or

5. Supply Facilities: Any new potable water supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage tanks, booster station, SCADA controls and any other potable water supply facilities approved by the City. Potable water supply facilities will be reimbursed from the potable water Supply portion of Connection Fees using similar distribution methodology described herein; or

6. City Construction: When the City constructs extensions or replacements of potable water lines of any diameter using City funds, the City constructed potable water facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and

2. Design the potable water facilities in accordance with the City's potable water master plan; and

3. Receive at least three bids for the potable water construction and select the lowest responsive bid, unless otherwise approved by the City; and

4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the potable water facilities; and

5. Construct the potable water facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and

6. Lawfully dedicate the potable water system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

1. *Off-Site Potable Water Facilities*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site potable water extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.

2. On-Site *Potable Water Facilities*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site potable water pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.

3. *Interest*: Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, as determined by items 1 through 2 above, at the simple rate of four percent (4%) per annum for a period of up to ten (10) years. The agreement shall have the amortization chart attached as an exhibit.

FINANCING POTABLE WATER FACILITIES

The City will generate revenue for financing water facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Water Main Line Fee (WMLF) at or before issuance of a building permit. The amount of this WMLF will be established by City Council resolution. The City will review the WMLF amount each year and may make adjustments annually as deemed necessary to cover water main line reimbursement costs

REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSMENT

1. A reimbursement agreement entered into between the City and the sponsoring Developer is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.

2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual

payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.

3. No reimbursement agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.

4. The City will retain 10% of the collected WMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developer's eligible reimbursement dollar amount, only the amount of funds available each year for reimbursement to the Sponsoring Developer(s).

5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement or the City has tendered the tenth (10tgh) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.

6. The City will collect WMLF from all entities that connect to and utilize the City's water facilities in conformance with adopted city policies. The portion of the WMLF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis only up to the amount of the WMLF collected for water reimbursement and, in the proportions as defined below, to each Sponsoring Developer.

7. The portion of the WMLF dedicated for reimbursement that is collected annually will be reimbursed and distributed to Sponsoring Developers annually, based on the percent of each Sponsoring Developer's initial Total Eligible Reimbursement amount compared to the combined initial Total Eligible Reimbursement amounts of all Developer Sponsored Eligible Facilities for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

   Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the WMLF collected within the ten-year period, the Total Eligible Cost may or may not be reimbursed. Also, reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Eligible Facilities completed on or before August 31st will first become eligible for the first payment of reimbursement funds on September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the WMLF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 3rd day of October 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

EXHIBIT "C"
PRESSURIZED IRRIGATION, SEWER, AND WATER COST RECOVERY SUMMARY
MERINO COVE SUBDIVISION

oversized utility	total recoverable project cost	annual payment based on 4% interest and 10 annual, equal payments	total estimated interest over life of loan @ 4%	total estimated cost for ten year duration
Pressurized irrigation	$3,507	$432	$817	$4,323
sewer	$10,087	$1,244	$2,349	$12,437
water	$7,375	$909	$1,718	$9,093
total p.i. sewer & water	*$20,969*	*$2,585*	*$4,884*	$25,853

RESOLUTION NO. R07-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION REIMBURSEMENT AGREEMENT FOR MERINO COVE SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY VARIALLE CONSTRUCTION, INC THE AMOUNT OF THREE THOUSAND FIVE HUNDRED SEVEN DOLLARS AND ZERO CENTS ($3,507.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The Pressurized Irrigation Reimbursement Agreement for Merino Cove Subdivision, as attached hereto as **"EXHIBIT A",** is hereby approved pursuant to the Pressure Irrigation Facilities Reimbursement Policy approved by Resolution R78-2017 dated October 3, 2017.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

Section 3. The City Treasurer is authorized to pay Varialle Construction, Inc, three thousand five hundred seven dollars and zero cents ($3,507.00) as calculated pursuant to the terms of the reimbursement agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Merino Cove Subdivision Pressurized Irrigation

THIS AGREEMENT made this _____ day of _____ 2020, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and VARRIALE CONSTRUCTION, INC hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Pressurized Irrigation System Master Plan to guide the sizing, elevation and location of its municipal Pressurized Irrigation system facility additions and extensions; and

WHEREAS, on October 3, 2017 City adopted Resolution Number R78-2017 outlining the Pressurized Irrigation Facilities Reimbursement Policy for Pressurized Irrigation facilities construction conforming to the Kuna Pressurized Irrigation System Master plan; and

WHEREAS, in implementing the updated Kuna Pressurized Irrigation System Master Plan, it is the further declared policy of CITY to extend the Kuna City Pressurized Irrigation System to areas inside the corporate limits of CITY not now served by its Pressurized Irrigation system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a pressurized irrigation system to the property known as Merino Cove Subdivision, as shown on **Exhibit A**, and has requested reimbursement for certain portions of the pressurized irrigation system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the regional Pressurized Irrigation system, shown on **Exhibit A**, including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said Pressurized Irrigation system.

B. Construction of Regional Pressurized Irrigation System.

(1) DEVELOPER did install, construct and erect the Pressurized Irrigation system and appurtenances as shown on Exhibit A, subject to the conditions hereinafter provided.
(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the Pressurized Irrigation system described on **Exhibit** A.
(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills that the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a Pressurized Irrigation system as shown on **Exhibit** A for the amounts shown in **Exhibit** C, CITY shall reimburse to DEVELOPER three thousand five hundred and seven dollars and zero cents ($3,507.00). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Pressurized Irrigation Facilities Reimbursement Policy attached hereto as **Exhibit B.**

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Pressurized Irrigation Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the Pressurized Irrigation system upon and within DEVELOPER'S property not eligible for reimbursement as defined herein, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to Pressurized Irrigation, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to Pressurized Irrigation systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the

facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No assignment. Developer shall not assign any portion of this agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of city, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER'S Property. The term "DEVELOPER'S PROPERTY" in this Agreement shall mean the parcels described on Exhibit A attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.
(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in Exhibit A have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H.
(3) DEVELOPER, as defined above, represents that in constructing and installing the Pressurized Irrigation system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER'S assigns, or successors in interest to this Agreement.

M. Payment under terms of this agreement is to be made and addressed to: Varriale Construction, Inc; 2018 South Pond Street, Boise, ID 83705.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

Joe L. Stear
MAYOR

ATTEST:

Chris Engels
CITY CLERK

VARRIALE CONSTRUCTION, INC

Frank Varriale
PRESIDENT

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 2nd day of January, 2020, before me, a notary pubic in and for said state, personally appeared FRANK VARRIALE known to be to be the President of VARRIALE CONSTRUCTION, INC, and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

MICHELLE J. SILVA
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-17-2022
STATE OF IDAHO
COMMISSION NUMBER 57063

Notary Public for Idaho
Residing at Meridian, Idaho
My commission expires: 11-17-22

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2020, before me, the undersigned, personally appeared JOE L. STEAR and CHRIS ENGELS Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

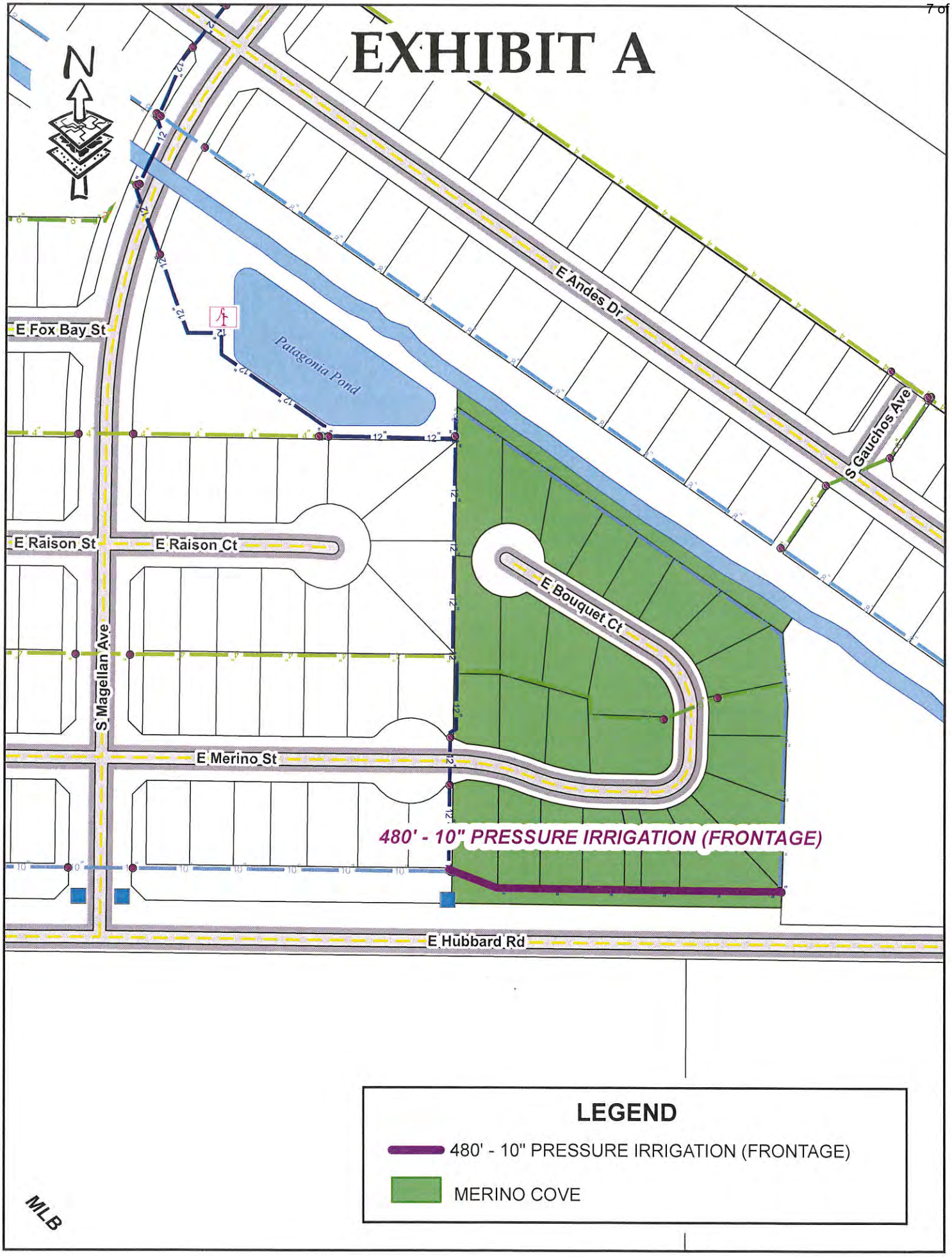

EXHIBIT A
N
E Andes Dr
E Fox Bay St
Patagonia Pond
S Gauchos Ave
E Raison St
E Raison Ct
E Bouquet Ct
S Magellan Ave
E Merino St
480' - 10" PRESSURE IRRIGATION (FRONTAGE)
E Hubbard Rd
LEGEND
480' - 10" PRESSURE IRRIGATION (FRONTAGE)
MERINO COVE
MLB

EXHIBIT - B

RESOLUTION NO. R78-2017
CITY OF KUNA, IDAHO

PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY – 2017

PURPOSE

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible pressure irrigation facilities that exceed the Sponsoring Developer's pressure irrigation facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension of the existing Pressure Irrigation system or constructs oversized pressure irrigation facilities determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

City Pressure Irrigation Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.

2. Master Plan Trunk Line (On-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

3. Master Plan Trunk Line (Off-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

4. Looping Line (On-site) – A pressure irrigation main line required in City Standards, and with the diameter specified in said standards, whose purpose is to preserve circulation capability to serve Sponsoring Developer's property and adjacent properties, and located on-site but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

5. Non-Master Plan Line (Off-site) – A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

6. Distribution Line (On-site) - A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not a looping line, located on-site of the Sponsoring Developer's property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer's property.

7. Stub Line (On-site) - A pressure irrigation main line located on-site of the Sponsoring Developer's property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer's property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line, looping line or Master Plan line.

A Sponsoring Developer's project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city sewer system, a "reasonable duty" to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

"Reasonable duty" includes expenses incurred by the Sponsoring Developer from examples that follow:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.

2. Master Plan Trunk Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for trunk line construction is the length of trunk line needed per development acre, as defined herein.

3. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site but not less than zero.

4. Looping Line (On-site): Construct the diameter specified in the City Standards, or the nominal diameter needed in reference to twice the Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City

directs that a looping line be replaced with a trunk line, it will be treated as an on-site Master Plan Trunk Line for reimbursement purposes.

5. Non-Master Plan Line (Off-site): Construct the line with a diameter of 4 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.

6. Distribution Line (On-site): Construct the line with a diameter of 3 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".

7. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline based on pressure drop of 0.0037 psi per foot of line length.

2. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the Sponsoring Developer's designated peak demand.

3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per typical lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/typical lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand. A typical residential lot is 10,000 SF of total area or less. A typical commercial lot is 7,000 SF of landscaped area or less.

4. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.

5. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

6. Trunk Line Needed: Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties; and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve the gross acreage of Sponsoring Developer's project.

7. Trunk Line Needed-Amended: For projects also connecting to potable water and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the pressure irrigation system.

CONSTRUCTED PRESSURE IRRIGATION FACILITIES ELIGIBLE FOR REIMBURSEMENT

For pressure irrigation facilities to be considered eligible for any reimbursement from the City, the pressure irrigation facilities must meet at least one of the following conditions:

1. Off-Site Lines: A pressure irrigation main extension that lies off-site the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or

2. On-Site Lines: A pressure irrigation main extension that lies within the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or

3. Off-Site Easements: Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities may also be eligible for reimbursement; or

4. Off-Site Engineering: Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities; or

5. Supply Facilities: Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using similar distribution methodology described herein; or

6. City Construction: When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and

2. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan; and

3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City; and

4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities; and

5. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and

6. Lawfully dedicate the pressure irrigation system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

1. *Off-Site Pressure Irrigation Facilities*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.

2. *On-Site Pressure Irrigation Facilities*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.

3. *Interest*: Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, as determined by items 1 through 2 above, at the simple rate of four percent (4%) per annum for a period of up to ten (10) years. The agreement shall have the amortization chart attached as an exhibit.

FINANCING PRESSURE IRRIGATION FACILITIES

The City will generate revenue for financing Pressure Irrigation main pipeline facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Pressure Irrigation Main Line Fee (PIMLF), also known as Trunk Line Connection Fee, at time of connection or upon issuance of a building permit. The amount of this PIMLF will be established by City Council resolution. The City will review the PIMLF amount each year and may make adjustments annually as deemed necessary to cover pressure irrigation main line reimbursement costs.

REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSMENT

1. A Reimbursement Agreement entered into between the City and the Sponsoring Developer is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.

2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.

3. No reimbursement agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.

4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).

5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10^{th}) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.

6. The City will collect the PIMLF from all entities that connect to and utilize the City's Pressure Irrigation facilities in conformance with adopted City policies. The portion of the PIMLF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the

PIMLF collected for pressure irrigation reimbursement and, in the proportions as defined below to each Sponsoring Developer.

7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer's initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

   Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the PIMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the PIMLF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 3rd day of October 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

EXHIBIT "C"
PRESSURIZED IRRIGATION, SEWER, AND WATER COST RECOVERY SUMMARY
MERINO COVE SUBDIVISION

oversized utility	total recoverable project cost	annual payment based on 4% interest and 10 annual, equal payments	total estimated interest over life of loan @ 4%	total estimated cost for ten year duration
Pressurized irrigation	$3,507	$432	$817	$4,323
sewer	$10,087	$1,244	$2,349	$12,437
water	$7,375	$909	$1,718	$9,093
total p.i. sewer & water	*$20,969*	*$2,585*	*$4,884*	$25,853

RESOLUTION NO. R08-2020
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING THE SEWER TRUNK REIMBURSEMENT AGREEMENT FOR MERINO COVE SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY VARIALLE CONSTRUCTION, INC THE AMOUNT OF TEN THOUSAND EIGHTY-SEVEN DOLLARS AND ZERO CENTS ($10,087.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The Sewer Trunk Reimbursement Agreement for Merino Cove Subdivision, as attached hereto as **"EXHIBIT A",** is hereby approved pursuant to the City Sewer Facilities Reimbursement Policy approved by Resolution No. R79-2017 on October 3, 2017.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

Section 3. The City Treasurer is authorized to pay Varialle Construction, Inc, ten thousand eighty-seven dollars and zero cents ($10,087.00) as calculated pursuant to the terms of the reimbursement agreement.

PASSED BY THE COUNCIL of Kuna, Idaho this 7th day of January 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 7th day of January 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Merino Cove Subdivision Sewer Trunk Project

THIS AGREEMENT made this _____ day of _____ 2020, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and VARRIALE CONSTRUCTION, INC, hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Sewer System Master Plan to guide the sizing, elevation and location of sewer system facility extensions; and

WHEREAS, on October 3, 2017 CITY adopted Resolution Number R79-2017 outlining the Sewer Facilities Reimbursement Policy for sewer facilities construction conforming to the Kuna Sewer System Master Plan; and

WHEREAS, in implementing the updated Kuna Sewer System Master Plan, it is the further declared policy of CITY to extend the Kuna City Sewer System to areas inside the corporate limits of CITY not now served by a sewer system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a sewer system to the property known as, Merino Cove Subdivision, as shown on **Exhibit** A, and has requested reimbursement for certain portions of the sewer system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the sewer system, shown on **Exhibit** A, including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said sewer system.

B. Construction of Sewer System.

(1) DEVELOPER did install, construct and erect the sewer system and appurtenances as shown on Exhibit A, subject to the conditions hereinafter provided.

(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the sewer system described on **Exhibit A**.

(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a sewer system as shown on Exhibit A for the amounts shown in **Exhibit C**, CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to ten thousand eighty-seven dollars and zero cents ($10,087.00). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Sewer Facilities Reimbursement Policy attached hereto as **Exhibit B**.

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Sewer Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the sewer system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to sewer, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to sewer systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the

facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER'S Property. The term "DEVELOPER'S PROPERTY" in this Agreement shall mean the parcels described on **Exhibit A** attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.
(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in **Exhibit A** have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.
(3) DEVELOPER, as defined above, represents that in constructing and installing the sewer system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER'S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: Varriale Construction, Inc; 2018 South Pond Street, Boise, ID 83705.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

_____
MAYOR

ATTEST:

_____
CITY CLERK

VARRIALE CONSTRUCTION, INC

Frank Varriale
PRESIDENT

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this 2nd day of January, 2020, before me, a notary pubic in and for said state, personally appeared FRANK VARRIALE known to be to be the President of VARRIALE CONSTRUCTION, INC and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

MICHELLE J. SILVA NOTARY PUBLIC MY COMMISSION EXPIRES 11-17-2022 STATE OF IDAHO COMMISSION NUMBER 57063

Notary Public for Idaho
Residing at Meridian, Idaho
My commission expires: 11-17-22

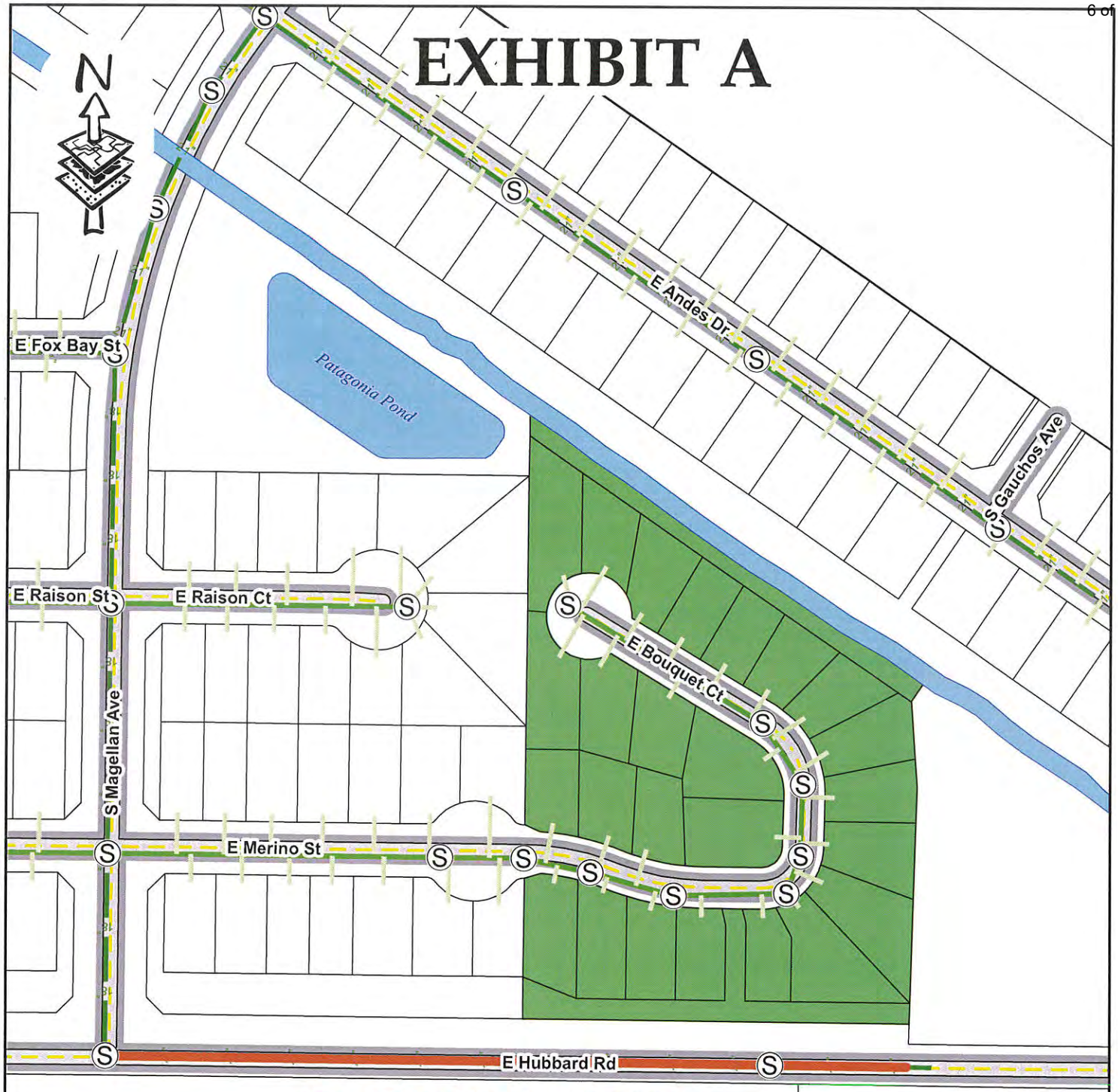
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2020, before me, the undersigned, personally appeared JOE L. STEAR and CHRIS ENGELS Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

EXHIBIT A



977' - 18" SEWER MAIN (FRONTAGE)

LEGEND

977' - 18" SEWER MAIN (OFFSITE)

MERINO COVE

MLB

EXHIBIT - B

RESOLUTION NO. R79-2017
CITY OF KUNA, IDAHO

CITY SEWER FACILITIES REIMBURSEMENT POLICY – 2017

PURPOSE

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible sewer facilities that exceed the Sponsoring Developer's sewer facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Sewer System Master Plan or at the direction of the City, constructs an extension of the existing sewer system or constructs oversized sewer facilities determined by the City to be larger than needed to serve the Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the sewer facilities as described below.

City Sewer Collection Pipelines are classified as follows:

1. Master Plan Interceptor Line (Street Frontage) – A sewer collection main larger than 8 inches, identified in the Master Plan to be part of the major sewer collection network and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.

2. Master Plan Interceptor Line (On-site) – A sewer collection main larger than 8 inches, identified in the Master Plan to be part of the major sewer collection network and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

3. Master Plan Interceptor Line (Off-site) – A sewer collection main larger than 8 inches, identified in the Master Plan to be part of the major sewer collection network and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

4. Non-Master Plan Collection Line (On-site) - A sewer collection main not identified in the Master Plan to be part of the major sewer collection network, located on-site of the Sponsoring Developer's property, and whose principal purpose is to collect waste water from the various points of service within the Sponsoring Developer's property.

5. Non-Master Plan Collection Line (Off-site) – A sewer collection main not identified in the Master Plan to be part of the major sewer collection network and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.

6. Stub Line (On-site) - A sewer collection main located on-site of the Sponsoring Developer's property, connected to any of the sewer collection mains on-site and extending to the property boundary, beyond the last point of collection for the Sponsoring Developer's property, and whose principal purpose is to collect waste water from neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 or 10 inches in diameter and is not a frontage line or Master Plan Interceptor line.

A Sponsoring Developer's project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer's discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city sewer system, a "reasonable duty" to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

"Reasonable duty" includes expenses incurred by the Sponsoring Developer from examples that follow:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.

2. Master Plan Interceptor Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, at the depth and slope implied in the Master Plan. The Sponsoring Developer's "reasonable duty" for interceptor line construction is the length of interceptor line needed per development acre, as defined herein.

3. Master Plan Interceptor Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, at the depth and slope implied in the Master Plan. The Sponsoring Developer's "reasonable duty" for off-site interceptor line construction is the interceptor line needed per development acre less the length of interceptor line on-site, but not less than zero.

4. Non-Master Plan Collection Line (On-site): Construct the line with a diameter of 8 inches as directed by the City, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an on-site non-master plan main line be replaced with a line larger than the "reasonable duty", it will be treated as an On-Site Gravity Sewer Facility for reimbursement purposes.

5. Non-Master Plan Collection Line (Off-site): Construct the line with a diameter of 8 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak discharge, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a line larger than the "reasonable duty", it will be treated as an Off-Site Gravity Sewer Facility for reimbursement purposes.

6. Stub Line (On-site): Construct the line with a diameter of 8 or 10 inches and at the depth and slope as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Interceptor Line Needed: Based on characteristics of development in Kuna; relying on the major sewer collection network defined in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas, right-of-way and other public properties and deducting for connection fees paid in equivalent feet; it requires a net 20 lineal feet of interceptor line per acre to serve the gross acreage of Sponsoring Developer's project.

2. Interceptor Line Needed-Amended: For projects also connecting to pressure irrigation and/or potable water, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "interceptor line needed" obligation for the sewer collection system.

3. Line Capacity: The water carrying capacity of a pipeline for purposes of this policy is assumed to be 75% of the discharge computed by Manning's Equation at the minimum slope allowed per the "Ten States Standards". The City Engineer shall maintain a standard chart of pipe capacities.

4. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (8", 10", 12", 15" and larger) with sufficient transmission capacity to carry the Sponsoring Developer's designated peak discharge.

5. Peak Discharge: In terms relevant to this policy, the Peak Discharge is assumed to be the Average Discharge multiplied by the peaking factor of the City Engineer's standard chart.

6. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners, has a property interest. However, once the "interceptor line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.

7. Property in the Vicinity: Property in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In most instances the City will require that interceptor lines are located as contemplated in the City Master Plan.

8. Very Large Interceptor Lines: Interceptor lines larger than a diameter of 15-inches and larger than the nominal diameter needed. In calculating relative cost factor, the ratio of cost per foot for water or pressure irrigation trunk lines to the cost per foot for the minimum diameter of very large interceptor lines shall be used.

CONSTRUCTED SEWER FACILITIES ELIGIBLE FOR REIMBURSEMENT

For sewer facilities to be considered eligible for any reimbursement from the City, the sewer facilities must meet at least one of the following conditions:

1. Off-Site Lines: A sewer collection main extension that lies off-site of the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or

2. On-Site Lines: A sewer collection main extension that lies within the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or

3. Deep On-Site Lines: A sewer collection main extension located within the Sponsoring Developer's property, not larger than the minimum nominal diameter needed to serve Sponsoring Developer's project, but required by the City to be deeper than 10-feet and deeper than the depth required to serve Sponsoring Developer's property. The eligible cost for this item may include trench excavation, backfill and rock excavation for the portion of excavation deeper than 10-feet and deeper than the depth required to serve the Sponsoring Developer's property. Depth of the sewer pipe will be determined from pre-developed ground elevation to the invert elevation of the sewer pipe; or

4. Large On-Site Lines: A sewer main 18 inches in diameter or larger, and larger than needed to serve the Sponsoring Developer's property, may be considered for additional eligible excavation and backfill costs (primarily based on added width of excavation and backfill) not covered under items 2 and 3 above; or

5. Lift Stations: Permanent sewage lift stations required by the City, together with required force mains, and sized to serve areas in addition to Sponsoring Developer's property. Temporary lift stations and/or force mains are not eligible for reimbursement from the City; or

6. Off-Site Easements: Off-site easements required for construction of the above described sewer facilities may also be eligible for reimbursement; or

7. Off-Site Engineering: Engineering services for off-site eligible sewer facilities up to a maximum of 7 percent (7%) of the construction cost of said sewer facilities; or

8. City Construction: When the City constructs sewer collection mains, sewer lift stations and/or force mains using City funds, the City constructed sewer facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and

2. Design the sewer facilities in accordance with the City's sewer master plan; and

3. Receive at least three bids for the sewer construction and select the lowest responsive bid, unless otherwise approved by the City; and

4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the sewer facilities; and

5. Construct the sewer facilities in accordance with the City approved plans and specifications including all lines, diameters and depths directed by the City; and

6. Lawfully dedicate the sewer system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

1. *Off-Site Gravity Sewer Facilities*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site sewer collection main extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.

2. *On-Site Gravity Sewer Facilities*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site sewer collection main extensions beyond the size and/or depth of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.

3. *Permanent Lift Stations and Force Mains*: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible lift stations and force mains beyond

the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the "reasonable duty" of the Sponsoring Developer's project to 75% of the capacity of the facility provided.

4. *Interest*: Interest shall accrue on the Sponsoring Developer's remaining Eligible Reimbursement principal amount, as determined by items 1 through 2 above, at the simple rate of four percent (4%) per annum for a period of up to ten (10) years. The agreement shall have the amortization chart attached as an exhibit.

FINANCING SEWER FACILITIES

The City will generate revenue for financing sewer facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Sewer Interceptor Fee (SIF) at or before issuance of a building permit. The amount of this SIF per EDU will be established by City Council resolution. The City will review the SIF amount each year and may make adjustments annually as deemed necessary to cover sewer facility reimbursement costs.

REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSMENT

1. A Reimbursement Agreement entered into between the City and the Sponsoring Developer is a requirement for receiving reimbursement and shall provide Sponsoring Developers the opportunity to receive up to a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.

2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.

3. No Reimbursement Agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.

4. The City will retain 10% of the collected SIF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers eligible reimbursement dollar amount - only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).

5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth

(10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.

6. The City will collect SIF from all entities that connect to and utilize the City's sewer facilities in conformance with adopted City policies. The portion of the SIF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis only up to the amount of the SIF collected for sewer reimbursement and, in the proportions as defined below to each Sponsoring Developer.

7. The portion of the SIF dedicated for reimbursement that is collected annually will be reimbursed and distributed to Sponsoring Developers annually, based on the percent of each Sponsoring Developer's initial Total Eligible Reimbursement amount is to the combined initial Total Eligible Reimbursement amount of all Developer Sponsored Eligible Facilities for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

   Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the SIF collected within the ten-year period, the Total Eligible Cost may or may not be reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Eligible Facilities completed on or before August 31st will first become eligible for reimbursement funds on or after September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the SIF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 3rd day of October 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

EXHIBIT "C"
PRESSURIZED IRRIGATION, SEWER, AND WATER COST RECOVERY SUMMARY
MERINO COVE SUBDIVISION

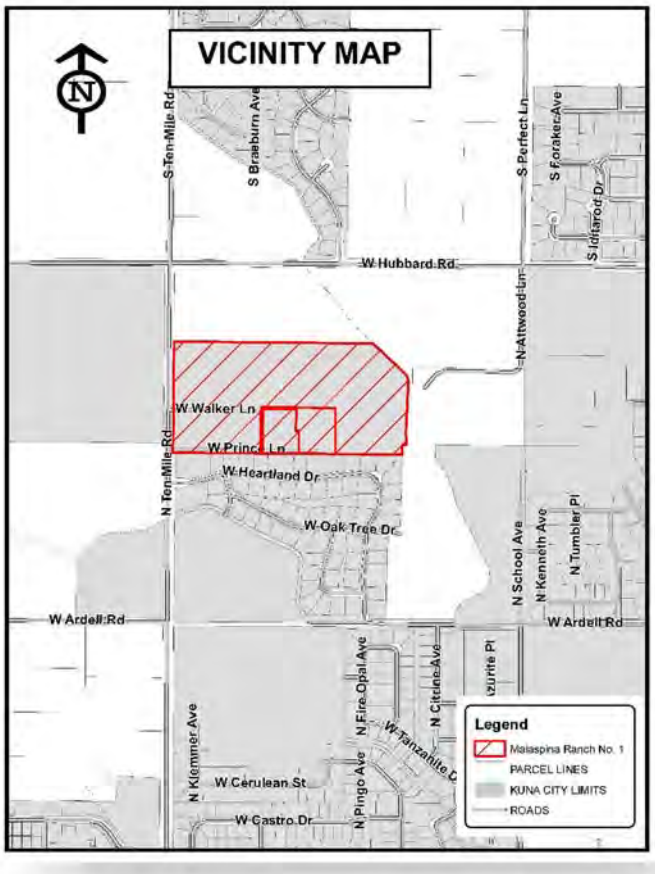
oversized utility	total recoverable project cost	annual payment based on 4% interest and 10 annual, equal payments	total estimated interest over life of loan @ 4%	total estimated cost for ten year duration
Pressurized irrigation	$3,507	$432	$817	$4,323
sewer	$10,087	$1,244	$2,349	$12,437
water	$7,375	$909	$1,718	$9,093
total p.i. sewer & water	*$20,969*	*$2,585*	*$4,884*	$25,853

City of Kuna

City Council Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.ld.gov

To:	**Kuna City Council**
Case Number:	19-16-FP (Final Plat) - Malaspina Ranch Sub No. 1
Location:	East of Ten Mile Road & South of W. Hubbard Road, Kuna, Idaho 83634
Planner:	Troy Behunin, Planner III
Meeting Date: Rescheduled for:	*Dec. 17, 2019 (Cancelled)* January 7, 2020
Owner:	Endurance Holdings, LLC 1977 E. Overland Road Meridian, ID 83642
Representative:	ACME, LLC P.O. Box 6985 Boise, ID 83707 208.631.5613 Acmedevel@gmail.com



A. General Project Facts:

1. The applicant is requesting Final Plat approval for Malaspina Ranch Subdivision No. 1 which has fifty-eight (58) residential building lots and nine (9) common lots on a total of approximately 20.64 acres (Ada County Assessor Parcel No's R3785270042, S1314223413 and S1314223414).

2. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for the Malaspina Ranch Subdivision No. 1. The proposed final plat is in substantial conformance with the approved preliminary plat.

3. This project has met the requirements for Commencement of Construction, as defined by KCC 5-1-6, and followed the requirements listed in KCC 6-2-3-J.9 in order to proceed to final plat. The Planning and Zoning Director issued a letter of reinstatement on September 23, 2019.

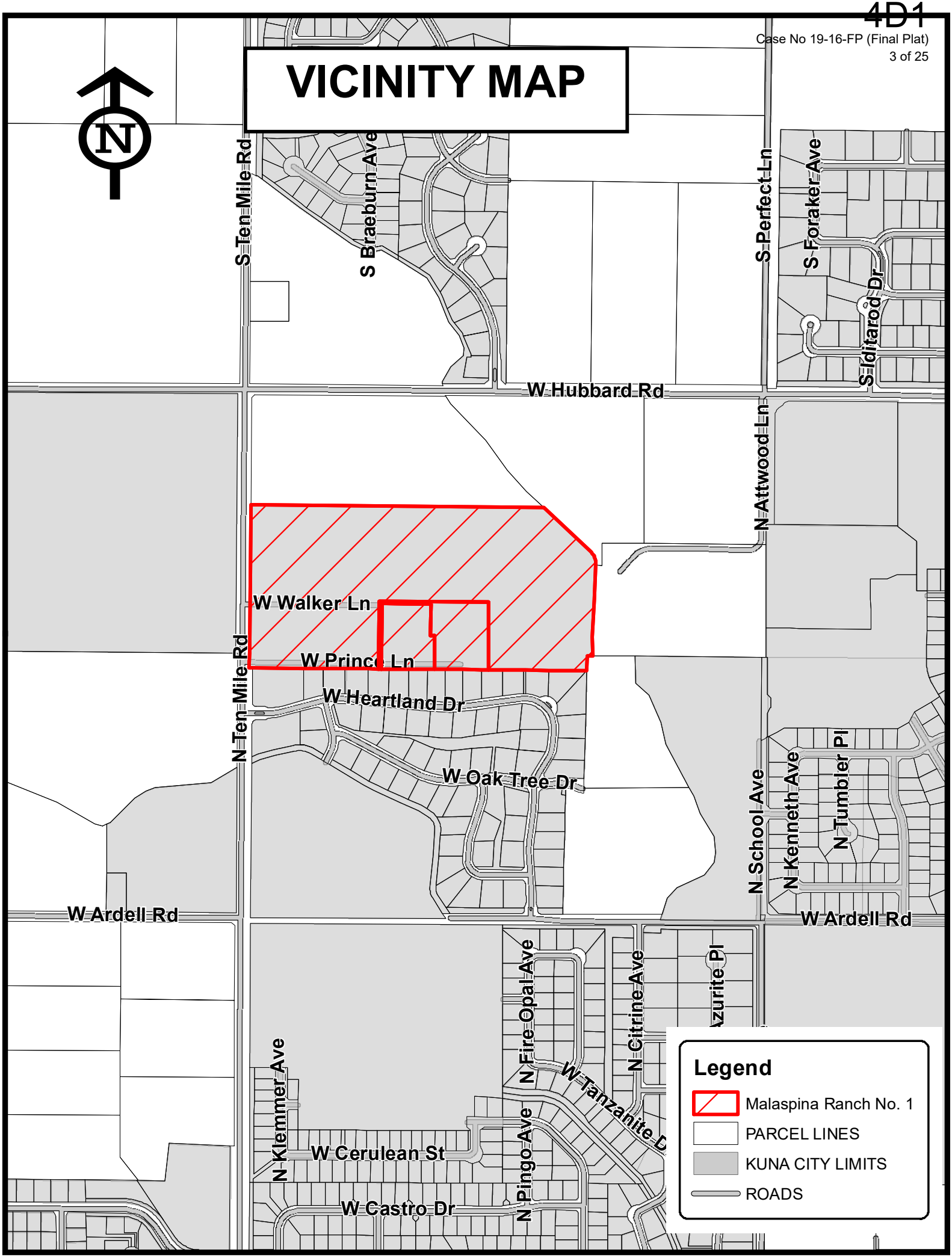
B. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats.

C. Staff Analysis:

1. Staff has determined that the proposed final plat for the Malaspina Ranch Subdivision No. 1 is in substantial conformance with the approved preliminary plat.
2. Applicant shall correct any technical items and make any requested changes on the final plat as recommended by Kuna Public Works and P & Z Department staff.
3. Applicant shall follow all staff recommendations in this report, or the public works department memo.
4. Water Rights shall be annexed in to the KMID prior to recordation of the plat.
5. Applicant shall secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.

VICINITY MAP



CityofKuna
Planning& Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☒ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☐ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	19-16-FP
Project name	Malaspina Ranch No. 1
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	01.07.20

Contact/Applicant Information

Owners of Record: Address: Endurance Holdings, LLC/Frank J. Fazzio Jr. City, State, Zip: 1977 E. Overland Road Meridian, ID 83642	Phone Number: 208-631-5613 E-Mail: acmedevel@gmail.com Fax #:
Applicant (Developer): ACME LLC Address: City, State, Zip: P. O. Box 6985 Boise, ID 83707	Phone Number: 208-631-5613 E-Mail: acmedevel@gmail.com Fax #:
Engineer/Representative: Josh Beach Address: City, State, Zip: P. O. Box 6985 Boise, ID 83707	Phone Number: 208-631-5613 E-Mail: acmedevel@gmail.com Fax #:

Subject Property Information

Site Address: 2802 N. Ten Mile Road Kuna, ID 83634

Site Location (Cross Streets): N. Ten Mile Road and W. Hubbard Road

Parcel Number (s): R3785270042, S1314223413, S1314223414

Section, Township, Range: Section 14, Township 2 North, Range 1 West

Property size : 20.64 acres

Current land use: Single-Family Residential/Agricultural Proposed land use: Single-Family Residential

Current zoning district: R-4 Proposed zoning district: R-4

Project Description

Project / subdivision name: Malaspina Ranch #1

General description of proposed project / request: A final plat application consisting of 58 residential and 9 common lots 0n 20.64 acres of land in an existing R-4 zone. One home is existing and will remain and become part of the proposed subdivision.

Type of use proposed (check all that apply):

- [X] Residential Single-Family Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable): We are providing 1.922 acres of open space for the development, or approximately 9.3% open space for this phase.

Residential Project Summary (if applicable)

Are there existing buildings? [X] Yes [ ] No

Please describe the existing buildings: Thee is one home that will remain and become a lot and block in the proposed subdivision.

Any existing buildings to remain? [X] Yes [ ] No

Number of residential units: 58 Number of building lots: 58

Number of common and/or other lots: 9

Type of dwellings proposed:

- [X] Single-Family 58 Single-Family Residential lots are proposed
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s): >1,000 square feet

Gross density (DU/acre-total property): 2.81 Net density (DU/acre-excluding roads):

Percentage of open space provided: 9.3% Acreage of open space: 1.922 acres

Type of open space provided (i.e. landscaping, public, common, etc.): Common open space, pathways and landscape buffers

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

Total number of employees: Max. number of employees at one time:

Number and ages of students/children: Seating capacity:

Fencing type, size & location (proposed or existing to remain):

Proposed Parking:
a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Josh Tseu Date: 9-10-19

C|G
CONGER GROUP

October 8, 2019

Mr. Wendy Howell, Planning and Zoning Director
City of Kuna
751 W 4th Street,
Kuna, ID 83634

RE: Malaspina Ranch #1
Final Plat Application

Dear Ms. Howell:

Attached for your review and favorable consideration is the Final Plat application for the Malaspina Ranch #1 Residential Community located in Kuna near the SEC of W. Hubbard and N. Ten Mile roads. The Malaspina Ranch Subdivision No. 1 is a 58-lot residential development.

Statement of Conformance

This final plat is in conformance with: (1) The uses and layout as shown on the approved preliminary plat; (2) The use requirements and provisions of the Kuna City Code; and (3) Acceptable engineering and surveying practices and local standards.

Approved Applications

- 07-09-ZC (Rezone)
- 07-13-S (Preliminary Plat)
- 07-11-DA (Development Agreement)

ACME LLC respectfully requests approval of this final plat. This project will provide quality and desirable housing opportunities for Kuna residents. Thank you for your assistance with this matter, should you have any questions or require additional information please contact me at 208.336.5355

Sincerely,

Josh Beach

CONGER GROUP

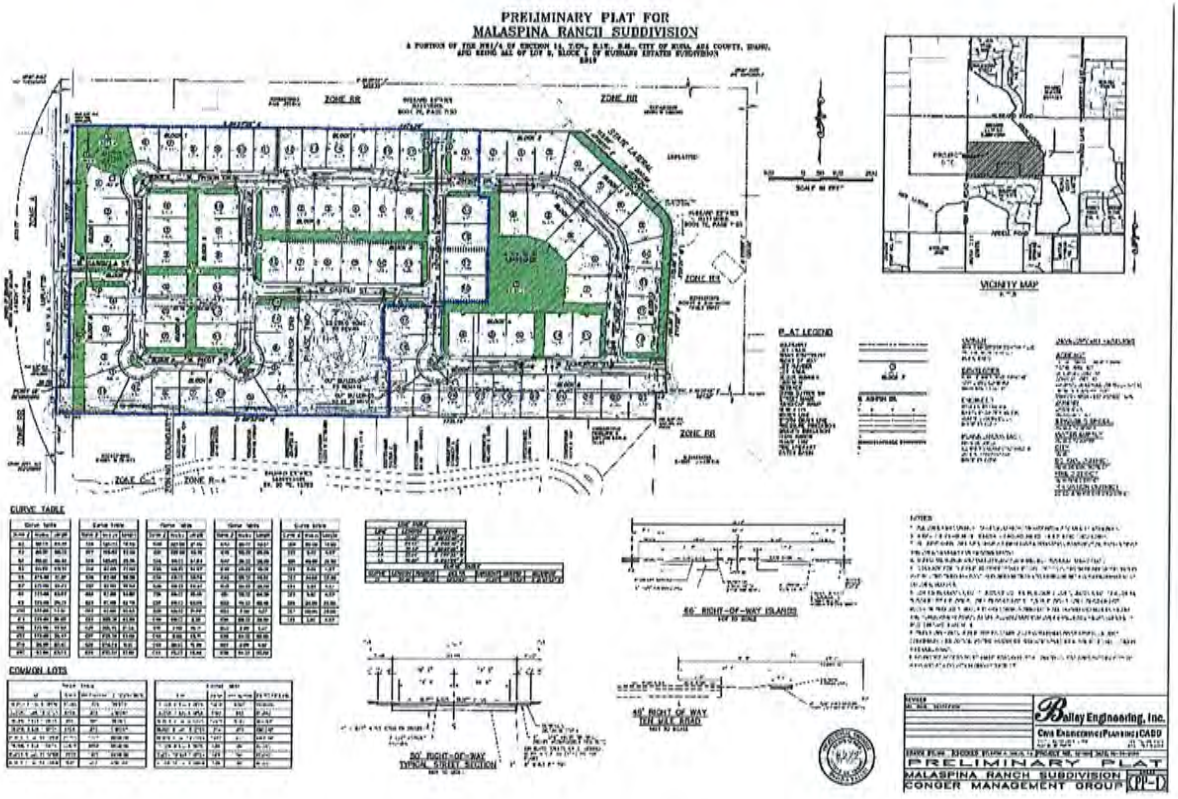
Malaspina Ranch Phase 1 Residential Community – Narrative

The site for the proposed Malaspina Ranch Phase 1 Community located in Kuna near the SEC of W. Hubbard and N. Ten Mile roads. This project will be a great addition to the area with close proximity to retail shopping, Arbor Ridge Park, Reed Elementary School, Silver Trail Elementary, and Kuna High School, and retail shopping. Homeowners will be also be within 5.5 miles of the Ten Mile Road freeway access.

SUMMARY OF APPLICATIONS

Malaspina Ranch Phase 1 Subdivision is a 58-lot single-family residential community on 20.64 acres located on N. Ten Mile Road in Kuna.

Malaspina Ranch – Approved Preliminary Plat



C|G
CONGER GROUP

Property Information:

Parcel	Address	Zoning
R3785270042	W. Walker Lane	A
S1314223413	W. Prince Lane	A
S1314223414	2802 N. Ten Mile Road	A

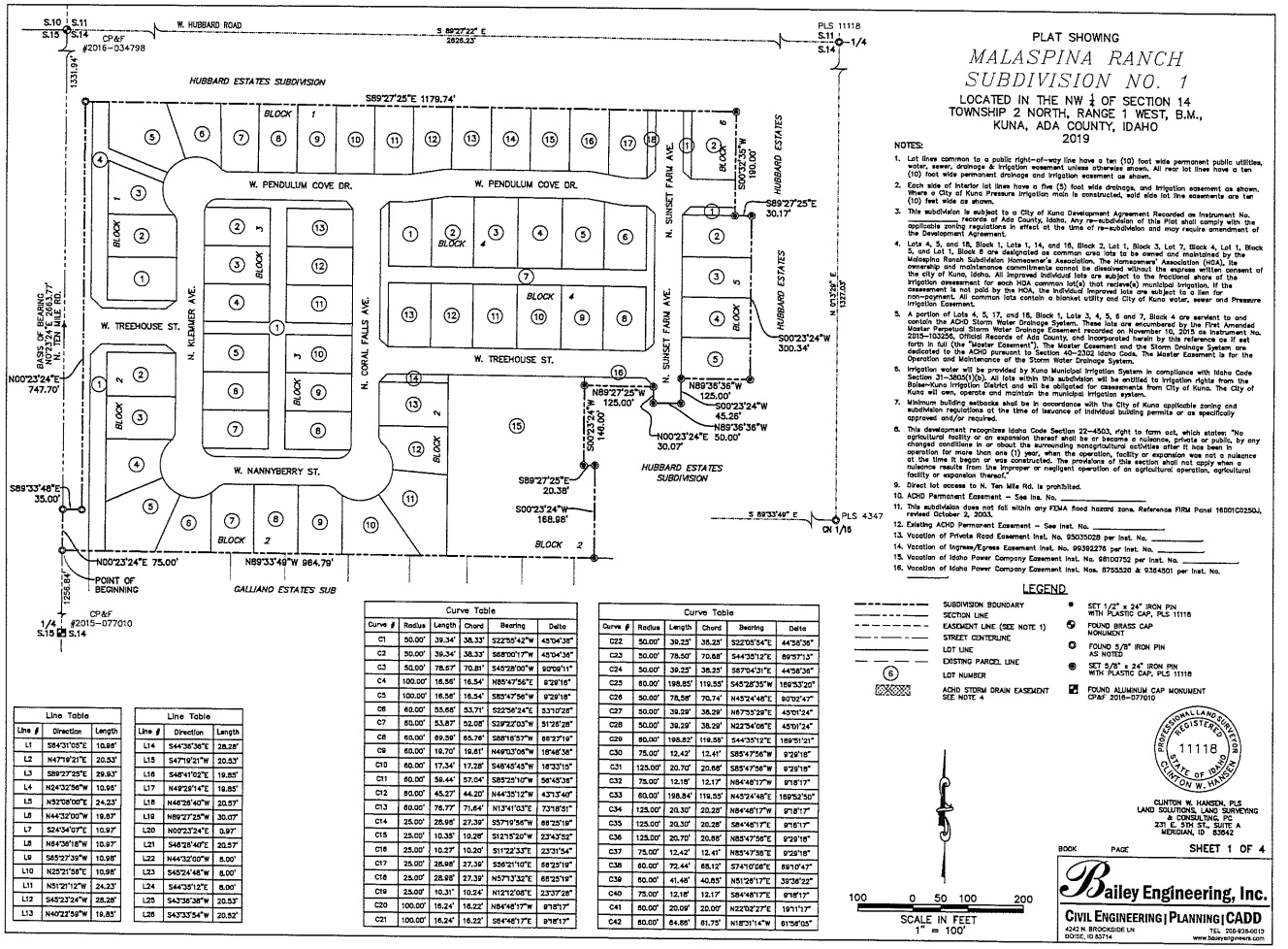
Location Map



CONCLUSION

Conger Group respectfully requests approval of this final plat application. The first phase of Malaspina Ranch will provide quality, desirable homes while maintaining compatibility with Kuna City Codes as well as the surrounding properties. Thank you

ORIGINAL FINAL PLAT



PLAT SHOWING

MALASPINA RANCH SUBDIVISION NO. 1

LOCATED IN THE NW ¼ OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
KUNA, ADA COUNTY, IDAHO
2019

NOTES:

1. Lot lines common to a public right-of-way line have a ten (10) foot wide permanent public utilities, water, sewer, drainage & irrigation easement unless otherwise shown. All rear lot lines have a ten (10) foot wide permanent drainage and irrigation easement as shown.
2. Each side of interior lot lines have a five (5) foot wide drainage, and irrigation easement as shown. Where a City of Kuna Pressure Irrigation main is constructed, said side lot line easements are ten (10) feet wide as shown.
3. This subdivision is subject to a City of Kuna Development Agreement Recorded as Instrument No. _____ records of Ada County, Idaho. Any re-subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision and may require amendment of the Development Agreement.
4. Lots 4, 5, and 18, Block 1, Lots 1, 14, and 16, Block 2, Lot 1, Block 3, Lot 7, Block 4, Lot 1, Block 5, and Lot 1, Block 6 are designated as common area lots to be owned and maintained by the Malaspina Ranch Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the city of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that recieve(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment. All common lots contain a blanket utility and City of Kuna water, sewer and Pressure Irrigation Easement.
5. A portion of Lots 4, 5, 17, and 18, Block 1, Lots 3, 4, 5, 6 and 7, Block 4 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Drainage System are dedicated to the ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
6. Irrigation water will be provided by Kuna Municipal Irrigation System in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights from the Boise-Kuna Irrigation District and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the municipal irrigation system.
7. Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
8. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
9. Direct lot access to N. Ten Mile Rd. is prohibited.
10. ACHD Permanent Easement – See Inst. No. _____
11. This subdivision does not fall within any FEMA flood hazard zone. Reference FIRM Panel 16001C0250J, revised October 2, 2013.
12. Existing ACHD Permanent Easement – See Inst. No. _____
13. Vacation of Private Road Easement Inst. No. 95035028 per Inst. No. _____
14. Vacation of Ingress/Egress Easement Inst. No. 99392276 per Inst. No. _____
15. Vacation of Idaho Power Company Easement Inst. No. 98100752 per Inst. No. _____
16. Vacation of Idaho Power Company Easement Inst. Nos. 8755520 & 9364501 per Inst. No. _____

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	50.00'	39.34'	38.33'	S22°55'42"W	45°04'38"
C2	50.00'	39.34'	38.33'	S68°00'17"W	45°04'38"
C3	50.00'	78.67'	70.81'	S45°28'00"W	90°09'11"
C4	100.00'	16.56'	16.54'	N85°47'56"E	9°29'18"
C5	100.00'	16.56'	16.54'	S85°47'56"W	9°29'18"
C6	60.00'	55.68'	53.71'	S22°56'24"E	53°10'28"
C7	60.00'	53.87'	52.08'	S29°22'03"W	51°26'28"
C8	60.00'	89.59'	65.76'	S88°18'53"W	86°37'19"
C9	60.00'	19.70'	19.61'	N49°03'08"W	18°48'38"
C10	60.00'	17.34'	17.28'	S48°45'48"W	16°33'15"
C11	60.00'	59.44'	57.04'	S85°25'10"W	56°45'36"
C12	60.00'	45.27'	44.20'	N44°35'12"W	43°13'40"
C13	60.00'	76.77'	71.64'	N13°41'03"E	73°18'51"
C14	25.00'	28.98'	27.39'	S57°19'56"W	66°25'19"
C15	25.00'	10.35'	10.28'	S12°15'20"W	23°43'52"
C16	25.00'	10.23'	10.20'	S11°22'33"E	23°31'54"
C17	25.00'	28.98'	27.39'	S56°21'10"E	66°25'19"
C18	25.00'	28.98'	27.39'	N57°13'32"E	66°25'19"
C19	25.00'	10.31'	10.24'	N12°12'08"E	23°37'28"
C20	100.00'	16.24'	16.22'	N86°48'17"W	9°18'17"
C21	100.00'	16.24'	16.22'	S86°48'17"E	9°18'17"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C22	50.00'	39.25'	38.25'	S22°05'54"E	44°58'38"
C23	50.00'	78.50'	70.68'	S44°35'12"E	89°57'13"
C24	50.00'	39.25'	38.25'	S67°04'31"E	44°58'38"
C25	60.00'	198.85'	119.55'	S45°28'35"W	189°53'20"
C26	50.00'	78.58'	70.74'	N45°24'48"E	90°02'47"
C27	50.00'	39.29'	38.29'	N67°55'29"E	45°01'24"
C28	50.00'	39.29'	38.29'	N22°54'06"E	45°01'24"
C29	60.00'	198.82'	119.55'	S44°35'12"E	189°51'21"
C30	75.00'	12.42'	12.41'	S85°47'56"W	9°29'18"
C31	125.00'	20.70'	20.68'	S85°47'56"W	9°29'18"
C32	75.00'	12.18'	12.17'	N84°48'17"W	9°18'17"
C33	60.00'	198.84'	119.55'	N45°24'48"E	189°52'50"
C34	125.00'	20.30'	20.28'	N84°48'17"W	9°18'17"
C35	125.00'	20.30'	20.28'	S84°48'17"E	9°18'17"
C36	125.00'	20.70'	20.68'	N85°47'56"E	9°29'18"
C37	75.00'	12.42'	12.41'	N85°47'56"E	9°29'18"
C38	60.00'	72.44'	68.12'	S74°10'08"E	69°10'47"
C39	60.00'	41.48'	40.85'	N51°28'17"E	39°36'22"
C40	75.00'	12.18'	12.17'	S84°48'17"E	9°18'17"
C41	60.00'	20.09'	20.00'	N22°02'27"E	19°11'17"
C42	60.00'	64.66'	61.75'	N18°31'14"W	61°46'05"

Line Table		
Line #	Direction	Length
L1	S84°31'05"E	10.98'
L2	N47°19'21"E	20.53'
L3	S89°27'25"E	29.93'
L4	N24°32'56"W	10.98'
L5	N32°08'00"E	24.23'
L6	N44°32'00"W	19.67'
L7	S24°34'07"E	10.97'
L8	N84°36'18"W	10.97'
L9	S65°27'39"W	10.98'
L10	N25°21'58"E	10.98'
L11	N51°21'12"W	24.23'
L12	S45°23'24"W	28.28'
L13	N40°22'59"W	19.85'

Line Table		
Line #	Direction	Length
L14	S44°36'36"E	28.28'
L15	S47°19'21"W	20.53'
L16	S48°41'02"E	19.85'
L17	N49°29'14"E	19.85'
L18	N46°26'40"W	20.57'
L19	N89°27'25"W	30.07'
L20	N00°23'24"E	0.97'
L21	S46°26'40"E	20.57'
L22	N44°32'00"W	8.00'
L23	S45°24'48"W	8.00'
L24	S44°35'12"E	8.00'
L25	S45°36'36"W	20.53'
L26	S43°33'54"W	20.52'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- LOT NUMBER
- ACHD STORM DRAIN EASEMENT SEE NOTE 4
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN AS NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- FOUND ALUMINUM CAP MONUMENT CP&F 2016-077010

100 0 50 100 200
SCALE IN FEET
1" = 100'

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN

CLINTON W. HANSEN, PLS
LAND SOLUTIONS, LAND SURVEYING & CONSULTING, PC
231 E. 5TH ST., SUITE A
MERIDIAN, ID 83642

BOOK PAGE SHEET 1 OF 4

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN
BOISE, ID 83714
TEL 208-938-6013
www.baileyengineers.com

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF MALASPINA RANCH SUBDIVISION NO. 1

TOTAL # LOTS: 67

Bailey Engineering, Inc.
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4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL. 208-938-6013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO DAVID A. BAILEY
NOT FOR CONSTRUCTION

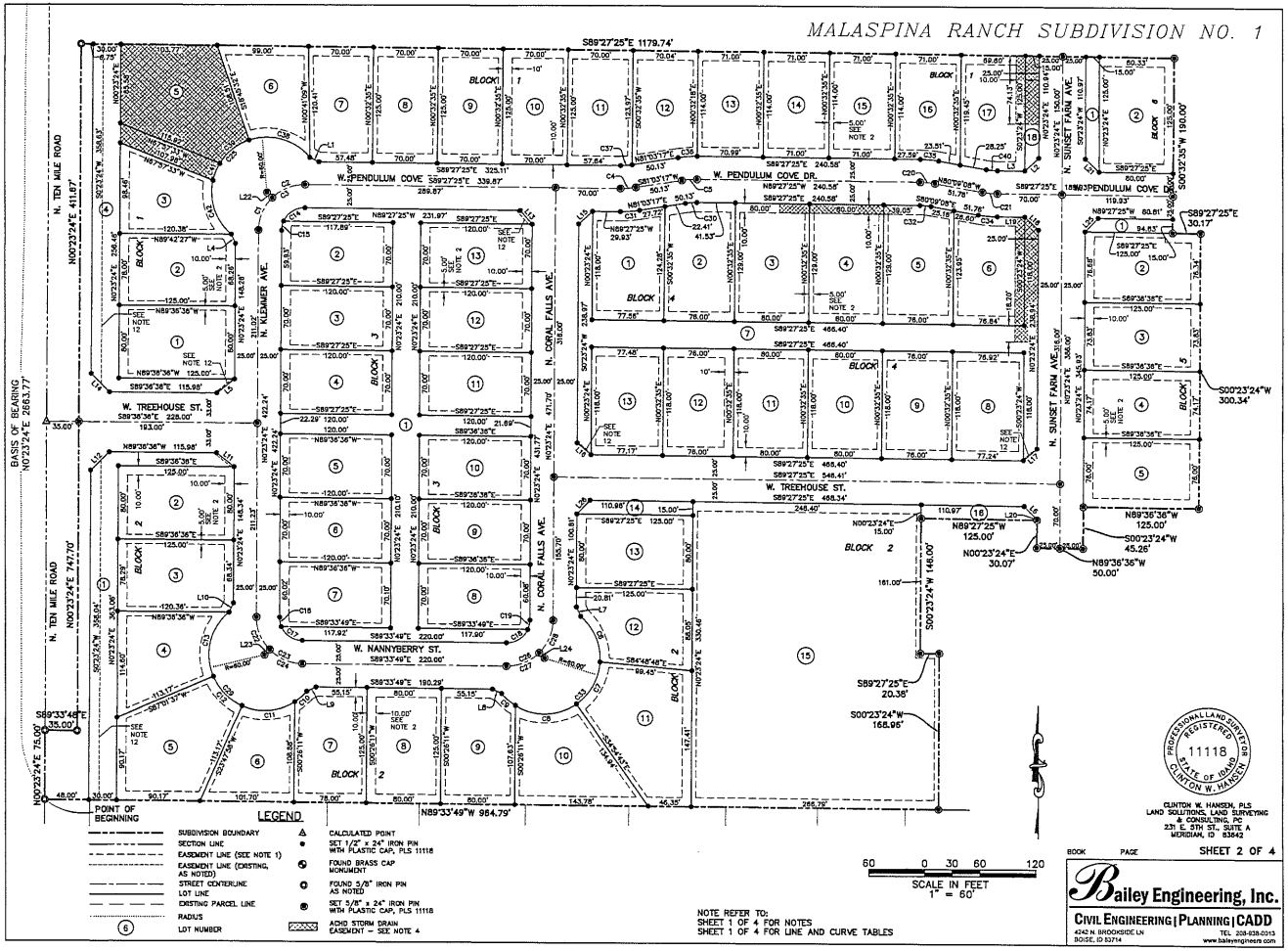
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: SAB

REVISED		
NO.	DATE	DESCRIPTION
1	07-25-2019	ADD'L CITY OF KUNA
2	08-29-2019	ADD'L CITY OF KUNA

FINAL PLAT
MALASPINA RANCH SUBDIVISION NO. 1
CHALLENGER DEVELOPMENT

DATE: 04-11-2019
PROJECT: C2018-028
SHEET 2.1

ORIGINAL FINAL PLAT



NOT FOR CONSTRUCTION
DAVID A. BAILEY P.E.

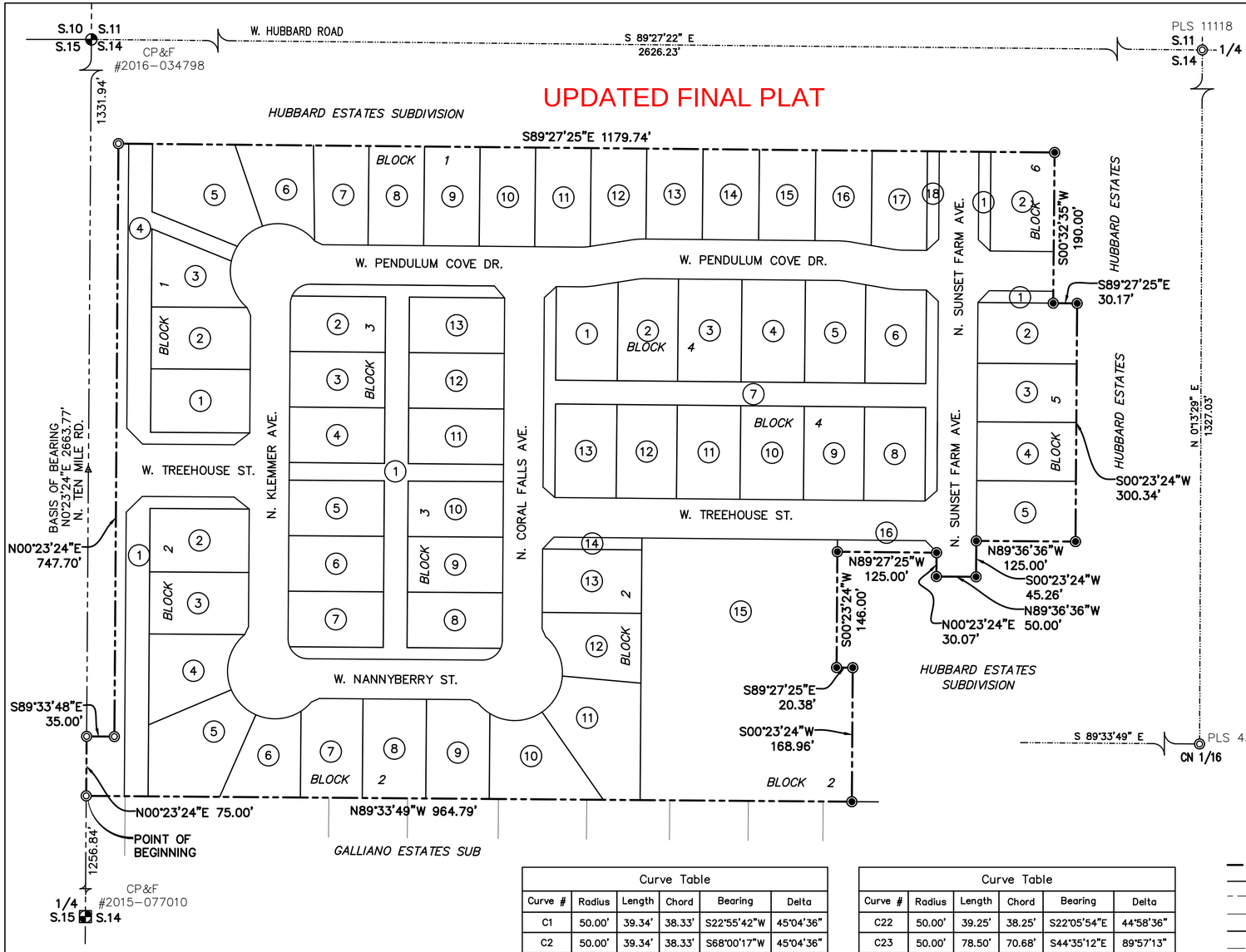
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DAB

NO.	DATE	DESCRIPTION
1	07-25-2019	ACHD, CITY OF KUNA

FINAL PLAT
MALASPINA RANCH SUBDIVISION NO. 1
CHALLENGER DEVELOPMENT

DATE: 04-11-2019
PROJECT: C2018-028
SHEET 2.2

THE PLAT HAS BEEN ADDED TO THE DRAWINGS FOR REFERENCE PURPOSES ONLY. FOR EXACT INFORMATION REFER TO THE RECORDED PLAT OF MALASPINA RANCH SUBDIVISION NO. 1



PLAT SHOWING
MALASPINA RANCH SUBDIVISION NO. 1

LOCATED IN THE NW ¼ OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.,
KUNA, ADA COUNTY, IDAHO
2019

NOTES:

1. Lot lines common to a public right-of-way line have a ten (10) foot wide permanent public utilities, water, sewer, drainage & irrigation easement unless otherwise shown. All rear lot lines have a ten (10) foot wide permanent drainage and irrigation easement as shown.
2. Each side of interior lot lines have a five (5) foot wide drainage, and irrigation easement as shown. Where a City of Kuna Pressure Irrigation main is constructed, said side lot line easements are ten (10) feet wide as shown.
3. This subdivision is subject to a City of Kuna Development Agreement Recorded as Instrument No. _____ records of Ada County, Idaho. Any re-subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision and may require amendment of the Development Agreement.
4. Lots 4, 5, and 18, Block 1, Lots 1, 14, and 16, Block 2, Lot 1, Block 3, Lot 7, Block 4, Lot 1, Block 5, and Lot 1, Block 6 are designated as common area lots to be owned and maintained by the Malaspina Ranch Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the city of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that recieve(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment. All common lots contain a blanket utility and City of Kuna water, sewer and Pressure Irrigation Easement.
5. A portion of Lots 4, 5, 17, and 18, Block 1, Lots 3, 4, 5, 6 and 7, Block 4 are servient to and contain the ACHD Storm Water Drainage System. These lots are encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Drainage System are dedicated to the ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
6. Irrigation water will be provided by Kuna Municipal Irrigation System in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights from the Boise-Kuna Irrigation District and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the municipal irrigation system.
7. Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
8. This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
9. Direct lot access to N. Ten Mile Rd. is prohibited.
10. ACHD Permanent Easement – See Ins. No. _____
11. This subdivision does not fall within any FEMA flood hazard zone. Reference FIRM Panel 16001C0250J, revised October 2, 2003.
12. Existing ACHD Permanent Easement – See Inst. No. _____.
13. Vacation of Private Road Easement Inst. No. 95035028 per Inst. No. _____.
14. Vacation of Ingress/Egress Easement Inst. No. 99392276 per Inst. No. _____.
15. Vacation of Idaho Power Company Easement Inst. No. 96100752 per Inst. No. _____.
16. Vacation of Idaho Power Company Easement Inst. Nos. 8755520 & 9364501 per Inst. No. _____.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- (6) LOT NUMBER
- ACHD STORM DRAIN EASEMENT SEE NOTE 4
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN AS NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- FOUND ALUMINUM CAP MONUMENT CP&F 2016-077010

Line Table		
Line #	Direction	Length
L1	S64°31'05"E	10.96'
L2	N47°19'21"E	20.53'
L3	S89°27'25"E	29.93'
L4	N24°32'56"W	10.96'
L5	N52°08'00"E	24.23'
L6	N44°32'00"W	19.87'
L7	S24°34'07"E	10.97'
L8	N64°36'18"W	10.97'
L9	S65°27'39"W	10.98'
L10	N25°21'56"E	10.98'
L11	N51°21'12"W	24.23'
L12	S45°23'24"W	28.28'
L13	N40°22'59"W	19.85'

Line Table		
Line #	Direction	Length
L14	S44°36'36"E	28.28'
L15	S47°19'21"W	20.53'
L16	S48°41'02"E	19.85'
L17	N49°29'14"E	19.85'
L18	N46°26'40"W	20.57'
L19	N89°27'25"W	30.07'
L20	N00°23'24"E	0.97'
L21	S46°26'40"E	20.57'
L22	N44°32'00"W	8.00'
L23	S45°24'48"W	8.00'
L24	S44°35'12"E	8.00'
L25	S43°36'38"W	20.53'
L26	S43°33'54"W	20.52'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	50.00'	39.34'	38.33'	S22°55'42"W	45°04'36"
C2	50.00'	39.34'	38.33'	S68°00'17"W	45°04'36"
C3	50.00'	78.67'	70.81'	S45°28'00"W	90°09'11"
C4	100.00'	16.56'	16.54'	N85°47'56"E	9°29'18"
C5	100.00'	16.56'	16.54'	S85°47'56"W	9°29'18"
C6	60.00'	55.68'	53.71'	S22°56'24"E	53°10'26"
C7	60.00'	53.87'	52.08'	S29°22'03"W	51°26'28"
C8	60.00'	69.59'	65.76'	S88°18'57"W	66°27'19"
C9	60.00'	19.70'	19.61'	N49°03'06"W	18°48'36"
C10	60.00'	17.34'	17.28'	S48°45'45"W	16°33'15"
C11	60.00'	59.44'	57.04'	S85°25'10"W	56°45'36"
C12	60.00'	45.27'	44.20'	N44°35'12"W	43°13'40"
C13	60.00'	76.77'	71.64'	N13°41'03"E	73°18'51"
C14	25.00'	28.98'	27.39'	S57°19'56"W	66°25'19"
C15	25.00'	10.35'	10.28'	S12°15'20"W	23°43'52"
C16	25.00'	10.27'	10.20'	S11°22'33"E	23°31'54"
C17	25.00'	28.98'	27.39'	S56°21'10"E	66°25'19"
C18	25.00'	28.98'	27.39'	N57°13'32"E	66°25'19"
C19	25.00'	10.31'	10.24'	N12°12'08"E	23°37'28"
C20	100.00'	16.24'	16.22'	N84°48'17"W	9°18'17"
C21	100.00'	16.24'	16.22'	S84°48'17"E	9°18'17"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C22	50.00'	39.25'	38.25'	S22°05'54"E	44°58'36"
C23	50.00'	78.50'	70.68'	S44°35'12"E	89°57'13"
C24	50.00'	39.25'	38.25'	S67°04'31"E	44°58'36"
C25	60.00'	198.85'	119.55'	S45°28'35"W	189°53'20"
C26	50.00'	78.58'	70.74'	N45°24'48"E	90°02'47"
C27	50.00'	39.29'	38.29'	N67°55'29"E	45°01'24"
C28	50.00'	39.29'	38.29'	N22°54'06"E	45°01'24"
C29	60.00'	198.82'	119.56'	S44°35'12"E	189°51'21"
C30	75.00'	12.42'	12.41'	S85°47'56"W	9°29'18"
C31	125.00'	20.70'	20.68'	S85°47'56"W	9°29'18"
C32	75.00'	12.18'	12.17'	N84°48'17"W	9°18'17"
C33	60.00'	198.84'	119.55'	N45°24'48"E	189°52'50"
C34	125.00'	20.30'	20.28'	N84°48'17"W	9°18'17"
C35	125.00'	20.30'	20.28'	S84°48'17"E	9°18'17"
C36	125.00'	20.70'	20.68'	N85°47'56"E	9°29'18"
C37	75.00'	12.42'	12.41'	N85°47'56"E	9°29'18"
C38	60.00'	72.44'	68.12'	S74°10'08"E	69°10'47"
C39	60.00'	41.48'	40.65'	N51°26'17"E	39°36'22"
C40	75.00'	12.18'	12.17'	S84°48'17"E	9°18'17"
C41	60.00'	20.09'	20.00'	N22°02'27"E	19°11'17"
C42	60.00'	64.86'	61.75'	N18°31'14"W	61°56'05"

100 0 50 100 200
SCALE IN FEET
1" = 100'

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN
12/02/19

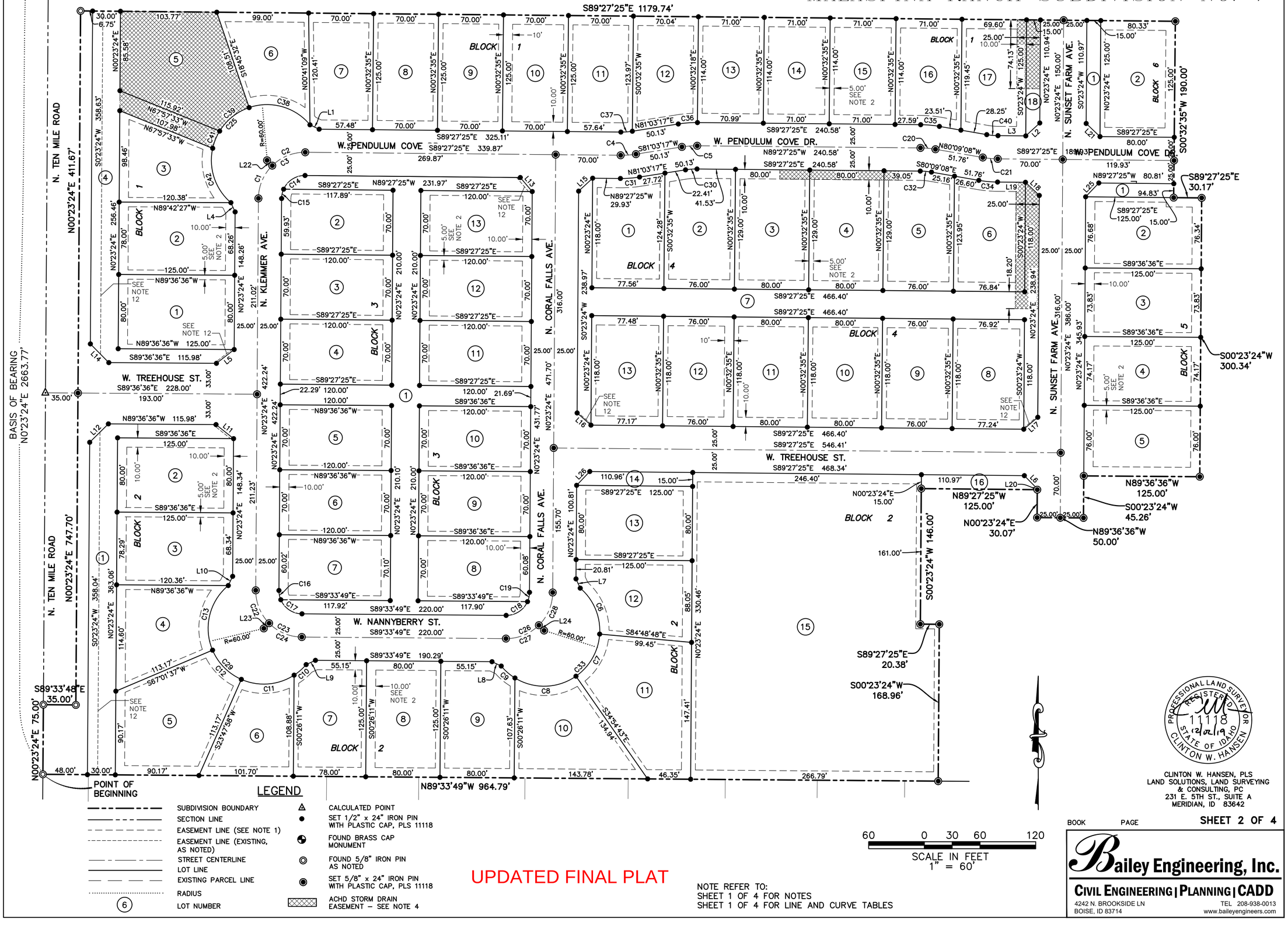
CLINTON W. HANSEN, PLS
LAND SOLUTIONS, LAND SURVEYING & CONSULTING, PC
231 E. 5TH ST., SUITE A
MERIDIAN, ID 83642

BOOK PAGE

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LN
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

UPDATED FINAL PLAT

MALASPINA RANCH SUBDIVISION NO. 1



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (EXISTING, AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- RADIUS
- (6) LOT NUMBER
- CALCULATED POINT
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN AS NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- ACHD STORM DRAIN EASEMENT – SEE NOTE 4

UPDATED FINAL PLAT

NOTE REFER TO:
SHEET 1 OF 4 FOR NOTES
SHEET 1 OF 4 FOR LINE AND CURVE TABLES

60 0 30 60 120
SCALE IN FEET
1" = 60'

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO 12/02/19 CLINTON W. HANSEN

CLINTON W. HANSEN, PLS
LAND SOLUTIONS, LAND SURVEYING & CONSULTING, PC
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MALASPINA RANCH SUBDIVISION NO. 1

UPDATED FINAL PLAT

CERTIFICATE OF OWNERS

Known all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel being a portion of Lot 2, Block 1 of Hubbard Estates Subdivision as shown in Book 70 of Plats on Page 7150, records of Ada County, Idaho, and a portion of the NW ¼ of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southwest corner of said NW ¼, from which a Brass Cap monument marking the northwest corner of said NW ¼ bears N 0°23'24" E a distance of 2663.77 feet;

Thence N 0°23'24" E along the westerly boundary of said NW ¼ a distance of 1256.84 feet to a 5/8 inch diameter rebar and the **POINT OF BEGINNING;**

Thence continuing N 0°23'24" E along said westerly boundary a distance of 75.00 feet to a 5/8 inch diameter rebar;

Thence leaving said westerly boundary S 89°33'48" E a distance of 35.00 feet to a 5/8 inch diameter rebar on the easterly right-of-way of N. Ten Mile Road;

Thence N 0°23'24" E along said easterly right-of-way a distance of 747.70 feet to a 5/8 inch diameter rebar on the northerly boundary of said Lot 2;

Thence S 89°27'25" E along said northerly boundary a distance of 1179.74 feet to a 5/8 inch diameter rebar;

Thence leaving said northerly boundary S 0°32'35" W a distance of 190.00 feet to a 5/8 inch diameter rebar;

Thence S 89°27'25" E a distance of 30.17 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 300.34 feet to a 5/8 inch diameter rebar;

Thence N 89°36'36" W a distance of 125.00 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 45.26 feet to a 5/8 inch diameter rebar;

Thence N 89°36'36" W a distance of 50.00 feet to a 5/8 inch diameter rebar;

Thence N 0°23'24" E a distance of 30.07 feet to a 5/8 inch diameter rebar;

Thence N 89°27'25" W a distance of 125.00 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 146.00 feet to a 5/8 inch diameter rebar;

Thence S 89°27'25" E a distance of 20.38 feet to a 5/8 inch diameter rebar;

Thence S 0°23'24" W a distance of 168.96 feet to a 5/8 inch diameter rebar on the northerly boundary of Galiano Estates Subdivision as shown in Book 99 of Plats on Pages 12780 thru 12783, records of Ada County, Idaho;

Thence N 89°33'49" W along said northerly boundary a distance of 964.79 feet to the **POINT OF BEGINNING.**

This parcel contains 20.64 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Challenger Development, Inc., an Idaho Corporation

_____
Corey D. Barton, President

_____
Owners,
Frank J Fazzio Jr. Cindy Ann Fazzio

CERTIFICATE OF SURVEYOR

I, Clinton W. Hansen, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 12/02/19

_____ _____
CLINTON W. HANSEN P.L.S. No. 11118

ACKNOWLEDGMENT
State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be a Member of Endurance Holdings LLC, an Idaho Corporation, the Corporation that executed the instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ _____
My commission expires Notary Public for Idaho
Residing in _____, Idaho

ACKNOWLEDGMENT
State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared Frank J. Fazzio Jr., known or identified to me to be the person who executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ _____
My commission expires Notary Public for Idaho
Residing in _____, Idaho

ACKNOWLEDGMENT
State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for said State, personally appeared Cindy Ann Fazzio, known or identified to me to be the person who executed the within instrument and acknowledged to me that she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ _____
My commission expires Notary Public for Idaho
Residing in _____, Idaho

Bailey Engineering, Inc.
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TEL 208-938-0013
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MALASPINA RANCH SUBDIVISION NO. 1

UPDATED FINAL PLAT

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
District Health Department, EHS Date

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

_____
County Surveyor

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the_____ day of _____, 20_____.

_____
President ACHD

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____ _____
Date County Treasurer

APPROVAL OF CITY ENGINEER

The undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

_____
City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____ , 20_____ , this plat was duly accepted and approved.

_____
City Clerk, Kuna, Idaho

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ .M. on this _____ day of _____, 20_____, in Book _____ of plats at Pages_____.

Instrument No. _____

_____ _____
Deputy Ex-Officio Recorder



SHEET 4 OF 4

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE , ID 83714
TEL 208-938-0013
www.baileyengineers.com

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MALASPINA RANCH SUBDIVISION

_____, 2019

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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE MALASPINA RANCH SUBDIVISION

This Declaration of Covenants, Conditions and Restrictions for the Malaspina Ranch Subdivision (this "Declaration") is made effective this _____ day of _____, 2019, by Endurance Holdings, LLC, an Idaho limited liability company ("Declarant").

ARTICLE I: PROPERTY AND PURPOSE

Section 1. Property Covered/Benefit of Declaration. The initial property subject to this Declaration is legally described on the attached Exhibit A, which is made a part hereof ("Property"). The Property is phase 1 of the Malaspina Ranch Subdivision as described on the attached Exhibit B, which is made a part hereof ("Malaspina Ranch Subdivision"). **It is currently anticipated that additional phases of the Malaspina Ranch Subdivision will be platted, annexed into the Property and made subject to this Declaration. Each Owner, as hereinafter defined, covenants and agrees that 1) additional phases of the Malaspina Ranch Subdivision can be platted, annexed into the Property and made subject to this Declaration, and 2) he/she/they shall not contest any such platting, annexation and/or subjection to this Declaration.**

This Declaration is for the benefit of the Declarant, the Association and all Owners of any portion of the Property.

Section 2. Purposes of Declaration. The purposes of this Declaration are to set forth the basic Restrictions, as hereinafter defined, and uses that will apply to the Property. The Restrictions contained herein are designed to protect, enhance and preserve the value, amenities, desirability, and attractiveness of the Property in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Declarant hereby declares that the Property, including each Lot, Dwelling Unit, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, used, occupied and improved subject to the following terms and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness thereof.

ARTICLE III: DEFINITIONS

Section 1. "Architectural Committee" shall mean the architectural committee of the Association established pursuant to Article X herein.

Section 2. "Assessments" shall mean Regular Assessments, Special Assessments and Limited Assessments.

Section 3. "Association" shall mean the Malaspina Ranch Subdivision Homeowners' Association, Inc., its successors and/or assigns.

Section 4. "Board" shall mean the Board of Directors of the Association.

___ of Plats at Pages _____ through _____, Records of Ada County, Idaho, a copy of which is attached hereto as Exhibit C, which is made a part hereof.

Section 16. "Property" shall mean that certain real property shown on the Plat and legally described on the attached Exhibit A, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 17. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots, including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 18. "Restrictions" shall mean the restrictions, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 19. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments levied against the Lot of each Owner by the Association.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot within the Property shall be used for single family, detached Dwelling Units only, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry, manufactured, mobile or pre-built homes shall be allowed.

All Dwelling Units shall be a minimum of 1,600 square feet, not including garages.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including snow removal, if appropriate, and the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions (and subject to all other terms contained in this Declaration):

(a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;

Section 6. Signs. No sign of any kind shall be displayed on any Lot or Dwelling Unit without the prior written consent of the Board; provided however, one sign of not more than five (5) square feet advertising the Lot for sale may be installed on any Lot, but the sign shall be removed within five (5) days following sale. Notwithstanding the foregoing, Declarant may display any sign it sees fit on any portion of the Property owned by Declarant.

Section 7. Pets. No animals (which term includes livestock, domestic animals, poultry, reptiles and any other living creature of any kind) shall be raised, bred or kept in any Dwelling Unit, Lot or in the Common Lots, whether as pets or otherwise; provided however, that this provision shall not prohibit Owners from having two (2) or less dogs and/or cats (i.e. an Owner may have a maximum of two (2) dogs, two (2) cats or one (1) dog and one (1) cat). The Board may at any time require the removal of any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise disturbing the Owners unreasonably, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs and cats.

Section 8. Nuisance. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Lots or Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants or residents, or to any other property in the vicinity thereof. No noise, obstructions to pedestrian walkways, unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or residents or to other property in the vicinity thereof, as determined by the Board, in its reasonable judgment, or in violation of any federal, state or local law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used or placed on the Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans, trash, trash cans, dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Property. In addition, no activities shall be conducted on the Property, and no Improvements shall be constructed on any Property which are or might be unsafe or hazardous to any Person or property.

Section 9. Exterior Improvements, Appearance and Emergency Maintenance. **No Owner shall install or place any item or construct any Improvement on any Lot or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Committee. In addition, all Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition as determined by the Board in its reasonable judgement. In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner: 1) levy a fine, in an amount as determined by the Board, against said Owner for as long as the violation persists, and/or 2) enter such Lot to**

approved in writing by the Architectural Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of these Lots or Common Lots are completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD.

All Owners, at his/her/their sole cost and expense, shall be responsible for the maintenance, repair and/or replacement of any storm water drainage system located on, and serving only, his/her/their individual Lot. Such maintenance, repair and/or replacement shall be done in accordance with all applicable laws, rules, regulations and/or ordinances.

Notwithstanding the forgoing, all Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement.

Section 15. Garages. Garages shall be well constructed of good quality material and workmanship. All Dwelling Units shall have attached, enclosed garages which hold no less than two vehicles. To the extent possible, garage doors must remain closed at all times.

Section 16. Construction Commencement, Completion and Other Activities. Each Owner of a Lot originally purchased from Declarant must commence construction of his or her Dwelling Unit and all other Lot Improvements within one year from the closing date thereof, unless otherwise agreed by Declarant. Once such construction has commenced, such Owner shall have twelve months from the commencement date in which to complete construction of the Dwelling Unit and all other Lot Improvements. **In the event any Owner violates either (or both) of the construction time requirements contained herein, said Owner shall pay to the Association a fine of $100/day for as long as the violation persists. This fine is applicable to both the construction commencement and construction completion requirements.** Any fine, or fines, shall be due and payable within thirty (30) days of receiving an invoice therefore.

Section 17. Construction Equipment. No construction machinery, building equipment, or material shall be stored upon any Lot until the Owner is ready and able to immediately commence construction. Such machinery, equipment and materials must be kept within the boundaries of the Lot.

Section 18. Damage to Improvements. It shall be the responsibility of an Owner to leave street curbs, sidewalks, fences, utility facilities, tiled irrigation lines, if any, and any other existing Improvements free of damage and in good and sound condition during any construction period. It shall be conclusively presumed that all such Improvements are in good condition at the time building has begun on each Lot unless the contrary is shown in writing at the date of conveyance or by date of possession, whichever date shall first occur, which notice is addressed to a member of the Architectural Committee.

Section 19. Garbage Pick-Up. Garbage and recycle containers shall be placed on the appropriate sidewalks or driveways only on garbage and recycle collection days, and such containers must be removed no later than 8:00pm that evening.

Section 20. Initial Landscaping. Construction of any Dwelling Unit on any Lot shall include the following minimum front yard landscaping:

Section 2. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Declarant and every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Classes. The Association shall have two (2) classes of voting memberships:

Class A. Class A Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease when, and if, Declarant has sold all Lots within the Property.

ARTICLE VIII: ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. **Each Owner of any Lot by acceptance of a deed therefore is deemed to covenant and agree to pay to the Association all Assessments levied thereby. In addition, each Owner upon the purchase of a Lot shall pay reasonable start-up and/or transfer fee assessments for use by the Association.** These start-up and transfer fee assessments shall only be used by the Association for the operation of the Association and/or the performance of its duties and obligations contained herein. All Assessments, together with interest, costs, late fees and reasonable attorneys' fees, shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, late fees and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them. **Declarant has no obligation to pay Assessments.**

Notwithstanding any of the foregoing, the imposition, perfection and/or foreclosure of any Association lien must also comply with any and all requirements contained in the Idaho Code.

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and occupants of the Property and for any construction, maintenance and operation of the Common Lots, as well as for the proper operation of the Association.

Section 3. Uniform Rate of Assessment. Regular and Special Assessments must be fixed at a uniform rate for all Lots.

Section 4. Date of Commencement of Annual Assessments; Due Dates. The Regular Assessments provided for herein shall commence as to all Lots on the first day of the month following the

(e) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(f) Any other materials, supplies, labor services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Board is required to secure by law or which in its opinion shall be necessary or proper for the operation of the Property or for the enforcement of this Declaration.

(g) The Board shall not incur any non-budgeted expenditure in excess of $3,000.00 without the approval thereof by two-thirds (2/3) of each class of Members voting thereon at a meeting called for such purpose, except for an emergency threatening the security of any Improvement on the Property.

The Board shall have the absolute right to adopt any rules and regulations it deems to be in the best interest of the Property and the Owners. By accepting a deed to any portion of the Property, all Owners hereby covenant that they will adhere to any such rules or regulations. In addition, the Board shall have the absolute right to hire or otherwise contract with independent third parties to operate, maintain and manage the Common Lots, and to perform any other right, duty or obligation of the Board or Association.

Section 2. Easement. The Association and Board, and their agents and employees, shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the purposes of performing repairs, maintenance and care of the Property as provided herein and for otherwise discharging the responsibilities and duties of the Association and Board as provided in this Declaration.

Section 3. Non-Waiver. The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms or Restrictions of this Declaration, or of the Association's articles or bylaws, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term or Restriction, but such term or Restriction shall remain in full force and effect. Failure by the Board to immediately enforce any such term or Restriction shall not be deemed a waiver of the right to do so thereafter, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for the Board. This Section also extends to the Declarant exercising the powers of the Board during the initial period of operation of the Association.

Section 4. Limitation of Liability. The Board shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board, or for injury or damage to a Person or property caused by the elements, or by another Owner or Person; or resulting from electricity, gas, water, rain, dust or sand which may lead or flow from pipes, drains, conduits, appliances, or equipment, or from articles used or stored by Owners on the Property or in Dwelling Units. No diminution or abatement of Assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or Improvements to the Property or from any action taken to comply with any law, ordinance, or order of a governmental authority. This Section shall not be interpreted to impose any form of liability by implication, and shall extend to and apply also for the protection of the Declarant exercising the powers of the Board during the initial period of operation of the Association and the Property.

Section 5. Indemnification of Board Members. Each member of the Board shall be indemnified by the Association and the Owners against all expenses (including attorneys' fees and costs), judgments, liabilities, fines and amounts paid in settlement, or actually and reasonably incurred, in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative instituted by or against the

maintenance and the payment of an architectural review processing fee. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue architectural guidelines and/or guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevations, drawings and description of samples of exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications the Architectural Committee may postpone review of plans. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee. If the Architectural Committee has not accepted (either conditionally or otherwise) or rejected an Owner's application within this thirty (30) day period, such application shall be deemed approved.

Section 4. Inspection of Approved Improvements. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee.

(b) Within sixty (60) days thereafter, the Architectural Committee, or its duly authorized representative, may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board may, at its option, exercise its right to enforce the provisions of this Declaration by proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting or removing the same pursuant to this Declaration.

Section 5. Review of Unauthorized Improvements. The Architectural Committee may identify for review, Improvements which were not submitted to the approval process as follows:

(a) The Architectural Committee or its duly authorized representative may inspect such unauthorized Improvement.

(b) If the Architectural Committee finds that the work is in noncompliance with this Declaration and/or its standards or guidelines, it shall notify the Owner and the Board in writing of such noncompliance and its request to remedy such noncompliance.

(c) If the Owner has not remedied such noncompliance within a period of not more than forty-five (45) days from his or her receipt of the noncompliance notice, then the Board may, at its option, exercise its right to enforce the provisions of this Declaration by a proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement of the costs associated with correcting or removing the same pursuant to this Declaration.

United States mail, postage prepaid. All notices shall be addressed to the Owner at the last known address on the Association's records or to the address of the Owner's Lot if no other address for notices has been given in writing by such Owner to the Association. Such address may be changed from time to time by notice in writing to the Association given in compliance with the foregoing.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hands as of the date first above written.

Declarant:

Endurance Holdings, LLC,
an Idaho limited liability company

By: _____
Corey D. Barton, Member

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, 2019, by Corey D. Barton as a Member of Endurance Holdings, LLC.

_____
Signature of Notary Public

My commission expires: _____

EXHIBIT B
LEGAL DESCRIPTION OF COMMON LOTS

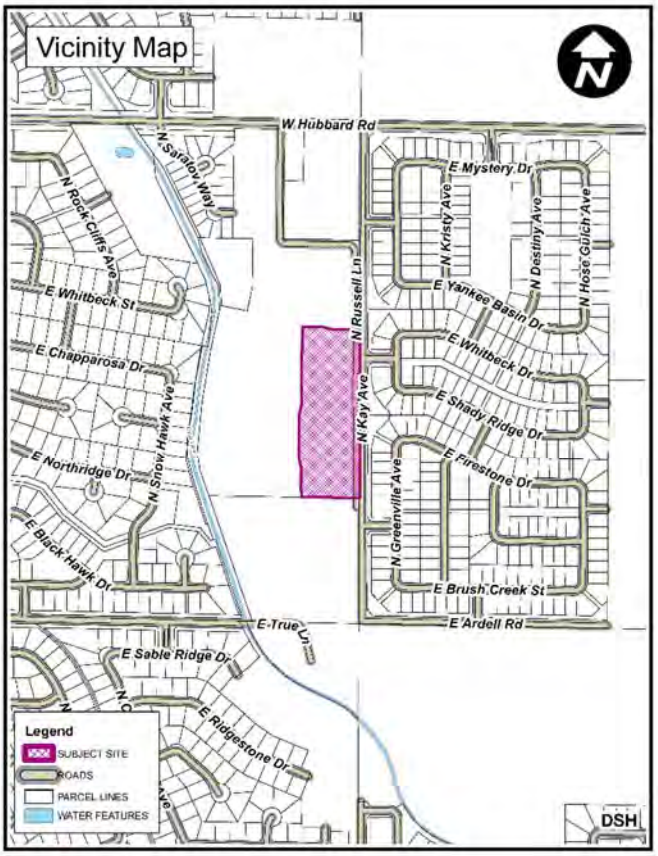
Lots 4, 5 and 18, Block 1; Lots 1, 14 and 16, Block 2; Lot 1, Block 3; Lot 7, Block 4; Lot 1, Block 5; and Lot 1, Block 6, Malaspina Ranch Subdivision No. 1, according to the official plat thereof, filed in Book ___ of Plats at Pages _____ through _____, Records of Ada County, Idaho.

City of Kuna

City Council - Staff Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.ld.gov

To:	**Kuna City Council**
Case Number:	19-17-FP (Final Plat) - Greyhawk Subdivision No. 9
Location:	South of Hubbard Road/East of Kay Avenue, Kuna, Idaho 83634
Planner:	Troy Behunin, Planner III
Meeting Date: Re-Scheduled for:	*Dec. 17, 2019 (Cancelled)* January 7, 2020
Owner:	Greyhawk HDP, LLC 701 S. Allen St., Ste. 104 Meridian, ID 83642 208.695.2000 Marmuth@hubblehomes.com
Representative:	Kent Brown 3161 E Springwood Dr. Meridian, ID 83642 208.871.6842 kentlkb@gmail.com



A. General Project Facts, Staff Analysis:

1. The applicant is requesting Final Plat approval for Greyhawk Subdivision No. 9 which has thirty-five (35) residential building lots and eight (8) common lots on a total of approximately 8.67 acres (Ada County Assessor Parcel No. S1313212417).

2. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for the Greyhawk Subdivision No. 8. The proposed final plat is in substantial conformance with the approved preliminary plat.

B. Applicable Standards:

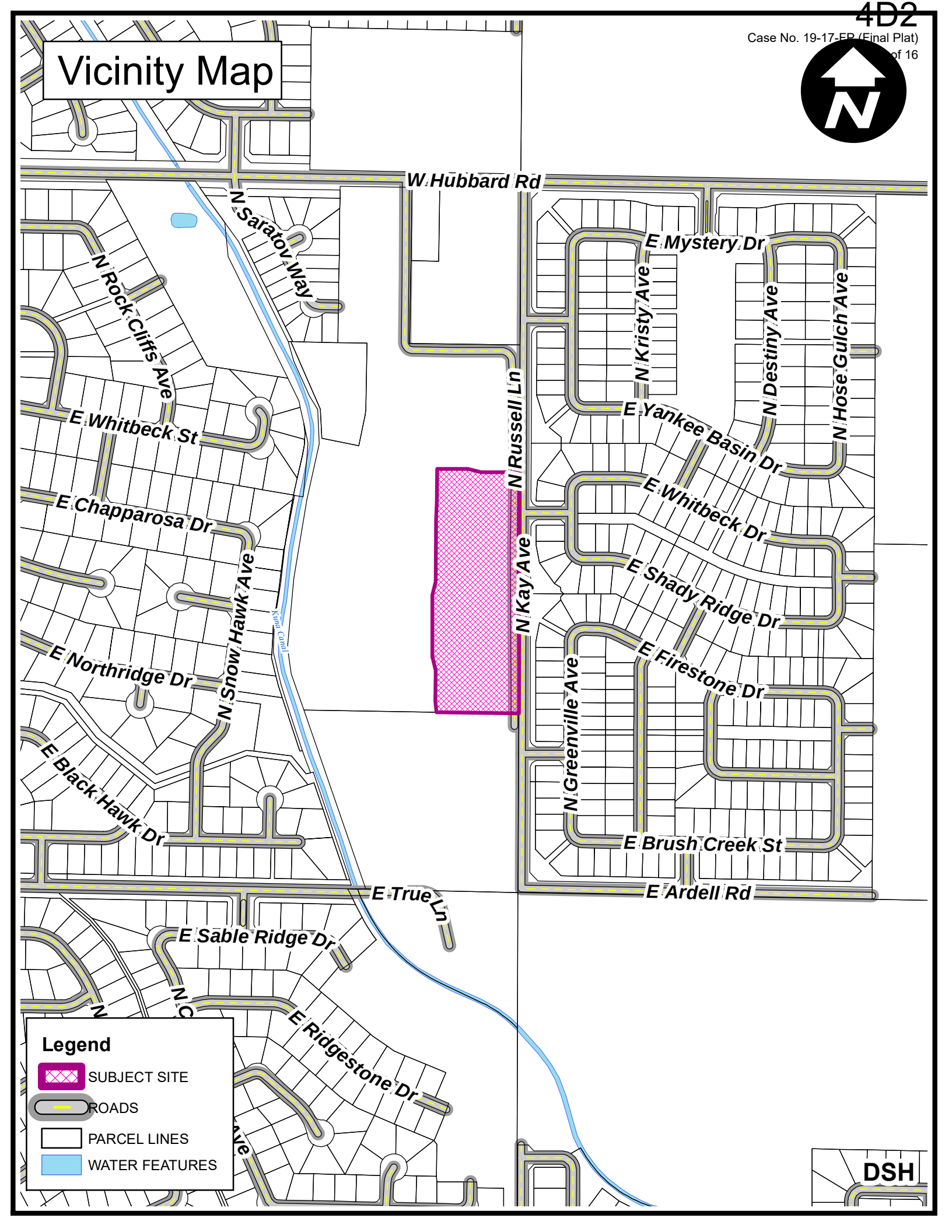
1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats.

C. Staff Analysis:

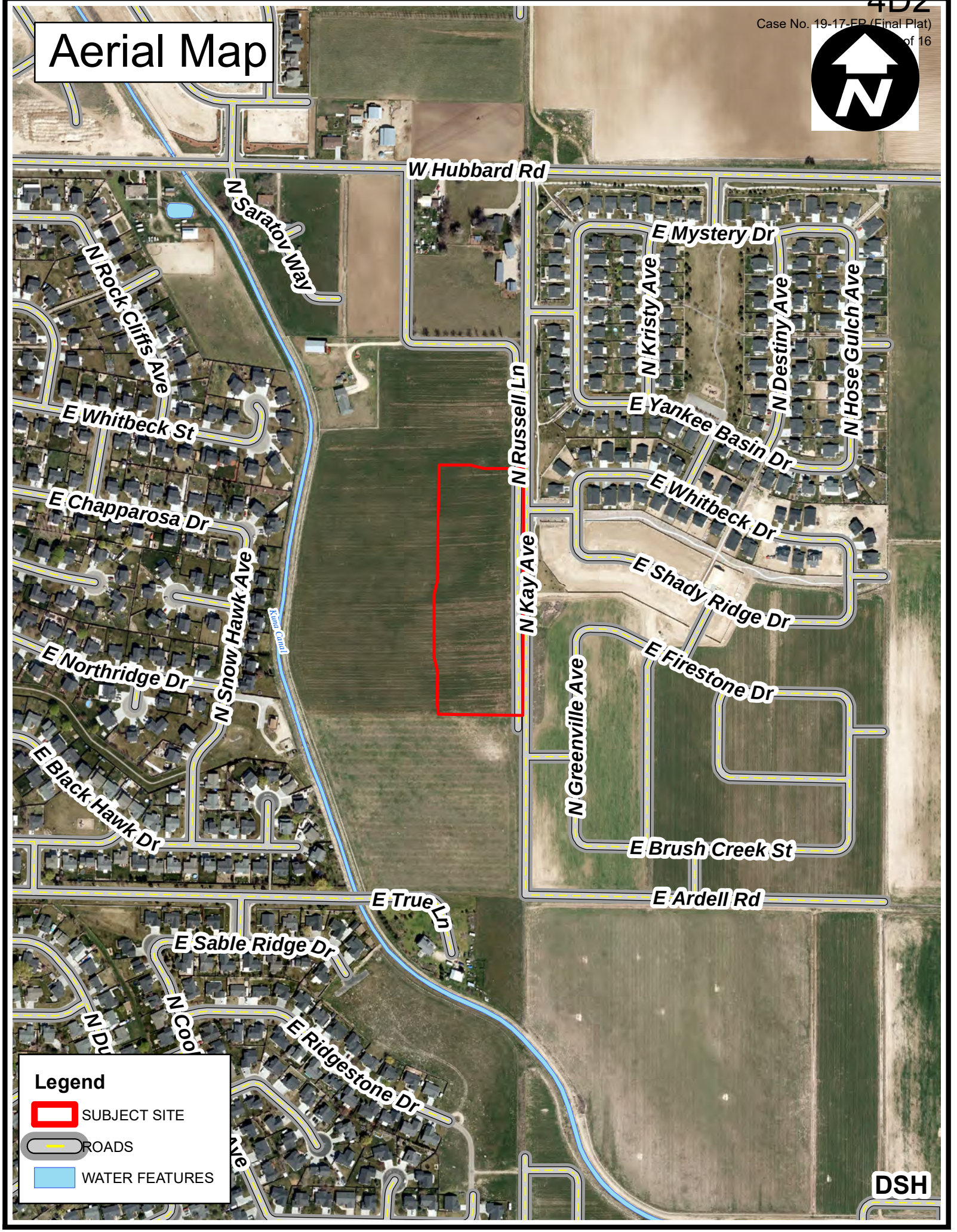
1. Staff has determined that the proposed final plat for the Greyhawk Subdivision No. 9 is in substantial conformance with the approved preliminary plat.

2. Applicant shall correct any technical items and make any requested changes on the final plat as recommended by Kuna Public Works and P & Z Department staff.
3. Applicant shall follow all staff recommendations in this report, or the public works department memo.
4. Water Rights shall be annexed in to the KMID prior to recordation of the plat.
5. Applicant shall secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.

Vicinity Map

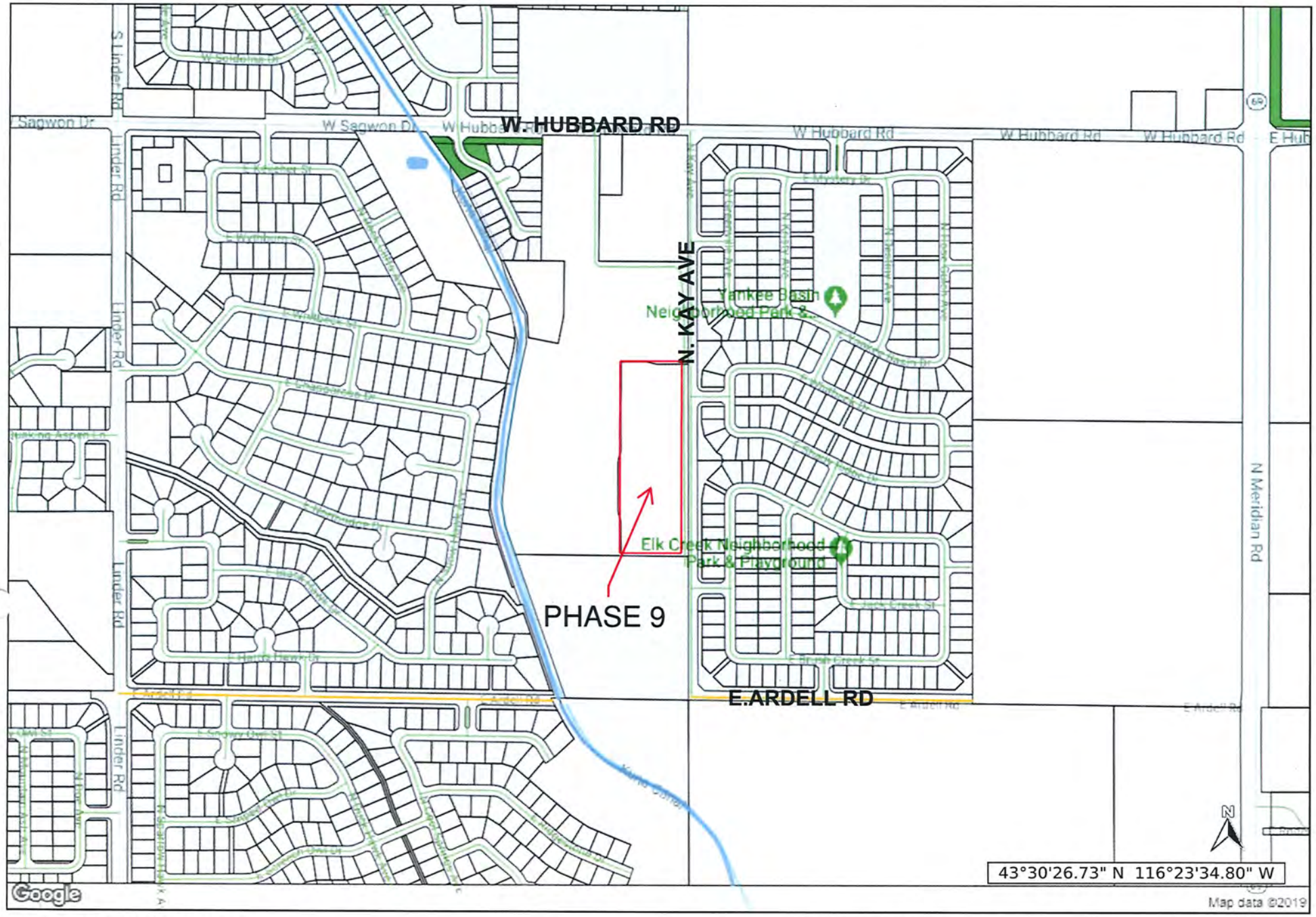


Aerial Map


W Hubbard Rd
N Saratov Way
N Rock Cliffs Ave
E Whitbeck St
E Chapparosa Dr
N Snow Hawk Ave
E Northridge Dr
E Black Hawk Dr
E True Ln
E Sable Ridge Dr
E Ridgestone Dr
N Russell Ln
N Kay Ave
E Mystery Dr
N Kristy Ave
N Destiny Ave
N Hose Gulch Ave
E Yankee Basin Dr
E Whitbeck Dr
E Shady Ridge Dr
E Firestone Dr
N Greenville Ave
E Brush Creek St
E Ardell Rd
Kind Candi
Legend
SUBJECT SITE
ROADS
WATER FEATURES
DSH

landproDATA

GREYHAWK NO 9
VICINITY MAP



The materials available at this website are for informational

City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.cityofkuna.com

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-17-FP
Project name	Greyhawk No. 9
Date Received	10.17.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☒ Final Plat
- ☐ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☐ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

Contact/Applicant Information

Owners of Record: **Greyhawk HDP LLC**	Phone Number: **208-695-2000**
Address: **701 S Allen St Ste 104**	E-Mail: **marmuth@hubblehomes.com**
City, State, Zip: **Meridian Idaho 83642**	Fax #:
Applicant (Developer): **same as above**	Phone Number:
Address:	E-Mail:
City, State, Zip:	Fax #:
Engineer/Representative: **Kent Brown**	Phone Number: **871-6842**
Address: **3161 E Springwood Dr**	E-Mail: **kentlkb@gmail.com**
City, State, Zip: **Meridian Idaho 83642**	Fax #:

Subject Property Information

Site Address:
Site Location (Cross Streets): **Kay Street and Ardell**
Parcel Number (s): **S1313212417**
Section, Township, Range: **sec 13 T2n;1w**
Property size : **8.67acres**
Current land use: **vacant** Proposed land use: **Residential**
Current zoning district: Proposed zoning district:

Project Description

Project / subdivision name: Greyhawk No 9

General description of proposed project / request: Final plat approval of Greyhawk No 9 which has 35 buildable lots and 8 commons lots

Type of use proposed (check all that apply):

- [X] Residential single family
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? [ ] Yes [X] No

Please describe the existing buildings:

Any existing buildings to remain? [ ] Yes [X] No

Number of residential units: Number of building lots: 35

Number of common and/or other lots: 8

Type of dwellings proposed:

- [X] Single-Family single family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 4 Net density (DU/acre-excluding roads): 5.7

Percentage of open space provided: 12% Acreage of open space: 1.07

Type of open space provided (i.e. landscaping, public, common, etc.): MICRO PATHS AND STREET BUFFERS

Non-Residential Project Summary (if applicable) N/A

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

Total number of employees: Max. number of employees at one time:

Number and ages of students/children: Seating capacity:

Fencing type, size & location (proposed or existing to remain):

Proposed Parking:

a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

Proposed Lighting:

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.):

Applicant's Signature: Date: 10-17-19

KENT BROWN
PLANNING SERVICES

October 16, 2019

Kuna City Planning & Development Services
763 W. Avalon
Kuna, ID 83634

RE: Greyhawk Subdivision No 9 Final Plat Application

Dear Mayor and Council:

On behalf of Greyhawk Land Company LLC, we are requesting approval of the Final Plat application for the Greyhawk No.9 Subdivision. The site is located near the southwest corner of Ardell Road and Kay Ave. The site is 8.67 acres in size, and is currently vacant.

Greyhawk No. 9 is proposed with 43 total lots, consisting of 35 buildable and 8 common. All 35 buildable lots will have single-family homes. The common space will consist of a micro pathways and street buffers. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to local agency and general engineering practices.

If you have any questions regarding this or any other of our application for Greyhawk No 9 feel free to contact me.

Sincerely,

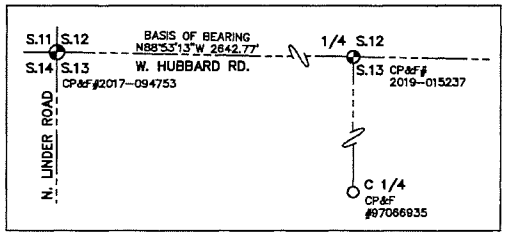


Kent Brown
Planner

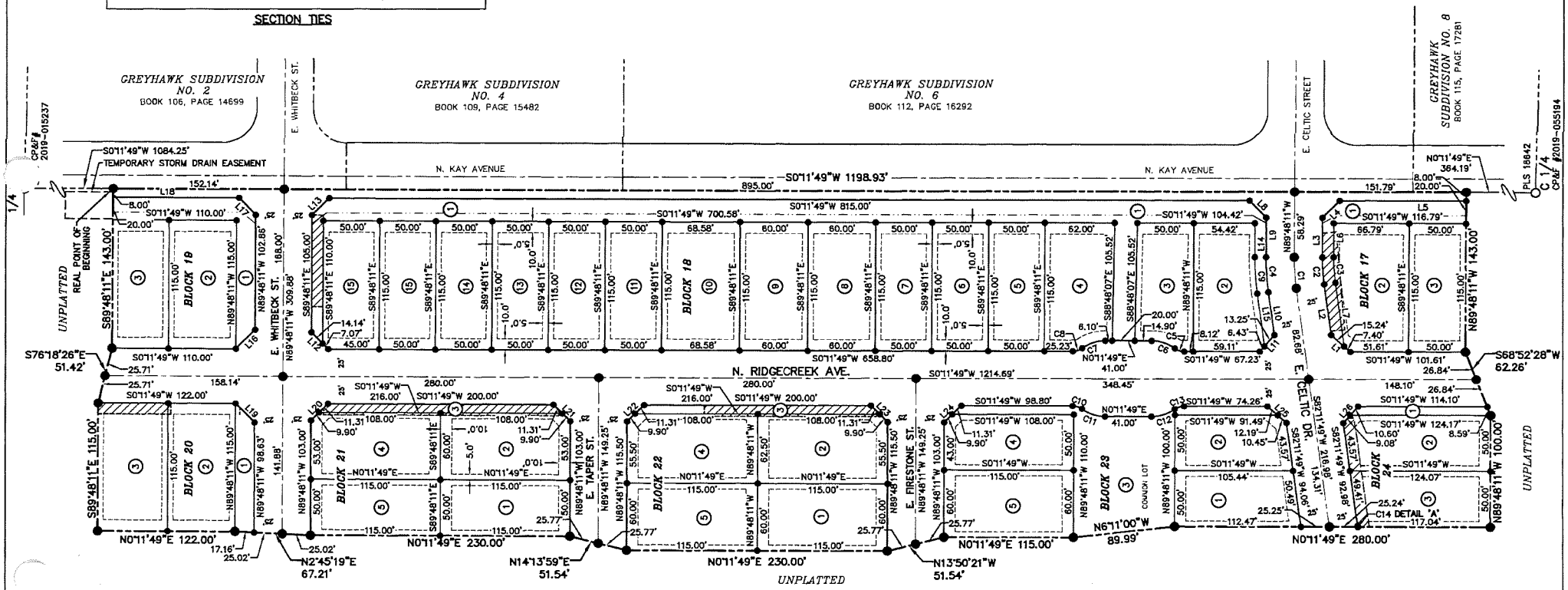
PLAT SHOWING

GREYHAWK SUBDIVISION NO. 9

LOCATED IN THE E 1/2 OF THE NW 1/4 OF SECTION 13,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2019



SECTION TIES

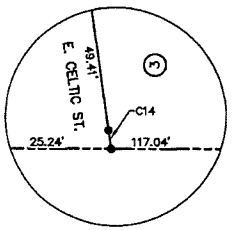


LEGEND

○	FOUND 1/2" IRON PIN WITH CAP PLS 7729
○	FOUND 5/8" IRON PIN WITH CAP PLS 7729 UNLESS OTHERWISE NOTED
⊕	FOUND ALUMINUM CAP MONUMENT
●	SET 1/2 IRON PIN WITH CAP PLS 7729
●	SET 5/8" IRON PIN WITH CAP PLS 7729
⊗	SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT PLS 7729
▨	ACHD STORM DRAIN EASEMENT SEE NOTE 2
⑦	LOT NO.
60.83'	EASEMENT LINE DIMENSIONS

SUBDIVISION BOUNDARY LINE
LOT LINE
SECTION LINE
RIGHT-OF-WAY LINE
CENTERLINE
EASEMENT LINE
ACHD PERMANENT EASEMENT SEE NOTE 11

SCALE: 1" = 60'



DETAIL 'A'
SCALE: 1"=5'

PROFESSIONAL LAND SURVEYOR LICENSED 7729 9/25/19 STATE OF IDAHO GREGORY G. CARTER

SEE SHEET 2 FOR LINE AND CURVE DATA TABLE
SEE SHEET 2 FOR NOTES

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

JOB NO. 19-172
SHEET 1 OF 4

P:\Greyhawk #9 Ph-1\Survey\Plat\Greyhawk Sub 9 PLAT.dwg, 9/25/2019 12:13:30 PM

GREYHAWK SUBDIVISION NO. 9

1. EXCEPT FOR LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOT 1, BLOCK 19, AND LOT 1, BLOCK 20, LOT 3, BLOCK 21, LOT 3, BLOCK 22, LOT 3, BLOCK 23, LOT 1, BLOCK 24 THE FOLLOWING EASEMENTS SHALL APPLY. LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE AND ALL REAR LOT LINES SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT. EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT AS SHOWN ON THIS PLAT.

2. A PORTION OF LOTS 1 AND 2, BLOCK 17, A PORTION OF LOT 1, BLOCK 18 AND A PORTION OF LOTS 2, AND 3 BLOCK 20, LOTS 2-4, BLOCK 21, LOTS 2-4, BLOCK 22, LOTS 2 AND 3, BLOCK 24 *ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS* ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.

3. LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOT 1, BLOCK 19, AND LOT 1, BLOCK 20, LOT 3, BLOCK 21, LOT 3, BLOCK 22, LOT 3, BLOCK 23, LOT 1, BLOCK 24 ARE DESIGNATED AS COMMON AREA LOTS AND SHALL BE SUBJECT TO A BLANKET PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY. THE GREYHAWK SOUTH HOMEOWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS FOR THE COMMON LOTS. IN THE EVENT THE GREYHAWK HOMEOWNER'S ASSOCIATION, INC. FAILS TO PAY THE ASSESSMENTS, EACH RESIDENTIAL LOT WILL BE RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.

4. MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.

5. IRRIGATION WATER WILL BE PROVIDED BY CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS THROUGH THE NEW YORK IRRIGATION DISTRICT AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA SUBJECT TO ORDINANCE 2016-19, ANNEXING THE GREYHAWK SUBDIVISION NO. 9 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. 2018-094818, RECORDS OF ADA COUNTY, IDAHO.

6. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.

7. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL FACILITY OR AN EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."

8. DIRECT LOT OR PARCEL ACCESS TO KAY AVENUE IS PROHIBITED.

9. ACHD LICENCE AGREEMENT INST. NO. _____.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	200.00	27.93	27.90	S86°11'49"W	8°00'00"
C2	175.00	24.43	24.41	S86°11'49"W	8°00'00"
C3	165.00	23.04	23.02	S86°11'49"W	8°00'00"
C4	225.00	31.42	31.39	S86°11'49"W	8°00'00"
C5	14.00	8.91	8.76	S18°26'03"W	36°28'27"
C6	34.50	21.96	21.59	N18°26'03"E	36°28'27"
C7	34.50	21.96	21.59	N18°02'25"W	36°28'27"
C8	14.00	8.91	8.76	S18°02'25"E	36°28'27"
C9	235.00	32.81	32.79	S86°11'49"W	8°00'00"
C10	14.00	8.91	8.76	N18°26'03"E	36°28'27"
C11	34.50	21.96	21.59	S18°26'03"W	36°28'27"
C12	34.50	21.96	21.59	S18°02'25"E	36°28'27"
C13	14.00	8.91	8.76	N18°02'25"W	36°28'27"
C14	225.00	1.08	1.08	N82°20'03"E	0°16'29"

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.64	S41°11'49"W
L2	45.95	S82°11'49"W
L3	35.29	N89°48'11"W
L4	21.21	N44°48'11"W
L5	111.79	S0°11'49"W
L6	30.29	N89°48'11"W
L7	57.45	S82°11'49"W
L8	21.21	N45°11'49"E
L9	34.00	S89°48'11"E
L10	38.92	S82°11'49"W
L11	19.68	S48°48'11"E
L12	21.21	N45°11'49"E
L13	21.21	N44°48'11"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	30.29	S89°48'11"E
L15	47.61	S82°11'49"W
L16	24.24	S44°48'11"E
L17	21.21	N45°11'49"E
L18	112.14	S0°11'49"W
L19	24.24	N45°11'49"E
L20	21.21	S44°48'11"E
L21	21.21	N45°11'49"E
L22	21.21	S44°48'11"E
L23	21.21	N45°11'49"E
L24	21.21	S44°48'11"E
L25	22.64	N41°11'49"E
L26	19.68	S48°48'11"E



JOB NO. 19-172
SHEET 2 OF 4

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

GREYHAWK SUBDIVISION NO. 9

CERTIFICATE OF OWNERS

Know all men by these presents: That HDP Greyhawk LLC, a Delaware Limited Liability Company, is the owner of the property described as follows:

A parcel of land located in the E 1/2 of the NW 1/4 of Section 13, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13 from which the NW corner of said Section 13 bears *North 88°53'13" West, 2642.77 feet;*

thence along the West boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, records of Ada County, Idaho, and along the West boundary line of Greyhawk Subdivision No. 2, as filed in Book 106 of Plats at Pages 14699-14701, records of Ada County, Idaho, South 00°11'49" West, 1,084.25 feet to the **REAL POINT OF BEGINNING**;

thence continuing along the West boundary line of said Greyhawk Subdivision No. 2 and along the West boundary lines of Greyhawk Subdivision No. 4, as filed in Book 109 of Plats at Pages 15482-15484, records of Ada County, Idaho, Greyhawk Subdivision No. 6, as filed in Book 112 of Plats at Pages 16292-16294 and Greyhawk Subdivision No. 8, as filed in Book 115 of Plats at Pages 17281-17284, records of Ada County, Idaho South 00°11'49" West, 1,198.93 feet;

thence leaving the West boundary line of said Greyhawk Subdivision No. 8 North 89°48'11" West, 143.00 feet;

thence South 66°52'28" West, 62.26 feet;

thence North 89°48'11" West, 100.00 feet;

thence North 00°11'49" East, 280.00 feet;

thence North 06°11'00" West, 89.99 feet;

thence North 00°11'49" East, 115.00 feet;

thence North 13°50'21" West, 51.54 feet;

thence North 00°11'49" East, 230.00 feet;

thence North 14°13'59" East, 51.54 feet;

thence North 00°11'49" East, 230.00 feet;

thence North 02°45'19" East, 67.21 feet;

thence North 00°11'49" East, 122.00 feet;

thence South 89°48'11" East, 115.00 feet;

thence South 76°18'26" East, 51.42 feet;

thence South 89°48'11" East, 143.00 feet to the **REAL POINT OF BEGINNING**. Containing 8.67 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

HDP Greyhawk, LLC., a Delaware Limited Liability Company.

_____
Mitchell S. Armuth, Authorized Agent

CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR LICENSED 7729 STATE OF IDAHO 9/25/19 GREGORY G. CARTER

_____ _____
Gregory G. Carter P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Mitchell S. Armuth, known or identified to me to be an authorized agent of HDP Greyhawk, LLC., a Delaware limited liability company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
My commission expires

_____
Notary Public for Idaho
Residing in _____, Idaho

JOB NO. 19-172
SHEET 3 OF 4

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

GREYHAWK SUBDIVISION NO. 9

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department, EHS Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the_____ day of _____, 20_____.

President ACHD

APPROVAL OF CITY ENGINEER

I, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20_____, this plat was duly accepted and approved.

City Clerk, Kuna, Idaho

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date

County Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
Counfy of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ .M. on this _____ day of _____, 20_____, in Book _____ of plats at Pages_____.

Instrument No. _____

Deputy

Ex-Officio Recorder

PROFESSIONAL LAND SURVEYOR LICENSED 7729 9/25/19 STATE OF IDAHO GREGORY G. CARTER

JOB NO. 19-172
SHEET 4 OF 4

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

SUPPLEMENTAL DECLARATION OF

ANNEXATION ESTABLISHING

COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

GREYHAWK SUBDIVISION NO. 9

SUPPLEMENTAL DECLARATION OF ANNEXATION ESTABLISHING
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
GREYHAWK SUBDIVISION NO 9

THIS SUPPLEMENTAL DECLARATION is made on the date hereinafter set forth by Greyhawk Development LLC, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property situated in the County of Ada, State of Idaho, which is particularly described as:

> Greyhawk Subdivision No. 9 according to the official plat thereof on file in the office of the County Recorder of Ada County, State of Idaho, in Book _____ of plats at page _____; more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference:

WHEREAS, Declarant has heretofore recorded a Declaration Establishing Covenants, Conditions and Restrictions for Greyhawk Subdivision No. 1, recorded on January 8, 2008, as Instrument Number: 108001939, records of Ada County, Idaho.

WHEREAS, Greyhawk Subdivision No.9 is being developed according to a master plan of development and is thereby related to Greyhawk Subdivision No. 1, and Declarant desires that Greyhawk Subdivision No. 6 be subject to the covenants, conditions and restrictions for Greyhawk Subdivision No. 1 as set forth in the Declaration (as Declaration may be, from time to time, amended), and that owners of Building Lots or parcels within the boundaries of Greyhawk Subdivision No. 9 be members of Greyhawk Subdivision Homeowners Association, Inc.:

NOW, THEREFORE, Declarant hereby declares:

ARTICLE I

Greyhawk Subdivision No. 9 shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions set forth in the Declaration, as amended, incorporated herein by this reference as if set forth in full, which easements, restrictions, covenants and conditions are for the purpose of protecting the value and desirability of, and which shall run with and bind, Greyhawk Subdivision No. 1 and each and every part, parcel and Building Lot thereof, and be binding on all parties having any right, title or interest in Greyhawk Subdivision No. 5 or any parcel or building lot thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE II

Pursuant to the Sections 1.2 and 6.1 of the Declaration, the Declaration is hereby amended to include Greyhawk Subdivision No. 9, and Greyhawk Subdivision No. 9 is hereby made subject to and the beneficiary of the rights, privileges, restrictions and covenants set forth in the Declaration. Greyhawk Subdivision No. 9 is designated a "Tract" as defined in Section 3.15 of the Declaration, and is hereby annexed to the Property covered by the Declaration and is included within the term "Property" as used in the Declaration.

ARTICLE III

Except for terms expressly defined herein, all capitalized terms shall have the same meaning as defined in the Declaration.

ARTICLE IV

ACHD Storm Water and Drainage Easement. Ada County Highway District ("**ACH**D") has a perpetual blanket storm water retention and drainage easement over portions of the Greyhawk No. 9 Subdivision identified on the Plat as "Storm Water Drainage Facilities." ACHD's easement is for access, to retain water, and to construct, install, maintain and replace the storm water and drainage system and all facilities relating thereto. The storm drain system also includes the street gutters, drop inlets, storm drain pipes and all related facilities. The primary purpose of this storm drainage easement area is for the storage and drainage of storm water. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Committee and the Ada County Highway District IACHD).

"Heavy" Maintenance of Drainage Facilities. "**Heavy**" maintenance consists of periodically inspecting the Storm Water Drainage Facilities (the "**Drainage Facilities**") to ensure these are functioning properly; cleaning out the Drainage Facilities' piping and mucking out the Drainage Facilities when the sediment level exceeds the designed storage level. All other maintenance shall be referred to herein as "**light**" maintenance, as more specifically set forth below. ACHD shall have the duty to perform the "heavy" maintenance of the Drainage Facilities and shall be allowed to perform this "heavy" maintenance work. Please see Operation and Maintenance Manual dated June 18, 2008. No changes can be made to these COVENANTS, CONDITIONS AND RESTRICTIONS, nor the Operation and Maintenance Manual without written concurrence from **ACHD.**

ARTICLE V

The Common Areas granted to the Greyhawk Homeowners Association, Inc. are:

Lot , Block .

This Common Area shall be conveyed to the Association free and clear of all liens and title encumbrances (other than easements, taxes, and common restrictions) and shall be owned and maintained by the Association.

Notes. The Common Area and building lots are subject to the "Notes," as stated on the final recorded Plat for GREYHAWK SUBDIVISION NO. 9, recorded in County of Ada, Idaho and recorded as instrument #_____; and attached as Exhibit A.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereto set its hand this_____ day of _____ 2020

Greyhawk Land Company

_____
By: Mitchell S. Armuth

STATE OF IDAHO)
) ss.
County of Ada)

On this _____ day of_____, 2020, before me _____ _____, a Notary Public, personally appeared Mitchell S. Armuth, known or identified to me to be the person(s) whose name(s) is/are subscribed to within the instrument, and acknowledged to me that he/she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____
Notary Public for Idaho
Residing at _____
My commission expires_____

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

RECEIVED
DEC 16 2019
CITY OF KUNA

To: Mayor and City Council of the City of Kuna

From: Phil Roberts, Fire Chief and Fire Code Official of the Kuna Rural Fire District

Re: Request for Exemption for fire sprinkler plan review from Idaho State Fire Marshal's Office.

Dated: 12/11/2019

REQUESTED STATE FIRE MARSHAL EXEMPTION

That the State Fire Marshal grant an exemption [pursuant to IDAPA 18.01.49.021.08] from the mandatory requirements[i] that a licensed contractor submit detailed Fire Protection Sprinkler System plans [in accordance with applicable NFPA standards] (the "Plans") to the State Fire Marshal for review and approval in addition to the mandatory requirement of Plans submittal to the Fire District Fire Code Official (the "Exemption") within the boundaries of the Kuna Rural Fire District (the "Fire District"), which are also within the incorporated area of the City of Kuna (the "Exemption Request").

BASIS FOR EXEMPTION REQUEST

- The Fire District's Fire Code Officials have historically provided or by designated third-party certified fire sprinkler plan reviewer completed Plans reviews and approvals.
- The Fire District's Fire Code Official is currently and for the reasonably foreseeable future will continue to be able to provide competent Plans reviews and approvals, either through Fire District employee or by designated third-party certified fire sprinkler plan reviewer, and field inspection services within the boundaries of the Fire District.
- The Fire District is experiencing considerable growth and development and a constant demand by contractors for construction plan reviews and inspections to be completed in a timely manner; which the Fire District Fire Code Official is able to provide in a significantly faster turnaround time to best fit construction time lines than can be provided by the State Fire Marshal's Office.
- The Fire District's Board of Commissioners and its Fire Code Official strive to provide competent, timely and efficient Fire Code Plans review and approvals within its boundaries which will be greatly facilitated by the granting of this Exemption Request.

EXEMPTION REQUEST PROCESS

The process of obtaining this Exemption Request requires that the City of Kuna Mayor and City Council approve and then submit this Exemption Request to the State Fire Marshal.

The Fire District Fire Code Official will submit this Exemption Request, if the City of Kuna Mayor and City Council approve, for a determination by the State Fire Marshal that the Exemption Request is justified and then issue a written notice of Exemption.

EXEMPTION DOES NOT APPLY TO STATE OWNED AND LEASED BUILDINGS

Please note that this request for Exemption will not apply to plans or inspections relating to structures owned, leased or controlled by the State or any State agency. Any plans for State controlled buildings will be forwarded to the State Fire Marshal's Office for plan review.

Request for Exemption under authorization of the Board of Commissioners of the Kuna Rural Fire District:

Dated: 12/11/2019 By: _____
Phil Roberts, Fire Chief and Fire Code Official

City of Kuna Mayor and City Council Approval of Exemption Request to the State Fire Marshal:

The City of Kuna Mayor and City Council do hereby authorize the above stated Exemption Request and submits the same to the State Fire Marshal.

Dated: _____ By: _____
Mayor, City of Kuna

W:\Work\K\Kuna Rural Fire District 19786\State Fire Marshalls Office Rules\City - Request for FIre Sprinkler Plans Review Exemption 12.11.2019 jlh.docx

[i] Submission of Plans IDAPA 18.01.49.21.01 Detailed plans in accordance with applicable NFPA standards must be submitted by a licensed contractor for approval to the local fire department and to the State Fire Marshal.

City Council Memo

To: Mayor Stear and Members of City Council

File Numbers: 19-02-OA (Ordinance Amendment)

From: Wendy I. Howell, PCED

Hearing Date: November 19, 2019
Continued To: January 7, 2020

A. Project Request

Consideration from City Council of an Ordinance for the City of Kuna, Idaho, repealing Section 20, Article A, Chapter 2, Title 4 Kuna City Code; and amending and re-designating Sections 21 through 38, Article A, Chapter 2 of Title 4; and amending Subsection 2 of Section 6, Chapter 1, Title 5 making a technical correction to the definition of "open space"; and amending Section 5, Chapter 5 of Title 5 making technical corrections regarding the general requirements of fence regulations; and repealing Section 4, Chapter 6, Title 5 Kuna City Code; and amending and re-designating Sections 4, 5, 6, 7, 8, and 9, Chapter 6, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Sections 2, 4, 6, 10, 12, and 20, Chapter 17, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which city staff can rely and making a technical correction regarding the measurement of fence height and location of fencing; and providing a severability clause; directing the City Clerk; and providing an effective date.

B. Course of Proceedings

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states ordinance amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

a. **Notifications**

i. Agencies	September 12, 2019
ii. P&Z Commission Hearing	October 8, 2019
iii. Kuna, Melba Newspaper	October 23, 2019
iv. Kuna, Melba Newspaper	October 30, 2019

C. Agency Responses

- Idaho Transportation Department responded on October 1, 2019.

D. Staff Analysis

This proposed code revision clarifies where the measurement of the height of a fence is taken from. The proposed code states: "All fences shall be measured from and along the finished grade of the property at the location the fences are constructed". This has been a debated issue at times during construction and if approved will provide clear directions to all.
Buffer areas and *endcaps* are being proposed to be added to the definition of "*Open Space*". Staff has not allowed buffer areas or endcaps to be used as open space and adding those specific areas to the definition will solidify the desire of the City. The definition will now read as follows:

> *OPEN SPACE:* An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, private parking areas, structures for habitation, buffer areas along classified roads, endcaps, and the like shall not be included.

The City did an ordinance amendment regarding open space requirement earlier this year. However, after it was passed and applied to proposed developments, staff determined that the open space requirement was not working as we had hoped. Unfortunately, it was not enough open space in some developments while others had too much. Thus, staff came up with a tiered approach to the open space requirement. The tiered approach gets Kuna much closer to the goal of reaching one acre per eighty people and making it compatible with the new comprehensive plan.

Planning and Zoning Commission recommended to City Council approval on October 8, 2019.

E. Applicable Standards

1. Kuna Zoning Ordinance Title 5
2. Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Comprehensive Plan

The following comprehensive goals, objectives and/or polices are consistent with the proposed zoning text amendment:

1. Goal 2.B: Maintain and expand parks and public gathering spaces.
   a. Policies 2.B.1.b.: Continue to require neighborhood park development through the subdivision development process.
2. Goal 3.A: Ensure community design directs growth and implements sustainable land use patterns.
   a. Policy 3.4.2.b: Encourage infill development to maximize the use of developable land, minimize infrastructure costs and preserve agricultural and open spaces.

G. Proposed Findings of Fact

Based on the evidence contained within Case #19-02-OA:

1. Public notices were published in the Kuna Melba News on September 18, 2019 and September 23, 2019 for the Planning and Zoning Commission public hearing on case number 19-02-OA.
2. The applicable agencies were notified September 12, 2019.

3. The Kuna Planning and Zoning Commission held a public hearing on October 8, 2019 and recommended approval to the City Council.
4. Public notices were published in the Kuna Melba News on October 23, 2019 and October 30, 2019 for the City Council public hearing on case number 19-02-OA.
5. City Council held a public hearing on November 19, 2019.
6. City Council finds that the zoning ordinance amendment, case number 19-02-OA complies with Kuna's Comprehensive Plan and assists with furthering Kuna's goal for every 80 citizens to have an acre of open space.
7. City Council finds this zoning code text amendment guides the appropriate use or development of land as a means to promote public health, safety and general welfare.

H. Proposed Conclusions of Law

1. The amendment is not detrimental to the health, safety and general welfare of the public.
2. The amendment appears to be consistent with the Comprehensive Plan.
3. The ordinance amendment will advance the public interest and be a benefit to the City of Kuna.

I. Proposed Order of Decision

City Council needs to consider and discuss the evidence including the staff report and public testimony presented during the public hearing prior to rendering a recommended decision.

Note: The following proposed motion is for an (approval, conditional approval or denial) of the said request outlined below:

Based upon the facts outlined in staff's report, agency responses, and public testimony as presented, the City Council (*decision*) an Ordinance of the City of Kuna, Idaho, repealing Section 20, Article A, Chapter 2, Title 4 Kuna City Code; and amending and re-designating Sections 21 through 38, Article A, Chapter 2 of Title 4; and amending Subsection 2 of Section 6, Chapter 1, Title 5 making a technical correction to the definition of "open space"; and amending Section 5, Chapter 5 of Title 5 making technical corrections regarding the general requirements of fence regulations; and repealing Section 4, Chapter 6, Title 5 Kuna City Code; and amending and re-designating Sections 4, 5, 6, 7, 8, and 9, Chapter 6, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Sections 2, 4, 6, 10, 12, and 20, Chapter 17, Title 5 making technical changes to design requirements and adding requirements for residential open space; and amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which city staff can rely and making a technical correction regarding the measurement of fence height and location of fencing; and providing a severability clause; directing the City Clerk; and providing an effective date.

Jace Hellman

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, October 1, 2019 11:07 AM
To: Jace Hellman
Subject: Case No. 19-02-OA (Ordinance Amendment)

Good morning,
ITD has received application 19-02-OA for review. ITD does not anticipate any significant impact to the State Highway system from this development and has no objections to the proposed ordinance amendment.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Thursday, September 12, 2019 12:19 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcdaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>
Subject: [EXTERNAL] City of Kuna Request for Agency Comment - Case No. 19-02-OA (Ordinance Amendment)

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
September 12, 2019

Notice is hereby given by the City of Kuna that the following action is under consideration by the Planning and Zoning Commission for:

FILE NUMBER	**19-02-OA** (Ordinance Amendment)
PROJECT DESCRIPTION	• **MAKING CERTAIN FINDINGS; AND** • **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND**

	RENUMBERING THE REMAINING SECTIONS; AND • **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND** • **AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND** • **REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND** • **AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND** • **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND** • **AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND** • **PROVIDING A SEVERABILITY CLAUSE; AND** • **DIRECTING THE CITY CLERK; AND** • **PROVIDING AN EFFECTIVE DATE.**
APPLICANT/ REPRESENTATIVE	City of Kuna PO Box 13 Kuna, ID 83634
SCHEDULED HEARING DATE	**Tuesday, October 8, 2019 at 6:00 pm**
STAFF CONTACT	Wendy I. Howell, Planning & Zoning Director whowell@kunaid.gov Phone: 208- 922-5274 Fax: 208-922-5989

BUILDING CONTRACTORS ASSOCIATION OF SOUTHWESTERN IDAHO, INC.
"A Tradition of Building Excellence for Over 60 Years"
6206 N. Discovery Way, Suite A
Boise, Idaho 83713
(208) 377-3550
(208) 377-3553 fax
Website: www.bcaswi.org
E-mail: bca@heritagewifi.com
Affiliated with NAHB National Association of Home Builders

December 12, 2019

Mayor Stear and City Council Members
751 W. 4th Street
Kuna, ID 83634

Subject: Kuna City Development Standards: Open Space

To Mayor Stear and City Council Members,

The Building Contractors Association of Southwestern Idaho (BCASWI) appreciates the positive working relationship we have with all the jurisdictions throughout the Treasure Valley. More recently, we appreciate you granting us the additional time to discuss with City staff some of our concerns with the proposed new Open Space standards for new developments.

We support the City's efforts to update its Open Space ordinance. We believe in quality housing communities with a proper balance of open space to enhance and protect our quality of life. After Dave Yorgason, BCASWI Government Affairs Representative, met with your staff, and further discussing the proposed code changes with our Builder Developer Council, we offer the following suggested changes.

First option: we agree with City staff that one form of good development is to have more open space in higher-density housing developments, and by contrast allow less open space in low-density areas.

- With bigger back yards, less open space is needed and often less utilized. If there is too much it can become a financial burden for those responsible to pay for the maintenance.
- With higher-density housing areas, more open space helps to meet the needs of the residents

It is our experience that the best way to achieve this goal for an adequate and proper balance of open space is to calculate the required percentage of open space based on the zoning and not the number of units in a development. This way, regardless the parcel size, all development is treated equally, and the desired amount of open spaces is created If you calculate the open space on the number of housing units, developments may be incentivized to split into multiple applications, thereby limiting the amount of open space to the City and public. See attached scenarios that illustrate this. If the City is willing to consider the amount of required open space to be based on zoning or density, we suggest the following:

Zoning	Required % Open Space
R-4 (or less)	4%
R-6	6%
R-8	8%
R-12 or R-20	10%

These percentages take into consideration the City's direction to not count landscaping along street frontages or other exclusions in the code.

Second option: if the City prefers to stay with the current proposal to calculate the required open space based on number of housing units, then we strongly recommend the city change both the top and the bottom ends of the charts. At the bottom end, only 3% open space for 100 or fewer lots seems too little. Additionally, 15%, or 20% or 25% percent open space is too much, especially when the code does not include street frontage landscaping or some other improvements. If the City chooses to follow the proposal to require open space based on the number of units, we recommend the following:

Proposed # of Units	Total % of Required Open Space
Less than 25	4.0%
25 – 50	4.8%
51 – 100	5.6%
101 – 150	6.4%
151 – 200	7.2%
201 – 250	8.0%
251 – 300	8.8%
301 – 350	9.6%
351 – 400	10.4%
401 – 450	11.2%
451 – 500	12.0%

In most cases, 12% open space is too much, especially if: 1) the development is low or medium density and 2) the City does not give credit for some improvements such as landscaping on street frontages. If the City can achieve its open space goals with a maximum of 10% open space, that is our preference.

As a third option, or call it Option 2b, to simplify the discussion to amend this code, you might consider 1) raising the lower percentage to 4% and dropping the lowest range of housing units to 25 or 30 and 2) capping the highest percentage at 12%, which should accomplish the same net results. Based on the discussions with the City it is our understanding that almost all development applications in Kuna over the past few years are within the range of 150 and 400 units, so our proposal above is very similar to the staff's proposal.

In summary, we want to encourage well planned developments and not incentivize developers to submit multiple smaller development applications to avoid "too much open space." We appreciate your consideration of the industry's inputs to help Kuna accomplish its open space goals and we look forward to a positive ongoing working relationship in the future.

Sincerely,

Dan Richter, President
Building Contractors Association of Southwestern Idaho

Scenarios with the Proposed Code:

Scenario 1 – 4 du/a in 40 acres			
Description	1 parcel/plat	4 smaller plats	
# of Acres	40	10 (x 4 plats)	
Density	4 du/a	4 du/a	
# of units	160	40 x 4	
Required % open space	4.7%	3%	
= # acres open space	1.88 acres	1.2 acres total or .3 acres for each	= 0.68 acres less open space
Cost to install (@ $3/ft.)	$245,678	$156,816	$88,862 cost savings

Scenario 2: 6 du/a in 40 acres			
Description	1 parcel/plat	4 smaller plats	
# of Acres	40	10 (x 4 plats)	
Density	6 du/a	6 du/a	
# of units	240	60 x 4 = 240	
Required % open space	8.1%	3%	
= # acres open space	3.24 acres	1.2 acres total or .3 acres for each	= 2.04 acres less open space
Cost to install (@ $3/ft.)	$423,403	$156,816	$266,587 cost difference

Scenario 3: 6 du/a in 80 acres			
Description	1 parcel/plat	4 smaller plats	
# of Acres	80	20 (x 4 plats)	
Density	6 du/a	6 du/a	
# of units	480	120 x 4 = 480	
Required % open space	12.0%	4.7%	
= # acres open space	9.6 acres	3.76 acres total or .94 acres for each	= 5.84 acres less open space
Cost to install (@ $3/ft.)	$1,254,528	$491,357	$763,171 cost difference

ORDINANCE NO. 2019-44
CITY OF KUNA
ZONING ORDINANCE AMENDMENT

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

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND**
- **AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND**
- **REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND**
- **AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and

1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 8, 2019, as required by Sections 67-6511 and 67-6509, Idaho Code, and made a recommendation of approval by the Commission on October

8, 2019 where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 23, 2019, and October 30, 2019 on the Legislative Proposal for Amendments to the Kuna Building, Zoning and Subdivision Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on _____) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.4 It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: That Section 20, Article A, Chapter 2 of Title 4 Kuna City Code be and the same is hereby repealed.

~~**4-2A-20: - FENCES:**~~

~~A. Location, Height And Density: In any yard adjacent to a street and within ten feet (10') from the curb line to such street, fences, walls and hedges may be up to forty eight inches (48") in height, when that portion of the fence above twenty four inches (24") is at least seventy five percent (75%) open when measured at ninety degrees (90;deg;) to the fence. Fences located in a yard area other than above described may be up to six feet (6') in height.~~

~~B. Measurements Of Height Of Fences: All fences along a public right of way will be measured from and along the sidewalk, or if no sidewalk exists, from along the curb. All other fences will be measured from and along the finished grade of the property along the fence.~~

~~C. Use Of Hazardous Materials: Fences shall not be constructed of or contain any material which will do bodily harm, such as barbed wire, electric wires, broken glass, spikes or any other hazardous or dangerous material.~~

Section 3: Sections 21 through 38, Article A, Chapter 2 of Title 4 Kuna City Code are hereby amended to read as follows:

4-2A-2~~1~~0: - STORAGE:

A. General Requirements: A fenced area shall be provided for each manufactured home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents. Such items shall be stored in the storage area and not be parked beside the manufactured home. The storage area shall contain a minimum of sixty (60) square feet per manufactured home space. The required fence shall be six feet (6') high, sight obscuring and contain a lockable gate.

B. Permanent Storage Building: In addition to the above, one permanent storage building containing a minimum of thirty-two (32) square feet of floor area shall be provided by the owner of the manufactured home park development for each manufactured home space. The building height shall not be less than seven feet (7') nor more than nine feet (9'). It shall have a minimum setback of fifteen feet (15') from adjacent manufactured home spaces and from any public street or highway right of way.

4-2A-2~~2~~1: - WALKS:

A. General Requirements: All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community facilities provided for park residents. Sudden changes in alignments and gradients shall be avoided.

B. Individual Walks: All manufactured home stands shall be connected to common walks, to paved streets and to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three feet (3').

4-2A-2~~3~~2: - MANUFACTURED HOME STANDS:

The owner or developer of a manufactured home park development shall provide a manufactured home stand for each space. The area of the manufactured home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

4-2A-2~~4~~3: - WATER SUPPLY:

A. Water Distribution System: The park shall use city water and shall be in compliance with the provisions of title 7, chapter 5 of this code. The water supply system of the manufactured home park shall have one meter and shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water by the manufactured home park owner or developer. All water piping, fixtures and other

equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in locations approved by the city. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than thirty-five (35) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the city. The water distribution system shall be designed by a registered Idaho professional engineer. The plans and specifications for the water system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All water service lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

B. Fire Hydrants: Fire hydrants shall be installed and maintained in accordance with safe standards for fire protection and shall not be located more than four hundred fifty feet (450') from any manufactured home stand. All water mains in the manufactured home park which serve fire hydrants shall not be less than six inches (6") in diameter.

C. Individual Water Riser Pipes ~~A~~and Connections: Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position. Water riser pipes shall extend at least four inches (4") above ground elevation. The pipe shall be at least three-quarter inch (3/4") in diameter. The water outlet shall be capped when a manufactured home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4-2A-2~~5~~4: - SEWAGE DISPOSAL:

A. General Requirements: All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations and must connect to the public sewer of the city and shall conform to all applicable ordinances, rules and regulations of the city.

B. Sewer Mains: All sewer mains shall be constructed in accordance with the rules and regulations of the Idaho public works division. Mains shall not be less than eight inches (8") in diameter with manholes located no more than three hundred feet (300') apart. All mains shall terminate in a manhole. Cleanouts shall not be allowed except on individual service lines. The sewage disposal system shall be designed by a registered Idaho professional engineer. The plans and specifications for the sewage disposal system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All sewage disposal lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

C. Individual Sewer Connections: The connection of each manufactured home, building or other facility requiring sewer to the manufactured home park sewer mains shall be provided by the manufactured home park owner or developer. Each manufactured home stand shall be provided with at least a four-inch (4") diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position. The sewer connection (see definition of sewer connection) [1] shall be laid with a minimum drop of one-quarter inch (1/4") slope per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semirigid, corrosive resistant, absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4") above ground elevation.

4-2A-2~~6~~5: - PLUMBING WITHIN MANUFACTURED HOMES:

All plumbing within each manufactured home shall conform to the minimum standards of the state and local regulations and laws. All plumbing within the manufactured home park shall comply with state and local plumbing standards of the state and local regulations and laws, as well as the city.

4-2A-2~~7~~6: - ELECTRICAL DISTRIBUTION SYSTEM:

A. General Requirements: Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

B. Power Distribution Lines: Main power lines shall be installed underground and must comply with all local and state requirements. All direct burial conductors or cable shall comply with all state and local regulations, with a minimum buried distance of eighteen inches (18") below the ground surface and specially designed for the purpose. Such conductors shall be located not less than one foot (1') radial distance from water, sewer, gas or communication lines.

C. Individual Electrical Connections: The electrical connection for each individual manufactured home shall be provided by the manufactured home park owner or developer and shall conform to the requirements of the electrical code of the state of Idaho.

D. Required Grounding: All exposed noncurrent-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded

metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

4-2A-2~~8~~7: - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES:

A. General Requirements: The requirements of this section shall apply to all service buildings, recreation buildings and other community service facilities, including, but not limited to, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas and commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Service Buildings: Every manufactured home park that accepts or accommodates dependent manufactured homes shall provide adequate flush-type toilet fixtures and laundry facilities. In no instance shall there be less than one laundry unit, two (2) water closets, one lavatory and one shower or bathtub for women and one shower or bathtub for men. The foregoing listed facilities shall be the minimum required facilities to accommodate up to twenty (20) dependent manufactured homes. One additional water closet for each sex shall be provided for every ten (10) additional dependent manufactured homes. (Urinals may be substituted for 1/3 of the additional water closets.) One additional lavatory for each sex shall be provided for every ten (10) additional dependent coaches, and one additional shower or bathtub for each sex for every twenty (20) additional dependent coaches. Dependent manufactured homes shall be parked not more than two hundred feet (200') from the service buildings. There shall be one laundry tray for every twenty (20) dependent manufactured home spaces. One shall be located at least fifteen feet (15') or more from any manufactured home space.

C. Structural Requirements ~~F~~for Service Building ~~A~~and Service Facilities: All structures and buildings shall conform to all applicable ordinances, rules and regulations of the state and city code. All portions of the structure shall be properly protected from destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

D. Sanitary ~~A~~and Laundry Facilities: All sanitary and laundry facilities shall:

1. Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of floor space served by them. Such openings shall be adequately screened.

3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room. Such opening or openings shall be adequately screened, to prevent insect infiltration.

E. Toilets: Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

F. Illumination ~~O~~of Service Buildings: Illumination levels shall be maintained as follows:

1. Laundry room work area: forty (40) foot-candles.
2. Toilet room, in front of mirrors: forty (40) foot-candles.

G. Hot ~~A~~and Cold Water: Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

H. Heating Facilities: Heating facilities shall be maintained at a temperature of seventy degrees Fahrenheit (70;deg;F) during cold weather, and shall supply a minimum of three (3) gallons of hot water per hour per manufactured home space during time of peak demand.

I. Outdoor Fireplace Facilities: All barbecue pits, fireplaces, stoves, incinerators and cooking shelters and the like shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or material burned which emits dense smoke or objectionable odors.

4-2A-2~~9~~8: - REFUSE HANDLING:

The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than one hundred fifty feet (150') from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse and shall conform to the state and local minimum health standards. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them or as set forth by state and local garbage collection regulations. All refuse containing garbage shall be collected at least once a week.

4-2A-~~30~~29: - INSECT AND RODENT CONTROL:

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the state of Idaho, department of agriculture. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot (1') aboveground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects. Parks shall be so maintained as to prevent the growth of noxious and unsightly weeds, and those which could be injurious to health. Open areas as well as areas about and under the manufactured home shall be maintained free of heavy undergrowth of any description.

4-2A-3~~1~~0: - FUEL SUPPLY AND STORAGE:

A. Natural Gas System: Natural gas piping systems shall, where natural gas is available, be installed and maintained by the manufactured home park owner or developer in accordance with applicable codes and regulations governing such systems. The hookup for each system shall be provided by the manufactured home park owner or developer at the manufactured home stand. Each manufactured home lot provided with piped gas shall have an approved manual shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquefied Petroleum Gas System: Liquefied petroleum gas systems shall be devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition. All LPG piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than five (5) nor more than two hundred (200) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the city council and placed fifteen feet (15') or more from any adjacent lot line.

C. Fuel Oil Supply Systems: All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such

systems. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less than five feet (5') from any manufactured home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

4-2A-3~~2~~1: - FIRE PROTECTION:

Manufactured home parks shall be kept free of litter, rubbish and other flammable materials. Portable fire extinguishers rated for class B and C fires shall be kept in service buildings. Their capacity shall not be less than two and one-half (2 1/2) pounds. Fires shall be made only in stoves and other equipment intended for such purposes. Fire hydrants shall be located within four hundred fifty feet (450') of any manufactured home, service building or other structure in the park. The manufactured home park shall be subject to the city fire prevention codes [1] and authority.

4-2A-3~~3~~2: - RESPONSIBILITIES OF PARK MANAGEMENT:

The person to whom a permit for a manufactured home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article. The park management shall be present during and supervise and be responsible for the placement of each manufactured home on its manufactured home pad and shall, prior to occupancy of any manufactured home, obtain a certificate of occupancy from the public works director. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park. Fire extinguishers for class B and C fires shall be kept at each service building and community service facility and maintained in good working condition.

4-2A-3~~4~~3: - RESPONSIBILITIES OF PARK OCCUPANTS:

A. General Requirements: Every park occupant shall comply with all applicable ordinances, regulations and rules of the city and shall maintain his manufactured home lot, manufactured home, its facilities and equipment in good repair and in a clean and sanitary condition. Manufactured homes shall be subject to all building, electrical, plumbing, water and sewer codes and requirements.

B. Installation ~~O~~of Utility Connections: Each park occupant shall be responsible for proper installation of all utility connections in accordance with the instructions of the park management, and all applicable ordinances, regulations and rules of the city.

C. Garbage ~~A~~and Trash Disposal: Every park occupant shall comply with the provisions of section 8-1-5 of this code and shall also store and dispose of all his

rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.

D. Pets: Pets shall be prohibited to run at large or to commit any nuisance within the limits of any manufactured home lot. Owners of any animals shall be subject to all applicable provisions of this code relating to dog or animal control [1].

E. Skirting, Porches ~~A~~and Awnings: Skirting, porches, awnings and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

1. The storage area shall be provided with a base of impervious material.
2. Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.
3. The storage area shall be enclosed by skirting.

4-2A-3~~5~~4: - CONFLICTING PROVISIONS; SEVERABILITY CLAUSE:

A. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city, existing on the effective date of this article, the provision which, in the judgment of the city council, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

B. If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect; and to this end the provisions of this article are hereby declared to be severable.

4-2A-3~~6~~5: - NONCONFORMING MANUFACTURED HOME PARKS:

Any manufactured home park which is in existence at the date of the passage of this article shall not be subject to provisions of this article; provided, however, that if any manufactured home park is enlarged, added to or extended after the passage of this article, the entire manufactured home park shall be subject to the provisions of this article.

4-2A-3~~7~~6: - PENALTIES:

Penalties for failure to comply with the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The manufactured home owner, manufactured home tenant, manufactured home park owner, park manager, or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Each offense may be punished by a fine of up to three hundred dollars

($300.00). Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this article or of the Idaho Code.

4-2A-387: - TREES:

The manufactured home park owner or developer shall plant at least one tree for every two (2) lots in the manufactured home development.

Section 4: That Subsection 2 of Section 6, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, private parking areas, structures for habitation, buffer areas along classified roads, endcaps, and the like shall not be included.

Section 5: That Section 5, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

A. *Permit required:* It is unlawful for any person to construct or replace a fence upon any property within the city limits without first having applied for and obtained a building permit to do so and without thereafter complying with all the provisions of said permit with the exception of normal maintenance.

B. *Fences on rights-of-way or easements:* Fences may be permitted to be constructed on public rights-of-way and easements subject to the sidewalk and vision clearance restrictions set forth herein. Permission to construct fences on rights-of-way shall be obtained from the city council and ACHD or appropriate agency. Upon notification from the city, it is the property owner's responsibility to remove fences from public rights-of-way or easements, at the owner's expense, should the city need to utilize any right-of-way or easement for maintenance or construction of any public facility or improvements or if it is determined to be in the best interest of the city, or in the opinion of the city, the fence creates a safety hazard. Fences which constitute structures as defined under this section shall not be permitted upon public rights-of-way or easements.

C. *General requirements:* For the purposes of this section, wall, latticework, screens, hedges and planting shall be considered fences and shall be built and maintained in compliance with the provisions herein.

1. Electric fences and barbed wire fences are prohibited within the city except in those instances where it can be demonstrated to the building official that the use is solely for the containment of animals kept in compliance with city animal control regulations and the fence is not located on the public right-of-way. The building official shall have the authority to revoke authorization for an electric fence or barbed wire fence upon declaration of a finding by him that such fence would be detrimental to public health, safety or welfare or would be potentially injurious to persons, properties or improvements in the vicinity.

2. Barbed wire may be permitted in commercial or industrial zones when used as the top section for security fences, provided barbed wires are a minimum of seventy-two (72) inches above grade and do not project over public right-of-way.

3. No fence shall be permitted ~~io~~n the sidewalk ~~area~~ or in a location which may impair the construction of sidewalks.

4. In the event any fence restricts access to or use of established rights-of-way and easements, it shall be the fence owner's responsibility, at his expense, to provide access upon demand of the city or other entitled party.

5. Any fence that exceeds six (6) feet in height must have an approved waiver according to KCC 5-5-5-I ~~special permit~~.

6. Any fence which restricts access to any utility meter or fire hydrant shall provide a way of access through the fence by a hand gate and remain unlocked.

7. Vision clearance for fences at street and alley intersections shall be as defined in subsection 5-5-2.A of this chapter.

8. All fence heights shall ~~must~~ be measured from the base of the fence ~~existing sidewalk or proposed sidewalk~~ to the highest point.

D. *Residential districts:*

1. *Interior lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front yard setback to the inside of the existing sidewalk or to the inside of the proposed future sidewalk with a license agreement from the Ada County Highway District, or other appropriate agency who controls use of the public rights-of-way. A fence of seventy-two (72) inches in height may be built behind the front dwelling setback along the property boundary. See illustration 1 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

2. *Corner lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front dwelling and street side yard setback to the inside of the right-of-way line with a license agreement from Ada County Highway District, or other appropriate agency who controls use of the public right-of-way. A fence of seventy-two (72) inches in height may be built along the side property lines adjacent to an interior lot from the front dwelling setbacks.

See illustration 2 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

3. *Back-to-back corner lots:* Where two (2) corner lots are back-to-back, with no vehicle access to the roadway adjacent to the side yard of either home, the side yard fence may be solid, or open to a maximum height of seventy-two (72) inches, except within the clear vision sight triangle as identified in subsection 5-5-2:A of this chapter. See illustration 3 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

E. *Commercial or industrial districts:* Fences adjacent to residential areas must be sight obscuring. Fences not to exceed eight (8) feet in height may be located or maintained on any property line except within vision clearance areas. In the case of security fences, when a barbed wire top section is utilized, the eight-foot maximum height limitation may be exceeded by up to thirty (30) inches only by the barbed wire security top section.

Open vision fences to a height of six (6) feet may be built out to the inside of the property line, provided no barbed wire or other security top section is utilized and fences comply with vision clearance requirements for fences to be located at intersections.

F. *Pathway/greenbelt fencing:*

1. Pathway fencing is required.

2. In order to design for crime prevention, the following design standards will be followed:

a. The use of "see-through" fencing is required, as it provides better visibility from adjacent homes or buildings. If solid fencing is used, it may not exceed four (4) feet in height. Wrought iron, a vinyl four-foot solid with two-foot lattice, or equal quality fence is preferred.

b. All pathway fencing shall be constructed prior to the issuance of building permits for the subdivision.

G. *Fences required for sight obstruction:*

1. Certain uses are declared and others may be declared in the future by the city to possess characteristics that require sight obstruction in order to preclude damage, hazard, nuisance or other detriment to public health, safety or welfare, or to prevent a materially injurious situation to property or improvements in a given vicinity.

2. Sight obscuring fences, where required by provision of this subsection, shall be of dense coniferous planting or climbing varieties of nondeciduous vines on permanently installed aluminum mesh fencing or solid nonvision-type fencing of such design and material that retains its attractiveness with nominal maintenance.

3. The following uses are declared to require sight obscuring fences: Junkyards, wrecking yards, equipment or vehicle salvage storage yards, trailer parks, auction blocks, lumberyards, RV parks, sanitary landfills, recycling collection stations and temporary recycling collection stations, and any other uses determined to be similar in nature to the preceding uses.

H. *Abatement of unlawful fences:* The following fences are declared unlawful nuisances and shall be subject to the enforcement provisions of title 8, chapter 1 of this Code:

1. Any fence constructed or maintained which is in whole or in part weak, unsafe, or constructed of broken, unsightly, inferior or old worn material of an inflammable nature which may impair the value of the adjoining land.
2. Any fence constructed or maintained for the purpose of maliciously annoying the owners or occupants of adjoining property.
3. Any fence not constructed or maintained in accordance with this section.

I. ~~*Variance*~~*Waiver:* If an owner or applicant desires to obtain a ~~variance~~ waiver from the provisions in this subsection~~, it shall not be treated as a variance pursuant to the provisions of KCC 5-11-4~~ of this title~~. and the procedure for such variance shall not be governed by the aforementioned section.~~ The special procedure for a waiver ~~variances~~ from this subsection shall be as follows:

1. The owner or applicant shall file an application for a fence ~~variance~~ waiver with the city planning and zoning director or their designee~~assignee,~~. The ~~which~~ application shall be provided by the city.
2. Upon receipt of the fence ~~variance~~ waiver application, ~~the assignee~~staff shall review each application on a case-by-case basis using the following criteria:
   a. *Setback requirements* waiver shall consider the safety and clear-vision sight triangle standards (see KCC 5-3-1) to determine if the application is appropriate.
   b. *Height of fence* waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties.
3. Upon hearing the request for the fence ~~variance~~waiver, the planning and zoning director shall either approve, deny, or approve with conditions, the application for a fence ~~variance~~waiver. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision ~~at the hearing~~.

J. *Appeal:* Any aggrieved party may appeal the decision of the planning and zoning director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

Section 6: That Section 4, Chapter 6 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 7: That Sections 4, 5, 6, 7, 8 and 9 of Chapter 6 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-6-~~5~~4: - SUPPLEMENTARY CONDITIONS AND SAFEGUARDS:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

5-6-~~6~~5: - PROCEDURE FOR HEARING NOTICE:

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of the mailing notice, two (2) additional hearing notices shall be provided.

5-6-~~7~~6: - ACTION BY COMMISSION:

Within thirty (30) days after the public hearing, the planning and zoning commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the planning and zoning director to issue a special use permit listing the specific conditions specified by the commission for approval.

A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:

1. Minimizing adverse impact on other development;
2. Controlling the sequence and timing of developments;
3. Controlling the duration of the development;
4. Assuring that development is maintained properly;
5. Designating the exact location and nature of the development;
6. Requiring the provision for on-site or off-site public facilities or services;
7. Requiring more restrictive standards than those generally required in an ordinance.

B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.

C. Prior to granting or denying an application, the commission shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain a permit.

D. The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided the appeal is submitted to the council within fifteen (15) days from receipt of notification of the commission's action.

5-6-~~8~~7: - NOTIFICATION TO APPLICANT:

Within ten (10) days after a decision has been rendered, the planning and zoning director or their designee shall provide the applicant with written notice of the action on the request.

5-6-~~9~~8: - APPEAL TO COUNCIL:

Upon receipt of an appeal from the action of the planning and zoning commission, the city council shall set a hearing date to consider all information, testimony and commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one (1) of the full council.

5-6-~~10~~9: - HARDSHIP CASES:

The planning and zoning commission may grant a special use permit for retail business use in any residential zone upon a showing that, due to extreme hardship resulting from the physical disability of the applicant, it is impractical for the applicant to operate his or her business elsewhere. No such special use permit shall be granted unless the following conditions have been found to exist:

A. The applicant has a physical disability which prevents the applicant from traveling to a business location outside of his or her residential premises, and there does not exist adequate public transportation for such purpose.

B. All of the standards set forth in section 5-6-3 of this chapter, except subsection 5-6-3.A of this chapter, have been satisfied.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit or when adequate public transportation is available, whichever occurs first. The grant or denial of an application for a special use permit hereunder shall be subject to appeal by any interested party pursuant to section 5-6-9 of this chapter.

Section 8: That Section 2, 4, 6, 10, 12, and 20 Chapter 17 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-17-2: - DEFINITIONS:

BUFFER: A landscape buffer is a combination of physical space and vertical elements; including, but not limited to: Trees, shrubs, berms, fences and/or walls that separate and screen incompatible land uses from one another. A common lot is a lot that is separate from individual building lots. Landscape coverage shall be comprised of one hundred (100) percent organic materials, thus, ~~no gravel or~~ hardscape materials may not substitute for landscape purposes. ~~The~~ All landscape~~e~~ing shall be supported by a non-potable irrigation source, unless the public works director determines surface waters are not available for this irrigating purpose. All subdivision landscape buffers and open space areas shall be placed on a common lot, owned and maintained by the subdivision homeowner's association (HOA) or business owner's association (BOA), the city shall not maintain nonpublic common lots. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility.

5-17-4: - EXISTING VEGETATION:

A. *Retention of existing trees:* Existing trees shall be retained unless removal is approved in writing by the city. Where trees are approved by the city to be removed from the project site (or from abutting rights-of-way), replacement of all trees with an acceptable species is required. Acceptable replacement shall be greater in size or equal to the size of the tree(s) removed.

Example: An acceptable replacement for a six-inch (6") caliper tree could be either a new six-inch (6") caliper tree or two (2), three-inch (3") caliper trees.

In all cases, planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.

B. *Damage during construction:* Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Any damaged tree or shrub shall be replaced in accordance with section 5-17-7 of this chapter.

C. *Minimum landscaping:* Existing vegetation which is to be retained can be used to satisfy the minimum required landscaping (staff approval required).

5-17-6: - INSTALLATION AND MINIMUM STANDARDS:

A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.

B. Soil and slope stabilization must result after landscape installation.

C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

E. The minimum acceptable size for evergreen trees shall be six (6) ~~to seven (7)~~ feet balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

F. The minimum acceptable size for woody shrubs is a two (2) Gallon pot.

~~F~~G.All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-17-10: - BERMS:

A. ~~Three~~Four to one (~~3~~4:1) maximum slopes are ~~recommended~~ allowed for berms. ~~Grass that requires mowing shall not be used on slopes steeper than three to one (3:1).~~

B. The height of berms and fences employed as a landscape application shall be measured from the base of the fence ~~elevation of the final grade of the adjacent roadway (measured at the centerline to the top of the proposed berming/fencing and~~ to the highest point~~not exceed city height standards~~.

5-17-12: - BUFFER AREAS; COMMON LOTS; OPEN SPACE:

A. *Materials:*

1. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs and groundcover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.
2. Height requirements shall be accomplished with plant material with a fence or decorative wall.
3. The required buffer area shall result in an effective barrier within three (3) years and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.
4. Chainlink fencing, with slats or otherwise~~, and cedar fencing~~ is prohibited for screening in or adjacent to residential areas.

B. *Major roadways:* New residential development shall be buffered through landscape applications from the adjoining collectors, arterials, or highways according to the city's landscape requirements, to protect residents from roadway activity. This buffer shall be placed

on an individual lot, an easement or in a common open space. The buffer area shall be owned and maintained by a homeowners' association or business association. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility. Landscape placed within the public rights-of-way shall not be credited towards buffer area requirements.

C. *Common area landscapes:* New residential subdivision common area landscapes shall be comprised of the following:

1. Lawn, either seed or sod.

a. All required buffers along classified roads shall be planted with sod.
b. Interior end caps, open spaces, and other approved areas may be planted with seed with prior approval from the planning and zoning director or their designee. All seeded areas shall be mature at time of inspection request.

2. A minimum of one (1) deciduous shade tree per ~~one thousand~~ eight hundred (~~1,000~~800) square feet of site.

3. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.

4. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required ~~so as~~ to encourage creative~~e~~ variety.

D. *Design requirements for ~~residential developments~~open space:*

~~1. A minimum of five (5) percent useable open space per fifty (50) dwellings in residential developments.~~

1. Open space is required for all residential developments* in accordance with the following tables: ~~A minimum of 5% useable open space per 50 dwellings in residential developments.~~

a.

Proposed No. of Dwellings Units	Total % of Required Open Space
~~100 or less~~1 - 6	~~3.0%~~Exempt

~~b.~~

Proposed Number of Dwellings/Units	Total % of Required Open Space**** & *****
~~101 – 150~~7 - 50	7.00%~~4.70%~~
~~151 – 200~~51-100	7.50%~~6.40%~~
~~201 – 250~~101-150	8.00%~~8.10%~~
~~251 – 300~~151-200	8.50%~~9.80%~~

~~301 – 350~~201-250	9.00%~~10.35%~~
~~351 – 400~~251-300	9.50%~~10.90%~~
~~451 – 500~~301-350	10.00%~~12.00%~~
~~501 – 550~~351-400	10.50%~~12.40%~~
~~551 – 600~~401-450	11.00%~~12.80%~~
~~601 – 650~~451-500	11.50%~~13.20%~~
~~651 – 700~~501-550	12.00%~~13.60%~~
~~701 – 750~~551+	12.50%~~14.00%~~
~~751 – 800~~	~~14.40%~~
~~801 – 850~~	~~14.80%~~
~~851 – 900~~	~~15.20%~~
~~901 – 950~~	~~15.60%~~
~~951 – 1000~~	~~16.00%~~
~~1001 – 1050~~	~~16.40%~~
~~1051 – 1100~~	~~16.80%~~
~~1101 – 1150~~	~~17.20%~~
~~1151 – 1200~~	~~17.60%~~
~~1201 – 1250~~	~~18.00%~~
~~1251 – 1300~~	~~18.40%~~
~~1301 – 1350~~	~~18.80%~~
~~1351 – 1400~~	~~19.20%~~
~~1401 – 1450~~	~~19.60%~~
~~1451 – 1500~~	~~20.00%~~
~~1501 – 1550~~	~~20.40%~~
~~1551 – 1600~~	~~20.80%~~
~~1601 – 1650~~	~~21.20%~~
~~1651 – 1700~~	~~21.60%~~
~~1701 – 1750~~	~~22.00%~~
~~1751 – 1800~~	~~22.40%~~
~~1801 – 1850~~	~~22.80%~~
~~1851 – 1900~~	~~23.20%~~
~~1901 – 1950~~	~~23.60%~~
~~1951 – 2000~~	~~24.00%~~
~~2001 +~~	

Example 1 - 340 dwellings = 10.~~35~~00% open space.
Example 2 - 723 dwellings would be ~~14~~12.5~~0~~% required open space.

*The open space table~~s~~ above do~~e~~s not apply to planned unit developments. See KCC 5-7-11.

**~~Subdivisions over one hundred (100) dwellings/units have compounding open space requirements at increments of fifty (50) dwellings.~~

***A portion of the storm retention pond may be considered open space on a case by case basis, if it is determined there is a useable area of a minimum of two (2) feet from the bottom of the retention pond.

~~****A portion of a school site may be considered open space on a case by case basis, if its open to the public after school hours and on weekends.~~A school site is considered open space

~~E. *Design requirement for apartments and/or multi-family developments:*~~

~~1. A minimum of 200 square feet of usable open space is required per dwelling unit.~~

E. *Design ~~considerations~~ options for ~~c~~Commercial ~~d~~Development:*

1. Mulching: Mulch shall be used in all required planting areas. With prior approval, mulches may be organic, including but not limited to bark, soil aid, or rock products, such as "perma-bark" or similar products. Use of mulch, organics or rock, as the exclusive ground cover in required planting areas is prohibited. Mulch may not total more than thirty five percent (35%) of all ground cover. Pea gravel, drain rock, road base gravel, or similar products shall not be considered mulch. All mulch shall be confined by a concrete curb or other approved edging method to prevent mulch migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Plastic weed barriers that are impermeable are prohibited as they restrict water and oxygen to the plants. If approved by the City engineer, mulch used in stormwater facilities may not float. See size requirements for rock below in E-2, of this section.
2. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, installing mulch under and/or around all shrubs and trees.

F. *Alternative method of compliance:*

1. Water Conserving Design: in order to qualify for water conserving designs, the applicant shall demonstrate the following:

a. The design includes water conserving trees, shrubs, boulders, rocks and other ground covers.
b. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.
c. Lawn and turf areas shall not comprise more than fifty five percent (55%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, Buffalo Grass, Blue Gamma Grass, Compact Fescue, Zerilawn, and/or Rhyzomotuous Tall Fescue.
d. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation department "Water Conservation Guidelines".
e. Boulders, rocks and/or other materials to be used as sod substitutes shall be at least a minimum size approved by the design review committee on a case by case basis. Pea gravel, drain rock, road base gravel, or similar products shall not be used.

2. Vegetation Coverage: An exception to F-1-b listed above may be approved by the planning and zoning director for water conserving designs that meet both standards listed below:

a. The design incorporates a variety of water conserving trees, water conserving shrubs, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and
b. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

~~F. *Design considerations for residential developments*:~~

~~1. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.~~
~~2. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.~~

5-17-20: - LANDSCAPING WITHIN RIGHT-OF-WAY:

A. The distance separation from the edge of the roadway pavement to the curb or its alignment, where there is a separation, requires a landscape treatment - see KCC 6-4-2:S. A distance separation of less than ten (10) feet from the edge of pavement to the public curb or its alignment requires an approved landscape treatment to include a non-potable irrigation source located underground. A distance separation greater than ten (10) feet from edge of pavement to the public curb or its alignment ~~requires~~ may allow the remaining right-of-way area to be improved with a rock, or other application treatment acceptable to the ~~city~~ planning and zoning director and the transportation authority with jurisdiction.

B. Landscaping placed in the public rights-of-way shall not be credited towards buffer area requirements (KCC 5-17-12:B).

Section 9: That Section 2, Chapter 4 of Title 6 Kuna City Code be and is hereby amended to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

Note: for amendment purposes, subdivider and developer are intended to be interchangeable words.

For the meanings of subdivision terms or words not found in Kuna City Code section 5-1-6-2, the city staff shall rely upon ~~the "Latest Illustrated Book of Development Definitions", by Moskowitz and Lindbloom~~ the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

A. *Bicycle lanes:* A subdivision shall feature bicycle lanes along its roadways to accommodate bicycle enthusiasts. Sidewalks shall not substitute for bicycle lanes, rather the bike lane shall be included as a feature of the street section or located in a separate easement. Bike lane specifications shall be according to city and ACHD standards.

B. *Cell towers:* Cell tower placement is subject to the provisions of the city's wireless communication facilities ordinance.

C. *Curb and gutter:* Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public ~~Construction~~ Work Construction [ISP~~CW~~WC] or other standards established by the city engineer or Public Works Director.

D. *Driveway and other approaches:* Driveway and other approaches' curb cuts shall be installed according to the city, ITD and ACHD's access management standards. Driveway and other approach placement, alignment, width and apron features shall be designed and constructed

E. According to standards established by the authority with jurisdictional over the subject roadway. The width of driveways and other approaches that are installed in office, commercial and industrial zoning districts, where the city's zoning does not establish a minimum lot width standard, shall be constructed wide enough to accommodate commercially designed driveway entrances accessing the street frontage. All curb returns shall be constructed with a twenty-eight-foot minimum curb return radius.

F. *Fencing:* Fencing shall be installed according to ~~the approved fencing plan~~ KCC 5-5-5. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be ~~a maximum six (6) feet in height (~~measured from base of fence to

the highest point and ~~crest of the road at the location the fences are constructed),~~ permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. ~~Wood and c~~Chainlink fencing ~~are~~ is not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Architecturally designed cedar fences up to 6 feet with metal posts may be allowed with administrative determination approval from planning and zoning director or public works director. Applicant must submit a drawing or sketch with material and concept clearly depicted. Ditch or irrigation fencing shall be determined with input from the irrigation ~~p~~surveyor. Fencing placed along a subdivision's internal pathways shall be of a see-though type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence ~~shall~~ may be placed ~~behind the berm, and under no circumstances, placed~~ on the berm.

G. *Fire hydrants:* Subdivision fire hydrants shall be installed in such a manner as to meet the city and fire district's water supply requirements and according to standards established for the type of fire hydrant installed and the accompanying waterline connection(s). Fire hydrants shall be installed at locations identified by the Kuna Rural Fire District and shown on all of the final approved construction drawings and record drawings. Fire hydrants shall be operable prior to any combustible materials being brought on the subdivision property. Fire hydrants shall be painted bright red [or other prescribed color] and the steamer connection must meet fire district requirements. Where there is the possibility a fire hydrant is susceptible to collision potential, the subdivider may be directed to install bollards for its safekeeping.

H. *Flag lot:* Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

I. *Greenbelt pathways:* Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways

master plan, as adopted by the city council. Greenbelt pathways are subject to design review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ten (10) feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is nine (9) feet wide, upon making findings that this width is not a safety hazard and it is in the interests of the city to allow the narrower pathway width. The greenbelt pathway shall feature lighting bollards at appropriate distances, directional signage and landscape consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2.E. If there are trees located along the waterbody, these shall be reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

Section 10: Severability Provision

10.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 11: Directing the City Clerk

11.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 12: Effective Date

12.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this _____ day of _____, ~~2019~~2020.

CITY OF KUNA

_____

Joe L. Stear, Mayor

ATTEST:

_____

Chris Engels, City Clerk

ORDINANCE NO. 2019-44
CITY OF KUNA
ZONING ORDINANCE AMENDMENT

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

- **MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND**
- **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND**
- **AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND**
- **REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND**
- **AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND**
- **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND**
- **AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and

1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 8, 2019, as required by Sections 67-6511 and 67-6509, Idaho Code, and made a recommendation of approval by the Commission on October

8, 2019 where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 23, 2019, and October 30, 2019 on the Legislative Proposal for Amendments to the Kuna Building, Zoning and Subdivision Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on _____) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.4 It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: That Section 20, Article A, Chapter 2 of Title 4 Kuna City Code be and the same is hereby repealed.

Section 3: Sections 21 through 38, Article A, Chapter 2 of Title 4 Kuna City Code are hereby amended to read as follows:

4-2A-20: - STORAGE:

A. General Requirements: A fenced area shall be provided for each manufactured home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents. Such items shall be stored in the storage area and not be parked beside the manufactured home. The storage area shall contain a minimum of sixty (60) square feet per manufactured home space. The required fence shall be six feet (6') high, sight obscuring and contain a lockable gate.

B. Permanent Storage Building: In addition to the above, one permanent storage building containing a minimum of thirty-two (32) square feet of floor area shall be provided by the owner of the manufactured home park development for each manufactured home space. The building height shall not be less than seven feet (7') nor more than nine feet (9'). It shall have a minimum setback of fifteen feet (15') from adjacent manufactured home spaces and from any public street or highway right of way.

4-2A-21: - WALKS:

A. General Requirements: All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community

facilities provided for park residents. Sudden changes in alignments and gradients shall be avoided.

B. Individual Walks: All manufactured home stands shall be connected to common walks, to paved streets and to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three feet (3').

4-2A-22: - MANUFACTURED HOME STANDS:

The owner or developer of a manufactured home park development shall provide a manufactured home stand for each space. The area of the manufactured home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

4-2A-23: - WATER SUPPLY:

A. Water Distribution System: The park shall use city water and shall be in compliance with the provisions of title 7, chapter 5 of this code. The water supply system of the manufactured home park shall have one meter and shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water by the manufactured home park owner or developer. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in locations approved by the city. The water piping system shall not be connected with non-potable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than thirty-five (35) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the city. The water distribution system shall be designed by a registered Idaho professional engineer. The plans and specifications for the water system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All water service lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

B. Fire Hydrants: Fire hydrants shall be installed and maintained in accordance with safe standards for fire protection and shall not be located more than four hundred fifty feet (450') from any manufactured home stand. All water mains in the manufactured home park which serve fire hydrants shall not be less than six inches (6") in diameter.

C. Individual Water Riser Pipes and Connections: Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position. Water riser pipes shall extend at

least four inches (4") above ground elevation. The pipe shall be at least three-quarter inch (3/4") in diameter. The water outlet shall be capped when a manufactured home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4-2A-24: - SEWAGE DISPOSAL:

A. General Requirements: All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations and must connect to the public sewer of the city and shall conform to all applicable ordinances, rules and regulations of the city.

B. Sewer Mains: All sewer mains shall be constructed in accordance with the rules and regulations of the Idaho public works division. Mains shall not be less than eight inches (8") in diameter with manholes located no more than three hundred feet (300') apart. All mains shall terminate in a manhole. Cleanouts shall not be allowed except on individual service lines. The sewage disposal system shall be designed by a registered Idaho professional engineer. The plans and specifications for the sewage disposal system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All sewage disposal lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

C. Individual Sewer Connections: The connection of each manufactured home, building or other facility requiring sewer to the manufactured home park sewer mains shall be provided by the manufactured home park owner or developer. Each manufactured home stand shall be provided with at least a four-inch (4") diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position. The sewer connection (see definition of sewer connection) [1] shall be laid with a minimum drop of one-quarter inch (1/4") slope per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semirigid, corrosive resistant, absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4") above ground elevation.

4-2A-25: - PLUMBING WITHIN MANUFACTURED HOMES:

All plumbing within each manufactured home shall conform to the minimum standards of the state and local regulations and laws. All plumbing within the manufactured home park shall comply with state and local plumbing standards of the state and local regulations and laws, as well as the city.

4-2A-26: - ELECTRICAL DISTRIBUTION SYSTEM:

A. General Requirements: Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

B. Power Distribution Lines: Main power lines shall be installed underground and must comply with all local and state requirements. All direct burial conductors or cable shall comply with all state and local regulations, with a minimum buried distance of eighteen inches (18") below the ground surface and specially designed for the purpose. Such conductors shall be located not less than one foot (1') radial distance from water, sewer, gas or communication lines.

C. Individual Electrical Connections: The electrical connection for each individual manufactured home shall be provided by the manufactured home park owner or developer and shall conform to the requirements of the electrical code of the state of Idaho.

D. Required Grounding: All exposed noncurrent-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

4-2A-27: - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES:

A. General Requirements: The requirements of this section shall apply to all service buildings, recreation buildings and other community service facilities, including, but not limited to, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas and commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Service Buildings: Every manufactured home park that accepts or accommodates dependent manufactured homes shall provide adequate flush-type toilet fixtures and laundry facilities. In no instance shall there be less than one laundry unit, two (2) water closets, one lavatory and one shower or bathtub for women and one shower or bathtub for men. The foregoing listed facilities shall be the minimum required facilities to accommodate up to twenty (20) dependent manufactured homes. One additional water closet for each sex shall be provided for every ten (10) additional dependent manufactured homes. (Urinals may be substituted for 1/3 of the additional water closets.) One additional lavatory for each sex shall be provided for every ten (10) additional dependent coaches, and one additional shower or bathtub for each sex for every twenty (20) additional dependent coaches. Dependent manufactured homes shall be parked not more than two hundred feet (200') from the service buildings.

There shall be one laundry tray for every twenty (20) dependent manufactured home spaces. One shall be located at least fifteen feet (15') or more from any manufactured home space.

C. Structural Requirements for Service Building and Service Facilities: All structures and buildings shall conform to all applicable ordinances, rules and regulations of the state and city code. All portions of the structure shall be properly protected from destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

D. Sanitary and Laundry Facilities: All sanitary and laundry facilities shall:

1. Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.

2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of floor space served by them. Such openings shall be adequately screened.

3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room. Such opening or openings shall be adequately screened, to prevent insect infiltration.

E. Toilets: Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

F. Illumination of Service Buildings: Illumination levels shall be maintained as follows:

1. Laundry room work area: forty (40) foot-candles.

2. Toilet room, in front of mirrors: forty (40) foot-candles.

G. Hot and Cold Water: Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

H. Heating Facilities: Heating facilities shall be maintained at a temperature of seventy degrees Fahrenheit (70;deg;F) during cold weather, and shall supply a minimum of three (3) gallons of hot water per hour per manufactured home space during time of peak demand.

I. Outdoor Fireplace Facilities: All barbecue pits, fireplaces, stoves, incinerators and cooking shelters and the like shall be so located, constructed, maintained and used as

to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or material burned which emits dense smoke or objectionable odors.

4-2A-28: - REFUSE HANDLING:

The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than one hundred fifty feet (150') from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse and shall conform to the state and local minimum health standards. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them or as set forth by state and local garbage collection regulations. All refuse containing garbage shall be collected at least once a week.

4-2A-29: - INSECT AND RODENT CONTROL:

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the state of Idaho, department of agriculture. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot (1') aboveground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects. Parks shall be so maintained as to prevent the growth of noxious and unsightly weeds, and those which could be injurious to health. Open areas as well as areas about and under the manufactured home shall be maintained free of heavy undergrowth of any description.

4-2A-30: - FUEL SUPPLY AND STORAGE:

A. Natural Gas System: Natural gas piping systems shall, where natural gas is available, be installed and maintained by the manufactured home park owner or developer in accordance with applicable codes and regulations governing such systems. The hookup for each system shall be provided by the manufactured home park owner or developer at the manufactured home stand. Each manufactured home lot provided with piped gas shall have an approved manual shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquefied Petroleum Gas System: Liquefied petroleum gas systems shall be devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition. All LPG piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than five (5) nor more than two hundred (200) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the city council and placed fifteen feet (15') or more from any adjacent lot line.

C. Fuel Oil Supply Systems: All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less than five feet (5') from any manufactured home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

4-2A-31: - FIRE PROTECTION:

Manufactured home parks shall be kept free of litter, rubbish and other flammable materials. Portable fire extinguishers rated for class B and C fires shall be kept in service buildings. Their capacity shall not be less than two and one-half (2 1/2) pounds. Fires shall be made only in stoves and other equipment intended for such purposes. Fire hydrants shall be located within four hundred fifty feet (450') of any manufactured home, service building or other structure in the park. The manufactured home park shall be subject to the city fire prevention codes [1] and authority.

4-2A-32: - RESPONSIBILITIES OF PARK MANAGEMENT:

The person to whom a permit for a manufactured home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article. The park management shall be present during and supervise and be responsible for the placement of each manufactured home on its manufactured home pad and shall, prior to occupancy of any manufactured home, obtain a certificate of occupancy from the public works director. The park management shall maintain

a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park. Fire extinguishers for class B and C fires shall be kept at each service building and community service facility and maintained in good working condition.

4-2A-33: - RESPONSIBILITIES OF PARK OCCUPANTS:

A. General Requirements: Every park occupant shall comply with all applicable ordinances, regulations and rules of the city and shall maintain his manufactured home lot, manufactured home, its facilities and equipment in good repair and in a clean and sanitary condition. Manufactured homes shall be subject to all building, electrical, plumbing, water and sewer codes and requirements.

B. Installation of Utility Connections: Each park occupant shall be responsible for proper installation of all utility connections in accordance with the instructions of the park management, and all applicable ordinances, regulations and rules of the city.

C. Garbage and Trash Disposal: Every park occupant shall comply with the provisions of section 8-1-5 of this code and shall also store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.

D. Pets: Pets shall be prohibited to run at large or to commit any nuisance within the limits of any manufactured home lot. Owners of any animals shall be subject to all applicable provisions of this code relating to dog or animal control [1].

E. Skirting, Porches and Awnings: Skirting, porches, awnings and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

1. The storage area shall be provided with a base of impervious material.

2. Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.

3. The storage area shall be enclosed by skirting.

4-2A-34: - CONFLICTING PROVISIONS; SEVERABILITY CLAUSE:

A. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city, existing on the effective date of this article, the provision which, in the judgment of the city council, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

B. If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect; and to this end the provisions of this article are hereby declared to be severable.

4-2A-35: - NONCONFORMING MANUFACTURED HOME PARKS:

Any manufactured home park which is in existence at the date of the passage of this article shall not be subject to provisions of this article; provided, however, that if any manufactured home park is enlarged, added to or extended after the passage of this article, the entire manufactured home park shall be subject to the provisions of this article.

4-2A-36: - PENALTIES:

Penalties for failure to comply with the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The manufactured home owner, manufactured home tenant, manufactured home park owner, park manager, or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Each offense may be punished by a fine of up to three hundred dollars ($300.00). Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this article or of the Idaho Code.

4-2A-37: - TREES:

The manufactured home park owner or developer shall plant at least one tree for every two (2) lots in the manufactured home development.

Section 4: That Subsection 2 of Section 6, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, private parking areas, structures for habitation, buffer areas along classified roads, endcaps, and the like shall not be included.

Section 5: That Section 5, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

A. *Permit required:* It is unlawful for any person to construct or replace a fence upon any property within the city limits without first having applied for and obtained a building permit to do so and without thereafter complying with all the provisions of said permit with the exception of normal maintenance.

B. *Fences on rights-of-way or easements:* Fences may be permitted to be constructed on public rights-of-way and easements subject to the sidewalk and vision clearance restrictions set forth herein. Permission to construct fences on rights-of-way shall be obtained from the city council and ACHD or appropriate agency. Upon notification from the city, it is the property owner's responsibility to remove fences from public rights-of-way or easements, at the owner's expense, should the city need to utilize any right-of-way or easement for maintenance or construction of any public facility or improvements or if it is determined to be in the best interest of the city, or in the opinion of the city, the fence creates a safety hazard. Fences which constitute structures as defined under this section shall not be permitted upon public rights-of-way or easements.

C. *General requirements:* For the purposes of this section, wall, latticework, screens, hedges and planting shall be considered fences and shall be built and maintained in compliance with the provisions herein.

1. Electric fences and barbed wire fences are prohibited within the city except in those instances where it can be demonstrated to the building official that the use is solely for the containment of animals kept in compliance with city animal control regulations and the fence is not located on the public right-of-way. The building official shall have the authority to revoke authorization for an electric fence or barbed wire fence upon declaration of a finding by him that such fence would be detrimental to public health, safety or welfare or would be potentially injurious to persons, properties or improvements in the vicinity.

2. Barbed wire may be permitted in commercial or industrial zones when used as the top section for security fences, provided barbed wires are a minimum of seventy-two (72) inches above grade and do not project over public right-of-way.

3. No fence shall be permitted on the sidewalk or in a location which may impair the construction of sidewalks.

4. In the event any fence restricts access to or use of established rights-of-way and easements, it shall be the fence owner's responsibility, at his expense, to provide access upon demand of the city or other entitled party.

5. Any fence that exceeds six (6) feet in height must have an approved waiver according to KCC 5-5-5-I.

6. Any fence which restricts access to any utility meter or fire hydrant shall provide a way of access through the fence by a hand gate and remain unlocked.

7. Vision clearance for fences at street and alley intersections shall be as defined in subsection 5-5-2.A of this chapter.

8. All fence heights shall be measured from the base of the fence to the highest point.

D. *Residential districts:*

1. *Interior lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front yard setback to the inside of the existing sidewalk or to the inside of the proposed future sidewalk with a license agreement from the Ada County Highway District, or other appropriate agency who controls use of the public rights-of-way. A fence of seventy-two (72) inches in height may be built behind the front dwelling setback along the property boundary. See illustration 1 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

2. *Corner lots:* Solid or closed non-vision fences to a height of thirty-six (36) inches, or open vision fences to a height of forty-eight (48) inches may be built within the front dwelling and street side yard setback to the inside of the right-of-way line with a license agreement from Ada County Highway District, or other appropriate agency who controls use of the public right-of-way. A fence of seventy-two (72) inches in height may be built along the side property lines adjacent to an interior lot from the front dwelling setbacks. See illustration 2 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

3. *Back-to-back corner lots:* Where two (2) corner lots are back-to-back, with no vehicle access to the roadway adjacent to the side yard of either home, the side yard fence may be solid, or open to a maximum height of seventy-two (72) inches, except within the clear vision sight triangle as identified in subsection 5-5-2:A of this chapter. See illustration 3 attached to the ordinance codified herein and available for inspection in the office of the city clerk.

E. *Commercial or industrial districts:* Fences adjacent to residential areas must be sight obscuring. Fences not to exceed eight (8) feet in height may be located or maintained on any property line except within vision clearance areas. In the case of security fences, when a barbed wire top section is utilized, the eight-foot maximum height limitation may be exceeded by up to thirty (30) inches only by the barbed wire security top section.

Open vision fences to a height of six (6) feet may be built out to the inside of the property line, provided no barbed wire or other security top section is utilized and fences comply with vision clearance requirements for fences to be located at intersections.

F. *Pathway/greenbelt fencing:*

1. Pathway fencing is required.
2. In order to design for crime prevention, the following design standards will be followed:
   a. The use of "see-through" fencing is required, as it provides better visibility from adjacent homes or buildings. If solid fencing is used, it may not exceed four (4) feet in height. Wrought iron, a vinyl four-foot solid with two-foot lattice, or equal quality fence is preferred.
   b. All pathway fencing shall be constructed prior to the issuance of building permits for the subdivision.

G. *Fences required for sight obstruction:*

1. Certain uses are declared and others may be declared in the future by the city to possess characteristics that require sight obstruction in order to preclude damage, hazard, nuisance or other detriment to public health, safety or welfare, or to prevent a materially injurious situation to property or improvements in a given vicinity.
2. Sight obscuring fences, where required by provision of this subsection, shall be of dense coniferous planting or climbing varieties of non-deciduous vines on permanently installed aluminum mesh fencing or solid non-vision-type fencing of such design and material that retains its attractiveness with nominal maintenance.
3. The following uses are declared to require sight obscuring fences: Junkyards, wrecking yards, equipment or vehicle salvage storage yards, trailer parks, auction blocks, lumberyards, RV parks, sanitary landfills, recycling collection stations and temporary recycling collection stations, and any other uses determined to be similar in nature to the preceding uses.

H. *Abatement of unlawful fences:* The following fences are declared unlawful nuisances and shall be subject to the enforcement provisions of title 8, chapter 1 of this Code:

1. Any fence constructed or maintained which is in whole or in part weak, unsafe, or constructed of broken, unsightly, inferior or old worn material of an inflammable nature which may impair the value of the adjoining land.
2. Any fence constructed or maintained for the purpose of maliciously annoying the owners or occupants of adjoining property.
3. Any fence not constructed or maintained in accordance with this section.

I. *Waiver:* If an owner or applicant desires to obtain a waiver from the provisions in this subsection of this title. The special procedure for a waiver from this subsection shall be as follows:

1. The owner or applicant shall file an application for a fence waiver with the city planning and zoning director or their designee. The application shall be provided by the city.

2. Upon receipt of the fence waiver application, staff shall review each application on a case-by-case basis using the following criteria:

   a. *Setback requirements* waiver shall consider the safety and clear-vision sight triangle standards (see KCC 5-3-1) to determine if the application is appropriate.

   b. *Height of fence* waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties.

3. Upon hearing the request for the fence waiver, the planning and zoning director shall either approve, deny, or approve with conditions, the application for a fence waiver. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision.

J. *Appeal:* Any aggrieved party may appeal the decision of the planning and zoning director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

Section 6: That Section 4, Chapter 6 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 7: That Sections 4, 5, 6, 7, 8 and 9 of Chapter 6 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-6-4: - SUPPLEMENTARY CONDITIONS AND SAFEGUARDS:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

5-6-5: - PROCEDURE FOR HEARING NOTICE:

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more

property owners or residents, in lieu of the mailing notice, two (2) additional hearing notices shall be provided.

5-6-6: - ACTION BY COMMISSION:

Within thirty (30) days after the public hearing, the planning and zoning commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the planning and zoning director to issue a special use permit listing the specific conditions specified by the commission for approval.

A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:

    1. Minimizing adverse impact on other development;

    2. Controlling the sequence and timing of developments;

    3. Controlling the duration of the development;

    4. Assuring that development is maintained properly;

    5. Designating the exact location and nature of the development;

    6. Requiring the provision for on-site or off-site public facilities or services;

    7. Requiring more restrictive standards than those generally required in an ordinance.

B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.

C. Prior to granting or denying an application, the commission shall specify:

    1. The ordinance and standards used in evaluating the application;

    2. The reasons for approval or denial; and

    3. The actions, if any, that the applicant could take to obtain a permit.

D. The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided the appeal is submitted to the council within fifteen (15) days from receipt of notification of the commission's action.

5-6-7: - NOTIFICATION TO APPLICANT:

Within ten (10) days after a decision has been rendered, the planning and zoning director or their designee shall provide the applicant with written notice of the action on the request.

5-6-8: - APPEAL TO COUNCIL:

Upon receipt of an appeal from the action of the planning and zoning commission, the city council shall set a hearing date to consider all information, testimony and commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one (1) of the full council.

5-6-9: - HARDSHIP CASES:

The planning and zoning commission may grant a special use permit for retail business use in any residential zone upon a showing that, due to extreme hardship resulting from the physical disability of the applicant, it is impractical for the applicant to operate his or her business elsewhere. No such special use permit shall be granted unless the following conditions have been found to exist:

A. The applicant has a physical disability which prevents the applicant from traveling to a business location outside of his or her residential premises, and there does not exist adequate public transportation for such purpose.

B. All of the standards set forth in section 5-6-3 of this chapter, except subsection 5-6-3.A of this chapter, have been satisfied.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit or when adequate public transportation is available, whichever occurs first. The grant or denial of an application for a special use permit hereunder shall be subject to appeal by any interested party pursuant to section 5-6-9 of this chapter.

Section 8: That Section 2, 4, 6, 10, 12, and 20 Chapter 17 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-17-2: - DEFINITIONS:

BUFFER: A landscape buffer is a combination of physical space and vertical elements; including, but not limited to: Trees, shrubs, berms, fences and/or walls that separate and screen incompatible land uses from one another. A common lot is a lot that is separate from individual building lots. Landscape coverage shall be comprised of one hundred (100) percent organic materials, thus, hardscape materials may not substitute for landscape purposes. All landscaping shall be supported by a non-potable irrigation source, unless the public works director determines surface waters are not available for this irrigating purpose. All subdivision landscape buffers and open space areas

shall be placed on a common lot, owned and maintained by the subdivision homeowner's association (HOA) or business owner's association (BOA), the city shall not maintain nonpublic common lots. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility.

5-17-4: - EXISTING VEGETATION:

A. *Retention of existing trees:* Existing trees shall be retained unless removal is approved in writing by the city. Where trees are approved by the city to be removed from the project site (or from abutting rights-of-way), replacement of all trees with an acceptable species is required. Acceptable replacement shall be greater in size or equal to the size of the tree(s) removed.

   Example: An acceptable replacement for a six-inch (6") caliper tree could be either a new six-inch (6") caliper tree or two (2), three-inch (3") caliper trees.

   In all cases, planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.

B. *Damage during construction:* Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Any damaged tree or shrub shall be replaced in accordance with section 5-17-7 of this chapter.

C. *Minimum landscaping:* Existing vegetation which is to be retained can be used to satisfy the minimum required landscaping (staff approval required).

5-17-6: - INSTALLATION AND MINIMUM STANDARDS:

A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.

B. Soil and slope stabilization must result after landscape installation.

C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

E. The minimum acceptable size for evergreen trees shall be six (6) feet balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

F. The minimum acceptable size for woody shrubs is a two (2) Gallon pot.

G. All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-17-10: - BERMS:

A. Four to one (4:1) maximum slopes are allowed for berms.

B. The height of berms and fences employed as a landscape application shall be measured from the base of the fence to the highest point.

5-17-12: - BUFFER AREAS; COMMON LOTS; OPEN SPACE:

A. *Materials:*

1. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs and groundcover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.

2. Height requirements shall be accomplished with plant material with a fence or decorative wall.

3. The required buffer area shall result in an effective barrier within three (3) years and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.

4. Chain link fencing, with slats or otherwise is prohibited for screening in or adjacent to residential areas.

B. *Major roadways:* New residential development shall be buffered through landscape applications from the adjoining collectors, arterials, or highways according to the city's landscape requirements, to protect residents from roadway activity. This buffer shall be placed on an individual lot, an easement or in a common open space. The buffer area shall be owned and maintained by a homeowners' association or business association. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility. Landscape placed within the public rights-of-way shall not be credited towards buffer area requirements.

C. *Common area landscapes:* New residential subdivision common area landscapes shall be comprised of the following:

1. Lawn, either seed or sod.

a. All required buffers along classified roads shall be planted with sod.

b. Interior end caps, open spaces, and other approved areas may be planted with seed with prior approval from the planning and zoning director or their designee. All seeded areas shall be mature at time of inspection request.

2. A minimum of one (1) deciduous shade tree per eight hundred (800) square feet of site.

3. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.

4. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required to encourage creative variety.

D. Design requirements for open space:

1. Open space is required for all residential developments* in accordance with the following tables:

a.

Proposed No. of Dwellings Units	Total % of Required Open Space
1 - 6	Exempt

Proposed Number of Dwellings/Units	Total % of Required Open Space** & ***
7 - 50	7.00%
51-100	7.50%
101-150	8.00%
151-200	8.50%
201-250	9.00%
251-300	9.50%
301-350	10.00%
351-400	10.50%
401-450	11.00%
451-500	11.50%
501-550	12.00%
551+	12.50%

Example 1 - 340 dwellings = 10.00% open space.
Example 2 - 723 dwellings would be 12.5% required open space.

*The open space table above does not apply to planned unit developments. See KCC 5-7-11.

**A portion of the storm retention pond may be considered open space on a case by case basis, if it is determined there is a useable area of a minimum of two (2) feet from the bottom of the retention pond.
***A school site is considered open space

E. *Design options for Commercial Development:*

1. Mulching: Mulch shall be used in all required planting areas. With prior approval, mulches may be organic, including but not limited to bark, soil aid, or rock products, such as "perma-bark" or similar products. Use of mulch, organics or rock, as the exclusive ground cover in required planting areas is prohibited. Mulch may not total more than thirty five percent (35%) of all ground cover. Pea gravel, drain rock, road base gravel, or similar products shall not be considered mulch. All mulch shall be confined by a concrete curb or other approved edging method to prevent mulch migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Plastic weed barriers that are impermeable are prohibited as they restrict water and oxygen to the plants. If approved by the City engineer, mulch used in stormwater facilities may not float. See size requirements for rock below in E-2, of this section.

2. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, installing mulch under and/or around all shrubs and trees.

F. *Alternative method of compliance:*

1. Water Conserving Design: in order to qualify for water conserving designs, the applicant shall demonstrate the following:

   a. The design includes water conserving trees, shrubs, boulders, rocks and other ground covers.

   b. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.

   c. Lawn and turf areas shall not comprise more than fifty five percent (55%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, Buffalo Grass, Blue Gamma Grass, Compact Fescue, Zerilawn, and/or Rhyzomotuous Tall Fescue.

   d. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation department "Water Conservation Guidelines".

   e. Boulders, rocks and/or other materials to be used as sod substitutes shall be at least a minimum size approved by the design review committee on a case by

case basis. Pea gravel, drain rock, road base gravel, or similar products shall not be used.

2. Vegetation Coverage: An exception to F-1-b listed above may be approved by the planning and zoning director for water conserving designs that meet both standards listed below:

   a. The design incorporates a variety of water conserving trees, water conserving shrubs, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and

   b. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

5-17-20: - LANDSCAPING WITHIN RIGHT-OF-WAY:

A. The distance separation from the edge of the roadway pavement to the curb or its alignment, where there is a separation, requires a landscape treatment - see KCC 6-4-2:S. A distance separation of less than ten (10) feet from the edge of pavement to the public curb or its alignment requires an approved landscape treatment to include a non-potable irrigation source located underground. A distance separation greater than ten (10) feet from edge of pavement to the public curb or its alignment may allow the remaining right-of-way area to be improved with a rock, or other application treatment acceptable to the planning and zoning director and the transportation authority with jurisdiction.

B. Landscaping placed in the public rights-of-way shall not be credited towards buffer area requirements (KCC 5-17-12:B).

Section 9: That Section 2, Chapter 4 of Title 6 Kuna City Code be and is hereby amended to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

Note: for amendment purposes, subdivider and developer are intended to be interchangeable words.

For the meanings of subdivision terms or words not found in Kuna City Code section 5-1-6-2, the city staff shall rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

A. *Bicycle lanes:* A subdivision shall feature bicycle lanes along its roadways to accommodate bicycle enthusiasts. Sidewalks shall not substitute for bicycle lanes, rather the bike lane shall be included as a feature of the street section or located in a separate easement. Bike lane specifications shall be according to city and ACHD standards.

B. *Cell towers:* Cell tower placement is subject to the provisions of the city's wireless communication facilities ordinance.

C. *Curb and gutter:* Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Work Construction [ISPWC] or other standards established by the city engineer or Public Works Director.

D. *Driveway and other approaches:* Driveway and other approaches' curb cuts shall be installed according to the city, ITD and ACHD's access management standards. Driveway and other approach placement, alignment, width and apron features shall be designed and constructed

E. According to standards established by the authority with jurisdictional over the subject roadway. The width of driveways and other approaches that are installed in office, commercial and industrial zoning districts, where the city's zoning does not establish a minimum lot width standard, shall be constructed wide enough to accommodate commercially designed driveway entrances accessing the street frontage. All curb returns shall be constructed with a twenty-eight-foot minimum curb return radius.

F. *Fencing:* Fencing shall be installed according to KCC 5-5-5. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be measured from base of fence to the highest point and permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Chain link fencing is not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chain link type fencing for security related purposes. Architecturally designed cedar fences up to 6 feet with metal posts may be allowed with administrative determination approval from planning and zoning director or public

works director. Applicant must submit a drawing or sketch with material and concept clearly depicted. Ditch or irrigation fencing shall be determined with input from the irrigation surveyor. Fencing placed along a subdivision's internal pathways shall be of a see-though type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence may be placed on the berm.

G. *Fire hydrants:* Subdivision fire hydrants shall be installed in such a manner as to meet the city and fire district's water supply requirements and according to standards established for the type of fire hydrant installed and the accompanying waterline connection(s). Fire hydrants shall be installed at locations identified by the Kuna Rural Fire District and shown on all of the final approved construction drawings and record drawings. Fire hydrants shall be operable prior to any combustible materials being brought on the subdivision property. Fire hydrants shall be painted bright red [or other prescribed color] and the steamer connection must meet fire district requirements. Where there is the possibility a fire hydrant is susceptible to collision potential, the subdivider may be directed to install bollards for its safekeeping.

H. *Flag lot:* Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

I. *Greenbelt pathways:* Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways master plan, as adopted by the city council. Greenbelt pathways are subject to design review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ten (10) feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is nine (9) feet wide, upon making findings that this width is not a safety hazard and it is in the interests of the city to allow the narrower pathway width. The greenbelt pathway shall feature lighting bollards at appropriate distances, directional signage and landscape

consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2.E. If there are trees located along the waterbody, these shall be reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

Section 10: Severability Provision

10.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 11: Directing the City Clerk

11.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 12: Effective Date

12.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this _____ day of _____, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

CITY OF KUNA
PLANNING & ZONING COMMISSION

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	N/A
Commissioner Cathy Gealy	Absent	Jace Hellman, Planner II	N/A
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X	Doug Hanson, Planner I	X

6:00 pm – COMMISSION MEETING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. **CONSENT AGENDA**
   Meeting Minutes for September 24, 2019.
   Findings of Fact and Conclusions of Law for 19-25-DR (Design Review) & 19-13-SN (Sign)
   Findings of Fact and Conclusions of Law for 18-33-DR-A (Design Review) & 18-17-SN-A (Sign)

   Commissioner Damron Motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.

2. **NEW BUSINESS**
   19-26-DR (Design Review) & 19-11-SN (Sign) - Select Development & Contacting, LLC requests approval of design review for an approximately 1,610 square-foot clubhouse, playground, pool and monument sign, within Lugarno Terra Subdivision located on E. Deer Flat Rd, Kuna, Idaho 83634. (APN: S1418346610)

   Doug Hanson: Good evening Mr. Chairman, members of the commission. For the record, Doug Hanson Kuna Planning and Zoning Staff, 751 W. 4th St. Kuna, ID 83634. Billy Edwards requests approval of design review for an approximately 1,610 square foot clubhouse, playground, pool, and monument sign within Lugarno Terra Subdivision located at E. Deer Flat Rd. Staff has determined that this application complies with Title 5 of Kuna City Code and Idaho Code. With that I will stand for any questions you may have, thank you. **C/Young:** Any questions? **C/Damron:** I have no questions. **C/Young:** Have the applicant come forward and state your name and address for the record. **Billy Edwards:** Billy Edwards, Select Development, 1501 E. State Ave. Ste 210, Meridian, ID 83642. Commission members as Doug says we are proposing a clubhouse within the already approved Lugarno Terra Subdivision now under construction. It is 1,610 square feet of conditioned area which includes a community room approximates 20x30, it also includes our realtor office with back rooms for use on the facility. Of the back of the clubhouse we have approximately 1,200 square foot of covered seating area that is adjacent to our pool area. The pool area is encompassed by a wrought iron fence with secure entry and out for our residents of Lugarno Terra, approximately 114 lots there have been approved awhile back, so I will stand for any questions you might have. **C/Young:** Any questions at this time? **C/Damron:** None at this time. **C/Young:** This brings up our discussion. The sign fits in with the building. I have no issues with anything with the sign itself. The same for the building itself, the materials are good in relation to roof. Everything looks good with the elevations and the site plan with the amenities on the other side of the lot for the subdivision and the tot lot and those items. I don't have any issues with anything. **C/Damron:** Just a question on that, is this considered a commercial property or residential as its owned by the HOA? **Wendy Howell:** I don't know that it is considered either, it's open space but as you said the HOA owns it. **C/Damron:** The

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reasons for my concern would be the real estate office, commercial within residential. **Wendy Howell:** After they have sold the majority of the homes that are built it will be removed.

Commissioner Damron motions to approve Case No. 19-26-DR and 19-11-SN with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 2-0.

3. **PUBLIC HEARING**
19-02-OA (Ordinance Amendment) – Open Space and fencing; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:
   - MAKING CERTAIN FINDINGS; AND
   - REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND
   - AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND
   - AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND
   - REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND
   - AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND
   - AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND
   - AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND
   - PROVIDING A SEVERABILITY CLAUSE; AND
   - DIRECTING THE CITY CLERK; AND
   - PROVIDING AN EFFECTIVE DATE.

Wendy Howell: You have all seen this before, from the last ordinance we had some complaints from developers not being able to understand how to come up with the percentages for open space so we went through and did it differently. **C/Damron:** Is there a way that we can within the ordinance make the open space readily accessible? **Wendy Howell:** For the public? **C/Damron:** No, readily accessible for the residents? If they have development, for instance if there a piece of property that develops and there are the railroad tracks and across the railroad tracks is the open space to be accessed, to me that is not a safe access point for somebody. Or if there is an irrigation ditch or something like that, is there a way that we can make within that ordinance say that open space must be readily accessible without dangerous obstacles to preclude them from using it on a readily available basis? **Wendy Howell:** Generally, when we review the subdivision plat and it is discussed in great length. In the case that the obstacle is fairly close, there will be a fence that keeps the kids and adults within the park area. Are you thinking about trying to place it more centrally? **C/Damron:** What I am trying to say is if you have a piece of property that the borderline is cut by the railroad tracks or by the river, then across that is the open space for the property. **Wendy Howell:** Generally, that is not going to happen, if it's across the ***inaudible*** you would need to negotiate that with our park's director. **C/Damron:** But if the developers are not going to do that is there a way that we can write the ordinance so that we could deny approval because of the safety factor of the public or rather housing development to get to that public space. **Wendy Howell:** We could, but we don't want to write it so that we are so strict that we discourage creative development. **C/Laraway:** Remember a couple of weeks age where there was that property at the end of Ardell and the common area was on the other side of the creek with no access from the subdivision, they had to go down the greenbelt into another subdivision to get over a bridge. Is that the connectivity we are talking

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about? **Wendy Howell:** The creek is a flood area so a footbridge will be unable to be placed in every subdivision to access the other side. They would have to compromise. The foot bridge wasn't that far away. Typically, if property is along Indian Creek it is going to be on our Pathways Master Plan which will be dedicated and maintained by the City. **C/Young:** In that particular case that you are referencing the space just to the south of the parcel or the piece of land that was on the far side of the railroad is going to be a future park. **C/Damron:** So, the park and that piece of property are going to merge? How is the City since there is an area of responsibility that belongs to the HOA then the City? Inevitably the HOA is responsible for that piece of property to cut the grass and everything in it. **Wendy Howell:** Not necessarily, if the land belongs to the City our parks department takes care of it. **C/Damron:** Then is it still considered property of the HOA? **Wendy Howell:** Not when it is dedicated to the City. **C/Young:** Since there was an agreement with the City and HOA as part of the staff's conditions of approval then they would work together in that respect. **Wendy Howell:** It could be if there is a continuation of it, so that it is not just that piece. The City may have negotiated that the HOA maintain it until there is connectivity to another area so staff does not need to be sent out for a single area of grass to be cut. **C/Damron:** Playing devil's advocate on that, the builder is building on this piece of property with that inclusive of the property as far as how many houses per acre we zone that as the complete property, that determines the open space. Pretty soon the City takes over that and that's no longer open space. **Wendy Howell:** It is because it is designated a park. **C/Damron:** But it will be dedicated to the City so it is the City's property after that? **Wendy Howell:** It is the City's property after that, but it is still included in the open space. Parks can be dedicated to the City and be counted toward there open space. **C/Laraway:** Now, that piece of property, is it accessible by road? **Wendy Howell:** Are you talking about the one that is across the creek? **C/Laraway:** For first responders, how would they get there? **Wendy Howell:** The property hasn't been planned that far yet. **C/Laraway:** If the City Parks are there what access do we have to those pieces of property? **Wendy Howell:** When it is developed it will be figured out. **C/Laraway:** Are we hoping that some development comes from the west side? **Wendy Howell:** Bobby Withrow the Parks Director is in charge of those things, such as access and planning parks. The proper time to ask those questions is when it is in front of you, how emergency services will have access and at that point they should be able to. **C/Young:** Let the record show that Commissioner Hennis is here at 6:27 pm. Does that answer your questions? **C/Damron:** Mostly, my main concern is looking at the future and the amount of people that are moving in if we have properties that are within an obstacle region such as Indian Creek, a developer will come in buy properties one side and on the other and make open space over here. We design the subdivision say with 5 acres with R-20. So, there are 3 acres on the other side, we have 2 acres on this side and they build that R-20 on 2 acres. **Wendy Howell:** That's not always how it happens. A lot of times they prefer to have open space centralized, but once we see an opportunity to fulfill our master plans, that's when we let the Park Director know to get into contact with the developer and let them know what the requirements are. The other side they wanted to just give that to the City, they didn't want to deal with it. **C/Damron:** I just don't want developers to take advantage of the situation when they read the ordinance and say they can do that with this and put it all over here and then dedicate it to the City so they can get a huge tax write off on it for financial gains. Using our ordinances against us in a situation like that when they find a piece of property that has some kind of obstacle that can't be overcome. **Wendy Howell:** I don't see that being used against us and can be played out in our favor, as it adds amenities to the overall system. **C/Damron:** It does, I can see that and we will end up getting more park from that, but I look at it on the other side when these are coming through for approval we look at a chunk of property that is 3 acres, an acre and a half or 2 acres are cut on the other side of some obstacle may it be a highway, river, or creek and they will build all on one side and eventually dedicate the other side as open space and the City gains. But if there is a 5 acre project of split property, when we approve something like that we are not really visualizing, or rather the public is not seeing it the same way that we do. There could be stacked houses on one side and the city gets the other half of the property, they look at us and go why did you even put that in there? Even when they were approved for so many houses per acre and they have 5 acres to build on so they built 100 houses on two acres. **Wendy Howell:** That is why questions need to be asked at the preliminary plat stage. We see the site plan and or preliminary plat, in some cases the landscape plan to see how they are developing the area. **C/Damron:** What I am trying to get at is if we do this the right way that would give us a reason to say we can't do this because you have too much open here

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and there is nothing across. It doesn't give us any leeway if we pass this like it is, there is nothing we can say to deny them because of the way that the ordinance is written. If we can have a reason to say that doesn't work so that they can't just use that land to meet whatever value we require on it. I'm just afraid that we will get somebody in here that will say we can't deny 30 houses on a half-acre or acre because we are utilizing this other 3 that's on the other side of something, then we are unable to tell them no. **Wendy Howell:** I understand what you are saying, I don't one hundred percent agree because I have the advantage of seeing everything that happens throughout the planning process. In the pre-application meeting we have all of the directors, public works, parks, fire, the chief of police, the school district, the project manager, sometimes multiple planners, sometimes me depending on how big the project is, and the city engineer. I see all of the discussions back and forth and the negotiations that take place, so I don't necessarily feel the same way that you do, but I understand what you are saying. **C/Hennis:** So, in other words, there is a lot of preemptive work that would prevent this. **Wendy Howell:** Right, let's say it wasn't on our master plan and that's not what we want, we will say that you have to do this or move this over here, you need to create pathways in the subdivision for people that live in there and they can figure out what to do with it. These conversations happen before they ever get through to the planning commission. **C/Damron:** Ok, I see what you are saying, I just wanted to see if possible, there was a way that we could give ourselves a reason to deny, maybe if it didn't match the continuity of the neighborhood structure. **Wendy Howell:** Yes, if something like that comes though and its not on the master plan you can question it at that point. It's up to staff to provide you with information if it is on our master pathways plan and you can ask about access and get it clear on the record. **C/Young:** A quick recap for Commissioner Hennis. **Wendy Howell:** The reason that you are seeing this back before you is because we had a handful of developers that could not understand how to compute the percentage of the open space required, thus we now have a large table to answer questions and make it easy for them, as well as for staff. I have not taken this to Council yet because once those concerns were brought to me between the P and Z and the Council hearings, I knew that it had to be brought back here to be heard because it would be a significant change. **C/Young:** With the percentages listed, the total percentage of open space that includes areas of open space and planters and things like that that are required, does that count for the City? **Wendy Howell:** The definition for open space, in the areas substantially open to the site that may be on the same block as a building, the area may include the natural environmental features, water areas, swimming pools, and other recreational facilities that the Planning and Zoning Commission deems permissible. This excludes parking areas, buffers, endcaps, and the like shall not be included. **C/Young:** Ok so they are separate, this is what they have to use for an amenity. I think that we have definitely cleared things up for both sides. It makes it very clear for the developers to see their percentage, they don't have to battle with the grey area. **C/Hennis:** I just remember that we had one recently that was part of the conditions that the open space next to, not in the center. **Wendy Howell:** Any other questions for me? **C/Young:** No, thank you. I think that it's a good change as long as those buffers and areas we mentioned are not included. **C/Hennis:** I don't know what was so hard about the numbers before, they were fine but it makes it easier, I didn't see anything in here that was concerning they are just making everything to be that much more understandable, we have seen how the vagueness can be used against us. This also allows us a tool to be used against them too at times.

Commissioner Damron motions to recommend approval of Case No. 19-02-OA; Commissioner Laraway seconds, all aye and motion carried 3-0.

4. **COMMISSION REPORTS**

5. **ADJOURNMENT**
Commissioner Hennis motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department

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, November 19, 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 - Absent
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
Bobby Withrow, Parks Director
Troy Behunin, Planner I
Doug Hanson, Planner III

2. ***Invocation:*** None

3. ***Pledge of Allegiance:*** Posting of the Colors – Troop 808

4. ***Consent Agenda:*** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:02:29)

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.

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.

A. City Council Meeting Minutes

1. Regular City Council Minutes, November 6, 2019

B. Accounts Payable Dated November 14, 2019 in the Amount $721,035.97

C. Resolutions

1. Consideration to approve Resolution No. R89-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC. FOR THE MEMORY RANCH SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING, STREET LIGHTING AND FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Council Member McPherson moved to approve the consent agenda as published. Seconded by Council Member Christensen. Approved by the following roll call vote:
Voting Aye: Council Members Cardoza, Christensen, and McPherson
Voting No: None
Absent: President Buban-Vonder Haar
Motion carried 3-0-1.

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 continued from November 6, 2019 and Consideration to approve 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) for Indian Creek at Crimson Point Subdivision – Troy Behunin, Planner III ACTION ITEM
(Timestamp 00:03:06)

ACME, LLC, requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).
– Josh Beach, the applicant, will present.

Mayor Stear noted they had opened the public hearing on November 6, 2019 but no one testified. They also had not heard the staff report or from the applicant yet.

Planner III Troy Behunin presented the staff report and stood for questions.

Mayor Stear re-opened the public hearing.

Support: None

Against:

Brandon Carver, 2258 N Glacier Blue Road, Kuna, Idaho 83634, didn't have a problem with the homes being built. His grievance was with how they were being accessed. He asked why it couldn't come through Ardell instead of through his neighborhood. There were a couple dozen small children in the neighborhood and people were already flying through well above the speed limit. He felt it was a safety issue.

Lisa Dugan, 3028 W Navy Street, Kuna, Idaho 83634, was deeply concerned about traffic. She was worried about the number of cars going down a street with 30 children under high school age. They all played on the dead-end street. She asked why the road couldn't go through Ardell. There was a common space that Crimson Point HOA owned and she was sure the HOA would approve removing the three trees on that space at the end of Ardell where the proposed houses would be. She expressed another neighbor of hers was really concerned about punching through Ardell also. It would require relocating the irrigation abatement and that common area but the safety of kids was her largest concern.

Mayor Stear clarified Ardell did not currently go through and the subdivision would not be accessible from Ardell.

Ms. Dougan showed Mayor Stear where Ardell stopped and the open space she was talking about. It was made to be driven on. Crimson Point built it to be an access point to Gainsboro and Rubine.

Neutral:

Tim Eck, 6152 W Half Moon Lane, Eagle, Idaho 83616, owned the property north of the project and wanted to offer his knowledge of the area if Council had questions pertaining to street connectivity and property line locations. His property went to the center line of Ardell so this project wouldn't be able to extend Ardell through their own property. There was the Crimson Point common area, this applicant's piece, and Mr. Eck's piece. When Mr. Eck developed his property, which he anticipated would happen that year, it would connect to the stub street they had going to the north.

Mayor Stear asked if Mr. Eck thought Ardell would eventually go through to that.

Mr. Eck thought it was Rubine that was intended to stub across Ardell and Ardell would terminate into Rubine. Access would be taken through the Ewing property. They had deeded a piece of right-of-way to ACHD about ten years ago. ACHD vacated that right-of-way. He had the ability to modify his entrance off Ardell but it would not continue and create a connection to this project until he created an interior road that would

provide access to their stub street which lined up with his. His plat had been approved for a while but currently Ardell would not stub straight into either subdivision.

Council Member Cardoza clarified ACHD did not have right-of-way all the way to the creek.

Mr. Eck said that was correct.

Rebuttal: None

Josh Beach, 4824 W Fairview Avenue, Boise, Idaho 83706, the applicant, reviewed the request and thanked city staff for all the work they did. He noted they were in agreement with the conditions of approval as listed in the staff report. He reviewed the concerns of the Planning & Zoning Commission regarding parking, a need for an 8-foot asphalt pathway instead of a 5-foot asphalt pathway, and transitions from existing neighborhoods with larger homes. Each lot had four parking spaces and there was 50 feet of right-of-way for street parking. It was ample parking. They were fine with the 8-foot pathway. They placed their proposed larger lots against the existing homes. He asked that any condition that required them to lose several lots be removed as a condition of approval. Lastly, he noted they were comfortable changing to the recommended R-6 instead of their original R-8. All the lots would comply with those dimensions. He stood for questions.

Council Member Cardoza asked if he was looking at conditions 1-12.

Mr. Beach said on the staff report through L they were in agreement.

Council Member Christensen noted the Fire Department responded regarding a secondary access. He asked if there was a secondary access on this that he was missing.

Mr. Beach explained there was an emergency access temporarily going out to Ardell for fire. The road would not be extended but there was sufficient right-of-way for emergency access. However, it would go away when Mr. Eck built his subdivision and another access point was created.

Mayor Stear asked if they had any discussions regarding pushing Ardell through.

Mr. Beach replied they had spoken with ACHD several times. The Planning & Zoning Commission also continued them one hearing to get additional answers. In the minutes there was a large paragraph where Mr. Behunin explained why Ardell would not be extended.

Council Member McPherson asked Parks Director Bobby Withrow if the developer decided to give the City the portion of land on the west side of the creek in the future was it accessible.

Mr. Withrow replied the City did have another parcel of land on the west side around Crimson Point and it would connect. There would also be a foot bridge.

Mayor Stear was still trying to understand why Ardell could not go all the way through.

Mr. Behunin explained the history of why it was decided in discussions between developers, city staff, and ACHD that it would be better to not extend Ardell all the way through.

Mayor Stear asked about emergency access barricades.

Mr. Behunin believed there would be a barricade or two and it also wouldn't look like a road. There would be no sidewalk as well.

Council Member Christensen was still confused about how this subdivision and the subdivision to the north would connect to alleviate traffic concerns.

Mr. Behunin explained the property to the north was a future subdivision of 250 homes that would start the next year. It would access Navy Street anyway because City Code had a "to and through" policy. Developers were required to provide connections to undeveloped parcels for safety reasons, service reasons, and emergency reasons. Thistle Drive was approved by City Council as a connection to the parcel to the north. It would connect into Thistle Drive and snake through Indian Creek Subdivision and then connect to Arroyo Vista. Realistically it was either Arroyo Vista connected directly to Thistle Drive or Indian Creek Subdivision connected to Thistle Drive and then connected to Arroyo Vista.

Mayor Stear said it looked like the access would connect through the subdivision to the north.

Mr. Behunin replied it would and then in the lower south east corner of Arroyo Vista there would be a connection to Ardell. People would be able to access Ardell without having to use Navy Street. However, people would also be able to access Crimson Point and Arroyo Vista through Indian Creek. As soon as the second connection point was established, accepted, and approved the emergency access would no longer be needed.

Council Member McPherson asked to be reminded of what they would do with that access once it was abandoned.

Mr. Beach, the applicant, reviewed the connections on a map and explained they would put a fence up when that access was removed.

Mayor Stear stated for the record the map Mr. Beach showed them was quite similar to the pathways master plan in the packet but not exact.

City Attorney Bill Gigray stated, in regards to how the City addressed their interest in the emergency access, it depended on how it was noted in the legend; if it referred to it as an easement or a right-of-way; if it was dedicated to the public or if it was retained by the applicant and owner of the property and maintained by the HOA.

Mr. Behunin informed Council in the preliminary plat proposed by the applicant it was distinguished as a temporary emergency access. There was no dedication of public right-of-way. Council could condition that specific language if they were not satisfied with the temporary emergency access language.

Mayor Stear thought it should always be emergency access.

Public Works Director Bob Bachman felt the building permit process would make that unnecessary. They wouldn't issue a building permit on that until all the other issues were resolved so it would stay an unbuildable lot until connectivity was met.

Council Member Cardoza asked what the green space in the north east corner of the map on page 139 of 287 in the packet was.

Mayor Stear replied he was looking at the north east corner of the emergency access.

Council Member Cardoza was wondering why the north east corner couldn't be access to Ardell. It would incur moving lot 16 but it would give an exit onto Ardell if it was possible.

Mayor Stear didn't know what they could negotiate for that and it would change the way they did their subdivision.

Council Member Cardoza thought it would alleviate some of the traffic. He didn't know if Mr. Eck could incorporate it into his subdivision in that section of land.

Mayor Stear thought it would make sense but he referred back to Mr. Behunin's review of the discussions from years ago when they thought it wouldn't be needed. Now it would take acquisitions of lands and more.

Council Member Christensen brought up the letter from the school district that was in the packet. Capacity wasn't a concern for this development. It was just important to keep school capacities in the forefront as they looked at these things.

Mayor Stear also appreciated the comments as well. He noted he talked to the school district about the 2% growth rate. It was explained there were more retired folks moving here and younger people were having less children so numbers were different than they used to be. That was why they were experiencing 2% even though Kuna over all was growing faster than that.

Council Member Cardoza noticed their calculation was .65 students per household which was the Ada County standard. He thought it would be interesting to find out if Kuna held to that calculation as a city.

Mayor Stear said they would check into that demographic but he thought Kuna was actually lower.

Council Member Christensen appreciated the numbers and Mayor Stear talking with the school district about it. It really helped him. Demographic wise Kuna had the highest percentage of the 24 to 35 population ratio. He also thought it would be interesting to find out about the demographic Council Member Cardoza brought up.

Council Member McPherson moved to Approve 19-08-AN (Annexation) and 19-04-S (Preliminary Plat) with the conditions of approval from Planning & Zoning and the Findings of Fact, Conclusions of Law and Order of Decision as presented in the packet and close the public hearing based on the approval from all the applicable entities, staff report, Planning & Zoning recommendation, and compliance with the current comprehensive plan. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

B. Public Hearing and Consideration to approve Ordinance No. 2019-44 – Wendy Howell, Planning & Zoning Director and Bobby Withrow, Parks Director ACTION ITEM *(Timestamp 00:54:43)*

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

- MAKING CERTAIN FINDINGS, PURPOSES AND ORDINANCE ENACTMENT HISTORY; AND
- REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 21 THROUGH 38, ARTICLE A, CHAPTER 2 OF TITLE 4 KUNA CITY CODE; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 KUNA CITY CODE MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND
- AMENDING SECTION 5, CHAPTER 5 OF TITLE 5 KUNA CITY CODE MAKING TECHNICAL CORRECTIONS REGARDING THE GENERAL REQUIREMENTS OF FENCE REGULATIONS; AND
- REPEALING SECTION 4, CHAPTER 6, TITLE 5 KUNA CITY CODE; AND
- AMENDING AND REDESIGNATING SECTIONS 4, 5, 6, 7, 8, AND 9 OF CHAPTER 6 OF TITLE 5 KUNA CITY CODE; AND
- AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 OF KUNA CITY CODE MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND
- AMENDING SECTION 2, CHAPTER 4 OF TITLE 6 KUNA CITY CODE PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR

DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASUREMENT OF FENCE HEIGHT AND LOCATION OF FENCING; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Planning & Zoning Director Wendy Howell reviewed the proposed code changes regarding fencing and explained the reasons for those changes. She noted a couple additions for the definition of open space. She read the definition and asked to add to the last sentence, the words "private" before parking areas and add "ALONG CLASSIFIED ROADS" in caps before buffer areas. She turned the presentation over to Parks Director Bobby Withrow.

Mr. Withrow reviewed the proposed open space requirements for new developments coming into the city, how staff worked out those requirements, and the benefits to the community as a whole.

Ms. Howell added, for clarification on fencing, the actual code would read "from the base of the fence to the highest point".

Mayor Stear opened the public hearing. He was not sure what to do with the signup sheet. Someone had listed a bunch of names, which weren't even names, and no addresses. It appeared someone was trying to pull a funny and get extra time to testify and, instead of asking for it, was mocking the Council. He asked for legal's comment on that.

City Attorney Bill Gigray stated he was aware of some email traffic between Mr. Bower, who represented Mr. Eck who was signed up to testify, and the City Clerk where he inquired about testimony. City Clerk Chris Engels replied to the email, stating there was a rule under Administrative Rules for Hearings that persons wishing to address the council had three minutes but there was also a procedure under Administrative Rules for Hearings to extend for additional time. He explained the procedure and said Mr. Bower, on behalf of Mr. Eck who wished to address the Council, could make the motion stating the basis and reason for the motion, clarify what the signup list was about, the amount of time they were requiring, and what they were wanting to do. Council could then consider if there was merit and ask for a vote. He stated, for the record, Ms. Engels gave them the correct information regarding the rules.

Jeff Bower, 601 W Bannock Street, Boise, Idaho 83702, said they meant no disrespect with the signup list. He explained the names on the list were 17 LLCs owned by Mr. Eck that collectively owned approximately 1,000 acres in the city of Kuna. This ordinance, particularly the open space, had very large ramifications for those 1,000 acres. They were asking Council to grant Mr. Eck nine minutes to speak. He and Ms. Sotro would seat their time in opposition. Mr. Eck had a slide show and a narrative prepared. They could read Mr. Eck's narrative but it would be clunky. If they granted this motion it

would be just Mr. Eck and it would be a clear testimony. He said again they meant no disrespect with the list.

Mayor Stear said he certainly took it as disrespect. They were making a mockery of the Council and their procedures.

Mr. Bower apologized. He had spoken to the City Clerk and City Attorney to notify them this was what they would be doing.

Mayor Stear asked if Mr. Eck was going to ask for the extra time or if he was doing that now.

Mr. Bower said he was asking for that now.

Council Member Cardoza asked if they could apply the motion to all present.

Mr. Gigray said they would vote on one motion at a time or, if they would entertain an amendment to the motion, they could articulate to the party making the motion what they would entertain and support. They could grant the motion and then he could move, as a Council Member, to suspend the rules for everyone else who wished to testify in order to grant the same relief.

Mayor Stear asked if all the other 17 names were coming off. It seemed ridiculous to give more time for one when they were going to keep coming at them. He didn't get this game.

Mr. Bower said there was no game. He, Ms. Sotro, and Mr. Eck would each have three minutes to testify. They were simply asking to consolidate that. He apologized for this taking so long.

City Clerk Chris Engels, for the convenience of Council, explained and read the code that had been referenced.

Council Member Cardoza was only concerned that, if they made an exception for one, it should be extended to all.

Mayor Stear said anyone could make the same request.

Council Member Christensen thought they had this code and these standards they held to for as long as he could remember and they were there for a reason. It left a door open to suspend these rules every single public hearing. He was concerned about the precedent they would be setting.

Mr. Bower stated it was their intention to save time. He apologized and withdrew his request. He would start to read Mr. Eck's narrative and they would swap out. He handed out some materials and his testimony was started.

Support: None

Against:

Jeff Bower, 601 W Bannock Street, Boise, Idaho 83702, began reading a narrative by Tim Eck. Mr. Eck fully supported the City implementing open space requirements that would benefit the City and its residents. He did not believe this ordinance benefitted either as written. On February 5, 2019, the City adopted Ordinance No. 2019-04 changing what uses were allowed in a C-1 zone. The key issue at that time was what would be allowed in a commercial zone. Additionally, that ordinance implemented the City's first open space requirement. It set a minimum requirement of 5% usable open space per 50 dwelling units in residential developments. That did not work. As soon as it hit 500 units it would be at 50% open space and no one wanted that. They were there to figure out what to do to replace that. This was a tiered approach. He said page 228 of the packet showed what the tiers were. They tried to summarize that on page one of their hand out with the excel spreadsheet. This ordinance was the second attempt. Earlier in June of that year, an ordinance to change open space requirements was heard by Planning & Zoning. Due to ambiguity in the text it was rejected and never heard by Council. The proposed ordinance formula required increased open space with no cap as proposed projects added more units. As a result, there became an outrageous amount of open space required for larger projects. This ordinance treated smaller projects or land owners different than larger projects or land owners. The variation was huge. A small project could require only 3% open space whereas a large project could require 24% open space. For comparison, Meridian only required 5% open space for large lot developments and 10% for all other developments. Kuna would be 140% greater than that. Mr. Eck, who owned approximately 1,000 acres in Kuna, wondered how this plan or formula was developed. When the City updated the comp plan there was over a year of studies, surveys, input from the public, businesses, and developers, workshops, ect. He believed the open space requirement was just as significant a decision yet there was no involvement with the community, specifically owners of land that might be developed.

Tim Eck, 6152 W Half Moon Lane, Eagle, Idaho 83616, apologized. He had not intended for the signup sheet to be taken in that direction. He had just wanted to show the number of entities he was representing; his own and others who had asked him to speak on their behalf. Mr. Eck continued where Mr. Bower left off. To his knowledge, there was no economic study completed to understand the effects of the open space calculations. This needed to be studied because it would have significant impact on the economics of the city and the cost of homeownership in Kuna. Requiring such large areas of open space would dramatically increase the price of building lots in the City. He estimated up to 60% or $40,000 to $60,000. This was due to the higher cost of land resulting from the total land cost only being applied to the land receiving dwellings, running utilities through and around open space, and developer costs to install open space landscaping. If a project required 24% open space, he calculated the homes could cost $200,000 more or higher for the same product. Prices would exceed Meridian's and maybe even be equal to Boise's. An economic study was also important because this

open space ordinance would cost homeowners millions in additional HOA assessments to maintain large open spaces. Lastly, this ordinance would dramatically affect the City's tax revenue because common area and open space were not accessed by Ada County. Thus, in a 2,000-unit development approximately one quarter of the area would not generate tax revenue for the City. The proposed ordinance was also biased against large developments of landowners. The City's ordinance should treat landowners equally and fairly. The proposal also created more open space for less dense projects which made no sense. As projects got denser, there should be more open space. Meridian's code recognized this. Mr. Eck presented 7 examples showing the bias towards larger developments. These examples were also part of his exhibits.

Brittany Sotro, 1857 W Oakhampton Drive, Eagle, Idaho 83616, continued Mr. Eck's narrative. The staff memo justified the calculations to satisfy goals in the Comprehensive plan. First, the comp plan was only a guide. Second, Goal 2.B. of the comprehensive plan had the goal of one acre of parks and public gathering space per 80 residents and recognized the park impact fee introduced in August of 2016 to acquire, improve, and maintain parks to achieve this goal. As a comparison, Eagle required one acre for 303 residents and Meridian required one acre for 329 residents. Mr. Eck wanted to know why Kuna would need 411% more than Meridian and 378% more than Eagle. Residential open spaces; not public parks. All of this open space would be owned and maintained by the HOA. It would be private and for the exclusive use of members. The general public would not be allowed to access or use this land. The City could acquire ownership but would also get the maintenance costs. They asked what it would cost the tax-payers to maintain this enormous amount of open space. Mr. Eck believed the maintenance of parks conceivably as large as 247.8 acres per square mile would bankrupt the City and asked if it would bankrupt a city what would it do an HOA. An HOA with a net annual assessment of $400 per year would see their assessments go up to $400 per month if they had to maintain this open space. Again, they were in favor of a reasonable open space plan and respectfully requested the City Council reject this ordinance and instruct staff to reassess the open space calculations. They suggested this process include public involvement from the residents, developmental community, and all landowners. It should also include an economic study to obtain an understanding of the cost to landowners, cost to developers, cost to HOAs, and the loss of tax revenue to the City. Then they should formulate an open space plan accordingly.

Mr. Bower, Mr. Eck, and Ms. Sotro stood for questions.

Dave Yorgason, 14254 W Battenberg Drive, Boise, Idaho 83713, a local land developer representing the Building Contractors Association of Idaho, had a couple comments. He referenced the letter submitted on behalf of BCA. They would have submitted it sooner however their board meeting was Thursday night so it couldn't be submitted in time to go in the packet. Instead it was turned in on Friday for Council's reference. It was his experience as a developer that they wanted adequate and proper amounts of open space. The challenge was what that amount should be. He had not done any coordinating with Mr. Eck and his team. He saw some of their numbers. It was very thorough but he was coming at it from a different approach. He was concerned about too much open space,

specifically, in the larger type developments. If the HOA dues were too high, it was his experience, as soon as the developer left one of the first actions of business for the residents who became in charge of the HOA was to slash the maintenance of the common areas so they could afford the HOA budget itself. Typically, 80% to 85% of the HOA budget was based on landscaping. He had sat on committees with the City of Meridian and the City of Eagle to help draft their open space ordinances. He didn't know where the City of Kuna was at or the history but he was offering his help if they would like him to work with city staff. He had spoken with Mr. Withrow and he appreciated the approach as it was explained to him. He appreciated the need for more open space with higher density. With lower density, frankly, the bigger the backyard the less need for open space throughout the development. That was his experience over the past 25 years. He often saw cities craft their open space ordinance based on density and zoning. He recognized the City was trying to achieve a decision. His primary concern was when striving for those larger numbers of lots with over 20% open space required, that was a pretty big number. Likewise, 3% seemed pretty small to him. If that was what the City wanted, he would support that. He was offering his support to the City's goals and objectives and, if they wanted to pull it back and work collaboratively, he would support that too. He stood for questions.

Josh Beach, 4824 W Fairview Avenue, Boise, Idaho 83706, stated most of the discussion had been about open space. He echoed those concerns. He had worked as a planner for the last 10 to 12 years and getting input from stakeholders was crucial to making sure they weren't making a mistake when writing the ordinance. There were other spots in the ordinance where he thought input should be received from other agencies, specifically relating to 6-4-2, the requirements for public improvements. Bicycle lanes was not specific enough to know what street sections would require a bike lane; local streets meaning all local streets or collector streets or arterial streets. Pulling this back for input would go a long way in getting this ordinance where it needed to be to make these things achievable. He stood for questions.

Mayor Stear had a couple of letters to read in. He asked if Mr. Yorgason's testimony was in representation for Dan Richter and if he needed to read that letter into the record.

Mr. Yorgason replied he did represent BCS Southwest Idaho and Mayor Stear would not need to read the letter. He had already referenced the HOA concerns.

Mayor Stear read a letter from Timothy Gordon, 1206 N Black Cat Road, Kuna, Idaho 83634, into the record. He fully supported open space and parks and the value they brought to the community. He had read Tim Eck's testimony and, given the detail of that testimony, thought it would be prudent to table the ordinance to take a second look at the issues he addressed. He thanked Council for their consideration of his thoughts and input.

Mayor Stear read a letter from Don Newell. Mr. Newell had developed the Kuna Market Place and Ashton Estates. He had also developed in many markets in other states. He felt the proposed open space requirements being considered were the most aggressive

and egregious he could remember. He was concerned about the ramifications, if park fees were adequate, HOA dues, and communities affected by this. He believed the stakeholders and the City would welcome a vetting and dialogue of this proposed policy prior to its implementation.

Mayor Stear said that was all of the public testimony but he did have a letter from Council President Buban-Vonder Haar if Council was ready for thoughts.

Council Member Christensen asked Mr. Withrow to explain again how they came up with percentage numbers.

Mr. Withrow stated staff had a rebuttal and asked if they could present that first.

Neutral: None

Rebuttal:
(Timestamp 01:34:41)

Planner III Troy Behunin stated earlier that year Council approved a city-wide goal of one acre of usable open space per 80 people in the city. It was important to remember that was a city-wide goal. They had not had a goal in the city for open space for anything for as long as he could remember but that goal was approved by Council earlier that year. They had heard requests repeatedly from citizens, the school district, sporting groups, the Commission, and this Council for more open space for a number of years. It was a main concern of the citizens. This was a response to those requests. If they maintained the status quo they would never reach that goal of one acre per 80 people. With Kuna having the lowest average age in the state of Idaho, it would bring a lot more kids. They were already behind in providing open space for sporting events and things like that. Something they really tried to focus on was not just asking that this be provided, improved, and dedicated to the City. There was a reimbursement program. If the requirements of the parks and rec code for open space were met and it was dedicated to the City of Kuna, the HOA would not be responsible for the cost of maintaining the space. It would be the City's responsibility. He had just re-confirmed with Parks Director Bobby Withrow the City was able to provide the same services the citizens expected over these green spaces at a much lower cost. It was staff's opinion the City could maintain these areas as they were provided. A chief complaint they had was open spaces being closed off. Kuna had a beautiful creek and a subdivision actually put up a sign saying keep out. If you aren't an HOA member stay out. It did limit access. That was one of the biggest reasons for this; ensuring connectivity throughout these places and from subdivision to subdivision as well as promoting a healthy lifestyle. It wasn't about the developer giving them everything. It was about working together to achieve these goals. Staff compiled a list of subdivisions from the last three years and found, with the exception of one subdivision, every approved subdivision didn't even come close to 160 acres. A number of these subdivisions already met this proposed legislation. In order to get a more accurate comparison, there had only been one project in the history of all applications for Kuna that met that threshold. There was one other that

would come before Council soon. Staff took this list, which was being handed out to Council, and compared the same acreage with different zones. That was the only way to get an accurate comparison. Mr. Behunin explained how that worked. While it did appear that open space was heavy as a project grew but was a lot smaller with smaller developments, staff found there was actually a sweet spot. By and large, 9 out of 10 applications that came to Kuna were between 151 and 450 homes. That was historical data. That meant on average there would be about 10% to 11% open space. If Council decided they only wanted to provide 10% open space across the board the goal of one acre per 80 people would never be met city-wide. It would be met for a development but not city-wide.

Council Member Christensen stated his earlier question had been answered by Mr. Behunin. He appreciated staff showing Council this and the chart break down.

Mayor Stear read the letter from Council President Buban-Vonder Haar. She apologized for being absent due to illness and thanked Council for letting her submit some written comments to be read into the record. She was concerned that the standards proposed for smaller unit developments did not seem to hit Kuna's one acre per 80 residents standard, while those proposed for much larger developments exceeded the standard, sometimes coming close to doubling it. This could have several unwanted impacts. First, the City appeared to be incentivizing smaller developments, which would likely have smaller open space areas which would remain the property of the HOAs and not be open for community use. Second, the City couldn't control whether developers pursued large or small projects, so if they skewed the open space requirements so that large-scale projects "make up for" the lesser requirements for small scale projects, they would run the risk of having an overall impact of not meeting the one acre per 80 residents goal. As noted on page 2 of the memo in the packet, the ordinance amendment implemented earlier this year had the problem of creating not enough open space in some developments and too much in others. She was concerned what was proposed would replicate that problem.

Council President Buban-Vonder Haar said in light of some of the expressed concerns with the proposed changes to the open space requirements, and the fact that she had questions about whether the current proposal effectively met Kuna's stated goal of one acre of open space per 80 residents, she proposed they table the section of this ordinance dealing with open space and schedule a workshop so they could more fully explore the City's goals, how various approaches might meet those goals, and the strengths and weaknesses of each approach. Just as there was already an attempt to revise the open space requirements which was ultimately found unworkable, the City needed to look at this more closely so they could get it right and not have to continually revisit the issue. The portions of the ordinance she recommended tabling were 5-1-6-2 and 5-17-12.

Council President Buban-Vonder Haar also had some edits for 6B, pg. 26 of 63. Section I(2)(b) read "*Height of fence* waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties." It should instead read "*Height of fence* waiver shall only be considered

when the grade between two lots has a difference of two (2) feet or more and the request is made by the owner of the lower of the two properties."

Council President Buban-Vonder Haar had edits for 6B, pg. 30 of 63 as well. Section D should have a comma after the word "burlapped" and Section E should have a comma after the word "feet," and a comma after the word "burlapped."

Mayor Stear said that concluded Council President Buban-Vonder Haar's comments and asked if there were any questions.

Mayor Stear asked, if a 640-acre development came, wouldn't it come under a PUD.

Mr. Behunin replied they only had one project of that size come in. The prospect was always there but there were fewer and fewer large parcels with that much land under one owner that was contiguous. There were a couple of cases where that happened but, to answer the question, part of the goal was to encourage PUDs. Perhaps they needed to revisit the PUD ordinance as well.

Mayor Stear asked what the odds were of a developer platting all of that at the same time.

Mr. Behunin replied it would never happen. There would be multiple phases but not at one time.

Mayor Stear asked Mr. Withrow about the 3% on smaller developments.

Mr. Withrow explained, when they were looking at it, they sort of reverse engineered it from a couple subdivisions they liked. They were at 2.5% on developments with 100 or less. If Council wanted to raise the percentage on the smaller ones, they could.

Council Member Cardoza noted on page 14 of 63 it said the Kuna City Council, pursuant to public notice as required by law, held a public hearing on October 23, 2019, and October 30, 2019. He said he wasn't there if it was a public meeting.

Planning & Zoning Director said it was with the Planning & Zoning Commission and those were the notifications that went out.

Council Member Cardoza asked if there was a public notice on October 8th.

Ms. Howell replied October 8th was the Planning & Zoning hearing. October 23rd was one of the notifications in the paper and October 30th was the second notification in the paper for the City Council public hearing.

Council Member Cardoza asked if there had been open public discussion on this legislator where most of the developers in the Kuna community had been notified.

Ms. Howell responded they had discussed it in pre-plats and handed out to some of the planners, engineers, and representatives a copy of the proposal.

Council Member Cardoza asked if any responded.

Mr. Behunin stated they had a number of discussions with a number of developers and he believed the letters in the packet reflected their comments and concerns but they had not received anything else.

Council Member Cardoza appreciated what staff had done but wondered, given how much work they had put into this, if they should open this up to a private meeting between staff and builders. It was important that there be coordination and there seemed to be some animosity out there.

Mr. Behunin said staff would do whatever Council directed. They would just have to consider that meeting would come to an impasse as well. He thought a workshop with Council might work. He wasn't sure what Council wanted to do in terms of stakeholders.

Council Member Cardoza said he was confused by the opposing presentations just from that night. There seemed to be some arbitration between the organizations.

Council Member Christensen felt the numbers presented by both sides aligned and made sense with what the City was trying to achieve and the developers' concerns. He thought the time and effort put in by staff and the data they presented squared away with where the City was coming from and why. Looking at that, it was clear to him they had a clear idea of what they wanted with open space. He didn't know what benefit there would be to opening it up to a workshop. The data wouldn't change.

Mayor Stear said, in his opinion, they put a lot of time and effort into this. His only question was if staff was comfortable with the 3% on smaller projects. He wasn't sure on that one but everything else seemed to make sense and fall in line with the comprehensive plan and addressed some of the issues they had heard over the past few months.

Mr. Withrow replied that had been tricky for them too. They could move it up to 4% and keep going with their table. They could also cap it at 1500. Any houses after 1500 would still be 20% and there wouldn't be any 24% developments. He was comfortable with 3%.

Council Member McPherson said this was a lot to read; staff's numbers and the opposition's numbers. He tried crunching numbers based on his subdivision; amount of ground, houses, HOA dues, the cost to maintain it, and all good factors when looking at this. They certainly didn't want a bunch of property turned over to them that other tax-payers then had to help pay for. He didn't care what Meridian or Eagle had for open space. This was the City's vision for what was needed; whether it was right or wrong.

Council Member Cardoza was kind of on the motion for tabling this and Council President Buban-Vonder Haar mentioned tabling part of it in her letter as well. He was hesitant for part of it but in full support of part of it as well.

Council Member Cardoza stated he hadn't seen this much input from the community; though this was not the direct community but the building community. There was obviously interest in Kuna's open space. Before voting on something like this he would like more input from the community, whether it changed staff's direction or not, there still might be some fine tuning that could make things more congenial. There had to be a happy meeting place. It sounded like the building facilities weren't aware of this. It might be their fault and not the City's but the City should still listen to their arguments. The City should maintain their openness.

Council Member Christensen still wasn't sure what more would come from having more back and forth.

Council and staff discussed public input and whether or not to table the public hearing for more input from the building community.

Mayor Stear reminded everyone this was an ordinance so it could go for the three readings and changes could be made to it before the next reading.

City Attorney Bill Gigray suggested they continue the public hearing if there were going to be any substantive changes.

Mayor Stear suggested they make the text changes recommended by Council President Buban-Vonder Haar, they leave the public hearing open, and come back for a second reading. He asked if there was anything Council wanted looked at or specific things they could put in writing.

Council Member Cardoza had some questions he would direct to Ms. Howell and Mr. Withrow.

City Clerk Chris Engels reminded Council, due to the holiday, there was an early cut off date for the upcoming agenda. She suggested they postpone to the December 17, 2019 Council Meeting. It would also give more time to collect input as well.

Council discussed which date to continue the public hearing to.

Ms. Howell suggested moving it to January. It would give the public additional opportunity for input; especially considering the holidays.

Council discussed a possible January date.

Council Member McPherson moved to continue the Public Hearing for Ordinance No. 2019-44 to the City Council Meeting to be held on January 7, 2020 with

testimony from staff and public written testimony. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

7. *Business Items:*

A. Consideration to approve 19-03-TE (Time Extension) – Doug Hanson, Planner I ACTION ITEM
(Timestamp 02:25:01)

A Team Land Consultants is requesting time extension approval for Rising Sun Estates Subdivision Preliminary Plat (Ada County Assessor Parcel No. R0615250650).

Planner I Doug Hanson presented the staff report and stood for questions.

Council Member McPherson moved to approve 19-03-TE (Time Extension) for Rising Sun Estates. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

B. Consideration to approve $40,000 from contingency for IT upgrades – Jared Empey, City Treasurer ACTION ITEM
(Timestamp 02:26:44)

City Treasurer Jared Empey read his memo included in the packet. He gave some more background on the request and stood for questions.

Council Member McPherson moved to approve $40,000 from contingency for IT upgrades as listed by City Treasurer Jared Empey. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

C. Consideration to approve $50,000 from contingency for City Hall expansion – Bob Bachman, Public Works Director ACTION ITEM
(Timestamp 02:32:40)

Public Works Director Bob Bachman presented the proposed City Hall expansion. He explained the need for it and stood for questions.

Council Member Cardoza asked if it would be better to switch the Human Resources Office with the storage area so storage would be between Human Resources and the City Clerk.

Mr. Bachman's only concern with that was then Planning & Zoning would have to go through the Human Resources Office every time they needed to get to storage but the layout was open for suggestions and modifications. It was just a basic concept.

Council Member Cardoza said Human Resources would have to go through storage to get anywhere.

Mr. Bachman explained the storage area was an open corridor. It would be like walking through a hallway.

Council Member Cardoza had safety concerns regarding all the exterior doors.

Mr. Bachman said they would all be secured and on the alarm system with the magnetic locks. He thought it would actually be safer for City employees to have more passive egress in case of emergencies.

Council Member McPherson moved to approve $50,000 from contingency for City Hall expansion. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

Council took a two-minute recess.

D. Request for authorization to proceed with advertisement and bidding of Kuna Downtown Revitalization Phase II – Chris Engels, City Clerk and Bob Bachman, Public Works Director ACTION ITEM
(Timestamp 02:37:00)

Public Works Director Bob Bachman reviewed the project status. The goal was to go out for bid hopefully in December but, if not December, January, and begin construction in April or May and be done by Kuna Days. He stood for questions.

Council Member McPherson asked if the first phase took longer because it was longer.

Mr. Bachman explained the first phase was actually shorter. It started in June and was done just before Kuna Days. This phase's construction window would be about 45-60 days longer.

Council Member McPherson moved to authorize the City Clerk to proceed with advertisement and bidding of Kuna Downtown Revitalization Phase II. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

E. Consideration to approve Resolution No. R88-2019 and request for $24,950 from contingency to pay for JUB Professional Services – Chris Engels, City Clerk ACTION ITEM
(Timestamp 02:39:22)

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "PROFESSIONAL SERVICES AGREEMENT" WITH JUB ENGINEERING, INC. FOR DEVELOPING DOWNTOWN DESIGN STANDARDS; AND AUTHORIZING

THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

City Clerk Chris Engels presented the request and stood for questions.

Council Member McPherson moved to approve Resolution No. R88-2019 and $24,950 from contingency to pay for JUB Professional Services. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

8. *Ordinances:*

A. Consideration to approve Ordinance No. 2019-45 ACTION ITEM
(Timestamp 02:41:27)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO
- AMENDING SECTION 3 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE ESTABLISHING THE REGULAR MEETINGS SCHEDULE OF THE CITY COUNCIL AND PROVIDING FOR THE CITY CLERK TO POST THE REGULAR MEETINGS SCHEDULE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

Council Member McPherson moved to waive three readings of Ordinance No. 2019-45. Seconded by Council Member Christensen. Motion carried 3-0-1. Council President Buban-Vonder Haar was absent.

Council Member McPherson moved to approve Ordinance No. 2019-45. Seconded by Council Member Christensen. Approved by the following roll call vote:
Voting Aye: Council Members Cardoza, Christensen, and McPherson
Voting No: None
Absent: President Buban-Vonder Haar
Motion carried 3-0-1.

9. *Mayor/Council Announcements:*
(Timestamp 02:42:44)

Mayor Stear shared the State of the City went well. There was good attendance. There were folks from the highway district, an Ada County Commissioner, the sheriff, Council Member Cardoza, and a couple legislators. He thanked Council Member Cardoza for his attendance.

Mayor Stear updated Council that the legislators started really diving into property taxes and city and county government funding. It looked like most of the legislative session would be spent trying to keep them from taking the tools out of local governments' tool boxes. He

wasn't sure what they were trying to accomplish but there were some things that were a little uncomfortable. Something he talked about with Representative John Vander Woude that wasn't in any legislative form yet was possible ways to protect people on a fixed income such as capping property taxes when people reach a certain age. He didn't know what that would look like yet but he thought it was a good idea. Representative Vander Woude also mentioned possibly raising the property tax exemption to $200,000 instead of the current $100,000. It was going to be an interesting session.

Mayor Stear also mentioned the Idaho State School Board Association decided not to proceed with the impact fees for school districts. He wasn't sure where that would go yet and thought Kuna's school board of trustees was still dedicated to making that happen at some point in time. It would be hard to get that past the legislature when their own association voted no so it looked like it was dead for at least that year.

City Attorney Bill Gigray commented on the legislature and felt it was time to educate the public and the legislature on how the standard of living was dependent on local government being able to provide services.

10. *Executive Session:*

None

11. *Adjournment:* 8:54 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 12.03.2019

CITY OF KUNA CORPORATE SEAL STATE OF IDAHO

CITY OF KUNA
751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

November 19, 2019 – P&Z City Council, Public Hearing

Case Name: *Indian Creek @ Crimson Point Sub,* Annexation & Preliminary Plat

1. Case Type: Request to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential **[MDR]**) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 33 buildable single-family lots, and six common lots. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

Case No.: **19-08-AN (Annexation) and 19-04-S (Preliminary Plat).**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☒ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Josh Beech		Brandon Carver
Print Name	Print Name	Print Name
4874 W. Fairview		2258 N Glacier Blue Rd
Print Address	Print Address	Print Address
Boise ID 83706		Kuna ID 83634
City State, Zip	City State, Zip	City State, Zip
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Jim Gee		Lisa Dugan
Print Name	Print Name	Print Name
612 W Hubbard		3028 W. Navey St
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	Kuna ID 83634
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

CITY OF KUNA
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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET
November 19, 2019 – City Council Public Hearing

Case Name: 19-02-OA – Fencing & Open Space
Case Type: Zoning Ordinance Revision
Ordinance No. 2019-44

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
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Jeff Bower Print Name 601 W Bannock Print Address Boise ID 83702 City State, Zip	Print Name Print Address City State, Zip	Print Name Print Address City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name Print Address City State, Zip	Print Name Print Address City State, Zip	Brittany Sutro (NZ Kuna farm) Print Name 1857 W. Oakhampton Drive Print Address Eagle ID 83616 City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name Print Address City State, Zip	Print Name Print Address City State, Zip	Tim Eck Print Name 1852 W. Hart Moon Ln Print Address Eagle ID 83616 City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name Print Address City State, Zip	Print Name Print Address City State, Zip	Justin Blackstock Print Name Print Address City State, Zip

IN FAVOR NEUTRAL IN OPPOSITION

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	Water Edge Farm
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	Print Address
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	Viper Investments
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	Print Address
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	Challenger Development
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	Print Address
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify
Print Name	Print Name	X Dave Yorgason
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	14254 W. Battenberg Drive
		Print Address
		Boise Id 83713
		City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	X Josh Beach
Print Address	Print Address	Print Name
City State, Zip	City State, Zip	4824 W. Fairview
		Print Address
		Boise ID 83706
		City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☑ Testify ☐ Not Testify

Arroyo Indio Farm LLC
Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☑ Testify ☐ Not Testify

Buzani Farm
Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☑ Testify ☐ Not Testify

Majon Creek Farm LLC
Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

N Star Farm LLC
Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Print Name

Print Address

City State, Zip

☐ Testify ☐ Not Testify

Pawnee Farm LLC
Print Name

Print Address

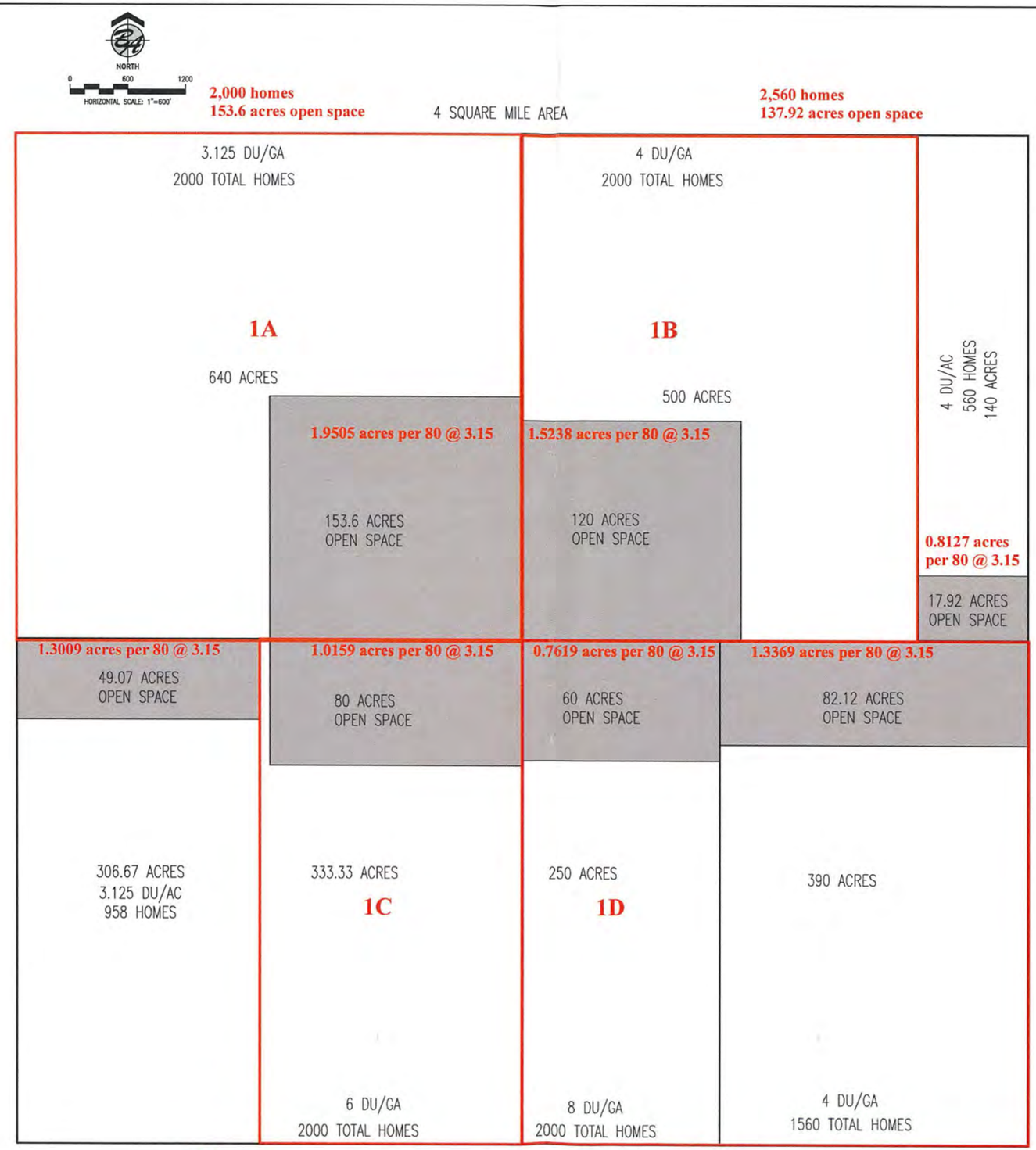
City State, Zip

Testify:
1) Renascence Farm
2) South Farm LLC
3) Thistle Farm LLC
4) Urza Farm
5) Vanderkooy Farm
6) DB Development
7) Endurance Holdings

Number of Homes and percentage of open space

		11 to 29	30-100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000
100	3.00%	2.50%	3.00%																		
150	1.70%			4.70%																	
200	1.70%				6.40%																
250	1.70%					8.10%															
300	1.70%						9.80%														
350	0.55%							10.35%													
400	0.55%								10.90%												
450	0.55%									11.45%											
500	0.55%										12.00%										
550	0.40%											12.40%									
600	0.40%												12.80%								
650	0.40%													13.20%							
700	0.40%														13.60%						
750	0.40%															14.00%					
800	0.40%																14.40%				
850	0.40%																	14.80%			
900	0.40%																		15.20%		
950	0.40%																			15.60%	
1000	0.40%																				16.00%

		1050	1100	1150	1200	1250	1300	1350	1400	1450	1500	1550	1600	1650	1700	1750	1800	1850	1900	1950	2000
1050	0.40%	16.40%																			
1100	0.40%		16.80%																		
1150	0.40%			17.20%																	
1200	0.40%				17.60%																
1250	0.40%					18.00%															
1300	0.40%						18.40%														
1350	0.40%							18.80%													
1400	0.40%								19.20%												
1450	0.40%									19.60%											
1500	0.40%										20.00%										
1550	0.40%											20.40%									
1600	0.40%												20.80%								
1650	0.40%													21.20%							
1700	0.40%														21.60%						
1750	0.40%															22.00%					
1800	0.40%																22.40%				
1850	0.40%																	22.80%			
1900	0.40%																		23.20%		
1950	0.40%																			23.60%	
2000	0.40%																				24.00%



Summary
562.71 ACRES TOTAL OPEN SPACE
21.98% AVERAGE OPEN SPACE

Notes
1. THE OPEN SPACE CALCULATIONS CONSIDER GROSS DWELLING UNITY DENSITY PER THE BULK LAND AREAS.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

City of Kuna
Open Space Assessment Sketch

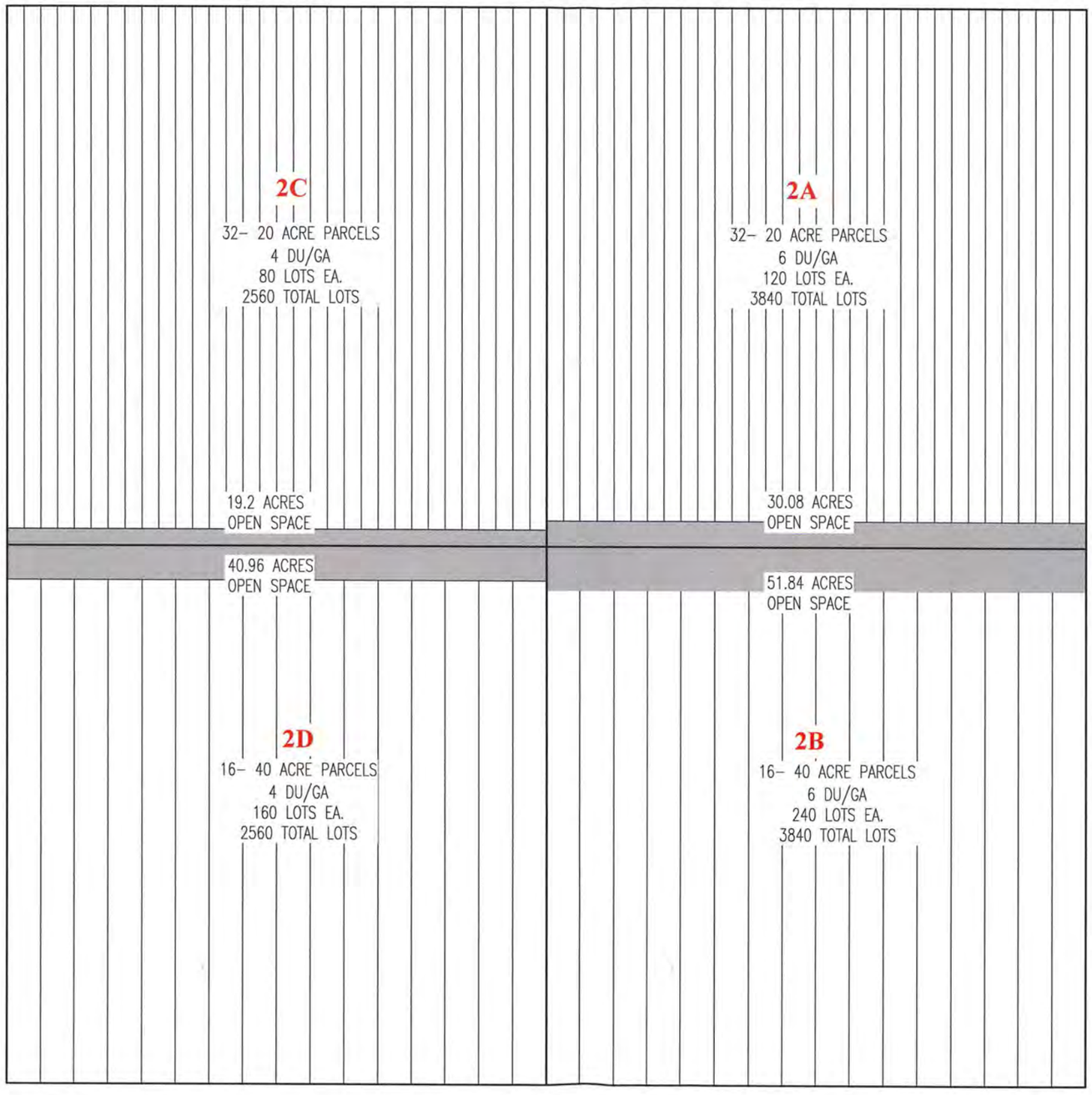
Revisions

REV.	DESC.	DATE/BY

SCALE: 1" = 600'
DATE: November 12, 2019
DRAWN BY: D.A.CRAWFORD
CHECKED BY: D.A.CRAWFORD
PROJECT NO.
DRAWING FILE NAME: Kuna open space assessment.dwg

SHEET NO: 1

NORTH
0 600 1200
HORIZONTAL SCALE: 1"=600'



Summary
142.08 ACRES TOTAL OPEN SPACE
5.55% AVERAGE OPEN SPACE

Notes
1. THE OPEN SPACE CALCULATIONS CONSIDER GROSS DWELLING UNITY DENSITY PER THE BULK LAND AREAS.

B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

City of Kuna
Open Space Assessment Sketch

Revisions
REV. | DESC. | DATE/BY

SCALE: 1" = 600'
DATE: November 12, 2019
DRAWN BY: D.A.CRAWFORD
CHECKED BY: D.A.CRAWFORD
PROJECT NO.: OPEN SPACE ASSESSMENT
DRAWING FILE NAME: Kuna open space assessment.dwg

SHEET NO:
2

NORTH
0 300 600
HORIZONTAL SCALE: 1"=300'

ONE SQUARE MILE

3A

6 DU/GA
3840 TOTAL LOTS

247.8 ACRES
OPEN SPACE

Summary
247.8 ACRES TOTAL OPEN SPACE
38.71% AVERAGE OPEN SPACE

Notes
1. THE OPEN SPACE CALCULATIONS CONSIDER GROSS DWELLING UNITY DENSITY PER THE BULK LAND AREAS.

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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

City of Kuna
Open Space Assessment Sketch

Revisions
REV. | DESC. | DATE/BY

SCALE: 1" = 600'
DATE: November 12, 2019
DRAWN BY: D.A.CRAWFORD
CHECKED BY: D.A.CRAWFORD
PROJECT NO.
DRAWING FILE NAME: Kuna open space assessment.dwg

SHEET NO:
3

11/19/2019

Good evening Mayor and City Council Members.

My name is Timothy Gordon and I live at 1206 N. Black Cat Rd. Kuna, Idaho 83634

I want to address the open space draft ordinance before you tonight.

First of all, I would like to state that I fully support open space and parks and the value they bring to our community.

I have read Tim Eck's testimony that he has submitted with regard to the open space ordinance being considered tonight.

Given the detail in his testimony, I think it would be prudent to table the Open Space Ordinance and take a second look at the issues he has addressed in his testimony.

Thank you very much for your consideration of my thoughts and input.

Sincerely

Tim Gordon

To whom it may concern;

My name is Don Newell the Developer of the Kuna Market place and Ashton Estates in Kuna. I have Developed and Built in many Markets from Denver Co., Las Vegas NV., Salt Lake and Park City UT., and the Inland Empire (Riverside County) CA. I must say the proposed "Open Space" requirement being considered by Council tonight is the most aggressive and quite frankly agregious I can remember. Has proper thought gone into the ramifications of this Policy if enforced? Are Kuna Park Fee's adequate? What will happen to HOA Dues in communities affected by this? Aren't these concerns of the City. I believe the Stakeholders like the City would welcome a vetting and dialogue of this proposed Policy prior to it's implementation.

Regards
Don Newell

OPEN SPACE REQUIREMENTS ACROSS EVEN ACREAGE

160 AC R-2 320 Homes 10.35% Open Space 16.56 acres of Open Space Estimated Population: 982 Comp Plan Goal: 1:59	160 AC R-4 640 Homes 13.20% Open Space 21.12 acres of open space Estimated Population: 1964 Comp Plan Goal: 1:93
160 AC R-6 960 homes 16.00% Open Space 25.60 acres of Open Space Estimated Population: 2947 Comp Plan Goal: 1:115	160 AC R-8 1280 Homes 18.40% Open Space 29.44 acres of open space Estimated Population: 3930 Comp Plan Goal: 1:133

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Bob Bachman, BOC 1, IBC
Public Works Director
City of Kuna

MEMO

Date: December 30, 2019

From: Bob Bachman, Public Works Director
Jared Empey, City Treasurer

To: Mayor and Council

RE: **City of Kuna Rate Study and Staff Recommendation**

Mayor and Council,

Over the last year we conducted an in-depth rate study involving water and sewer user rates and hook-up fees. In the attached documents, you will see all of the data from the different methodologies we studied in an effort to establish our rates. We also worked closely with Justin Walker from Keller and Associates throughout this process in addition to Council President Briana Buban-Vonder Haar and Councilman Greg McPherson.

The primary focus of this study was to create a system that more accurately reflects the majority of the population's usage, helps conserve water, and adequately covers the costs of operating the water and sewer utility funds. The option we suggest is a tiered structure to achieve those goals.

In summary, the rate study confirmed that our sewer fund is not adequately funded under the current rate structure. The reason for this is due to the user rate not being adequately adjusted over the last several years to cover sufficient maintenance and cost recovery of infrastructure. To avoid a long-term need for a potential bond and eventual decay of infrastructure, we recommend an increase to the user rates and an increase to the hook-up fee. We also recommend increasing the sewer interceptor fee so that future growth pays for future infrastructure improvements. Below are the charts outlining the structure we propose for the new user monthly rate. More detailed information and results can be found in your council packet.

Thank you for your time and consideration,

Bob Bachman and Jared Empey

Table 1: Water User Rate Fees (50% / 20% / 20% / 10%)

Residential	o Monthly Base Rate: $17.67 (Usage up to 5,000 gals) o 1st Tier (5,001-7,000 gals): $1.56 per 1,000 gals o 2nd Tier (7,001-10,000 gals): $2.35 per 1,000 gals o 3rd Tier (>10,000 gals): $3.53 per 1,000 gals
Senior Residential	o Monthly Base Rate: $13.75 (Usage up to 5,000 gals) o 1st Tier (5,001-7,000 gals): $1.56 per 1,000 gals o 2nd Tier (7,001-10,000 gals): $2.35 per 1,000 gals o 3rd Tier (>10,000 gals): $3.53 per 1,000 gals
¾" Commercial	o Monthly Base Rate: $17.67 (Usage up to 1,000 gals) o 1st Tier (>1,000 gals): $3.53 per 1,000 gals
2" Commercial	o Monthly Base Rate: $125.80 (Usage up to 1,000 gals) o 1st Tier (>1,000 gals): $3.53 per 1,000 gals

Table 1- The water residential user fee Monthly Base Rate accounts for 50% of users, the 1st Tier accounts for 20% of users, the 2nd Tier accounts for 20% of users and the 3rd Tier accounts for 10% of users.

Table 2: Sewer User Rate Fees (50% / 20% / 20% / 10%)

Residential	o Monthly Base Rate: $35.00 (Usage up to 4,000 gals) o 1st Tier (4,001-6,000 gals): $3.00 per 1,000 gals o 2nd Tier (6,001-8,000 gals): $4.00 per 1,000 gals o 3rd Tier (>8,000 gals): $5.00 per 1,000 gals
Senior Residential	o Monthly Base Rate: $26.66 (Usage up to 4,000 gals) o 1st Tier (4,001-6,000 gals): $3.00 per 1,000 gals o 2nd Tier (6,001-8,000 gals): $4.00 per 1,000 gals o 3rd Tier (>8,000 gals): $5.00 per 1,000 gals
¾" Commercial	o Monthly Base Rate: $35.00 (Usage up to 1,000 gals) o 1st Tier (>1,000 gals): $5.00 per 1,000 gals
2" Commercial	o Monthly Base Rate: $248.89 (Usage up to 1,000 gals) o 1st Tier (>1,000 gals): $5.00 per 1,000 gals

Table 2- The sewer residential user fee Monthly Base Rate accounts for 50% of users, the 1st Tier accounts for 20% of users, the 2nd Tier accounts for 20% of users and the 3rd Tier accounts for 10% of users.

Table 3: Breakdown of Water Connection Fees

	Existing	Recommended Max Fee	City Recommendation
Capacity Fee	$1,173	$1,675	$1,423
Supply Fee	$1,085	$1,085	$1,085
Water Meter Fee*	$340	$340	$340
Total	$2,598	$3,100	$2,848

Table 3- The water connection fee includes a capacity fee, supply fee and water meter fee, where the proposed rate increase is to the capacity fee only.
**Fee changes based on the size of the water meter.*

Table 4: Breakdown of Sewer Connection Fees

	Existing	Recommended Max Fee	City Recommendation
Interceptor Fee	$829	$1,974	$1,329
Treatment Capacity Fee (EDU)*	$4,326	$4,326	$4,326
Total	$5,155	$6,300	$5,655

Table 4- The sewer connection fee includes the interceptor fee and treatment capacity fee, where the proposed increase is to the interceptor fee only.
**Fee changes based on the number of EDUs assigned at time of building permit.*

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Technical Memorandum

CITY OF KUNA

WATER/WASTEWATER CONNECTION FEE AND USER RATE STUDY



MAY 2019

PROJECT NO 217086-029

PREPARED BY:

KELLER ASSOCIATES

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Appendix A - Existing Kuna EDU Guide

Appendix B - Kuna City Council EDU Methodology Handout

Appendix C - AWWA Meter Equivalency Standard

Appendix D - Fixture Count EDU Calculator – Meridian Example

Appendix E - City of Kuna Water System Asset Inventory

Appendix F - Top 20 Water Users Lists

Appendix G - City of Kuna Wastewater System Asset Inventory

Appendix H - Kuna Financial Audits (Partial)

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KELLER ASSOCIATES

Technical Memorandum

TO: City of Kuna – Bob Bachman, Public Works Director

FROM: Keller Associates, Inc. – Justin Walker, P.E.

DATE: May 14, 2019

SUBJECT: Water/Wastewater Connection Fee and User Rate Study

1.0 INTRODUCTION

The purpose of this study is to develop recommended adjustments to the City of Kuna's (City) monthly sewer and water enterprise fund user rates and connection fees. These recommendations will more equitably assess charges to existing and future customers for operating, maintaining, replacing, and expanding the water and wastewater utilities. This technical memorandum summarizes the findings of an evaluation of the connection fee and monthly user rate charges for the water/wastewater system owned and operated by the City. This evaluation is intended to be an update to the current City rates, and as such this evaluation builds upon data provided by the City. It is noted that the scope of work for this effort did not include evaluation of the City's pressure irrigation enterprise fund and utility.

2.0 BACKGROUND

This study evaluates the monthly user rate charges and the connection fees for both the wastewater and potable water utilities. The connection fee analysis included the collection system and the wastewater treatment components for the wastewater system and the water supply, distribution, and storage components for the potable water system.

Operation, replacement, maintenance, and expansion of the water and wastewater systems are funded primarily by a combination of two major income sources: monthly user rates from existing customers and connection fees from new customers. Keller Associates recommends that monthly user rates be sufficient to cover the costs of operating, maintaining, and replacing existing system infrastructure, including administration and debt retirement costs. Connection fees should be sufficient to reflect the "equity buy-in" philosophy for new developments' use of the various components of the infrastructure systems.

The monthly user rate evaluation for the water and wastewater systems reflects an evaluation of the actual expenditures and income for fiscal years 2013 to 2017 (the last five years) as provided by City personnel. A forecast of future user rate charges based on estimated income and expenditures was developed for the next five years based on historical data and reasonable assumptions, which are hereafter documented. Connection fees and monthly user rates are sensitive to the real estate market, interest rates, inflation, cost of materials, and other factors, and consequently should be reviewed each year with a comprehensive reevaluation at least every five years.

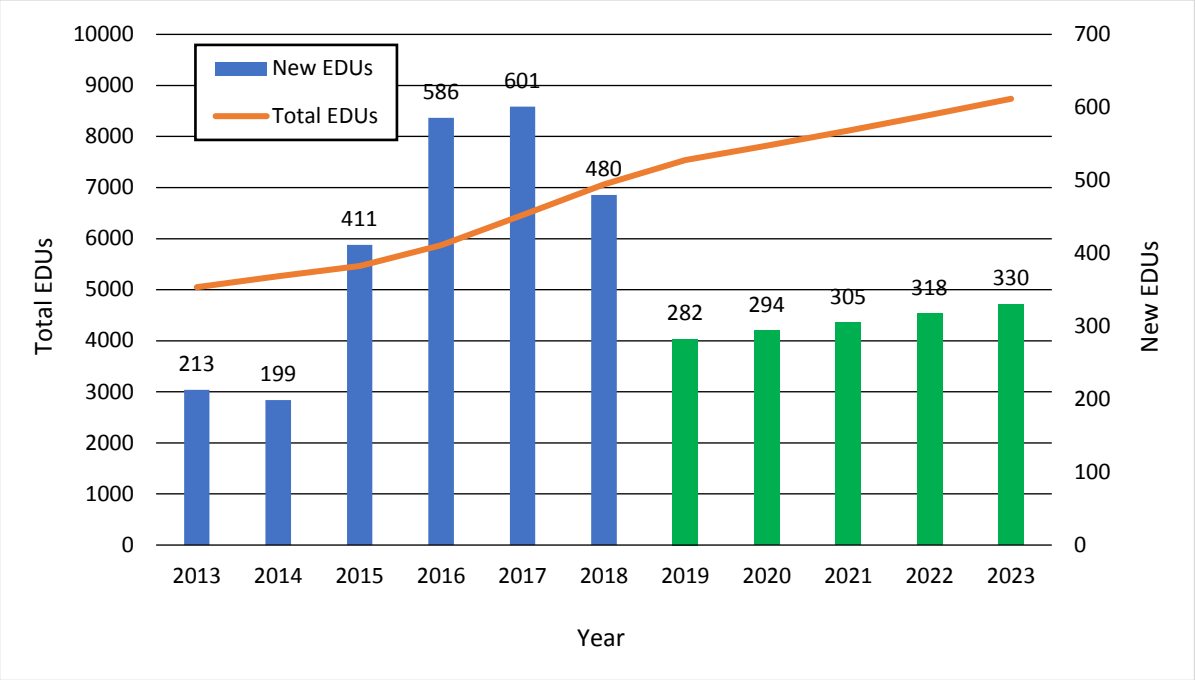
The proposed connection fees for the water and wastewater systems are based on an asset inventory that was prepared using data provided by the City and recent master and facility plans. Costs were updated to reflect current replacement construction costs based on the Engineer News Record (ENR) index and engineering judgement.

The future revenue and operational cost projections are dependent on the number of future equivalent dwelling units (EDUs) that connect to the water and wastewater systems. Based on consultation with City

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personnel, an average 4% annual growth rate was assumed for planning purposes. The 4% annual growth rate is consistent with the 2017 City of Kuna Master Plan. It is noted that the City has experienced a much higher growth rate in the last four years. City provided data show approximately 7,130 EDUs are connected to the system as of October 2018. Figure 1 depicts the historical growth as new EDUs (depicted in blue), and the projected future number of EDUs (depicted in green).

FIGURE 1 – HISTORICAL AND FUTURE EDU PROJECTIONS



2.1 EDU Calculation Methodology

Currently, the City calculates EDU allotment using an EDU table, which takes into account building use, categorization, etc. This system is used by several other municipalities including: Mountain Home, Nampa, Star, and the Eagle Sewer District. See Appendix A for the existing EDU determination table. However, this methodology lacks a defensible source, requires a high level of effort by staff to determine the appropriate EDU, and is somewhat subject to interpretation depending on who makes the assessment. Because of this, Keller Associates examined two alternate methodologies for EDU assignment. A summary of the analysis was presented to the City Council on August 21st, 2018 in a technical memorandum which is included in Appendix B for reference.

- *Alternate Method 1 – Meter Equivalency*

  This option associates EDUs with water meter size. For example, a ¾-inch standard meter will be counted as one EDU, because it is the meter size for essentially all single-family dwelling units. A 2-inch meter would` count for more EDUs, to be determined by the municipality. This method is based on the cross-sectional area of the meter opening and is recommended by the American Water Works Associates. This method is simple to understand, easy to use, predictable, objective, and is used by communities such as Weiser, Emmett, Ontario, and Fruitland. The EDU tabulation based on meter size is explained in Appendix C.

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- *Alternate Method 2 – Fixture Count*

  This method is used by the City of Meridian and City of Boise to determine EDU count. For this method, EDU assignment is based on the number and type of fixtures on a property. While it is straightforward and applies to all types of development, it does require more effort and time by the staff and has an increased chance of error. However, it does make the EDU assignment process more consistent, predictable, and objective. A copy of the form used by the City of Meridian is included in Appendix D.

3.0 WATER SYSTEM

The City owns and operates a municipal water system composed of a distribution system, wells, tanks, and two booster stations. Appendix E provides a summary inventory of the water system infrastructure and assets.

3.1 Connection Fees

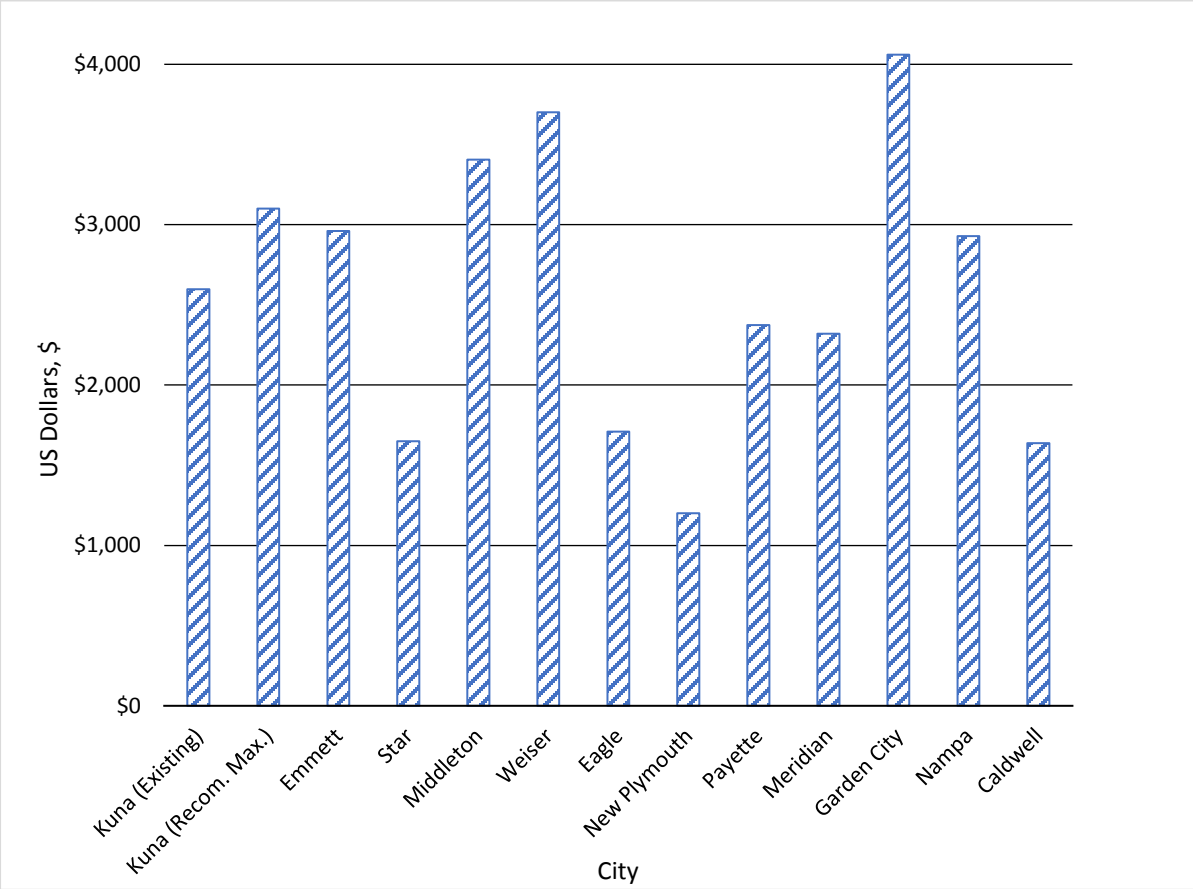
The City's current connection fee is $2,598 per EDU. According to City staff, the City uses the "equity buy-in" philosophy which is consistent with state court decisions for calculation, assessment, and collection of connection fees. As stated above, the connection fee should be sufficient to cover the cost of a new connection's percentage of infrastructure capacity cost. The connection fee fund should be dedicated to the water system and kept separate from general utility funds. The scope of this study included updating the connection fee, by updating replacement values to reflect current construction costs, discounting by non-funded depreciation and debt, and dividing by system capacity in EDUs. Appendix E reflects the current water system infrastructure inventory and the replacement cost per EDU for each component of the water system. Table 1 presents the total recommended connection fee.

TABLE 1 - RECOMMENDED WATER CONNECTION FEE PER EDU

Water System	($/EDU)
Existing Connection Fee	2,598
Recommended Maximum Connection Fee	3,100

A comparison of water connection fees for other communities in the area is included below in Figure 2.

FIGURE 2 – WATER CONNECTION FEES OF LOCAL COMMUNITIES



3.2 Existing Monthly Usage and User Rates

In order to understand water usage patterns within the City, Keller Associates examined historical monthly usage data for all users from May 2016 to July 2018. Users who were not exempt from monthly water billing are separated into three categories: Residential, Senior Residential, and Commercial. For each user, the average, minimum, and maximum number of gallons used per month were calculated. Summarized data for these three user types is presented in Table 2.

TABLE 2 – HISTORICAL WATER USAGE SUMMARY (GALLONS)

User Type	Average Monthly Usage	Lowest User Average Monthly Usage	Highest User Average Monthly Usage	Winter Months Average Usage	Annual Average Usage
Residential	5,841	2	69,326	4,856	70,092
Senior Residential	6,095	350	46,542	3,875	73,134
Commercial	25,717	10	2,606,538	8,787	308,609

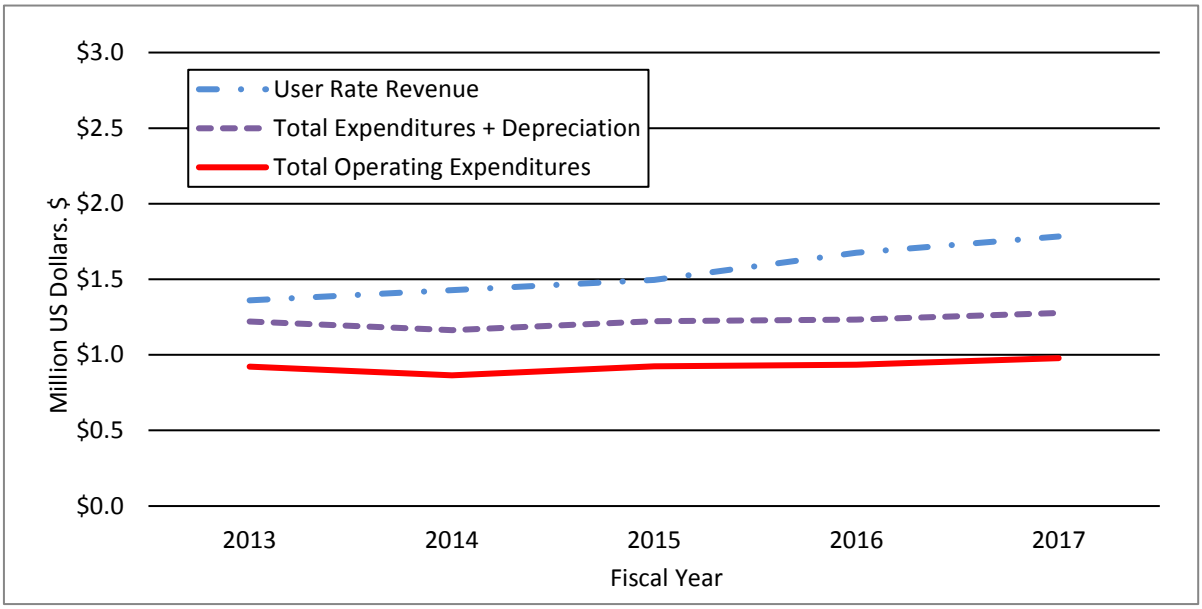
Note:
*Winter months include months November – February

As shown, commercial users use the highest proportion of water. There were several residential accounts which listed very low usages in the data provided. Likely, this is due to the rapid increase in residents within Kuna, and many accounts which likely were being activated at the end of the period that was analyzed (July 2018), or accounts which only occupied the housing for a small portion of the year. In reality, it is expected that the average residential usage is slightly higher as these accounts drive down the average. Upon review with City staff, the largest user appears to have faulty inflated data that is larger than anticipated. As such, this account's data (Arctic Circle) was not included in the average calculations.

The 20 users in each category with the largest annual average usages and the largest average winter usages were also compiled and are presented in Appendix F. This appendix also provides a breakdown on all average usages per user type, and notes which account have access to the separate pressure irrigation system.

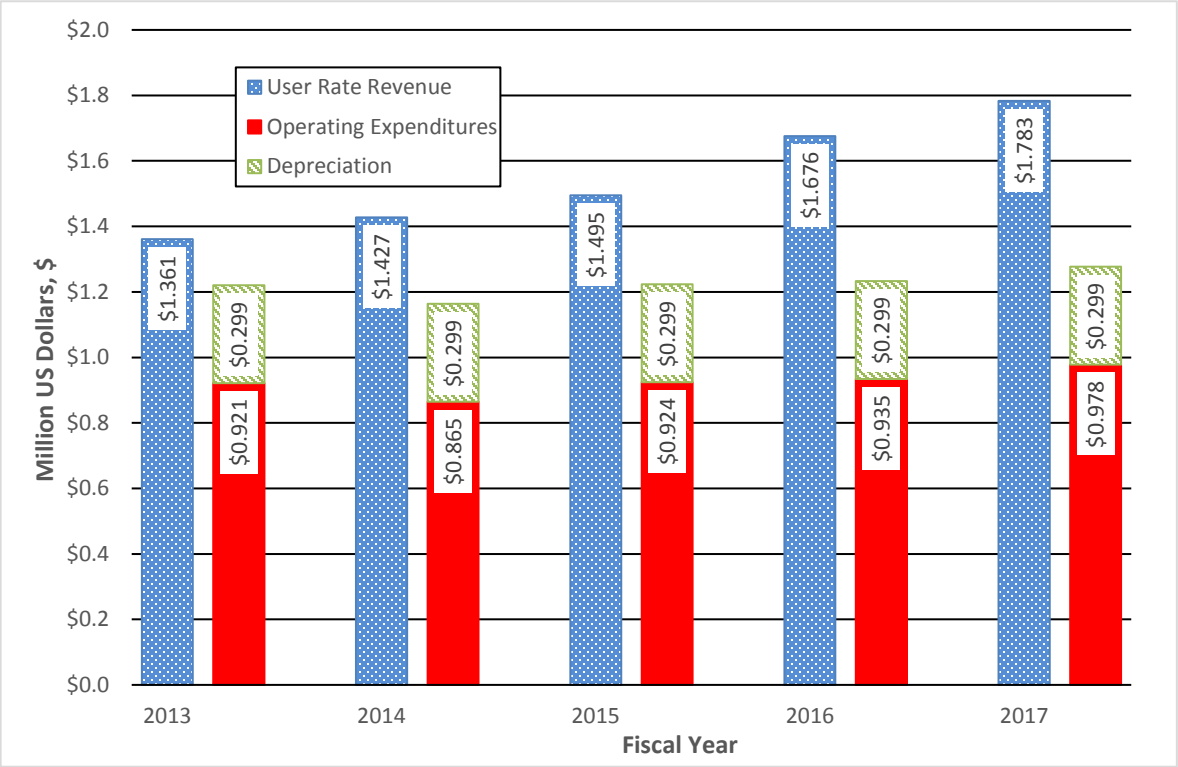
The City's current water rate structure includes a base rate of $21.02 for residential users that is assessed per EDU plus a consumptive rate of $1.75 assessed for every 1,000 gallons used over the base allotment of 10,000 gallons on a monthly basis. The average monthly bill for a residential connection is $21.02, as most residential users do not exceed 10,000 gallons per month. Senior residential users pay a base rate of $16.33 and commercial users pay a base rate of $24.86 per EDU, with both having the same tiered structure and rate as the residential users. As noted above, the monthly user revenue should be sufficient to cover operation, maintenance, and replacement costs plus debt retirement. Operating revenue versus system operating expenditures with and without depreciation over the last five years is illustrated in Figure 3, which was obtained from the City's audit reports. Figure 4 provides a breakdown of these components.

FIGURE 3 - CITY OF KUNA HISTORICAL WATER OPERATING FUND FINANCES



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FIGURE 4 – WATER SYSTEM EXPENDITURES VERSUS USER RATE INCOME



The annual financial audits for fiscal years 2013 through 2017 provided by the City were used to develop the figures above.

The data reflect the following observations:

- While there are a variety of miscellaneous income sources to the City, the figures above include only monthly user charges. Monthly user charges amount to over 50% of revenue annually (over 70% prior to 2017), as the connection fees mentioned previously are not regular and largely dependent on growth within Kuna.
- Operating expenditures include operation, maintenance, administration, and debt payment. Depreciation is included under the annual operating expenditures, as the City uses this number to keep track of future replacements that may need to be made in their system.
- The City of Kuna has no outstanding debt in the potable water system utility.

Key observations include:

- The revenue from user rates have rapidly increased over the past five years, from $1.36 million in 2013 to $1.78 million in 2017. Likely this is due to the increase in residents moving into the City within this period of time. The revenues exceed both operating expenses and depreciation.
- Total expenditures have remained relatively constant over the past five fiscal years with a slight increase likely due to growth. This is due to no major increases in City staff, no major water capital improvement projects, and relatively constant O&M costs in this period of time.

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- The reported number for depreciation, $298,795 has not changed between fiscal years 2013 through 2017. The City should re-evaluate this number to ensure this number is sufficient to cover the cost of replacing and maintaining elements of their water system, which is discussed later in the report.

3.3 Depreciation and Replacement Budget

As noted earlier in the report, a fully sustainable user rate fee should be sufficient to fund the replacement of existing infrastructure which is often referred to as depreciation funding. As part of this effort, Keller Associates calculated the ideal replacement budget for the City's existing water system assets. In order to properly determine the replacement or depreciation budget for the City's water system, Keller Associates performed an inventory of the water system infrastructure and assets, as can be seen in Appendix E. Using valuation criteria, the value of the water system was established, and a yearly replacement cost based on design life was calculated. This ideal yearly replacement cost of approximately $2,900,000 represents the amount of money the City would need to set aside annually to replace the water system infrastructure once it has reached its useful life. For the purposes of modelling user rate scenarios, as shown in sections 3.4-3.6, City staff requested that an annual replacement budget of $400,000 be used for the water system. It should be noted that very few communities are able to fully fund the ideal annual replacement/depreciation budget.

3.4 New Water Rate Scenarios

Several user rate scenarios were developed for the water and wastewater systems to assess the City's financials. The philosophy behind the structures was to generate enough income to cover the City's annual expenses and a contingency allowance while more fairly assessing costs based on actual usage. The prepared scenarios used various tiered usage rates and are presented below. The following sections first explain the scenarios that Keller Associates presented to the City, and then offers recommendations for the preferred alternative based on City input.

Three user rate scenarios were prepared for the water system and are characterized by the following percentage breakdowns based on total EDUs:

- *Scenario 1* - 20% / 60% / 20%
- *Scenario 2* - 50% / 20% / 20% / 10%
- *Scenario 3* - 50% / 40% / 10%

The first percentage represents the percentage of the customers whose average usage falls within the base tier and each subsequent percentage represents the percentage of customers whose average falls within the next tier of water usage. For example, Scenario 1 was developed to target approximately 20% of the EDUs whose average usage falls within the base tier, the next 60% of EDUs in the first tier, and the remaining 20% of EDUs in the second tier.

The ranges for each tiered scenario are presented in Table 3, along with the existing tier structure.

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TABLE 3 – TIER RANGES FOR WATER USAGE RATE SCENARIOS

Scenario		Base Tier (gallons)	First Tier (gallons)	Second Tier (gallons)	Third Tier (gallons)
1	20/60/20	0 – 3,000	3,001 – 8,000	> 8,000	-
2	50/20/20/10	0 – 5,000	5,001 – 7,000	7,001 – 10,000	>10,000
3	50/40/10	0 – 5,000	5,001 – 10,000	>10,000	-
Existing		0 – 10,000	>10,000	-	-

A spreadsheet model was developed based on financial reports from the City. Calibration of the model was performed using the 2017 fiscal year and the model predicted revenue to within 1% of City reports. The model was then used to establish expected revenues for the three scenarios presented in Table 3.

In sustainable financial systems, the generated revenues must meet or exceed expenditures, including depreciation. For the purpose of this user rate study, the City's 2017 expenses were divided into two categories: fixed and variable expenses. Fixed expenses, including depreciation and a 10% contingency, were accounted for using revenue generated from the base tier. While variable expenses, including a 10% contingency, was accounted for using revenue generated from the first tier. The remaining tiers were developed to promote water conservation throughout the system, especially among high water users. Table 4 shows the dollar amount assigned to each scenario and tier for residential customers.

TABLE 4 – RESIDENTIAL TIER RATES FOR WATER USAGE RATE SCENARIOS

Scenario		Base Tier (USD)	First Tier (USD/1,000gal)	Second Tier (USD/1,000gal)	Third Tier (USD/1,000gal)
1	20/60/20	$17.67	$1.56	$2.35	-
2	50/20/20/10	$17.67	$1.56	$2.35	$3.53
3	50/40/10	$17.67	$1.56	$2.35	-
Existing		$21.02	$1.75	-	-

For the proposed scenarios, the second tier was established by increasing the first tier by 50%. The third tier, for Scenario 2, was established by increasing the second tier by 50%. Table 4 shows the modeled scenarios for EDUS in the residential category. The two remaining categories, senior residential and commercial, have the same tier rate structure, but their base tiers differ. Table 5 shows the base tiers for the City's three user types.

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TABLE 5 – WATER BASE TIER RATES FOR USER TYPES

	Residential (USD)	Senior Residential (USD)	Commercial (USD)
Proposed Base Tier	$17.69	$13.75	$20.93
Existing Base Tier	$21.02	$16.33	$24.86

Using the modelled scenarios and 2017 fiscal year data, the average monthly water bills were calculated for each category of user and each scenario and are presented in Table 6.

TABLE 6 – AVERAGE WATER MONTHLY BILLS FOR MODELLED SCENARIOS

User Type	Scenario 1 (USD/Month)	Scenario 2 (USD/Month)	Scenario 3 (USD/Month)	Existing (USD/Month)
Residential	$22.37	$19.25	$19.25	$22.71
Senior Residential	$19.99	$16.87	$16.87	$18.58
Commercial	$99.23	$129.94	$94.53	$121.90

Table 7 shows the annual water system revenue comparisons for the modelled scenarios, based on the 2017 fiscal year data.

TABLE 7 – AVERAGE ANNUAL WATER SCENARIO REVENUES

	Scenario 1 (USD/Year)	Scenario 2 (USD/Year)	Scenario 3 (USD/Year)	Existing (USD/Year)
Base Revenue	$1,282,000	$1,282,000	$1,282,000	$1,501,100
Tiered Revenue	$616,000	$696,900	$498,900	$282,100
Total Revenue	$1,898,000	$1,978,900	$1,780,900	$1,783,200

In addition, a sensitivity analysis was performed to see how much impact there is on system revenue if users consume less water with conservation measures. The model was run on Scenario 2 with all users using 20% less water year-round. This resulted in a decrease in the tiered revenue of approximately 42%, corresponding to approximately $290,000 less total revenue. The analysis showed that lowering the monthly base allotment of water produces a structure that is more susceptible to changes in water use from customers. However, the system water usage would have to drop by more than 12-15% for revenues to be less than revenues under the current rate structure. Water conservation over 15% is unlikely and usually not sustained over long periods of time. Consequently, the risk of revenue actually dropping is believed to be relatively low.

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3.5 Recommended Water System Scenario

On December 14th, 2018, these three options were presented to City staff and a subcommittee of elected officials. During deliberations, it was determined that a more simplified user rate structure for commercial customers would be preferable for the system. As such, a decision was made to create a rate structure that did not include charges based on EDU designations for non-residential customers. Consequently, a rate structure was developed where the Base Tier charge is determined by meter size with a base water allotment of 1,000 gallons and a single tier consumptive rate charged for all usage over 1,000 gallons.

In Kuna, City records only show two-meter sizes, ¾-inch and 2-inch. For this new scenario, the base rate for commercial entities with a standard ¾-inch meter size would be the same as the residential base rate. Commercial users with a 2-inch would be charged the residential base rate multiplied by the ratio of the larger meter area to the standard ¾-inch meter area. The philosophy behind this is that the larger meter sizes require additional infrastructure from the City to supply the potential water demand from users with a larger water meter. Table 8 depicts the new proposed rate structure (Scenario 4).

TABLE 8 – TIER RANGES FOR SCENARIO 4 WATER USAGE RATE

User Type	Base Tier (gallons)	First Tier (gallons)	Second Tier (gallons)	Third Tier (gallons)
Scenario 4 Residential	0 – 5,000	5,001 – 7,000	7,001 – 10,000	>10,000
Scenario 4 Senior Residential	0 – 5,000	5,001 – 7,000	7,001 – 10,000	>10,000
Scenario 4 Commercial	0 – 1,000	>1,000	-	-
Existing	0 – 10,000	>10,000	-	-

Table 9 depicts the changes to the base rate and tiered rate structure for Scenario 4.

TABLE 9 –TIER RATES FOR SCENARIO 4

User Type	Base Tier (USD)	First Tier (USD/1,000gal)	Second Tier (USD/1,000gal)	Third Tier (USD/1,000gal)
Residential	$17.67	$1.56	$2.35	$3.53
Senior Residential	$13.75	$1.56	$2.35	$3.53
Commercial with ¾-inch meter	$17.67	$3.53	-	-
Commercial with 2-inch meter	$125.80	$3.53	-	
Existing Rate Structure	$21.02	$1.75	-	-

The average monthly bill for the new Scenario 4 was calculated, and is compared to the average monthly bills for the previous scenarios in Table 10.

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TABLE 10 – AVERAGE WATER MONTHLY BILLS FOR MODELLED SCENARIOS

User Type	Scenario 1 (USD/Month)	Scenario 2 (USD/Month)	Scenario 3 (USD/Month)	Scenario 4 (USD/Month)	Existing (USD/Month)
Residential	$22.37	$19.25	$19.25	$19.25	$22.71
Senior Residential	$19.99	$16.87	$16.87	$16.87	$18.58
Commercial with ¾-inch meters	$99.23	$129.94	$94.53	$148.30	$121.90
Commercial with 2-inch meters	$99.23	$129.94	$94.53	$256.41	$121.90

Table 11 shows the annual water system revenue comparisons for the modelled scenarios based on the 2017 fiscal year data. During the City's review, it was discovered that the highest reported user had an abnormally large usage, approximately 10 times larger than anticipated. As such, it was decided that this data was faulty, and the revenue acquired from the largest user was removed from analysis.

TABLE 11 – AVERAGE ANNUAL WATER SCENARIO REVENUES

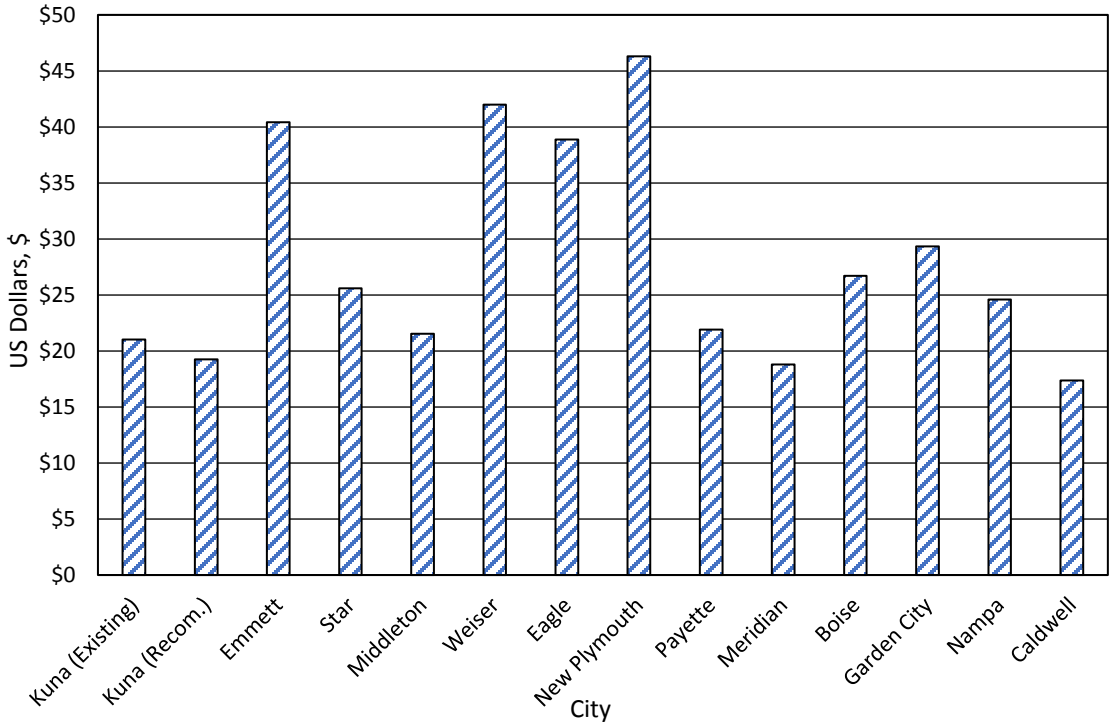
	Scenario 1 (USD/Year)	Scenario 2 (USD/Year)	Scenario 3 (USD/Year)	Scenario 4 (USD/Year)	Existing (USD/Year)
Base Revenue	$1,282,000	$1,282,000	$1,282,000	$1,318,420	$1,501,100
Tiered Revenue	$616,000	$696,900	$498,900	$706,740	$282,100
Total Revenue	$1,898,000	$1,978,900	$1,780,900	$2,025,160	$1,783,200
Largest User Revenue	$74,190	$110,850	$74,130	$110,570	-
Total Minus Largest User	$1,823,800	$1,868,050	$1,706,770	$1,914,590	$1,783,200

Scenario 4 is the recommended rate structure that best satisfies the City's objectives.

A comparison of the recommended water rate with monthly water rates for other local communities is presented in Figure 5.

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FIGURE 5 - AVERAGE MONTHLY WATER USER CHARGES OF LOCAL COMMUNITIES



Note:
Reflects fees for EDU with an average water usage of 6,350 gallons per month and a 3/4 -inch meter, October 2018.It should be noted that the City does not currently have any large industrial customers. However, if such customers should connect to the system in the future, a personalized connection fee and user rate should be developed.

3.6 Water Rate 5-Year Projection

This section presents the projections for the recommended user rate structure (Scenario 4) presented in section 3.5 for the next five years. It reflects different growth scenarios and inflation in material costs and is based on user-based revenues, expenditures, and depreciation. Two growth scenarios were examined, a 4% annual growth rate and no growth in population beyond March 2019. Both projection scenarios assume the following:

- The future user-based revenue is based on the recommended structure model for Scenario 4. The number of connections added each year was multiplied by the average monthly user charge and added to the previous year's revenue.
- The operating expenditures were forecasted by increasing the operating expenditures by 5% per year to account for increases in material, chemical, power, and salary costs. This assumption is consistent with historical annual increases in operating expenditures, which have increased by an average of 4% over the last four years.
- 2018 values for expenditures were estimated using the same growth criteria (5%) as the future scenarios. Depreciation was kept at the same value the City has used for the past five years ($400,000 per year).

- *Rate Forecast Scenario 1: Implementation of Recommended Rate with 4% Growth Rate*.

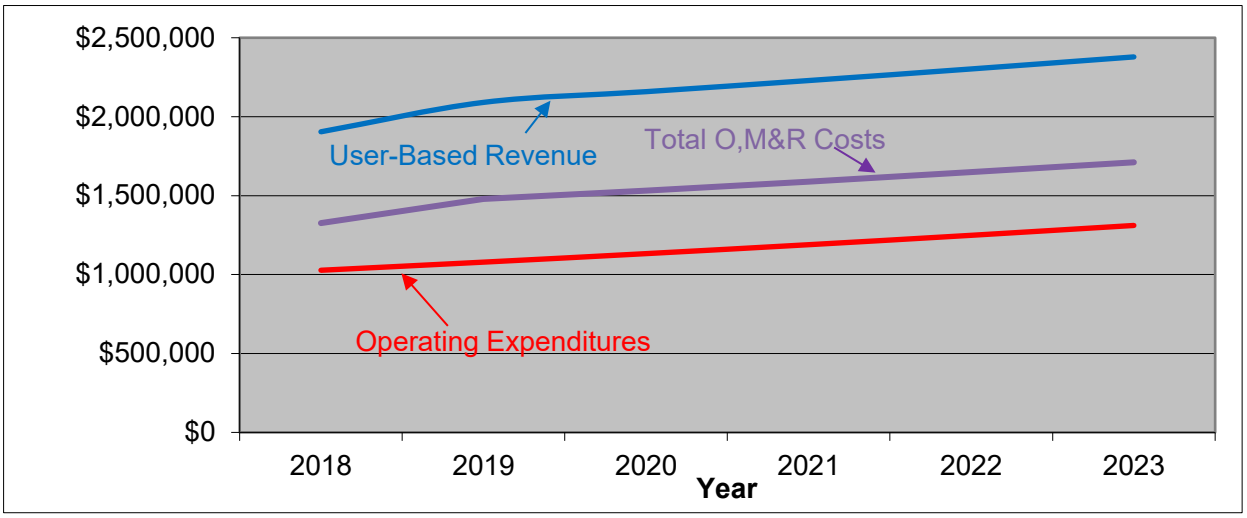
TABLE 12 – WATER RATE FORECAST SCENARIO 1

	Estimate	Projected				
Projected Connections	2018	2019	2020	2021	2022	2023
New Growth (EDUs) [1]	480	282	294	305	318	330
Average # of EDUs	7,060	7,342	7,636	7,941	8,259	8,589
Annual Costs-O, M & R						
Operating Expenditures [2]	$1,027,200	$1,078,600	$1,132,500	$1,189,100	$1,248,600	$1,311,000
Depreciation (Replacement Fund) [3]	$298,795	$400,000	$400,000	$400,000	$400,000	$400,000
Total O, M & R Costs	**$1,325,995**	**$1,478,600**	**$1,532,500**	**$1,589,100**	**$1,648,600**	**$1,711,000**
Typical Monthly User Rate [4]	**$21.02**	**$19.25**	**$19.25**	**$19.25**	**$19.25**	**$19.25**
User Rate % Increase	0%	-8%	0%	0%	0%	0%
User-Based Revenue [5]	**$1,904,302**	**$2,090,612**	**$2,158,526**	**$2,228,981**	**$2,302,439**	**$2,378,669**
Net Revenue	**$578,307**	**$612,012**	**$626,026**	**$639,881**	**$653,839**	**$667,669**

Notes:

1. EDU=Equivalent Dwelling Unit. Growth based on a 4.0% growth rate for projected years beyond 2018 (consistent with projections documented in 2017 Water FPS).
2. O&M costs increased by 5% per year to account for inflation. Actual average annual increase in operating costs from 2014-2017 was 4.4%. Operating expenditures includes operation, maintenance, debt repayment, and administrative costs.
3. Historical and projected depreciation schedule was provided by the Owner.
4. No rate increase assumed in the future. Average Monthly User rate reflects Residential users with a standard ¾-inch meter with average water usage of 5,800 gallons per month.
5. Projected revenues calculated using the 2017 model results and adding the number of new EDU's multiplied by typical monthly user rates and months in the year.

FIGURE 6 – WATER RATE FORECAST SCENARIO 1



➢ *Rate Forecast Scenario 2: Implementation of Recommended Rate with 0% Growth Rate*

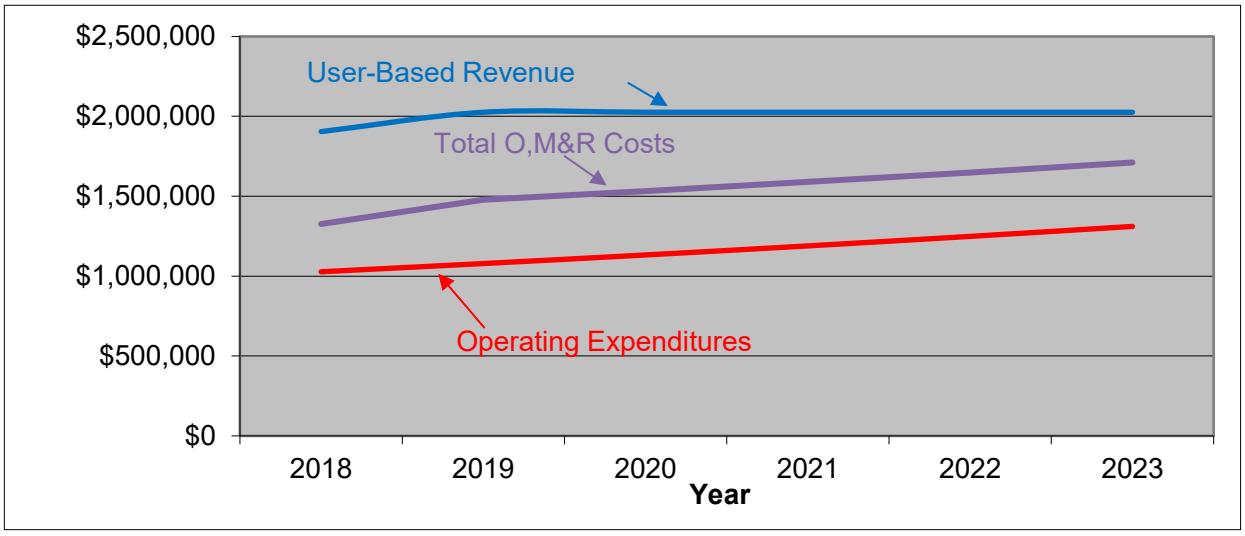
TABLE 13 – WATER RATE FORECAST SCENARIO 2

	Estimate	Projected				
Projected Connections	2018	2019	2020	2021	2022	2023
New Growth (EDUs) [1]	480	0	0	0	0	0
Average # of EDUs	7,060	7,060	7,060	7,060	7,060	7,060
Annual Costs-Operation, Maintenance & Replacement						
Operating Expenditures [2]	$1,027,200	$1,078,600	$1,132,500	$1,189,100	$1,248,600	$1,311,000
Depreciation (Replacement Fund) [3]	$298,795	$400,000	$400,000	$400,000	$400,000	$400,000
Total O, M & R Costs	**$1,325,995**	**$1,478,600**	**$1,532,500**	**$1,589,100**	**$1,648,600**	**$1,711,000**
Average Monthly User Rate [4]	**$21.02**	**$19.25**	**$19.25**	**$19.25**	**$19.25**	**$19.25**
User Rate % Increase	0%	-8%	0%	0%	0%	0%
User-Based Revenue [5]	**$1,904,302**	**$2,025,470**	**$2,025,470**	**$2,025,470**	**$2,025,470**	**$2,025,470**
Net Revenue	**$578,307**	**$546,870**	**$492,970**	**$436,370**	**$376,870**	**$314,470**

Notes:

1. EDU=Equivalent Dwelling Unit. Growth is assumed at 0%.
2. O&M costs increased by 5% per year to account for inflation. Actual average annual increase in operating costs from 2014-2017 was 4.4%. Operating expenditures includes operation, maintenance, debt repayment, and administrative costs.
3. Historical and projected depreciation schedule was provided by the Owner.
4. No rate increase assumed in the future. Average Monthly User rate reflects Residential users with a standard ¾-inch meter with average water usage of 5,800 gallons per month.
5. Projected revenues calculated using the 2017 model results and adding the number of new EDU's multiplied by typical monthly user rates and months in the year.

FIGURE 7 – WATER RATE FORECAST SCENARIO 2



As shown by the two scenarios, the recommended user rate is projected to cover operation, maintenance, and replacement costs for the next five years, even without increases to user rates with or without growth. Both scenarios show that revenue exceeds expenses, so the City could consider contributing more to its annual replacement budget to get closer to the ideal replacement budget target. It should be noted that while the projections show that revenues will exceed expenses without a rate increase, it is good practice to implement small rate increases every year to account for inflation and so customers are more accustomed to regular rate adjustments. This additional revenue could be used to increase the depreciation funding each year. Over time, this user rate should be re-examined and refined to meet the City's needs.

4.0 WASTEWATER SYSTEM

The City owns and operates a municipal wastewater system composed of a collection system with sewer collection lines and lift stations, and two wastewater treatment plants. The existing wastewater system valuation was determined using the estimated existing system replacement value, discounted for non-funded depreciation.

4.1 Connection Fees

The City's current wastewater connection fee per EDU is $5,155. As stated above, the connection fee should be sufficient to cover the cost of a new connection's percentage of existing infrastructure replacement ("equity buy-in philosophy").

The City has no outstanding debt. The City does have a repayment obligation to Key Bank as part of a Local Improvement District (LID) settlement. However, the City is only obligated to convey $3325.52 per EDU of the current $5,155 connection fee, to Key Bank. If no new hookups occur, the City has no repayment obligation to Key Bank. Any amount of the connection fee greater than this LID repayment obligation of $3325.52 is retained by the City to cover system expansion and replacement costs. The LID repayment obligation does not impose a financial burden or obligation on existing users or the associated monthly user rates.

The connection fee fund should be dedicated to the wastewater system and kept separate from general utility funds. The scope of this study included updating the connection fee by updating replacement values to reflect current construction costs. To assign value to the existing system, an inventory of the system components was performed. Original construction costs were established where available. When information was not available an engineer's opinion of probable cost was established, and costs were adjusted to present value using the ENR Index. A summary of the 2018 values is presented in Appendix G.

Appendix G reflects the current wastewater system infrastructure inventory and the replacement cost per EDU for each component of the wastewater system. Table 14 presents the recommended connection fee based on the number of EDUs that are able to be served by the system at capacity.

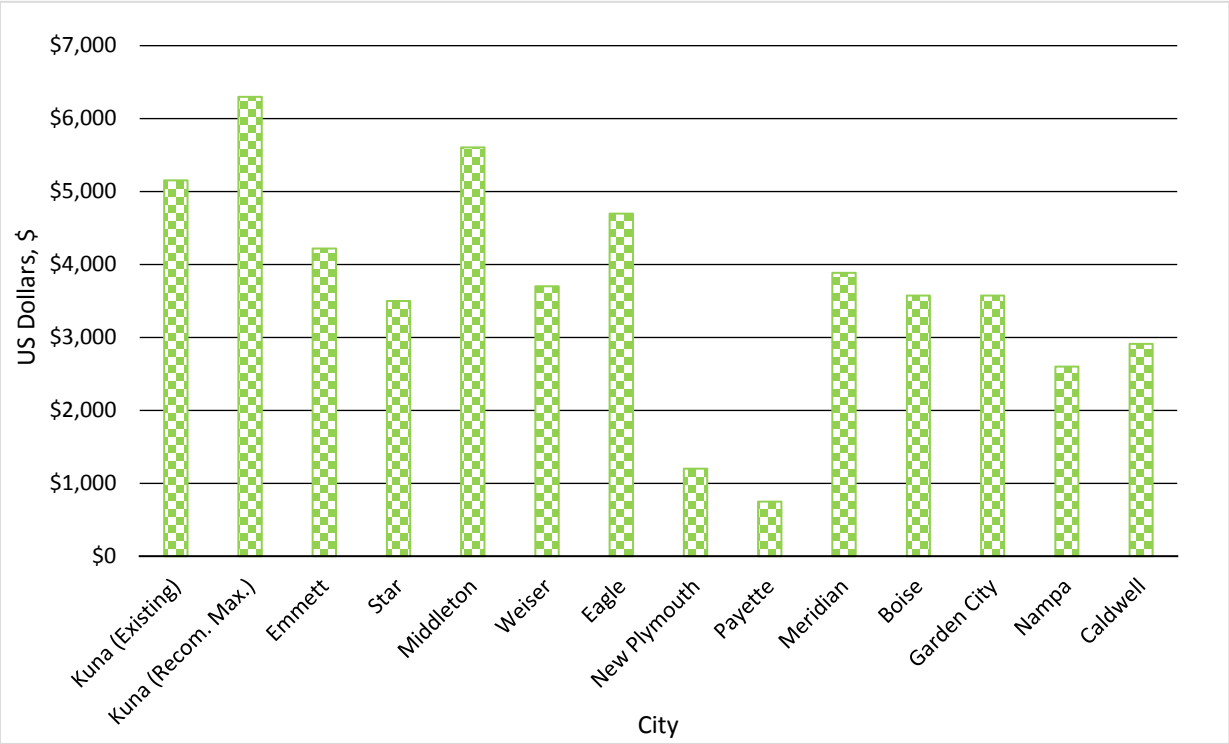
TABLE 14 - RECOMMENDED WASTEWATER CONNECTION FEE PER EDU

Wastewater System	($/EDU)
Existing Connection Fee	5,155
Recommended Maximum Connection Fee	6,300

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A comparison of other wastewater connection fees in the area is included below in Figure 8.

FIGURE 8 - WASTEWATER CONNECTION FEES OF LOCAL COMMUNITIES PER EDU



Note: Reflects connection fee per EDU with 3/4-inch meter, October 2018.

4.2 Existing Monthly Usage and User Rates

The City's current wastewater rate structure uses a flat rate of $27.30 that is assessed per EDU on a monthly basis. Operating revenue versus system operating expenditures with and without depreciation over the last five years is illustrated in Figure 9. Figure 10 provides a breakdown of these components.

FIGURE 9 – CITY OF KUNA HISTORICAL WASTEWATER OPERATING FUND FINANCES

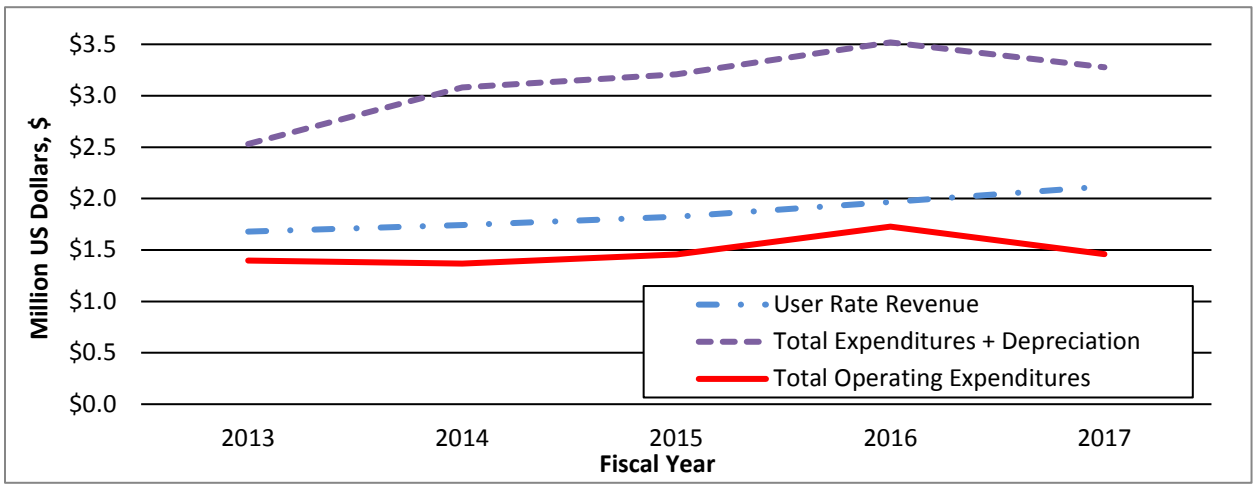
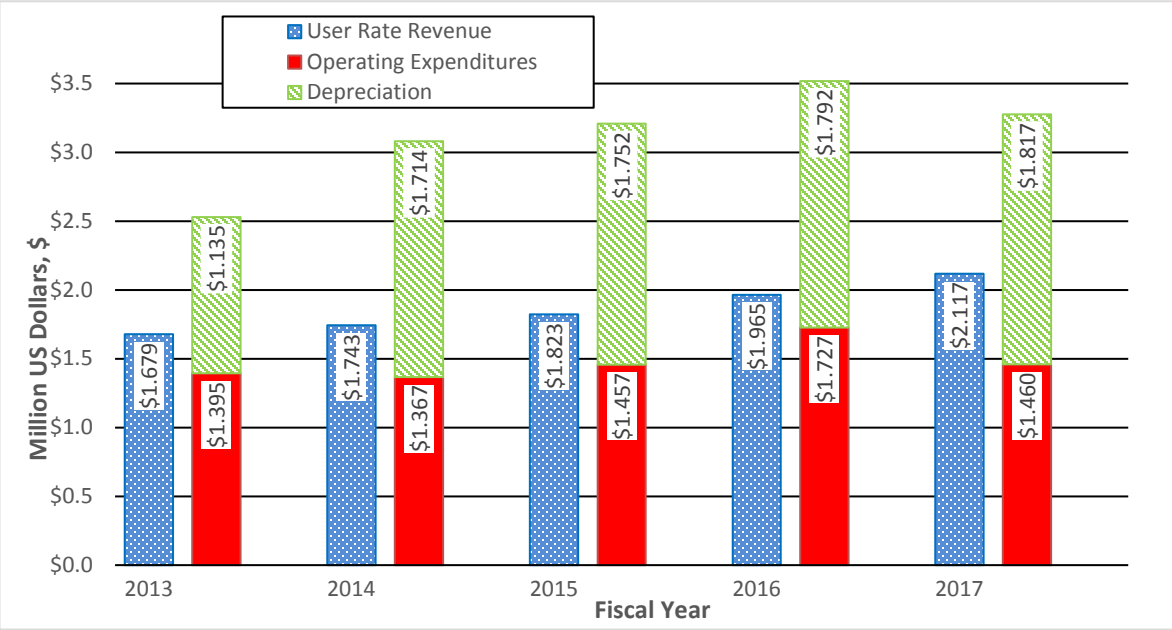


FIGURE 10 – WASTEWATER SYSTEM EXPENDITURES VERSUS USER RATE INCOME



The annual financial audits for fiscal years 2013 through 2017 provided by the City were used to develop the charts above.

The data reflect the following conditions:

- While the City has several sources of miscellaneous income, the figures above only include monthly user charges. In past years, monthly user rates have accounted for over 75% of the reported revenues, as the connection fees are not regular, largely dependent on growth within Kuna, and predominately committed to Key Bank for LID repayment obligations.
- Operating expenditures included operation, maintenance, administration, and debt payment. Depreciation was included under the annual operating expenditures, as the City uses this number to keep track of future replacements that may need to be made in their system.

Key observations include:

- The increase in expenditures during Fiscal Year 2016 was likely due to the Huber Screen project performed that year.
- The depreciation budget rose significantly from 2013 to 2014, and then has increased at a rate of about 2% per year.
- Operating revenue has been adequate to cover operating expenditures, but not sufficient to cover operating expenditures plus depreciation.

4.3 Depreciation and Replacement Budget

As noted earlier in the report, a fully sustainable user rate fee should be sufficient to fund the replacement of existing infrastructure which is often referred to as depreciation funding. As part of this effort, Keller Associates calculated the ideal replacement budget for the City's existing wastewater system assets. In order to properly determine the replacement or depreciation budget

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for Kuna's wastewater system, Keller Associates performed an inventory of the wastewater system infrastructure and assets, similar to the water system, as can be seen in Appendix G. Using the same valuation criteria as water, an ideal yearly replacement cost of $4,834,000 was established. This ideal yearly replacement cost represents the amount of money the City would need to set aside annually to replace the wastewater system infrastructure once it has reached its useful life. For the purposes of modeling user rate scenarios as shown in sections 4.4-4.6, City staff requested that an annual replacement budget of $1,800,000 be used for the wastewater system. It should be noted that very few communities are able to fully fund the ideal annual replacement/depreciation budget.

4.4 New Wastewater Rate Scenarios

Much like the water system, new user rate scenarios were prepared for the wastewater system to generate the target revenue. However, unlike the water utility, the wastewater utility has historically not been generating enough revenue to cover operating, maintenance, and replacement costs. Consequently, changes were needed to generate approximately 50% more revenue. As part of this change, the City wanted to implement a rate structure that was usage based rather than a flat fee. The new rate scenarios are characterized by the following percentage breakdowns based on total EDUs:

- *Scenario 1* - 20% / 60% / 20%
- *Scenario 2* - 50% / 20% / 20% / 10%
- *Scenario 3* - 50% / 40% / 10%
- *Scenario 4* – Flat Rate

Since wastewater usage is not metered, but is directly related to potable water usage, the wastewater rates were based on either average annual potable water usage or average winter water usage. A summary of the average annual and winter water usage is presented in Section 3.2. These two averages resulted in different tier ranges for three of the scenarios, thus creating seven total scenarios for the wastewater usage rate analysis. Table 15 shows the wastewater tier ranges based on average annual water usage, while Table 16 shows the wastewater tier ranges based on average winter water usage.

TABLE 15 – TIER RANGES FOR WASTEWATER RATE SCENARIOS (ANNUAL AVERAGE WATER USAGE)

Scenario		Base Tier (gallons)	First Tier (gallons)	Second Tier (gallons)	Third Tier (gallons)
1	20/60/20	0 – 3,000	3,001 – 8,000	> 8,000	-
2	50/20/20/10	0 – 5,000	5,001 – 7,000	7,001 – 10,000	>10,000
3	50/40/10	0 – 5,000	5,001 – 10,000	>10,000	-
4	Flat Rate	N/A	N/A	N/A	N/A
5	Existing (Flat Rate)	N/A	N/A	N/A	N/A

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TABLE 16 – TIER RANGES FOR WASTEWATER RATE SCENARIOS (WINTER AVERAGE WATER USAGE)

Scenario		Base Tier (gallons)	First Tier (gallons)	Second Tier (gallons)	Third Tier (gallons)
1	20/60/20	0 – 2,500	2,501 – 6,000	> 6,000	-
2	50/20/20/10	0 – 4,000	4,001 – 6,000	6,001 – 8,000	>8,000
3	50/40/10	0 – 4,000	4,001 – 8,000	>8,000	-
4	Flat Rate	N/A	N/A	N/A	N/A
5	Existing (Flat Rate)	N/A	N/A	N/A	N/A

A model was developed based on financial reports from the City. Calibration of the model was performed using the 2017 fiscal year and the model predicted revenue to within 7% of City reports. Due to the discrepancy between the model and the City's financial reports, an adjustment was made to predict the revenue for the new scenarios more accurately and match actual audited revenue. This was accomplished by adding a scale factor to the model output. The calibrated model was then used to establish expected revenues for each of the seven scenarios presented in Table 15 and Table 16.

For the purpose of this user rate study, the City's 2017 wastewater system expenditures were divided into two categories: fixed and variable expenses. Fixed expenses, including depreciation, were accounted for using revenue generated from the base tier. While variable expenses were accounted for using revenue generated by the remaining tiers. Scenarios were developed to generate the target revenue of approximately $3,200,000 which was provided by the City. Base tiers were established using the ratio of average winter water usage between the category types. For example, commercial EDUs use on average 89.7% more water than residential during winter months. Thus, the base rate for a commercial EDU is 89.7% higher than a residential EDU. For the proposed flat rate, the base was chosen to generate enough revenue to cover both fixed and variable expenses. Table 17 shows the dollar amount assigned to each scenario and tier.

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TABLE 17 – RESIDENTIAL TIER RATES FOR WASTEWATER RATE SCENARIOS

Scenario		Base Tier (USD)	First Tier (USD/1,000gal)	Second Tier (USD/1,000gal)	Third Tier (USD/1,000gal)
1	20/60/20	$33.50	$2.00	$3.00	-
2	50/20/20/10	$33.50	$2.00	$3.00	$5.00
3	50/40/10	$33.50	$2.00	$3.00	-
1	20/60/20 (Winter Avg)	$33.50	$2.50	$3.50	-
2	50/20/20/10 (Winter Avg)	$33.50	$3.00	$4.00	$5.00
3	50/40/10 (Winter Avg)	$33.50	$3.50	$5.00	-
4	Flat Rate	$42.20	-	-	-
Existing (Flat Rate)		$27.30	-	-	-

For the proposed scenarios, tiers one through three were established using the model to target variable revenue. Table 17 shows the modeled scenarios for EDUS in the residential category. The two remaining categories, senior residential and commercial, have the same tier rate structure, but their base tiers differ. Table 18 shows the base tiers for the City's three user types.

TABLE 18 – WASTEWATER BASE TIER RATES FOR ALL USER TYPES

	Residential (USD)	Senior Residential (USD)	Commercial (USD)
Proposed Base Tier	$33.50	$26.66	$63.58
Proposed Flat Rate	$42.20	$33.59	$80.09
Existing Flat Rate	$27.30	$27.30	$27.30

Using the modelled scenarios and 2017 fiscal year data, the average monthly wastewater bills were calculated and are presented in Table 19.

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TABLE 19 – AVERAGE WASTEWATER MONTHLY BILLS FOR MODELLED SCENARIOS

	Residential (USD/Month)	Senior Residential (USD/Year)	Commercial (USD/Year)
Scenario 1	$39.50	$34.66	$163.58
Scenario 2	$35.50	$30.66	$213.58
Scenario 3	$35.50	$30.66	$157.58
Scenario 1 (Winter Avg)	$41.00	$31.66	$142.58
Scenario 2 (Winter Avg)	$36.50	$26.66	$162.58
Scenario 3 (Winter Avg)	$37.00	$26.66	$162.58
Scenario 4 (Flat Rate)	$42.20	$33.59	$80.09
Existing (Flat Rate)	$27.30	$27.30	$27.30

Table 20 shows the annual wastewater system revenue comparisons for the modelled scenarios, based on the 2017 fiscal year data.

TABLE 20 – AVERAGE ANNUAL WASTEWATER SCENARIO REVENUE

	Base Revenue (USD/Year)	Tiered Revenue (USD/Year)	Total Revenue (USD/Year)
Scenario 1	$2,771,400	$717,300	$3,488,700
Scenario 2	$2,771,400	$946,300	$3,717,700
Scenario 3	$2,771,400	$566,200	$3,337,600
Scenario 1 (Winter Avg)	$2,771,400	$505,700	$3,277,100
Scenario 2 (Winter Avg)	$2,771,400	$518,400	$3,289,800
Scenario 3 (Winter Avg)	$2,771,400	$527,900	$3,299,300
Scenario 4 (Flat Rate)	$3,256,850	-	$3,256,850
Existing (Flat Rate)	$2,117,000	-	$2,117,000

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4.5 Recommended Scenario for Wastewater System

Similar to the water system, it was determined that a simplified wastewater alternative that utilizes meter size instead of EDUs for base rate determination for non-residential users would be preferable for the system. Changes to the wastewater system mimic the changes to the water system based off of City staff feedback. That is, the commercial base allotment was reduced to 1,000 gallons, and the base rate for ¾-inch meter commercial users was made the same as residential users. The commercial users with 2-inch meters had their base rate multiplied by the ratio of meter areas. An additional Scenario 5 was developed based on this structure and is the recommended structure that meets the City's revenue targets and conservation goals. Table 21 shows the wastewater tier ranges of the proposed new Scenario 5 based on average winter water usage.

TABLE 21 – TIER RANGES FOR WASTEWATER RATE SCENARIO 5 (WINTER AVERAGE WATER USAGE)

User Type	Base Tier (gallons)	First Tier (gallons)	Second Tier (gallons)	Third Tier (gallons)
Residential	0 – 4,000	4,001 – 6,000	6,000 - 8,000	>8,000
Senior Residential	0 – 4,000	4,001 – 6,000	6,001 – 8,000	>8,000
Commercial	0 – 1,000	>1,000	-	-
Existing (Flat Rate)	N/A	N/A	N/A	N/A

Table 22 shows changes of the new rate structure and the dollar amount assigned to each user type and tier.

TABLE 22 – RESIDENTIAL TIER RATES FOR WASTEWATER RATE SCENARIO 5 (AVERAGE WINTER WATER USAGE)

Scenario	Base Tier (USD)	First Tier (USD/1,000gal)	Second Tier (USD/1,000gal)	Third Tier (USD/1,000gal)
Residential	$35.00	$3.00	$4.00	$5.00
Senior Residential	$26.66	$3.00	$4.00	$5.00
Commercial with ¾-inch meters	$35.00	$5.00	-	-
Commercial with 2-inch meters	$248.89	$5.00	-	-
Existing (Flat Rate)	$27.30	-	-	-

The average monthly bill for the Scenario 5 was calculated and is compared to the average monthly bills for the previous scenarios in Table 23.

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TABLE 23 – AVERAGE WASTEWATER MONTHLY BILLS FOR MODELLED SCENARIOS

	Residential (USD/Month)	Senior Residential (USD/Year)	Commercial with ¾-inch meter (USD/Year)	Commercial with 2-inch meter (USD/Year)
Scenario 1	$39.50	$34.66	$163.58	$163.58
Scenario 2	$35.50	$30.66	$213.58	$213.58
Scenario 3	$35.50	$30.66	$157.58	$157.58
Scenario 1 (Winter Avg)	$41.00	$31.66	$142.58	$142.58
Scenario 2 (Winter Avg)	$36.50	$26.66	$162.58	$162.58
Scenario 3 (Winter Avg)	$37.00	$26.66	$162.58	$162.58
Scenario 4 (Flat Rate)	$42.20	$33.59	$80.09	$80.09
Scenario 5 (Winter Avg)	$38.00	$26.66	$80.00	$288.89
Existing	$27.30	$27.30	$27.30	$27.30

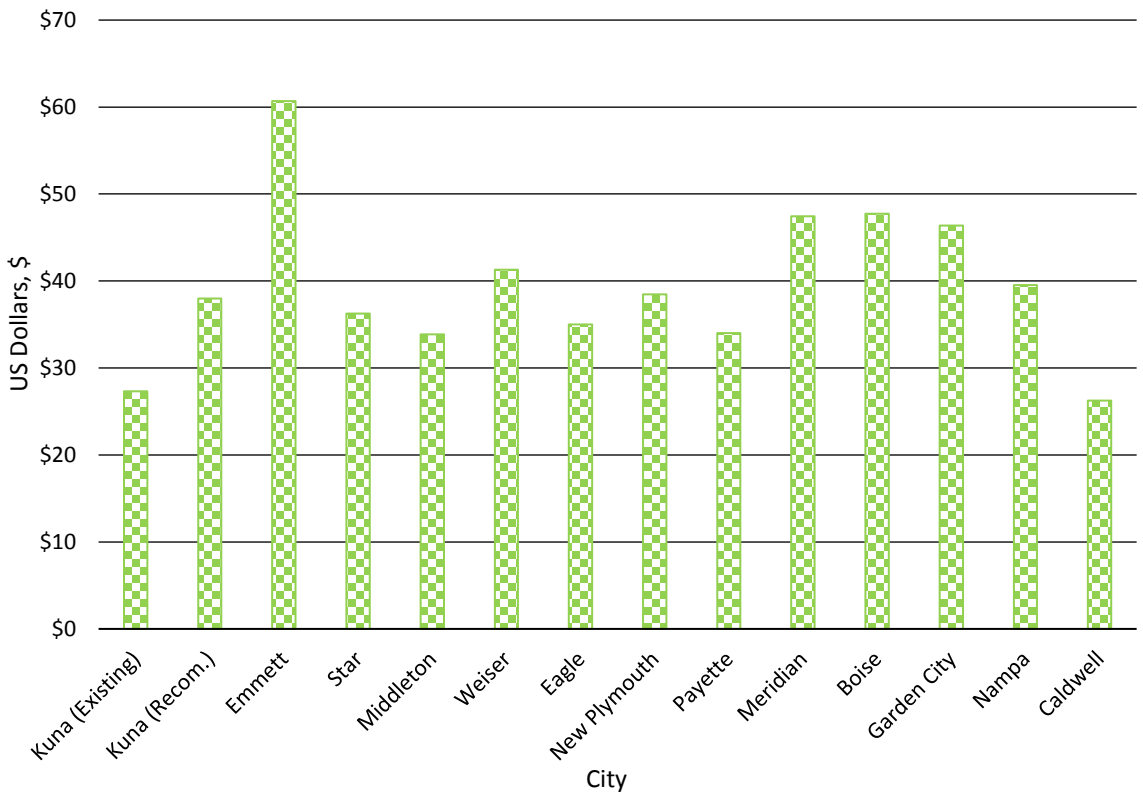
Table 24 shows the annual wastewater system revenue comparisons for the modelled scenarios, based on the 2017 fiscal year data. Due to the abnormal charge of the largest user calculated, this number was disregarded in the total revenue calculations.

TABLE 24 – AVERAGE ANNUAL WASTEWATER SCENARIO REVENUE

	Base Revenue (USD/Year)	Tiered Revenue (USD/Year)	Total Revenue (USD/Year)	Largest User Charge	Total Minus Largest User
Scenario 1	$2,771,400	$717,300	$3,488,700	$96,350	$3,392,350
Scenario 2	$2,771,400	$946,300	$3,717,700	$158,620	$3,559,080
Scenario 3	$2,771,400	$566,200	$3,337,600	$96,280	$3,241,320
Scenario 1 (Winter Avg)	$2,771,400	$505,700	$3,277,100	$91,040	$3,186,060
Scenario 2 (Winter Avg)	$2,771,400	$518,400	$3,289,800	$129,380	$3,160,420
Scenario 3 (Winter Avg)	$2,771,400	$527,900	$3,299,300	$129,380	$3,169,920
Scenario 4 (Flat Rate)	$3,259,540	-	$3,259,540	$2,690	$3,256,850
Scenario 5 (Winter Avg)	$2,760,230	$534,210	$3,294,440	$127,360	$3,167,080
Existing (Flat Rate)	$2,117,000	-	$2,117,000	-	

Scenario 5 is the recommended rate structure to meet the City's revenue and conservation goals. It should be noted that the City does not currently have any large industrial customers. If such a connection occurs in the future, a personalized user rate and connection fee should be developed that considers flow and wastewater loadings from the customer. In addition, pretreatment should also be considered. A comparison of the recommended wastewater rate to monthly wastewater rates for local communities is presented in Figure 11.

FIGURE 11 – AVERAGE MONTHLY WASTEWATER USER CHARGES OF LOCAL COMMUNITIES



Note: Reflects fees for EDU with an average water usage of 6,350 gallons per month and a 3/4-inch meter, October 2018.

4.6 Wastewater Rate 5-Year Projection

This section presents the projections for the recommended user rate structure (Scenario 5) presented in section 4.5 for the next five years. It reflects different growth scenarios and inflation in material costs and is based on user-based revenues, expenditures, and depreciation. Four future rate scenarios were examined, which included various methods of increasing user rates and population growth. Projection scenarios assume the following:

- The operating expenditures were forecasted by increasing the operating expenditures by 5% per year to account for increases in material, chemical, power, and salary costs. This assumption is consistent with historical annual increases in operating expenditures, which have increased by approximately 4% annually for the past five years.
- 2018 values for expenditures were estimated using the same growth criteria (5%) as the future scenarios. The City-requested annual depreciation of $1,800,000 was used for 2018

through 2023. 2018 user-based revenue was calculated by multiplying the number of new EDUs by the average monthly user rate multiplied by 12 months in a year.

- *Scenario 1: Single Step Implementation of Recommended Rate Now with a 4% Growth Rate and No Rate Increase*

  This scenario assumes that the growth rate remains a constant 4% within Kuna, and that the recommended rate structure is established in 2019 in one step. In this scenario, future user-based revenue is based on the results of the 2017 Scenario 5 model. New connections added each year were multiplied by the average monthly user charge and added on to the previous year's revenue.

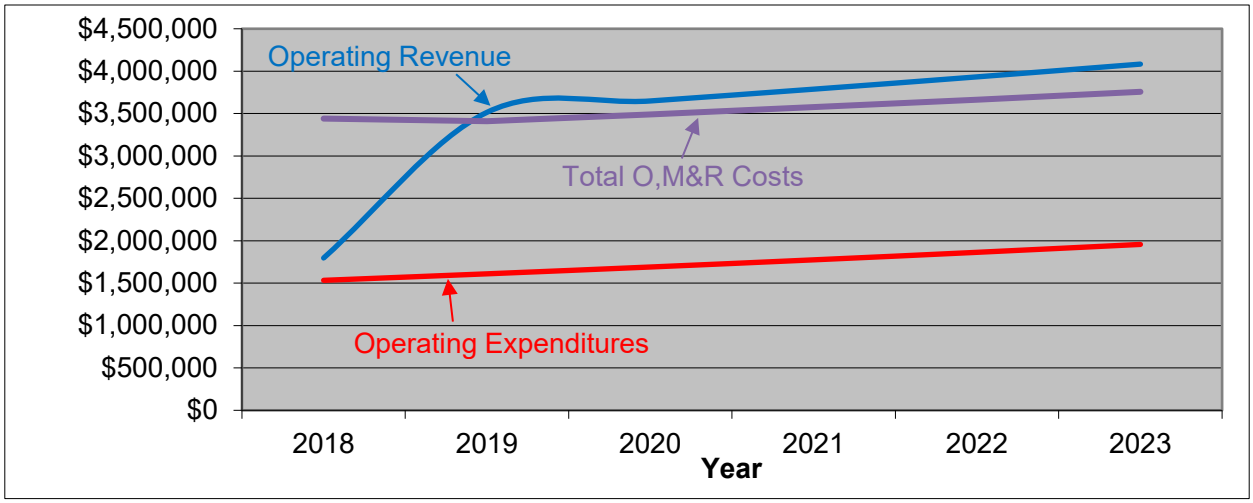
TABLE 25 – WASTEWATER RATE FORECAST SCENARIO 1

	Estimate	Projected				
Projected Connections	2018	2019	2020	2021	2022	2023
New Growth (EDUs) [1]	480	282	294	305	318	330
Average # of EDUs	7,060	7,342	7,636	7,941	8,259	8,589
Annual Costs-Operation, Maintenance & Replacement						
Operating Expenditures [2]	$1,533,000	$1,609,700	$1,690,200	$1,774,700	$1,863,400	$1,956,600
Depreciation (Replacement Fund) [3]	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
Total O, M & R Costs	**$3,333,000**	**$3,409,700**	**$3,490,200**	**$3,574,700**	**$3,663,400**	**$3,756,600**
Average Monthly User Rate [4]	**$27.30**	**$38.00**	**$38.00**	**$38.00**	**$38.00**	**$38.00**
User Base Rate % Increase	0%	39%	0%	0%	0%	0%
User-Based Revenue [5]	**$1,796,331**	**$3,514,552**	**$3,648,616**	**$3,787,696**	**$3,932,704**	**$4,083,184**
Net Revenue	**-$1,536,669**	**$104,852**	**$158,416**	**$212,996**	**$269,304**	**$326,584**

Notes:

1. EDU=Equivalent Dwelling Unit. Growth based on a 4.0% growth rate for projected years beyond 2018 (consistent with projections documented in 2017 Water FPS).
2. O&M costs increased by 5% per year to account for inflation. Actual average annual increase in operating costs from 2014-2017 was 4.4%. Operating expenditures includes operation, maintenance, debt repayment, and administrative costs.
3. Historical and projected depreciation schedule was provided by the Owner.
4. No rate increase assumed in the future. Average Monthly User rate reflects Residential users with a standard ¾-icnh meter with average winter water usage of 4,900 gallons per month.
5. Projected revenues calculated using the 2017 model results and adding the number of new EDU's multiplied by typical monthly user rates and months in the year.

FIGURE 12 – WASTEWATER RATE FORECAST SCENARIO 1



- *Scenario 2: Single Step Implementation of Recommended Rate Now with 0% Growth Rate and 3% Annual Increase in Rate*

  This scenario assumes that the population of Kuna does not increase after March 2019, and that the recommended user rate is implemented in 2019. In this scenario, user rates were increased annually to keep up with the yearly increases in operating expenditures which translated to a 3% annual rate increase. Projected user-based revenue is calculated the same as Scenario 1.

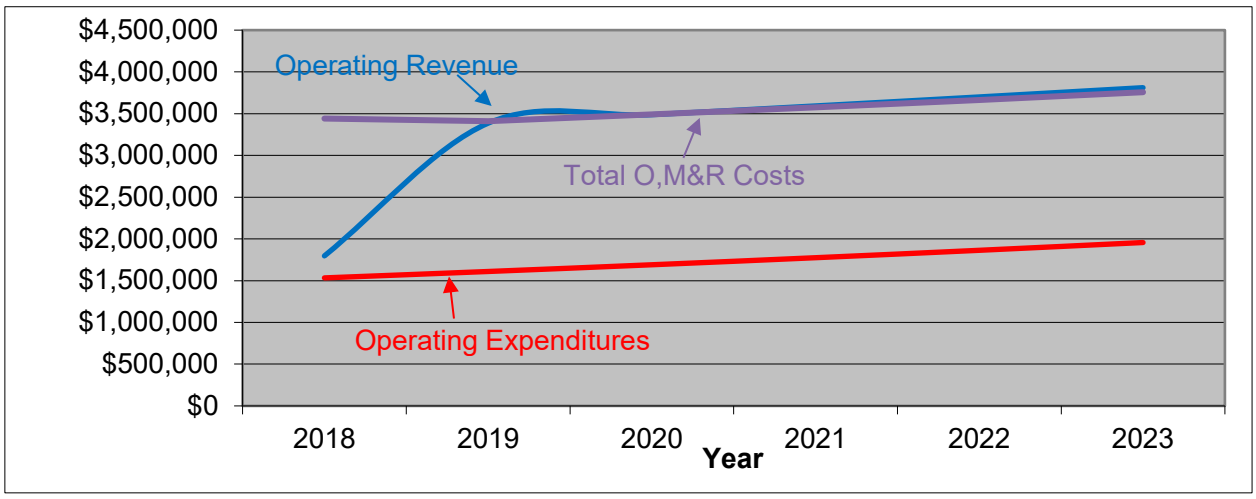
TABLE 26 – WASTEWATER RATE FORECAST SCENARIO 2

	Estimate	Projected				
Projected Connections	2018	2019	2020	2021	2022	2023
New Growth (EDUs) [1]	480	0	0	0	0	0
Average # of EDUs	7,060	7,060	7,060	7,060	7,060	7,060
Annual Costs-Operation, Maintenance & Replacement						
Operating Expenditures [2]	$1,533,000	$1,609,700	$1,690,200	$1,774,700	$1,863,400	$1,956,600
Depreciation (Replacement Fund) [3]	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
Total O, M & R Costs	**$3,333,000**	**$3,409,700**	**$3,490,200**	**$3,574,700**	**$3,663,400**	**$3,756,600**
Average Monthly User Rate [4]	**$27.30**	**$38.00**	**$39.14**	**$40.31**	**$41.52**	**$42.77**
User Base Rate % Increase	0%	39%	3.0%	3.0%	3.0%	3.0%
User-Based Revenue [5]	**$1,796,331**	**$3,385,960**	**$3,487,539**	**$3,592,165**	**$3,699,930**	**$3,810,928**
Net Revenue	**-$1,536,669**	**-$23,740**	**-$2,661**	**$17,465**	**$36,530**	**$54,328**

Notes:

1. EDU=Equivalent Dwelling Unit. Growth based on as 0%.
2. O&M costs increased by 5% per year to account for inflation. Actual average annual increase in operating costs from 2014-2017 was 4.4%. Operating expenditures includes operation, maintenance, debt repayment, and administrative costs.
3. Historical and projected depreciation schedule was provided by the Owner.
4. An annual user rate increase of 3% was used to keep up with annual increases in operating expenditures. Average Monthly User rate reflects Residential users with a standard ¾-inch meter with average winter water usage of 4,900 gallons per month.
5. Projected revenues calculated by multiplying the average number of EDUs by the Average Monthly User Rate multiplied by 12 months per year. An adjustment factor of 105.2% was included to account for the difference between this calculation method and the model-based revenue.

FIGURE 13 – WASTEWATER RATE FORECAST SCENARIO 2



➢ *Scenario 3: Gradual 5% Annual Increase of User Rates with 4% Growth Rate*

The follow scenario reflects a gradual implementation of the new user rates, where user rates are increased by 5% annually, the maximum allowable for a municipality without the requirement of a public hearing. Generally, this method is used to decrease the burden that an instantaneous large rate increase has on rate payers. Projected user-based revenue is calculated by multiplying the average number of EDUs by the average monthly user rate multiplied by 12 months per year. As illustrated, because of growth, target revenues are achieved with an overall lower rate increase than Scenario 1. However, the first four years, the utility will likely realize a net loss in its operating fund.

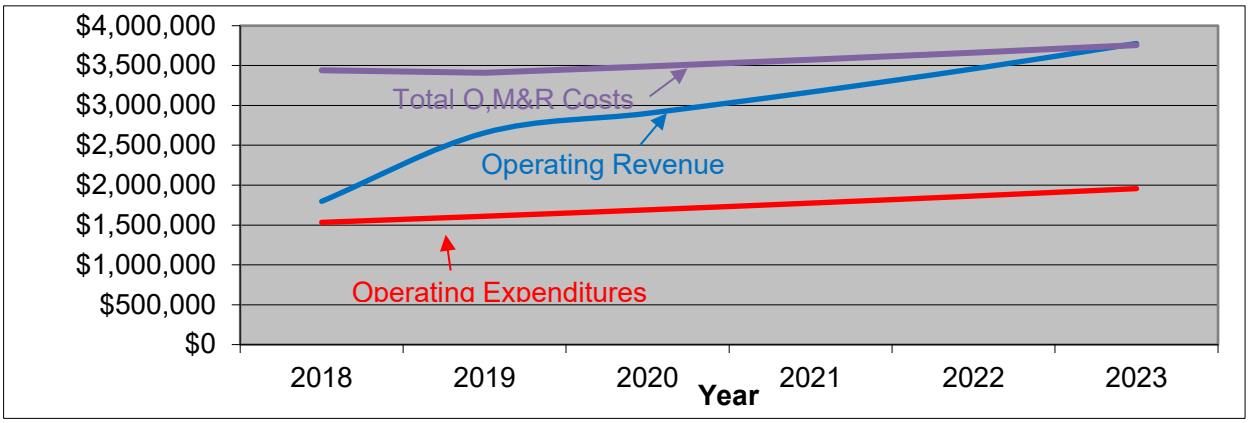
TABLE 27 – WASTEWATER RATE FORECAST SCENARIO 3

	Estimate	Projected				
Projected Connections	2018	2019	2020	2021	2022	2023
New Growth (EDUs) [1]	480	282	294	305	318	330
Average # of EDUs	7,060	7,342	7,636	7,941	8,259	8,589
Annual Costs-Operation, Maintenance & Replacement						
Operating Expenditures [2]	$1,533,000	$1,609,700	$1,690,200	$1,774,700	$1,863,400	$1,956,600
Depreciation (Replacement Fund) [3]	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
Total O, M & R Costs	**$3,333,000**	**$3,409,700**	**$3,490,200**	**$3,574,700**	**$3,663,400**	**$3,756,600**
Average Monthly User Rate [4]	**$27.30**	**$28.67**	**$30.10**	**$31.60**	**$33.18**	**$34.84**
User Base Rate % Increase	0%	5.0%	5.0%	5.0%	5.0%	5.0%
User-Based Revenue [5]	**$1,796,331**	**$2,656,194**	**$2,900,686**	**$3,167,373**	**$3,458,923**	**$3,776,985**
Net Revenue	**-$1,536,669**	**-$753,506**	**-$589,514**	**-$407,327**	**-$204,477**	**$20,385**

Notes:

1. EDU=Equivalent Dwelling Unit. Growth based on a 4.0% growth rate for projected years beyond 2018 (consistent with projections documented in 2017 Water FPS).
2. O&M costs increased by 5% per year to account for inflation. Actual average annual increase in operating costs from 2014-2017 was 4.4%. Operating expenditures includes operation, maintenance, debt repayment, and administrative costs.
3. Historical and projected depreciation schedule was provided by the Owner.
4. The annual rate increase of 5% was chosen as the maximum allowable yearly increase without the requirement of a public hearing. Average Monthly User rate reflects Residential users with a standard ¾-inch meter with average winter water usage of 4,900 gallons per month.
5. Projected revenues calculated by multiplying the average number of EDUs by the Average Monthly User Rate multiplied by 12 months per year. An adjustment factor of 105.2% was included to account for the difference between this calculation method and the model-based revenue.

FIGURE 14 – WASTEWATER RATE FORECAST SCENARIO 3



- *Scenario 4: 3-Year Phase in of Recommended User Rate with 4% Growth Rate*

  This scenario assumes a population growth rate of 4%, and assumes that the City implements the recommended rate scenario over a period of three years. Projected user-based revenue was calculated using the same method as Scenario 3. Naturally, this scenario achieves the target revenue more rapidly and then exceeds the target revenue due to growth.

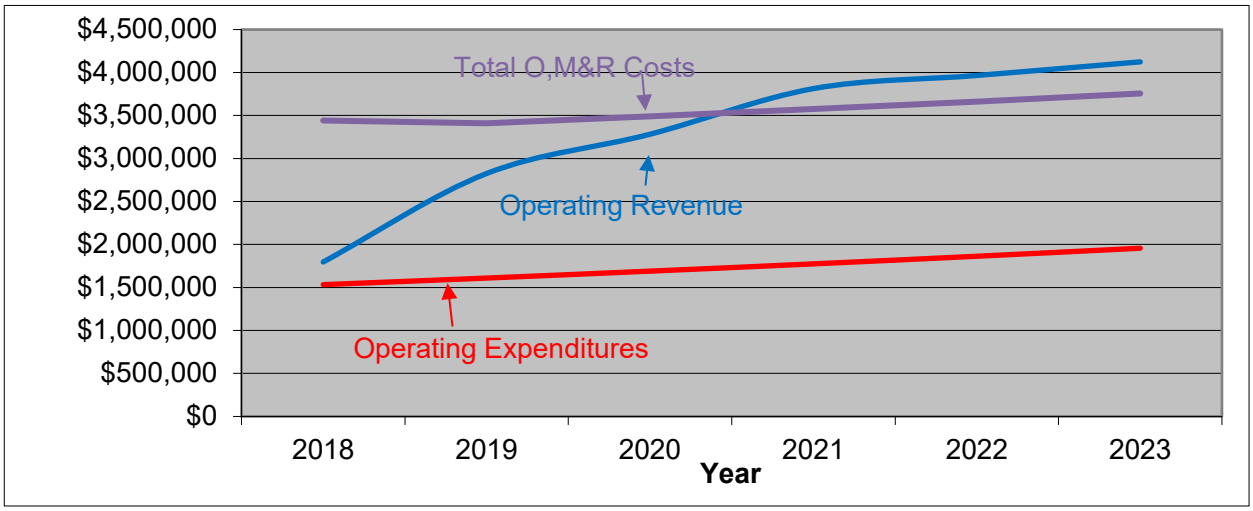
TABLE 28 – WASTEWATER RATE FORECAST SCENARIO 4

	Estimate	Projected				
Projected Connections	2018	2019	2020	2021	2022	2023
New Growth (EDUs) [1]	480	282	294	305	318	330
Average # of EDUs	7,060	7,342	7,636	7,941	8,259	8,589
Annual Costs-Operation, Maintenance & Replacement						
Operating Expenditures [2]	$1,533,000	$1,609,700	$1,690,200	$1,774,700	$1,863,400	$1,956,600
Depreciation (Replacement Fund) [3]	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000	$1,800,000
Total O, M & R Costs	**$3,333,000**	**$3,409,700**	**$3,490,200**	**$3,574,700**	**$3,663,400**	**$3,756,600**
Average Monthly User Rate [4]	**$27.30**	**$30.49**	**$34.06**	**$38.05**	**$38.05**	**$38.05**
User Base Rate % Increase	0%	11.7%	11.7%	11.7%	0.0%	0.0%
User-Based Revenue [5]	**$1,796,331**	**$2,825,685**	**$3,282,679**	**$3,813,211**	**$3,965,913**	**$4,124,376**
Net Revenue	**-$1,536,669**	**-$584,015**	**-$207,521**	**$238,511**	**$302,513**	**$367,776**

Notes:

1. EDU=Equivalent Dwelling Unit. Growth based on a 4.0% growth rate for projected years beyond 2018 (consistent with projections documented in 2017 Water FPS).
2. O&M costs increased by 5% per year to account for inflation. Actual average annual increase in operating costs from 2014-2017 was 4.4%. Operating expenditures includes operation, maintenance, debt repayment, and administrative costs.
3. Historical and projected depreciation schedule was provided by the Owner.
4. A rate increase of 11.7% was calculated as the minimum rate needed to reach the target user rate in 3 years. Average Monthly User rate reflects Residential users with a standard ¾-inch meter with average winter water usage of 4,900 gallons per month.
5. Projected revenues calculated by multiplying the average number of EDUs by the Average Monthly User Rate multiplied by 12 months per year. An adjustment factor of 105.2% was included to account for the difference between this calculation method and the model-based revenue.

FIGURE 15 – WASTEWATER RATE FORECAST SCENARIO 4



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If the population of Kuna continues to grow at a rate of 4% or greater, then the recommended user rate will be sufficient to cover operation, maintenance, and replacement costs for the next five years without increases to the monthly rates. Municipalities often choose to phase in user rate adjustments to decrease the financial impact on rate payers. If the City increases rates by 5% per year, and the current growth rate is maintained, it is anticipated that the City can cover the total operating, maintenance, and replacement costs by 2023. If the City wishes to phase in the recommended rate over a shorter period of time, such as a three-year time span, then an annual increase of 11.7% to the user rate is required. However, if growth within Kuna slows, the user-generated revenue will not be sufficient to cover these expenses. If the recommended user rate is immediately implemented, and no growth occurs, rates will need to be increased by approximately 3% annually to keep up with the annual increases in operating expenditures.

5.0 SUMMARY

If the City desires to increase the connection fees for water and wastewater, it is recommended that those fees do not exceed the values presented in Sections 3.1 and 4.1 of this report.

Currently, Kuna is generating enough revenue to cover the City's operating and maintenance expenses, and enough to cover the existing replacement budget for the water system. However, the City has not been generating enough revenue in the wastewater utility to cover the desired replacement budget. Modifications to the monthly water and sewer charge will depend on the level of depreciation funding that Kuna adopts. It should be noted that underfunding the depreciation will weaken Kuna's financial capability for completing future infrastructure replacement projects without incurring additional debt. The recommended user rates presented in Section 3.5 and 4.5 of this report will allow the City to cover their desired depreciation budgets. A decision of how to implement these rates may be influenced by the fact that customers generally look more favorably on gradual rate increases than sharp, extreme rate increases.

Given their sensitivity to the real estate market, interest rates, inflation, cost of materials, and many other factors, connection fees and monthly user rates should be reviewed each year with a more comprehensive re-evaluation at least every five years.

APPENDIX A

Existing Kuna EDU Guide

KELLER ASSOCIATES

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EQUIVALENT DWELLING UNIT TABLE	
Classification	**Equivalent Dwelling Units**
1. Airport Terminal - For each 2,000 sq. ft	1.0
2. Apartment	see multi-dwelling unit
3. Assembly Hall or Auditorium - For each 200 Seats	1.0
4. Bank or Savings and Loan - For each 3,000 sq. ft.	1.0
5. Bar - Additional per 20 Seats	1.0 0.5
6. Barbershop, Beauty Salon - Additional per Station over 2	1.0 0.5
7. Bowling Alley - Additional per Lane over 3	1.0 0.2
8. Café, per customer seating capacity	see restaurant
9. Campsite (and KOA) - For each Trailer Unit - For each Camp Site - Additional for RV Dump	1.0 0.46 4.0
10. Car Dealer No Repair or Wash Facilities With Wash Bays and/or Stalls - Additional per Stall	1.0 1.0 0.5
11. Car Wash (per bay)	2.0
12. Church - For each 50 seats	1.0
13. Club or Lodge	same as church
14. Condominium	see multiple living unit
15. Dentist - For each Practitioner	2.0
16. Doctor	same as dentist
17. Department Store	see retail store
18. Drugstore	see retail store
19. Duplex	See multiple living unit

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EDUs

20.	Florist - For each 1,500 sq. ft.	 1.0
21.	Fourplex	See multiple living unit
22.	Garage Automotive Repair - Additional per Stall over 2 Storage Only - Additional per Stall over 2	 1.0 0.5 1.0 0.2
23.	Grocery	see retail food store
24.	Hardware Store	see retail store
25.	Hospital and/or Convalescent Home - Additional per Bed	1.0 0.3
26.	Hotel / Motel - First Unit - Additional per Unit ~~- Additional per Unit with Kitchen~~	 1.0 ~~0.5~~ 0.2
27.	Industrial Use	Staff Calculated
28.	Jail - Additional per Bed	1.0 0.5
29.	Laundry Self Service up to 10 Machines - Additional Machine over 10 - Commercial	 4.0 0.25 Staff Calculated
30.	Mobilehome and Trailer Park - For each Unit	 1.0
31.	Multiple Living Unit - per Unit	 1.0
32.	Office Building - For each 2,500 sq. ft.	 1.0
33.	Photo Lab, Printing Shop	Staff Calculated
34.	Post Office	see office building
35.	Residential Units	1.0
36.	Retail Store - For each 3,000 sq. ft.	 1.0
37.	Retail Food Store - For each 1,500 sq. ft.	 1.0

38. Restaurant - Sit Down - For each Seat (minimum 2.0)	.10
39. Restaurant – Fast Food - For each Seat (minimum 1.0)	0.05
40. Schools - Per 25 Students	1.0
41. Service Station Gas and Restroom Only - Per Set of Pumps Full Service Convenience Store	 1.0 see garage see retail food
42. Tire Store	see garage, office
43. Warehouse/Storage Unit - For each 10,000 Sq. Ft.	1.0

APPENDIX B

Kuna City Council EDU Methodology Handout

KELLER ASSOCIATES

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KELLER ASSOCIATES
131 SW 5th Ave, Suite A
Meridian, ID 83642
(208) 288-1992

City of Kuna
2018 User Rate Study
Equivalent Dwelling Unit (EDU) Determination Methodology

Option 1: Type of Development—Current Methodology (see Exhibit 1)

- Source is unknown
- Methodology also used by Star, Nampa, Mountain Home, Eagle Sewer District
- Pros:
  - City is familiar with this approach
  - Used by a number of communities in the Treasure Valley
- Cons:
  - Only useful for specific categories in table
  - Requires high level of effort by staff
  - No defensible source

Option 2: Meter Equivalency (see Exhibit 2)

- Source is American Water Works Association (AWWA)-national organization
- Methodology also used by Weiser, Emmett, Ontario, Fruitland,
- Pros:
  - Simple to use and easy to understand
  - Defensible source
  - Applicant is in control…determine meter size within plumbing code requirements
  - Directly related to hydraulic capacity of meter
  - Applies to all types of development
- Cons:
  - May result in higher connection fees for large meter sizes

Option 3: Fixture Count (see Exhibit 3)

- Developed by the City of Meridian
- Methodology used by Meridian, Boise
- Pros:
  - Straight forward
  - Applies to all types of development
- Cons:
  - Requires more effort and time by staff to calculate EDU assessment
  - More chance for error
  - Not widely used

Exhibit 1

City of Kuna EDU Chart - Exhibit A

Classification	Equivalent Dwelling Units
Assembly Hall or Auditorium For Each 200 Seats	1.00
Automotive	
• Car Dealer (Less Wash Bays and Repair Stalls) For Each 4000 sq. ft.	1.00
- Additional Per Wash Bay	1.00
- Additional Per Repair Stall	1.00
• Car Wash	
- Self Service (Per Bay)	1.50
- Automatic w/Recycled Water (Per Bay)	1.50
- Automatic w/o Recycled Water (Per Bay)	2.00
• Service Station	1.00
- Fuel & Bathroom Only: Add per Pump Islands over 4	1.00
- Full Service: Add per each Pump Island or Stall over 4	1.00
- Repair: Add per stall over 4	1.00
- Convenience Store: As per Retail Store	
Bowling Alley (w/First 3 Lanes)	1.00
- Additional Per Lane Over 3	0.20
Business	
• Non Food Prep for each 4,000 sq. ft.: Apparel and Accessory, Department & Retail, Durable Goods, Drugstore, Florist, Hardware, Lumberyard, Gardening Sales, Nursery or Greenhouse, Shopping Center, Business Office, Bank, Post Office, and Tire Store are nonexclusive examples.	1.00
• Grocery & Misc Retail Foods (w/o resident butcher or baker) For Each 4,000 sq. ft.	1.00
- Add for Resident Butcher or Baker	1.00
Campground	1.00
- Add For Each Trailer Unit Over 2	0.50
- Add For Each Camp Site Over 3	0.33
- Additional For RV Dump	4.00
Church, Club or Lodge	
• w/ Kitchen: For Each 75 General Assembly Seats	1.00
• w/o Kitchen: For Each 100 General Assembly Seats	1.00
Food and Beverage Service	1.00
- Bar/Lounge: Add for each 20 Seats Over 20	0.50
- Restaurant Fine Dining: Add for each Seat over 25	0.05
- Restaurant Sit Down: Add for each Seat over 12	0.08
- Restaurant Fast Food: Add for each Seat over 20	0.05
Health Practitioner (Doctor, Dentist, Chiropractor, Specialist)	
• For Up To 3 Chairs or Exam Rooms	1.00
- Add For Each Chair or Exam Room Over 3	0.33
Hotel or Motel	1.00
- Additional Per Unit w/ Kitchen Over 2	0.50
- Additional Per Unit w/o Kitchen Over 3	0.33
Industrial Use	
• Per Each 16 Employees	1.00
• With Showers Per Each 12 Employees	1.00
• With Showers & Cafeteria Per Each 10 Employees	1.00
- Add Per Industrial Process Wastewater	Staff Calculated
Institutional	1.00
- School w/o Cafeteria or Showers: Per 40 /Students over 40	1.00
- School w/Cafeteria: Per 30 Students over 30	1.00
- School w/Showers: Per 30 Students over 30	1.00
- School w/Cafeteria and Showers: Per 25 Students over 25	1.00
- Hospital Additional Per Bed Over 1	0.80
- Nursing Home Additional Per Bed Over 2	0.40
- Jail: Add Per Each Bed over 2	0.50
Laundry	
• Self Serve Up To 5 Machines	2.00
- Additional Per Machine Over 5	0.20
• Commercial Per Machine	Staff Calculated
Personal Care Service	1.00
- Barber Shop: Add for each Station over 4	0.20
- Salon: Add for each Station Over 2	0.40
Photo Lab, Printing Shop	Staff Calculated
Residential Units	
• Per Single Family Dwelling and Multiple Dwelling per Living Unit	1.00
• Per Mobile Home or Trailer Park For Each Unit	1.00
Warehouse or Storage Unit For Each 12,500 sq. ft.	1.00

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Exhibit 2

Table VI.2-5 Meter equivalencies based on meter capacity and establishing SDCs by meter size using the buy-in method and replacement cost new less depreciation valuation approach

Meter Size	Maximum Rated Safe Operating Flow, gpm*	Meter Equivalent Ratio†	SDC‡
⅝" Displacement	20	1.0	$2,454
¾" Displacement	30	1.5	3,681
1" Displacement	50	2.5	6,135
1½" Displacement	100	5.0	12,271
2" Displacement	160	8.0	19,633
3" Singlejet	320	16.0	39,267
3" Compound, Class I	320	16.0	39,267
3" Turbine, Class I	350	17.5	42,948
4" Singlejet	500	25.0	61,354
4" Compound, Class I	500	25.0	61,354
4" Turbine Class I	630	31.5	77,307
6" Singlejet	1,000	50.0	122,709
6" Compound, Class I	1,000	50.0	122,709
6" Turbine Class I	1,300	65.0	159,521
8" Compound, Class I	1,600	80.0	196,334
8" Turbine Class II	2,800	140.0	343,585
10" Turbine Class II	4,200	210.0	515,377
12" Turbine Class II	5,300	265.0	650,357

* Source: AWWA Standards: Displacement C700-09; Singlejet C712-10; Turbine Class I C701-12; Turbine Class II C701-12; Compound Class I C702-10.

† Using standard maximum meter-flow capacity ratios (e.g., 2" = 160 gpm, 20 gpm [⅝"] = 8.0:1.0 capacity ratio).

‡ ⅝-inch SDC based on example presented in Table VI.2-2.

The equivalent meter ratio is used as the basis for the increased SDC for larger meters. For example, the safe operating capacity of a ⅝-in. meter is 20 gpm. In contrast to this, a 2-in. meter has a safe operating capacity of 160 gpm. Thus, on a capacity basis, a 2-in. meter is the equivalent of eight ⅝-in. meters and the SDC for the 2-in. meter should be set at 8 times the ⅝-in. meter SDC.

Table VI.2-5 provides an example for the development of SDC schedules based on a ⅝-in. meter size as the base meter size. In this example the base SDC is $2,454 or the amount calculated in the buy-in example displayed in Table VI.2-2.

As shown in Table VI.2-5, for each type of meter, there is a corresponding maximum rated safe operating flow. This provides the basis for the meter equivalency ratios. These ratios are then multiplied by the base cost SDC ($2,454) to provide a schedule of SDCs for new customers connecting to the system. For example, a customer with a 2-in. meter would be charged $19,633, since the capacity of a 2-in meter is eight times that of a ⅝-in. meter. Stated another way, a customer with a 2-in. meter has the capacity of the equivalent of eight ⅝-in. meters.

Equivalent residential units. One of the disadvantages of the meter size approach is that for larger meters, the meter capacity may not be a reasonable indicator for the actual capacity use of the customer. It should be remembered that the $2,454 SDC for a ⅝-in. connection reflects the usage patterns of that size meter (i.e., a residential customer with a ⅝-in. meter). A new customer with a larger connection

Exhibit 3

Community Development Department

Building Services
Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642

Sanitary Sewer & Water Assessment Calculator (Estimate Only)

Fee Calculator Instructions: Enter appropriate data into the Blue cells Only. Values and Costs will be calculated automatically based upon user entered data. This Calculator is being furnished as an estimating tool for our customers, and the generated results shall not be considered completely accurate for permitting purposes.
Basis for Equivalent Residential Unit (ERU): Total number of Water Supply Fixture Units (WSFU), divided by 21 = the total number of ERU. Values are based upon the International Code Council's Building Valuation Data from 2009. For each ERU, there is a credit for 5,450 square feet of landscape irrigation.

Appliancse, Appurtenance, or Fixtures	No of Fixtures	WFU / Fixture	Total WFU	DFU / Fixture	Total DFU
Water Closet, 1.6 GPF Flushometer Tank		2.5	0.0	4.0	0.0
Lavatory		1.0	0.0	1.0	0.0
Urinal,1.0 GPF Flushometer Valve		5.0	0.0	2.0	0.0
Sink, Bar		2.0	0.0	2.0	0.0
Sink Kitchen, Dual Faucet Domestic		3.0	0.0	4.0	0.0
Sink Kitchen, Single Faucet Domestic		1.5	0.0	2.0	0.0
Sink Laundry		1.5	0.0	2.0	0.0
Sink Service or Mop Basin		3.0	0.0	3.0	0.0
Sink Washup, Each Set of Faucets		2.0	0.0	2.0	0.0
Bathtub or Combination, Bath/Shower (Fill)		4.0	0.0	2.0	0.0
Shower, Per Head		2.0	0.0	2.0	0.0
Dishwasher, Domestic		1.5	0.0	2.0	0.0
Clothes Washer		4.0	0.0	3.0	0.0
Drinking Fountain or Watercooler (Hi-Lo Fountain Counts as 1)		0.5	0.0	0.5	0.0
Hose Bibb		2.5	0.0	0.0	0.0
Hose Bibb, Each Additional		1.0	0.0	0.0	0.0
Floor Drain		0.0	0.0	2.0	0.0
Floor Sink		2.0	0.0	2.0	0.0

Total WFU **0.0** **Total DFU** **0.0**

Total ERU for Water Assessment (Total WFU divided by 21) **0.00**
Total ERU for Sewer Assessment (Total DFU divided by 21) **0.00**

Landscape Irrigation	Square Footage
Total Landscaping Square Footage	
Landscaping Square Footage Credit Based on Above Total ERU	0.00

Total Square Footage After Credit **0.00**

Total ERU Landscaping (Total After Credit Divided by 5,450) **0.00**

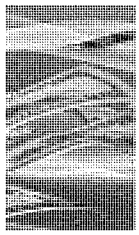
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APPENDIX C

AWWA Meter Equivalency Standard

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Chapter III.2

Distributing Costs to Customer Classes

The preceding chapters explained how utilities determine revenue requirements and how to allocate both operating and capital-related costs to cost components (e.g., base, extra capacity). This chapter presents the final step in the cost-of-service process: the distribution of allocated cost components to customer classes of service (e.g., residential, commercial).

The ideal solution to developing rates for water utility customers is to assign cost responsibility to each individual customer served and to develop rates that reflect that cost. Unfortunately, it is neither economically practical nor often possible to determine the cost responsibility and applicable rates for each individual customer served. However, the cost of providing service can reasonably be determined for groups or classes of customers that have similar water-use characteristics and for special customers having unusual or unique water-use or service requirements. Rate making endeavors to assign costs to classes of customers in a nondiscriminatory, cost-responsive manner so that rates can be designed to closely meet the cost of providing service to such customer classes.

CUSTOMER CLASSES

In establishing customer classes, water utilities consider service characteristics, demand patterns, and whether service is provided to customers both inside and outside the owning city's jurisdictional limits. Service characteristic differences may be illustrated by recognizing that customers using treated water require facilities that raw-water customers do not need. Similarly, large-volume industrial customers, wholesale customers, and other large users are often served directly from major treated-water transmission mains, whereas smaller users are served by both large and small distribution mains. Utilities should consider these and other factors when establishing customer classes and their costs of service.

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Demand patterns of various customers differ, depending on their peak-day and peak-hour rates of demand relative to average demands. For example, the residential customer class, placing summer lawn irrigation loads on the system, typically has a much higher peak-demand requirement, relative to the average demand, than does a large manufacturing facility, which may require water on a relatively uniform basis throughout the year. These differences in demand patterns can create differences in the cost to serve those customers.

The classification of water customers as either inside or outside the city limits is related to each major group's responsibility for overall costs. As explained in chapter V.1, this classification is important in the allocation of costs of service for government-owned utilities and, in some instances, may have a bearing on investor-owned utilities.

Utilities may need to recognize certain customer classifications from an accounting standpoint because of legal requirements or customs; such requirements can be accommodated in rate studies. However, general service characteristics, facility requirements, demand patterns, and location with regard to city limits are generally the principal considerations in customer classification.

General Classes

It is common for water utilities to have three principal customer classes: (1) residential, (2) commercial, and (3) industrial. Utilities may define these general customer classes differently, but, in very broad terms, the following definitions are common.

Residential: One-and two-family dwellings, usually physically separate

Commercial: Multifamily apartment buildings and nonresidential, nonindustrial business enterprises

Industrial: Manufacturing and processing establishments

Some utilities may break down these general classes into more specific groups. For example, the commercial customer group may be separated into multifamily customers and commercial customers, or multifamily apartments may be considered part of the residential class. Sometimes this distinction is based on ownership with small owner-occupied apartments considered to be in the residential class and larger non-owner-occupied buildings are part of the commercial class. Similarly, the industrial customer group may be subdivided into small industry, large industry, and special, the latter typified by some unique characteristic(s). Lastly, municipal accounts may be considered separately in some studies.

Many systems, particularly larger ones, have customers with individual water-use characteristics, service requirements, or other factors that differentiate them from other customers with regard to cost responsibility. These customers should have a separate class designation. These classes may include large hospitals, universities and colleges, military establishments, and other such categories.

Other Classes

In addition to the general classes of service previously described, water utilities often provide service to certain special classes of customers. Three such classes are wholesale service, fire protection service, and irrigation.

Wholesale service. Wholesale service is usually defined as a situation in which water is sold to a customer through a master meter at one or more major points of delivery for resale to individual retail customers within the wholesale customer's service area. Usually, the wholesale customer is a separate municipality or water district adjacent to the supplying utility, but it may be in an area within the jurisdiction of

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the supplying utility. A more detailed discussion of outside-city and wholesale service considerations is provided in chapter V.1.

Fire protection service. Fire protection service has characteristics that are markedly different from other types of water service. The service provided is principally of a standby nature—that is, readiness to deliver relatively large quantities of water for short periods of time at any of a large number of points in the water distribution system.

Costs allocated to fire protection service as a class can be subdivided to those related to public fire protection service and private fire protection service. The reader should refer to chapter IV.8 for further discussion of fire protection rates and charges.

Irrigation. Irrigation is characterized by the relatively high demands it places on the water system, usually during the late afternoon and early evening hours. Throughout most of the United States, both lawn and agricultural irrigation are very seasonal in nature. Such usage is most pronounced during the summer months and, in some areas, virtually nonexistent during the winter months.

In many instances, irrigation service is not separately metered from other service; therefore, the high peaking characteristics of lawn irrigation need to be recognized as a part of each class's water-use characteristics. However, establishment of a separate class designation is warranted when separate metering for lawn irrigation is available, as is often the case for automatic lawn sprinkling systems, parks, fields, and golf courses, and where such loads are significant in the system. In this case, the significant demands caused by irrigation can be recognized and reflected in the cost to provide this service.

Service outside city limits. Many government-owned utilities recognize in their rate structures the differences in costs of serving water users located outside the corporate limits of the supplying city or jurisdiction compared with those located within the corporate limits. In many cases a government-owned utility may be considered to be the property of the citizens within the city. Customers within the city are effectively the owner customers, who sometimes must bear the risks and responsibilities of utility ownership. Outside-city customers are nonowner customers and, as such, may bear a different responsibility for costs than do owner customers.

The costs to be borne by outside-city (nonowner) customers are similar to those attributed to the customers (nonowners) of an investor-owned utility. Such costs include O&M expense, depreciation expense, and an appropriate return on the value of property devoted to serving the outside-city customers. Chapter V.1 provides a more in-depth discussion of the treatment of outside-city or nonowning customers.

UNITS OF SERVICE

The total cost of each cost component, such as the base cost, is divided by the appropriate total customer service requirements or units of service for all customer classes for each cost component to express a unit cost of service for each cost component. The unit costs of each component serve as a basis for calculating the cost of serving each customer class as well as for designing rates. As a basis for distributing component costs to customer classes, the units of service attributable to the respective classes must be established for the test year. To do so, the utility must determine or estimate the total quantity of water to be used by each class in the test year and the peak rates of use by the class. Peak rates of use are usually designated by maximum-day and maximum-hour rates of use. (In some systems, maximum-week or other peak use periods may be appropriate.) In addition, the utility must determine the number of equivalent meters and services by class, as well as the number of bills by class.

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Maximum rates of use may be expressed in terms of a peaking factor—that is, a percentage relationship of the estimated class maximum rate of use to average annual rate of use. Thus, if a customer class maximum-day rate of use is 2.5 times its average annual daily rate, it is said to have a maximum-day peaking factor of 250 percent. Stated another way, using this same example, a class with an average day use of 1.0 million gallons would have a maximum-day peak use of 2.5 million gallons.

To estimate customer class peaking factors, utilities need to investigate and study all pertinent sources of information. Such data should include daily and hourly system pumping records, recorded rates of flow in specific areas of the system, studies and interviews of large users regarding individual and group characteristics of use, special demand metering programs, and experience in studies of other utilities exhibiting like characteristics. Recent technology improvements in automated meter reading (AMR), particularly those associated with a fixed network system, have provided utilities with far greater opportunities to collect demand data applicable to cost-of-service studies. In addition, sound and logical inferences can be drawn from customer billing information, provided billing periods are sufficiently short to reflect seasonal differences, usually not to exceed three-month periods, with monthly billing being preferable for these analyses. Appendix A provides some techniques that can be used to determine reasonable estimates of the maximum-day and maximum-hour peaking factors for each customer class using available system demand data for the utility and customer class billing records.

The total annual volume of water used for fire service is usually negligible, at least in relation to that of other classes; however, peak requirements for fire service can be quite significant. The Insurance Services Office (ISO) periodically defines desired rates of flow for fire service, which is a good source of maximum-capacity requirements for fire service. This data must be applied judiciously to achieve practical cost allocations.

Customer-related costs for meters and services may be properly distributed among customer classes by recognizing factors that are generally responsible for those costs being incurred. As an example, one method for distributing meter-and-service costs to customer classes is in proportion to the investment in meters and services installed for each customer class, based on the number of equivalent meters. Distribution of customer costs by equivalent meter-and-service ratios recognizes that meter-and-service costs vary, depending on considerations such as size of service pipe, materials used, locations of meters, and other local characteristics for various sized meters as compared to ⅝-in. meters and services. In this example, typical customer meter-and-service equivalent ratios based on investment are as follows:

Meter Size, in.	Equivalent Meter Size Ratios Based on Investment
⅝	1.0
¾	1.1
1	1.4
1½	1.8
2	2.9
3	11.0
4	14.0
6	21.0
8	29.0

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Table III.2-1 Units of service—Base-extra capacity method (test year)

Line No.	Customer Class	Base Units: Annual Use, 1,000 gal	Base Units: Average Rate, 1,000 gpd	Maximum-Day Units: Peaking Factor, %	Maximum-Day Units: Total Capacity, 1,000 gpd	Maximum-Day Units: Extra Capacity, 1,000 gpd	Maximum-Hour Units: Peaking Factor, %	Maximum-Hour Units: Total Capacity, 1,000 gpd	Maximum-Hour Units: Extra Capacity, 1,000 gpd	Customer Units: Equivalent Meters & Services	Customer Units: Bills
	Inside-City:										
	Retail Service										
1	Residential	968,000	2,652	250	6,630	3,978	400	10,608	3,978	15,652	185,760
2	Commercial	473,000	1,296	200	2,592	1,296	325	4,212	1,620	1,758	14,640
3	Industrial	1,095,000	3,000	150	4,500	1,500	200	6,000	1,500	251	420
4	Fire Protection				840	840		5,040	4,200		
5	Total Inside City	2,536,000	6,948		14,562	7,614		25,860	11,298	17,661	200,820
	Outside City:										
6	Wholesale	230,000	630	225	1,418	788	375	2,363	945	34	48
7	Total	2,766,000	7,578		15,980	8,402		28,223	12,243	17,695	200,868

Appendix B further discusses how to develop the meter-and-service cost ratios previously shown, as well as equivalent meter ratios based on factors such as meter demand capacity.

Costs related to meter reading, billing, and collecting may be distributed among customer classes based on the total number of bills or equivalent billing units rendered to the respective classes in a test year. In some instances, billing ratios are used to recognize that billing, metering, and collection costs for larger services may be greater than for smaller meter-size services. This may be due to difficulty in accessing the meter facility, replacement of meters, multiple dial meters, more customer service time associated with dealing with larger meter customers, and other factors.

Table III.2-1 illustrates the development of the test-year units of service for the example utility, using the base-extra capacity method of cost allocation and distribution. Test-year units of service reflect the prospective average annual customer water use and other service requirements during the test-year study period considered in this example. For purposes of the example in this manual, it is assumed that retail service and fire protection service are provided inside the city to residential, commercial, and industrial classes. Outside-city service is provided on a wholesale basis (see chapter V.1 for a more detailed discussion). The annual usage and number of customers by customer class were previously developed in Table II.2-2.

DISTRIBUTING COST COMPONENTS TO CUSTOMER CLASSES

Table III.2-1 shows, under the heading "Base Units," the total annual water use in thousand gallons for each customer class, as well as the average rate in thousand gallons per day. Maximum-day peaking factors are applied to average day rates of flow to develop total maximum-day capacity by class. Maximum-day extra capacity is defined as the difference between total maximum-day capacity and the average day rate of use. Fire protection service is considered to require negligible flow on an average annual basis but 840 thousand gallons per day (1,000 gpd) on a maximum daily basis (3,500 gpm for 4 hours).

Maximum-hour extra peaking factors for each customer class are applied to average day rates of flow, and the maximum-hour extra capacity units are defined as the difference in the total maximum-hour capacity and the maximum-day capacity. Maximum-hour units for fire protection service assumes that flow for fires is 5,040 thousand gpd (3,500 gpm expressed as a gpd rate = 3,500 gpm × 60 min ×

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Table III.2-2 Units of service—Commodity-demand method (test year)

Line No.	Customer Class	Commodity		Maximum Day		Maximum Hour		Customer Units	
		Annual Use, 1,000 gal	Average Rate, 1,000 gpd	Peaking Factor, %	Total Capacity, 1,000 gpd	Peaking Factor, %	Total Capacity, 1,000 gpd	Equivalent Meters & Services	Bills
	Inside City:								
	Retail Service								
1	Residential	968,000	2,652	250	6,630	400	10,608	15,652	185,760
2	Commercial	473,000	1,296	200	2,592	325	4,212	1,758	14,640
3	Industrial	1,095,000	3,000	150	4,500	200	6,000	251	420
4	Fire Protection				840		5,040		
5	Total Inside City	2,536,000	6,948		14,562		25,860	17,661	200,820
	Outside City:								
6	Wholesale	230,000	630	225	1,418	375	2,363	34	48
7	Total	2,766,000	7,578		15,980		28,223	17,695	200,868

24 hours). Maximum-hour extra capacity units for fire protection is defined as the total maximum-hour capacity less total maximum-day capacity, similar to the other classes of service.

Equivalent meters and services are derived by applying equivalent meter-and-service cost ratios to the number of meters of each size by class. The number of bills is simply the total number of bills rendered annually for each class. If customers are billed at different frequencies, care must be taken to reflect this. For example, large customers may get 12 bills per year and smaller customers may get 4 bills per year.

Table III.2-2 shows the development of the units of service that apply to the commodity-demand method of cost allocation. Table III.2-2 differs from Table III.2-1 only in that the incremental maximum-day and maximum-hour extra capacity columns are excluded. Under the commodity-demand method, the total maximum day or maximum hour is used.

In this example, the maximum total capacity, on both a maximum-day and maximum-hour basis, for the total system (shown in Tables III.2-1 and III.2-2) is an estimate of the sum of noncoincidental peaking requirements on the system. That is, it is the sum of the peaks for each class, regardless of the day or hour in which such peaks may occur. Again, Appendix A provides a more thorough discussion of the noncoincidental peaking requirements by customer class and their development.

UNIT COSTS

Unit costs of service are based on total costs previously allocated to each of the cost components and divided by the total number of applicable units of service for the test year. The development of unit costs of service for the base-extra capacity method is presented in Table III.2-3. As explained in the previous chapter, the following tables contain capital cost allocations based on the utility method of determining revenue requirements. This is because the example includes a wholesale customer, which is considered to be an outside-city, nonowner customer. As described more fully in chapter V.1, it is appropriate to use the utility basis of revenue requirements for nonowner customers in order to assess them a fair rate of return in determining the costs of providing service to such customers. The residual cash needs are the total cash expenses after deducting the revenues from outside-city customers. These residual cash needs may then be recovered from the "owners" or inside-city customers.

Most government-owned utilities, particularly those that do not have outside-city service, may choose to allocate their costs based on their cash needs, because most of these utilities use the cash basis of revenue requirement determination. In using

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Table III.2-3 Unit costs of service—Base-extra capacity method (test year)

Line No.	Unit Cost Component	Rate of Return Percentage	Total	Base	Extra Capacity		Customer Costs		Direct Fire Protection Services
					Maximum Day	Maximum Hour*	Meters and Services	Billing and Collecting	
	Units of Service								
1	Total System			2,766,000 1,000 gal	8,402 1,000 gpd	12,243 1,000 gpd	17,695 equiv. meters	200,868 bills	
	O&M Expense								
2	Total		$6,837,000	$3,202,390	$955,048	$319,072	$989,367	$1,288,624	$82,498
3	Unit Cost, $/Unit			$1.1578	$113.6740	$26.0613	$55.9122	$6.4153	
	Depreciation Expense								
4	Total		$1,242,000	$548,063	$271,740	$167,816	$216,789		$37,592
5	Unit Cost, $/Unit			$0.1981	$32.3436	$13.7069	$12.2514		
	Nonrate Revenue								
6	Total		($78,000)	($29,000)	($12,000)	($4,000)	($14,000)	($18,000)	($1,000)
7	Unit Rate Base, $/Unit			– $0.0105	–$1.4283	– $0.3267	– $0.7912	– $0.0896	
	Rate Base								
8	Total Rate Base		$48,558,000	$23,572,110	$11,175,548	$6,558,537	$5,974,569		$1,277,236
9	Unit Rate Base, $/Unit			$8.5221	$1,330.1621	$535.6903	$337.6416		
	Unit Return on Rate Base								
10	Outside-City, $/Unit Return on Rate Base (Input)	8.00%		$0.6818	$106.4130	$42.8552	$27.0113		
11	Outside-City Units of Service			230,000	788	945	34		
12	Outside-City Rate Base		$3,525,629	$1,960,081	$1,047,730	$506,337	$11,480		
13	Outside-City Return on Rate Base		$282,050	$156,807	$83,818	$40,507	$918		
14	Inside City, $/Unit Return on Rate Base (Input)	5.20%		$0.4431	$69.1562	$27.8510	$17.5543		
15	Inside-City Units of Service			2,536,000	7,614	11,298	17,661		
16	Inside-City Rate Base		$45,032,371	$21,612,029	$10,127,818	$6,052,200	$5,963,089		$1,277,236
17	Inside-City Return on Rate Base		$2,341,270	$1,123,627	$526,553	$314,659	$310,026		$66,405
18	Total System Return on Rate Base (Calculated)	5.40%	$2,623,320	$1,280,434	$610,372	$355,166	$310,944		$66,405
19	Inside City, $/Unit (Line 3 + 5 + 7 + 14)			$1.7885	$213.7455	$67.2925	$84.9268	$6.3257	$185,495
20	Outside City, $/Unit (Line 3 + 5 + 7 + 10)			$2.0272	$251.0023	$82.2967	$94.3838	$6.3257	

* Maximum-hour demand in excess of maximum-day demand.

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the cash-needs revenue requirements, instead of including depreciation and return on rate base as the capital costs, a government-owned utility can replace these items with debt service (including any coverage requirements), and annual capital outlays. Because the annual costs of debt service or cash-financed capital outlays can vary significantly from year-to-year, revenue requirements under the cash-needs approach can also vary significantly. To conform to the objective of rate continuity, those capital costs can be allocated to base and extra capacity components, or to commodity and demand cost components, in the same overall proportion or ratio as the allocation of total net plant investment or rate base. It is assumed that future capital projects (whether debt or cash financed) will be in rough proportion to the past investments in the system, or the net plant value, and the use of the cumulative net plant-value allocation basis for annual capital costs will tend to "dampen out" the variations in the annual additions to the net plant value and will provide for rate continuity.

Unit costs are determined simply by dividing the test-year O&M and capital cost components by the respective total system units of service for the test year. For example, in Table III.2-3 under the base-extra capacity method, the base unit cost for O&M expense of $1.1578 per thousand gallons may be derived by dividing the allocated base O&M expense of $3,202,390 by the total base-component units of service of 2,766,000 thousand gallons. Similar computations are made to determine unit costs for all other O&M expense and depreciation expense. Using the utility-basis approach, the resulting average unit costs for O&M expense and depreciation expense apply to all customers, both inside and outside the city. Allocation of O&M expense and depreciation expense to cost components is presented in chapter III.1.

As shown in Table III.2-3, unit return on rate base is determined by first calculating the unit cost for rate base. The rate base for each cost component is divided by respective total system units of service to yield unit costs for rate base. Subsequently, unit return on rate base is derived by applying the appropriate inside-city and outside-city rates of return to the unit costs for rate base. As discussed in chapters I.1 through II.5, for the government-owned utility to meet total cash revenue requirements under the hybrid utility approach or residual cash-needs approach, the required level of return in the example would be $2,623,320. Based on a total rate base of $48,558,000, the overall required rate of return is approximately 5.40 percent. In this example, it is assumed that the utility provides service to both inside-city and outside-city customers. Generally, where inside-city owners provide service to outside-city nonowners, a differential rate of return is appropriate. In this example, a rate of return of 8.0 percent is assumed and applied to component unit costs for rate base to determine the outside-city unit return on rate base.

In some cases, it may be desirable to calculate the outside-city and inside-city rates of return under the hybrid approach. Total outside-city return is calculated by determining total outside-city rate base and applying the 8.0 percent rate of return. According to the base-extra capacity method, total outside-city rate base is derived by applying the unit costs for rate base from Table III.2-3 to the respective outside-city units of service presented in Table III.2-1. Application of the 8.0 percent rate of return to an outside-city rate base of $3,525,629 results in an outside-city return of approximately $282,050. Once outside-city return is determined, the inside-city rate of return can be calculated as a level sufficient to derive the balance of the total required return or cash needs. In the example, the total required return is $2,793,000. Subtracting the outside-city return of $282,050 leaves a residual amount of $2,341,270, which is the net revenue requirement for inside-city customers.

The inside-city rate of return can be determined by dividing the total return from inside-city customers of $2,341,270 by the inside-city rate base. The inside-city rate base is calculated in a manner similar to that described for developing the outside-city

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rate base and totals $45,032,371. As a result, the total inside-city rate of return is determined to be 5.20 percent.

Returning to the unit-cost approach presented in Table III.2-3, inside-city unit return on rate base is developed by applying the 5.58 percent rate of return to the unit costs for rate base. The differential in inside-city versus outside-city rates of return reflects in part the municipality's risk in the ownership of facilities constructed to serve outside-city customers, as well as a return on paid-up equity in system facilities to inside-city customers.

Total unit costs of service are comprised of the O&M, depreciation, the credit for nonrate revenues, and return on rate-base unit costs of service and are shown at the bottom of Table III.2-3 for inside-city and outside-city customers on Lines 19 and 20, respectively. Also included in the table are the costs of service directly allocated to fire protection service. See chapter IV.8 for details on direct and indirect fire protection costs.

Unit costs of service for the commodity-demand method are developed using an approach similar to that used for the base-extra capacity method. Total unit costs of service for inside-city and outside-city customers under the commodity-demand method are summarized at the bottom of Table III.2-4.

DISTRIBUTING COSTS TO CUSTOMER CLASSES: BASE-EXTRA CAPACITY METHOD

The costs of service are distributed to the utility's customer classes by applying unit costs of service to individual customer class units of water service. The total units of service and the unit costs of service for the test year, from Tables III.2-1 and III.2-3 respectively, are summarized in Table III.2-5.

As discussed previously, base costs are costs that would be incurred in supplying water at perfect load factor (i.e., at a continuous, uniform rate), without costs incurred in providing extra plant capacity for variation in the rate of use beyond a uniform rate. The resulting distribution of cost responsibility for base costs is simply a function of the volume of water used by each class.

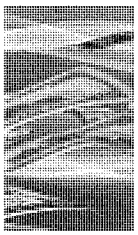
As shown in Table III.2-5, residential customers are projected to use 968,000 thousand gallons of water in the test year; commercial customers, 473,000 thousand gallons; and industrial customers 1,095,000 thousand gallons. Applying the inside-city unit base cost of $1.7885 per thousand gallons to the respective units of service yields the distributed customer-class base cost of service. By definition, the unit base cost is the minimum rate at which water could be sold (if perfect load-factor use could be achieved) after customer costs are recovered. Outside-city distributed base costs are derived from applying the unit base cost of $2.0272 per thousand gallons to the outside-city base unit-of-service requirements. The higher unit base cost reflects the rate of return differential discussed previously.

Extra capacity costs for maximum-day and maximum-hour service are incurred in providing facilities to furnish water at varying rates above the average. Customer class responsibility for extra capacity costs is determined by applying the unit costs of service to the individual customer-class units of service in a manner similar to that used for determining customer class base costs.

Customer costs, which include the categories of meters and services and billing and collection costs, are generally treated separately in rate studies. Customer costs associated with meters and services (both capital and O&M costs) may be distributed to customer classes on the basis of equivalent meter-and-service cost factors. Meter-and-service costs are based on the total number of equivalent ⅝-in. meters and are

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Appendix B

Equivalent Meter Ratios

In the overall rate-setting process, there is often the need to establish a minimum threshold or *base* level of cost or demand for service, against which the costs or demands of larger customers can be measured. A convenient and readily available parameter for this purpose is the size of the customer's water meter. Typically the meter size, which is generally used as the *base or minimum*, is the smallest available. The ⅝-inch meter traditionally has been the most prevalent meter size found in many water utilities, and, until recently, has also been the size most often used for single-family residential customers. However, this is subject to local code requirements that may vary by location, with some utilities using ¾-inch meters as the minimum size for residential customers. Accordingly, care should be taken to select the meter size for the *base* that is most relevant to the particular utility. In the overall rate-setting process, residential user characteristics are often used as the measure of the base level of service or on which service equivalency units are measured.

There are different methodologies for measuring or computing equivalent ratios for larger meters as compared to a ⅝-inch meter or the standard base size meter as determined by the utility. The appropriate methodology depends on the use of the equivalent ratios. The two most commonly used ratios in the water rate-making industry are (1) equivalent meter-and-service cost ratios and (2) equivalent meter capacity ratios. Generally, equivalent meter-and-service cost ratios should be used when assigning elements specifically related to the initial installation cost of meters and service line connections, depreciation of meters and services, replacement of meters, and testing of meters among the various sizes of meters in the system. The allocation of many customer-related costs associated with meters in conjunction with a cost-of-service study is an example of a use of equivalent meter cost ratios.*

Meter capacity ratios, on the other hand, are most often used when estimating potential capacity or demand requirements for customers on the basis of the size of the water meter. The determination of system development charges or impact fees for meters greater than the base size, where potential customer demand is assumed to

* This may not include customer costs associated with meter reading, billing, and collection that are typically the same for all meter sizes and are more a function of bill frequency.

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be proportional to meter size, is an example of the use of meter capacity ratios. Meter capacity ratios may also be appropriate in the design of the service charge portion of the general rate schedule when such charges include some recovery of fixed-capacity-related costs or readiness-to-serve-related costs.

EQUIVALENT METER-AND-SERVICE COST RATIOS

In determining the ratio of the cost of installing various sizes of meters and related service lines relative to the cost of installing the base size meter, it is important to include all of the costs involved in such installations. This includes the direct cost of the various categories of labor involved in the installation, fringe benefit related overheads and other appropriate administrative overheads applicable to the labor costs, all direct materials and supplies costs, and the cost of equipment used in the installation.*

In the cost allocation examples in chapter III.2, the costs of meters and services were combined in the cost allocation procedure. This is an appropriate consideration when it is the responsibility of the utility to install both a portion of the customer service line (generally from the main in the street to the customer's property line) as well as the meter itself. Accordingly, the example derivation of the cost ratios shown in this appendix, and used in chapter III.2, are related to the combined cost of meter-and-service installations for various sizes of connections.

The following table presents an example of the costs of meter installations for ⅝-, ¾-, 1-, and 1½-inch meters and the related service lines. Note that these are merely examples and not recommended for use by a specific utility unless they have been verified by the utility. Dividing the total costs of installing the meter-and-service installations of the larger meter sizes by the total cost of the ⅝-inch meter-and-service connection yields the cost ratios shown. The development of these ratios, along with the applicable ratios for larger size meters, is the basis for the tabulation shown in chapter III.2 of this manual.

Cost Item	⅝-in.	¾-in.	1-in.	1½-in.
Service Connection	$922.32	$922.32	$988.97	$1,026.52
Meter Installation	$385.46	$463.97	$869.38	$1,302.13
Total Cost	$1,307.78	$1,386.29	$1,858.35	$2,328.65
Ratio to ⅝ in.	1.00	1.06	1.42	1.78
Ratio Used	1.0	1.1	1.4	1.8

EQUIVALENT METER CAPACITY RATIOS

The safe operating flow, or capacity, of a particular size of meter is essentially the limiting factor in terms of the demand that can be exerted on the water system through the meter. In establishing a schedule of system development charges based on meter size or assigning a portion of the fixed costs as part of a demand or readiness to serve component, the potential demand or capacity requirements placed on the water system by a new customer is generally an accepted basis for determining the level of charge applicable to the customer. Accordingly, when the minimum or base system development charge is established for a single-family residential customer with a ⅝-in. meter (as is often the case), the ratio of the safe operating capacity of various

* Where actual meter-and-service installation costs are not available due to the absence of detail in property records, current-day installation costs may be used instead.

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sizes of meters, relative to the capacity of a ⅝-inch meter, may be used to determine appropriate charges for the larger meter sizes.

In chapter VI.2 (see Table VI.2-5), the maximum safe operating capacity for meters of various sizes are tabulated, based on the American Water Works Association's (AWWA's) Standards for Water Meters (C700 series). The ratios of these capacities, relative to that of a ⅝-inch meter, are computed, and range from 1.5 for a ¾-inch meter up to 265 for a 12-inch turbine meter. As discussed in chapter VI.2, while capacity ratios for larger meters can be computed, the use of such ratios for larger meters may or may not provide a true indication of the potential demand requirements of the larger meters. Table B-1 displays the safe maximum operating capacity by meter size and meter type based on AWWA's Standards for Water Meters.

It is important to understand and recognize the types of costs that are to be recovered using equivalent meter ratios in order to develop the appropriate meter equivalency factors. As discussed in chapter VI.2, developing equivalent capacity ratios specific to a particular utility and its system characteristics is normally desired, as opposed to using a standardized table of meter equivalencies. For example, a water utility may have significant investment in impounded reservoir source of supply facilities (designed on the basis of annual average-day demands), as well as treatment plant, pumping, and transmission facilities (designed on the basis of maximum-day and/or -hour demands). In this instance, the utility would need to recognize both annual usage requirements, as well as peak demand requirements, for each of its sizes of meters in establishing relevant equivalent capacity ratios appropriate for system development charge determination.

SUMMARY

The selection of equivalent meter ratios is dependent on the purpose for which the ratios are to be used. Care should be exercised in using the correct ratio methodology for the correct purpose. It is normally desirable to develop ratios that are applicable to an individual utility's particular circumstances and facilities. The purpose of this appendix is to clarify the various types of equivalent meter ratios that may be used in rate making, and the general applicability of each of the measures of equivalency. Selection of the appropriate measures for distributing costs should be considered on an individual utility basis.

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Table B-1 Safe maximum operating capacity* by meter type, per current AWWA standards, gpm

Meter Size (in.)	C700-09 Displacement Type (Bronze main case)	C710-09 Displacement Type (plastic main case)	C708-11 Multijet Type	C712-10 Singlejet Type	C713-10 Fluidic-Oscillator Type	C701-12 Turbine Type, Class I, Vertical-Shaft Type	C701-12 Turbine Type, Class II, In-Line (high-velocity type)	C702-10 Compound Type, Class I	C702-10 Compound Type, Class II	C703-11 Fire-Service, Type I, Proportional Fire-Service Meters w/ Check Valve	C703-11 Fire-Service, Type II, Compound Fire-Service Meter Assembly and Strainer w/ Check Valve	C703-11 Fire-Service, Type III, Turbine Fire-Service Meter and Strainer w/o Check Valve	C704-08 Propeller Type
½	15	15			15								
½ × ¾	15	15			15								
⅝	20	20	20	20	20								
⅝ × ¾	20	20	20	20	20								
¾	30	30	30	30	30	30							
1	50	50	50	50	50	50							
1½	100		100	100	100	100	120						
2	160		160	160	160	160	190	160	160				120
3				320		350	435	320	350	400	350	350	300
4				500		630	750	500	600	700	700	700	600
6				1,000		1,300	1,600	1,000	1,350	1,600	1,600	1,600	1,350
8							2,800	1,600	1,600	2,800	2,800	2,800	1,800
10							4,200			4,400	4,400	4,400	2,400
12							5,300						3,375
14													4,500
16							7,800						5,700
18													6,750
20							12,000						8,250
24													12,000
30													18,000
36													24,000
42													40,000
48													50,000
54													55,000
60													80,000
66													95,000
72													115,000

* C700, C710, C708 → Operation at this flow rate should not exceed 10 percent of usage, or 2 hr in a 24-hr period.
C701 → Safe Maximum Operating Capacity is the maximum flow rate for intermittent service and should not exceed 33 percent usage (8 hr/day).
C704 → As shown for use 10 to 15 percent of total time meter is operating (also referred to as "intermittent maximum flow").

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Table VI.2-4 Illustrative example of the development of the SDC for pumping plant using the combined cost method for a ⅝-in. connection

Capacity Item	Value	Outstanding Debt Principal	Net Value	Capacity, mgd	Unit Value, $/mgd
Existing Capacity	$4,179,723	$500,000	$3,679,723	24.0	NA*
Future Capacity	785,750		785,750	4.0	NA
	$4,965,473	($500,000)	$4,465,473	28.0	$159,481
Divided by: 1,000,000 gallons ($/gpd)					$0.1595
Multiplied by: New ⅝-inch Customer Demand (gpd)					625.0
Equals: Pump Station Component Value of SDC					$99.68

* NA = not applicable.

Combined Cost Approach

The combined cost approach, as shown in Table VI.2-4, is as the name implies a method of averaging the buy-in method and the incremental cost method. The average is not a simple summed average, but rather, it is a weighted average. In the example illustrated in Table VI.2-4, it is assumed that the utility has capacity within the existing system that can serve growth but will also need to add capacity in the future to serve growth. In such cases, it is logical to base the SDC on the weighted average cost of the existing capacity and future capacity additions. By doing so, new customers pay an SDC that reflects the value of existing and planned capacity.

As was the case for the buy-in and incremental methods, the example in Table VI.2-4 provides the pumping plant cost component for the SDC. In this case, using the combined cost method, the SDC for a ⅝-in. connection is $99.68. This is based on a unit cost of $0.1595/gpd and a customer demand of 625 gpd. A similar analysis should be done for the other functional areas of the system, and the sum of the component SDCs will result in the total allowable SDC for a new customer.

SDC Schedule Methods

The examples used in this chapter have determined an SDC for a new ⅝-in. connection. However, new customers will likely have different connection sizes and place different capacity demands on the system. As a result, a utility must have a method of administering the SDCs that fairly and equitably reflect the capacity costs of the varying new customer capacity needs. There are four common methods for determining the SDCs for varying capacity requirements:

1. Meter size
2. Equivalent residential units (ERUs)
3. Dwelling fixture units (DFUs)
4. Estimated usage

Meter size. A common method for administering SDCs is based on meter size. One of the advantages of this method is that it is relatively easy to administer and explain to new customers. According to the meter size approach, SDCs for new customers increase as the size (capacity) of the meter increases. To accomplish this, an equivalent meter ratio is developed that expresses the capacity of larger meters in relation to the capacity of the utility's "base" meter size (e.g., a ⅝-in. meter).

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Table VI.2-5 Meter equivalencies based on meter capacity and establishing SDCs by meter size using the buy-in method and replacement cost new less depreciation valuation approach

Meter Size	Maximum Rated Safe Operating Flow, gpm*	Meter Equivalent Ratio†	SDC‡
⅝" Displacement	20	1.0	$2,454
¾" Displacement	30	1.5	3,681
1" Displacement	50	2.5	6,135
1½" Discplacement	100	5.0	12,271
2" Displacement	160	8.0	19,633
3" Singlejet	320	16.0	39,267
3" Compound, Class I	320	16.0	39,267
3" Turbine, Class I	350	17.5	42,948
4" Singlejet	500	25.0	61,354
4" Compound, Class I	500	25.0	61,354
4" Turbine Class I	630	31.5	77,307
6" Singlejet	1,000	50.0	122,709
6" Compound, Class I	1,000	50.0	122,709
6" Turbine Class I	1,300	65.0	159,521
8" Compound, Class I	1,600	80.0	196,334
8" Turbine Class II	2,800	140.0	343,585
10" Turbine Class II	4,200	210.0	515,377
12" Turbine Class II	5,300	265.0	650,357

* Source: AWWA Standards: Displacement C700-09; Singlejet C712-10; Turbine Class I C701-12; Turbine Class II C701-12; Compound Class I C702-10.

† Using standard maximum meter-flow capacity ratios (e.g., 2" = 160 gpm, 20 gpm [⅝"] = 8.0:1.0 capacity ratio).

‡ ⅝-inch SDC based on example presented in Table VI.2-2.

The equivalent meter ratio is used as the basis for the increased SDC for larger meters. For example, the safe operating capacity of a ⅝-in. meter is 20 gpm. In contrast to this, a 2-in. meter has a safe operating capacity of 160 gpm. Thus, on a capacity basis, a 2-in. meter is the equivalent of eight ⅝-in. meters and the SDC for the 2-in. meter should be set at 8 times the ⅝-in. meter SDC.

Table VI.2-5 provides an example for the development of SDC schedules based on a ⅝-in. meter size as the base meter size. In this example the base SDC is $2,454 or the amount calculated in the buy-in example displayed in Table VI.2-2.

As shown in Table VI.2-5, for each type of meter, there is a corresponding maximum rated safe operating flow. This provides the basis for the meter equivalency ratios. These ratios are then multiplied by the base cost SDC ($2,454) to provide a schedule of SDCs for new customers connecting to the system. For example, a customer with a 2-in. meter would be charged $19,633, since the capacity of a 2-in meter is eight times that of a ⅝-in. meter. Stated another way, a customer with a 2-in. meter has the capacity of the equivalent of eight ⅝-in. meters.

Equivalent residential units. One of the disadvantages of the meter size approach is that for larger meters, the meter capacity may not be a reasonable indicator for the actual capacity use of the customer. It should be remembered that the $2,454 SDC for a ⅝-in. connection reflects the usage patterns of that size meter (i.e., a residential customer with a ⅝-in. meter). A new customer with a larger connection

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size, for example an industrial customer with a 6-in. meter, may use far more capacity than shown on Table VI.2-5 for a 6-in. meter. Given that, an individual determination of the number of equivalent units or capacity requirements may be appropriate. Some utilities, within their adopted SDC ordinance or resolution, provide for the ability to review capacity use of customers with larger connections after a specified period of time after which a baseline of historical usage has been established. With this review comes the opportunity to true-up the SDC payment based on the baseline consumption data.

Dwelling fixture units. The dwelling fixture unit approach is based on a count of the fixture units (water-using devices like toilets, dishwashers, etc.) within the dwelling or building. This method is commonly used for unmetered customers. The basic concept of this approach is that each water-using fixture within the dwelling is equal to a specified volume stated in gallons per day and that can be equated to an equivalent residential unit (ERU). The values for each fixture unit within the dwelling are then summed, and the total ERUs for purposes of establishing the SDC can be determined.

Estimated usage. This approach is often used by utilities to establish the SDC for new customers needing a meter size that is larger than a certain threshold (e.g., larger than 2-in.). In these cases, for new connections up to the threshold size, the utility will use the meter size, or other standard approach. Then, for meters larger than the threshold, the utility will estimate the capacity needs of the new customer and base the SDC on those estimates. Ideally, the utility will have other similar customers with historical data on which to make the estimate. In some cases where estimated usage is used to determine the customer's SDC, the utility may consider a true-up to the SDC after some reasonable time period of historical usage that has allowed for a clearer understanding of the customer's patterns of use; the use of such a true-up should be evaluated based on any applicable legal/legislative requirements governing the assessment of SDCs.

Timing of SDC assessment and collection. Another factor that should be considered when selecting the SDC schedule approach is the timing of the SDC assessment and collection. Depending on when the SDC is assessed and collected, it may be possible that the data required for one or more of the four approaches will not be available. However, if the SDC is collected at the time of building permit issuance or service initiation (e.g., at the time the meter is set), the data for any of the four approaches would be available, and therefore any one of them could be selected. The estimated usage approach involves additional collection steps in cases where the customer's usage during the monitoring period demonstrates the need to collect an incremental SDC. When the monitoring period extends over years, it is possible that the utility may find itself dealing with customer turnover at the service location. Again, the determination of when the SDC may be assessed and/or collected may be governed by local or state requirements.

OTHER SDC TECHNICAL AND ADMINISTRATIVE ISSUES

While the previous discussion and examples have provided an overview of the development of SDCs, there are many other technical and administrative issues associated with SDCs.

SDC Revenue (Debt) Credits

It is recommended that SDC calculations include credits for capital costs that are embedded in system revenue requirements (e.g., outstanding debt) and therefore will

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APPENDIX D

Fixture Count EDU Calculator – Meridian Example

KELLER ASSOCIATES

Community Development Department

Building Services
Meridian City Hall, Suite 102
33 E. Broadway Avenue
Meridian, Idaho 83642

Sanitary Sewer & Water Assessment Calculator (Estimate Only)

Fee Calculator Instructions: Enter appropriate data into the Blue cells Only. Values and Costs will be calculated automatically based upon user entered data. This Calculator is being furnished as an estimating tool for our customers, and the generated results shall not be considered completely accurate for permitting purposes.
Basis for Equivalent Residential Unit (ERU): Total number of Water Supply Fixture Units (WSFU), divided by 21 = the total number of ERU. Values are based upon the International Code Council's Building Valuation Data from 2009. For each ERU, there is a credit for 5,450 square feet of landscape irrigation.

Appliancse, Appurtenance, or Fixtures	No of Fixtures	WFU / Fixture	Total WFU	DFU / Fixture	Total DFU
Water Closet, 1.6 GPF Flushometer Tank		2.5	0.0	4.0	0.0
Lavatory		1.0	0.0	1.0	0.0
Urinal,1.0 GPF Flushometer Valve		5.0	0.0	2.0	0.0
Sink, Bar		2.0	0.0	2.0	0.0
Sink Kitchen, Dual Faucet Domestic		3.0	0.0	4.0	0.0
Sink Kitchen, Single Faucet Domestic		1.5	0.0	2.0	0.0
Sink Laundry		1.5	0.0	2.0	0.0
Sink Service or Mop Basin		3.0	0.0	3.0	0.0
Sink Washup, Each Set of Faucets		2.0	0.0	2.0	0.0
Bathtub or Combination, Bath/Shower (Fill)		4.0	0.0	2.0	0.0
Shower, Per Head		2.0	0.0	2.0	0.0
Dishwasher, Domestic		1.5	0.0	2.0	0.0
Clothes Washer		4.0	0.0	3.0	0.0
Drinking Fountain or Watercooler (Hi-Lo Fountain Counts as 1)		0.5	0.0	0.5	0.0
Hose Bibb		2.5	0.0	0.0	0.0
Hose Bibb, Each Additional		1.0	0.0	0.0	0.0
Floor Drain		0.0	0.0	2.0	0.0
Floor Sink		2.0	0.0	2.0	0.0

Total WFU **0.0** **Total DFU** **0.0**

Total ERU for Water Assessment (Total WFU divided by 21) **0.00**
Total ERU for Sewer Assessment (Total DFU divided by 21) **0.00**

Landscape Irrigation	Square Footage
Total Landscaping Square Footage	
Landscaping Square Footage Credit Based on Above Total ERU	0.00

Total Square Footage After Credit **0.00**

Total ERU Landscaping (Total After Credit Divided by 5,450) **0.00**

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Appendix E

City of Kuna Water System Asset Inventory

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City of Kuna Water System Asset Inventory

Water System Asset				Project Valuation	Year of Valuation	Year of Valuation ENR Index	Replacement Cost (2018 $$)	Design Life	Construction / Major Upgrade Year	Remaining Life	Annualized Replacement Cost (based on design life) ($/yr)	Annualized Replacement Cost (based on remaining life) ($/yr)	Value of Depreciation Experienced to Date ($)	Depreciated Value (2018)
Wells and Booster Stations														
Well 10	Structures (Long-Lived Assets)			$526,900	2012	9308	$632,302.64	50	2012	44	$21,000	$22,580	$75,876	$556,426
	Mechanical, Electrical (Short-Lived Assets)			$100,100	2012	9308	$120,124.30	20	2012	14	$7,500	$10,070	$36,037	$84,087
Well 6	Structures (Long-Lived Assets)			$526,900	2012	9308	$632,302.64	50	2003	35	$21,000	$26,100	$189,691	$442,612
	Mechanical, Electrical (Short-Lived Assets)			$200,100	2012	9308	$240,128.60	20	2003	5	$15,000	$51,250	$180,096	$60,032
Well 5	Structures (Long-Lived Assets)			$526,900	2012	9308	$632,302.64	50	1998	30	$21,000	$29,020	$252,921	$379,382
	Mechanical, Electrical (Short-Lived Assets)			$100,100	2012	9308	$83,413.68	20	1998	0	$5,300	$83,414	$83,414	$0
Butler Booster Station	Structure, Tank, and Wells 3 and 11 (Long-Lived Assets)			$1,787,916	May-17	10692	$1,867,847.15	50	2016	48	$62,000	$63,400	$74,714	$1,793,133
	Mechanical, Electrical (Short-Lived Assets)			$1,152,749	May-17	10692	$1,204,283.87	20	2016	18	$75,100	$81,750	$120,428	$1,083,855
Cedar Booster Station	Structure, Tank, and Wells 4 and 9 (Long-Lived Assets)			$1,787,916	May-17	10692	$1,867,847.15	50	1993	25	$62,000	$97,940	$933,924	$933,924
	Mechanical, Electrical (Short-Lived Assets)			$1,152,749	May-17	10692	$1,204,283.87	20	1993	0	$75,100	$1,204,284	$1,204,284	$0
Danskin Wells	Structures and Wells 7 and 8 (Long-Lived Assets)			$276,000	Apr-02	6838	$450,851.13	50	2002	34	$15,000	$18,980	$144,272	$306,579
	Mechanical, Electrical (Short-Lived Assets)			$146,000	Jun-08	8185	$199,244.96	20	2008	10	$12,500	$22,420	$99,622	$99,622
Pipes		**Length**												
4" Pipe		11,865	LF	$1,098,996	May-17	10692	$1,148,128	70	2001	53	$32,300	$36,910	$278,831	$869,297
6" Pipe		119,507	LF	$12,428,728	May-17	10692	$12,984,371	70	2001	53	$365,300	$417,370	$3,153,347	$9,831,024
8" Pipe		246,975	LF	$27,290,738	May-17	10692	$28,510,806	70	2001	53	$802,100	$916,450	$6,924,053	$21,586,753
10" Pipe		65,348	LF	$8,070,478	May-17	10692	$8,431,279	70	2001	53	$237,200	$271,020	$2,047,596	$6,383,683
12" Pipe		102,109	LF	$13,937,879	May-17	10692	$14,560,990	70	2001	53	$409,700	$468,050	$3,536,240	$11,024,749
14" Pipe		1,332	LF	$386,145	Oct-18	11170	$386,145	70	2001	53	$10,900	$12,420	$93,778	$292,367
15" Pipe		1,931	LF	$414,200	May-17	10692	$432,717	70	2001	53	$12,200	$13,910	$105,088	$327,628
16" Pipe		62	LF	$13,299	May-17	10692	$13,894	70	2001	53	$400	$450	$3,374	$10,519
Water Valves ($2,750/ea)		2589	units	$7,119,750	Feb-18	10689	$7,440,135	30	2001	13	$341,500	$664,290	$4,216,077	$3,224,059
Blow-Off Valves ($2,750/ea)		170	units	$467,500	Feb-18	10689	$488,537	30	2001	13	$22,500	$43,620	$276,838	$211,699
Water Meter and setter assembly ($1,950/ea)		1132	units	$1,867,800	May-17	10692	$1,951,302	20	2001	3	$121,700	$679,270	$1,658,607	$292,695
Fire Hydrants ($4,910/ea)		921	units	$4,522,509	Jan-18	10676	$4,731,774	40	2001	23	$179,100	$264,360	$2,011,004	$2,720,770
TOTALS				**$85,902,349**			**$90,215,011**				**$2,927,400**	**$5,499,328**	**$27,700,114**	**$62,514,897**

Water System Asset Replacement

Water System Asset		Replacement Cost (2018 $$)	Design Life	Annualized Replacement Cost (based on design life) ($/yr)	Remaining Life	Annualized Replacement Cost (based on remaining life) ($/yr)	Value of Depreciation Experienced to Date ($)	Depreciated Value (2018)
Short-Lived Assets (≤ 20 Year Design Life)								
Well 10	Mechanical, Electrical (Short-Lived Assets)	$120,124	20	$7,500	14	$10,070	$36,037	$84,087
Well 6	Mechanical, Electrical (Short-Lived Assets)	$240,129	20	$15,000	5	$51,250	$180,096	$60,032
Well 5	Mechanical, Electrical (Short-Lived Assets)	$83,414	20	$5,300	0	$83,414	$83,414	$0
Butler Booster Station	Mechanical, Electrical (Short-Lived Assets)	$1,204,284	20	$75,100	18	$81,750	$120,428	$1,083,855
Cedar Booster Station	Mechanical, Electrical (Short-Lived Assets)	$1,204,284	20	$75,100	0	$1,204,284	$1,204,284	$0
Danskin Wells	Mechanical, Electrical (Short-Lived Assets)	$199,245	20	$12,500	10	$22,420	$99,622	$99,622
Water Meter and setter assembly ($1,950/ea)		$1,951,302	20	$121,700	3	$679,270	$1,658,607	$292,695
TOTALS		**$5,002,782**		**$312,200**		**$2,132,458**	**$3,382,489**	**$1,620,292**
Long-Lived Assets (> 20 Year Design Life)								
Well 10	Structures (Long-Lived Assets)	$632,303	50	$21,000	44	$22,580	$75,876	$556,426
Well 6	Structures (Long-Lived Assets)	$632,303	50	$21,000	35	$26,100	$189,691	$442,612
Well 5	Structures (Long-Lived Assets)	$632,303	50	$21,000	30	$29,020	$252,921	$379,382
Butler Booster Station	Structure, Tank, and Wells 3 and 11 (Long-Lived Assets)	$1,867,847	50	$62,000	48	$63,400	$74,714	$1,793,133
Cedar Booster Station	Structure, Tank, and Wells 4 and 9 (Long-Lived Assets)	$1,867,847	50	$62,000	25	$97,940	$933,924	$933,924
Danskin Wells	Structures and Wells 7 and 8 (Long-Lived Assets)	$450,851	50	$15,000	34	$18,980	$144,272	$306,579
4" Pipe		$1,148,128	70	$32,300	53	$36,910	$278,831	$869,297
6" Pipe		$12,984,371	70	$365,300	53	$417,370	$3,153,347	$9,831,024
8" Pipe		$28,510,806	70	$802,100	53	$916,450	$6,924,053	$21,586,753
10" Pipe		$8,431,279	70	$237,200	53	$271,020	$2,047,596	$6,383,683
12" Pipe		$14,560,990	70	$409,700	53	$468,050	$3,536,240	$11,024,749
14" Pipe		$386,145	70	$10,900	53	$12,420	$93,778	$292,367
15" Pipe		$432,717	70	$12,200	53	$13,910	$105,088	$327,628
16" Pipe		$13,894	70	$400	53	$450	$3,374	$10,519
Water Valves ($2,750/ea)		$7,440,135	30	$341,500	13	$664,290	$4,216,077	$3,224,059
Blow-Off Valves ($2,750/ea)		$488,537	30	$22,500	13	$43,620	$276,838	$211,699
Fire Hydrants ($4,910/ea)		$4,731,774	40	$179,100	23	$264,360	$2,011,004	$2,720,770
TOTALS		**$85,212,229**		**$2,615,200**		**$3,366,870**	**$24,317,625**	**$60,894,604**
COMBINED TOTAL (Short and Long-Lived Assets)		**$90,215,011**		**$2,927,400**		**$5,499,328**	**$27,700,114**	**$62,514,897**

APPENDIX F

Top 20 Water Users Lists

KELLER ASSOCIATES

City of Kuna

Top 20 Commercial Users – Largest Average Monthly Usage

Customer	Service Address	Customer Name	Meter ID	Res/Comm/Exempt/HOA	Meter Size	Service	Separate Irr?	EDUs	Avg Monthly Usage	Min Monthly Usage	Max Monthly Usage	Average Yearly Usage
140001	710 E AVALON ST	AC KUNA LLC*		Commercial	3/4	Water	Yes	3	2,606,538	636,400	3,467,500	31,278,450
192000	1415 N MERIDIAN RD- METER I	RIDLEY'S MARKET IRR METER	1471740384	Commercial	2	Water	Yes	1	1,444,131	81,000	2,785,000	17,329,569
50258.02	620 N LINDER AVE- IRRIGATIOI	VALLEY RUN LLC--IRRIGATION**	1543463120	Commercial	2	Water	Yes	4	427,833	196,000	601,500	5,134,000
30512.01	951 W AVALON ST	AVALON COUNTRY ESTATES	1470732398	Commercial	2	Water	Yes	25	369,800	78,500	970,500	4,437,600
140000	700 E AVALON ST	ALBERTSONS	1471838266	Commercial	2	Water	Yes	1	223,500	78,000	409,500	2,682,000
21022.02	191 W SHORTLINE RD	IDAHO POWER - METER IRR	1470803574	Commercial	3/4	Water	Yes	1	121,365	400	226,300	1,456,376
10231.02	482 W MAIN ST	CONPAZ INC DBA ENRIQUES	1471727228	Commercial	3/4	Water	Yes	3	113,532	72,400	163,650	1,362,384
140600	1009 E KUNA RD	1009 E KUNA RD, LLC	1470070434	Commercial	2	Water	No	1	104,200	48,000	201,000	1,250,400
140003	712 730 E AVALON ST	ALBERTSONS	1471813270	Commercial	2	Water	Yes	10	84,960	3,000	297,000	1,019,520
140008	700 E AVALON (MTR IRRG)	ALBERTSONS LLC	1482402728	Commercial	3/4	Water	Yes	1	74,968	18,000	114,700	899,614
21185.01	247 S SCHOOL AVE	SCHMID, PETER J	1470813828	Commercial	2	Water	Yes	1	64,900	24,500	130,000	778,800
30065.01	942 OWYHEE ST	KLAUZER, JIM	1470787700	Commercial	2	Water	Yes	1	64,460	10,000	181,000	773,520
80010.01	1415 MERIDIAN RD RIDLEYS	CJM LIMITED LIABILITY	1471407988	Commercial	2	Water	Yes	9	63,240	45,500	98,000	758,880
10580.01	320 N LINDER AVE	CASE, DAVID L	1471834172	Commercial	3/4	Water	Yes	1	60,560	1,350	138,500	726,720
140595	708 E WYTHE CREEK CT	STAFFORD, MICHAEL D	1105257746	Commercial	2	Water	Yes	3	58,480	2,000	156,500	701,760
10130.01	485 W MAIN ST	US BANK 300 33688	1471821686	Commercial	2	Water	Yes	2.1	57,580	1,000	204,000	690,960
30020.01	129 N SCHOOL AVE	BOISE KUNA IRRIGATION	1470648358	Commercial	3/4	Water	Yes	3.8	55,372	800	133,800	664,464
140594	672 E WYTHE CREEK CT	KUNA PROPERTIES, LLC	1471413544	Commercial	2	Water	Yes	7.9	55,327	1,000	157,500	663,923
160373	202 W WHITE WAY	CRAE BERRETT/SWAN FALLS ASSISTED	1470621854	Commercial	2	Water	Yes	1	52,520	39,000	89,000	630,240
50403.01	850 -862 WHITE BARN RD	GIMA, LANCE	1471224774	Commercial	2	Water	Yes	1	51,420	21,500	136,500	617,040

Top 20 Residential Users – Largest Average Monthly Usage

Customer	Service Address	Customer Name	Meter ID	Res/Comm/Exempt/HOA	Meter Size	Service	Separate Irr?	EDUs	Avg Monthly Usage	Min Monthly Usage	Max Monthly Usage	Average Yearly Usage
20040.01	391 N ORCHARD AVE	DRYE, TERRY*	1547836576	Residential	3/4	Water	No	1	69,326	14,377	169,600	831,908
21020.01	355 S SWAN FALLS RD	WHITTAKER INVESTMENTS	1483320436	Residential	3/4	Water	Yes	1	63,174	29,600	182,200	758,088
150100	640 W RAMS HILL ST	MESERTH, MORGAN A**	1471813412	Residential	3/4	Water	Yes	1	62,404	7,300	271,650	748,846
21090.01	781 S SCHOOL AVE	JIM RUSSELL EXCVTN	1470706906	Residential	3/4	Water	Yes	1	60,392	4,750	146,850	724,704
20665.01	375 E AVALON ST	THOMAS, LISA	1547838946	Residential	3/4	Water	No	1	59,675	33,150	86,200	716,100
180480	1196 N CABRILLO AVE	MOONEY, KEVIN L	1545269336	Residential	3/4	Water	Yes	1	58,400	58,400	58,400	700,800
10550.01	388 N LINDER AVE	BELL, DALE	1471813414	Residential	3/4	Water	No	1	50,160	37,200	70,400	601,920
30240.03	1311 W OWYHEE ST	MCMENOMY III, CHARLES ROBERT	1547840272	Residential	3/4	Water	No	1	46,550	31,350	61,750	558,600
30260.02	1333 -1343 W OWYHEE ST	SANDERS, JOSHUA GLADE	1547840834	Residential	3/4	Water	No	1	46,140	33,170	56,400	553,680
260245	1827 N BISQUE AVE	JONES, THOMAS R	1471752019	Residential	3/4	Water	Yes	1	44,126	28,650	63,900	529,512
20575.01	235 S ORCHARD AVE	MESSMER, JOHN	1471025012	Residential	3/4	Water	No	1	42,722	5,550	179,300	512,664
30200.01	1241 W OWYHEE ST	CROWE, WILLIAM C	1470771902	Residential	3/4	Water	No	1	40,644	23,750	77,000	487,728
60700.01	530 W DAWN CT	JSR ENTERPRISES	1450556619	Residential	3/4	Water	No	1	38,032	5,900	80,900	456,384
50365.01	743 N LINDER AVE	STEWART, JULIE	1471772426	Residential	3/4	Water	No	1	38,022	3,950	93,050	456,264
70380.03	880 N GOIRI ST	SHELP, JOHN M	1470723556	Residential	3/4	Water	Yes	1	38,022	2,200	161,950	456,264
80470.01	846 N STRIKE WAY	ROYER, MARJORIE	1547838434	Residential	3/4	Water	No	1	36,730	35,700	37,760	440,760
91745.01	1156 W SKAGWAY ST	STEELE, RONALD J	1471800128	Residential	3/4	Water	Yes	1	34,776	8,750	73,450	417,312
60870.01	582 - 588 W DAWN CT	CHRISTENSEN, EMORY C	1470893518	Residential	3/4	Water	Yes	1	34,750	4,250	79,150	417,000
40230.02	729 N ELM AVE	CROWE, JOHN D	1471705860	Residential	3/4	Water	Yes	1	34,616	10,300	75,350	415,392
30860.01	1380 W CURTNER ST	HOLGATE, LILA***	1543160776	Residential	3/4	Water	No	1	34,602	50	109,150	415,218
60720.01	535 W DAWN CT	PIFER, DAVID	1450548662	Residential	3/4	Water	No	1	34,090	1,800	107,100	409,080

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City of Kuna

Top 20 Senior Residential Users – Largest Average Monthly Usage

Customer	Service Address	Customer Name	Meter ID	Res/Comm/Exempt/HOA	Meter Size	Service	Separate Irr?	EDUs	Avg Monthly Usage	Min Monthly Usage	Max Monthly Usage	Average Yearly Usage
11000.01	325 N CLEVELAND AVE	GODFREY, W R	1471821574	Senior Residential	3/4	Water	No	1	46,542	16,900	107,800	558,504
30381.01	1280 W AVALON ST	CARLOCK, DONALD L	1470817694	Senior Residential	3/4	Water	No	1	36,527	50	103,500	438,327
40550.01	455 N MARTEESON AVE	SAGAR, KERRY	1490358190	Senior Residential	3/4	Water	Yes	1	33,918	4,350	75,850	407,016
40130.01	600 N ELM AVE	ANDREWS, JUANITA GAY	1471555446	Senior Residential	3/4	Water	Yes	1	32,632	23,500	66,150	391,584
80613.01	116 E PORTER ST	CARPENTER, DENNIS D	1546712492	Senior Residential	3/4	Water	No	1	32,243	3,000	86,650	386,917
40425.02	576 N MARTEESON AVE	CROWE, JEFFREY	1471799412	Senior Residential	3/4	Water	Yes	1	31,800	31,800	31,800	381,600
60730.01	539 W DAWN CT	FALVEY, MARTHA	1450548663	Senior Residential	3/4	Water	No	1	29,332	8,000	147,450	351,984
20030.02	375 N ORCHARD AVE	HULLINGER, JACINTA L	1547835860	Senior Residential	3/4	Water	No	1	28,165	22,830	33,500	337,980
20615.01	221 S BLUE DIAMOND LN	YOUNG, DON	1470875708	Senior Residential	3/4	Water	No	1	26,774	2,400	79,250	321,288
20330.02	679 -689 E 4TH ST	FARIA, FRANCINE	1470535860	Senior Residential	3/4	Water	No	1	24,948	7,100	64,650	299,376
60140.01	939 W TEN LETTER CT	SHAPPEE, MARGARET	1470598664	Senior Residential	3/4	Water	No	1	24,152	1,700	75,900	289,824
10740.02	330 E 2ND ST	BACHMAN, BOB	1540260912	Senior Residential	3/4	Water	No	1	22,600	1,000	107,300	271,200
70180.01	663 W TRINI ST	FOLAND, JAMES	1547871248	Senior Residential	3/4	Water	Yes	1	22,495	15,000	31,700	269,940
40570.01	424 N MARTEESON AVE	CONTRERAS, ENRIQUE	1490316022	Senior Residential	3/4	Water	Yes	1	22,074	2,250	91,400	264,888
70590.01	698 W MENDI PL	WOLFLEY, ROBERT R	1471061604	Senior Residential	3/4	Water	No	1	21,616	3,050	55,050	259,392
30410.01	1220 W AVALON ST	ANDERSON, VICKI C	1470791630	Senior Residential	3/4	Water	No	1	20,840	1,100	72,600	250,080
100150	221 S ALLIE AVE	OEHLER, WILLIAM D	1471821634	Senior Residential	3/4	Water	No	1	20,720	5,000	57,000	248,640
10800.01	363 E 2ND ST	PHILLIPS, RONALD E	1471806608	Senior Residential	3/4	Water	No	1	20,398	2,400	79,100	244,776
31070.01	375 S ASH AVE	GEARHART, LEONA	1470638850	Senior Residential	3/4	Water	No	1	20,120	3,150	47,250	241,440
21000.01	425 S SWAN FALLS RD	CLOVER, MILTON	1470814462	Senior Residential	3/4	Water	No	1	19,592	2,200	66,400	235,104
50120.01	158 W 4TH ST	MOTT, GLENN E	1471213002	Senior Residential	3/4	Water	No	1	18,784	11,200	25,400	225,408

City of Kuna

Top 20 Commercial Users – Largest Winter Monthly Usage

Customer	Service Address	Customer Name	Meter ID	Res/Comm/Exempt/HOA	Meter Size	Service	Separate Irr	EDUs	Avg Monthly Usage	Min Monthly Usage	Max Monthly Usage
140001	710 E AVALON ST	AC KUNA LLC		Commercial	3/4	Water	Yes	3	2,117,129	636,400	2,841,500
20630.02	447 E AVALON ST	MACKEY REAL ESTATE HOLDINGS LLC		Commercial	3/4	Water	Yes	2	156,857	96,000	229,500
140000	700 E AVALON ST	ALBERTSONS	1471838266	Commercial	2	Water	Yes	1	140,688	78,000	257,500
30512.01	951 W AVALON ST	AVALON COUNTRY ESTATES	1470732398	Commercial	2	Water	Yes	25	110,188	78,500	164,500
10231.02	482 W MAIN ST	CONPAZ INC DBA ENRIQUES	1471727228	Commercial	3/4	Water	Yes	3	90,606	72,400	105,500
140600	1009 E KUNA RD	1009 E KUNA RD, LLC	1470070434	Commercial	2	Water	No	1	59,563	48,000	64,000
160373	202 W WHITE WAY	CRAE BERRETT/SWAN FALLS ASSISTED	1470621854	Commercial	2	Water	Yes	1	56,188	43,500	89,000
80010.01	1415 MERIDIAN RD RIDLEYS	CJM LIMITED LIABILITY	1471407988	Commercial	2	Water	Yes	9	52,450	45,500	63,100
10376.02	156 W MAIN ST KUNA TOWNSITE AMD	ADA COUNTY HIGHWAY DIST	1471820682	Commercial	3/4	Water	Yes	1	50,706	24,800	66,100
50403.01	850 -862 WHITE BARN RD	GIMA, LANCE	1471224774	Commercial	2	Water	Yes	1	46,000	22,000	62,000
10240.02	478 W MAIN ST	SOTO LLC	1471395668	Commercial	3/4	Water	Yes	8	45,744	37,100	62,300
160375	194 W WHITE WAY	CRAE BERRETT/SWAN FALLS ASSISTED	1470575410	Commercial	2	Water	Yes	1	32,375	25,000	40,500
80551.01	1299 N SCHOOL AVE	B M E, INC.	1471407808	Commercial	2	Water	Yes	1	32,063	20,500	90,500
160376	190 W WHITE WAY	CRAE BERRETT/SWAN FALLS ASSISTED	1471435548	Commercial	2	Water	Yes	1	29,313	23,500	38,500
160371	198 W WHITE WAY	CRAE BERRETT/SWAN FALLS ASSISTED	1470639130	Commercial	2	Water	Yes	1	28,063	21,500	36,500
21185.01	247 S SCHOOL AVE	SCHMID, PETER J	1470813828	Commercial	2	Water	Yes	1	27,188	24,500	30,500
191140	1615 N LINDER RD	R&A REAL ESTATE, LLC	1470631246	Commercial	3/4	Water	Yes	1	26,088	11,600	33,300
140004	780 E AVALON ST	FIESTA GUADALAJARA	1471838224	Commercial	2	Water	Yes	4.780702	24,500	21,500	30,000
50405.01	861 -871 N WHITE BARN RD	SCHMALE, MICHAEL	1490348910	Commercial	2	Water	Yes	4	21,313	9,000	37,000
10190.01	331 AVE E	IDAHO PIZZA	1541201770	Commercial	3/4	Water	Yes	1.349415	19,088	17,950	20,750

Top 20 Residential Users – Largest Winter Monthly Usage

Customer	Service Address	Customer Name	Meter ID	Res/Comm/Exempt/HOA	Meter Size	Service	Separate Irr	EDUs	Avg Monthly Usage	Min Monthly Usage	Max Monthly Usage
183250	1620 N BUCKLER WAY	FOX, LUCAS		Residential	3/4	Water	Yes	1	160,000	160,000	160,000
50320.02	601 N LINDER AVE	HONEY, LISA MARIE		Residential	3/4	Water	No	1	152,800	38,500	208,000
50580	571 N FRANKLIN AVE #2	THORPE, JAMES & GAIL		Residential	3/4	Water	No	1	123,500	117,500	129,500
240760	895 E FOLGADO CT	AH4R PROPERTIES, LLC		Residential	3/4	Water	Yes	1	122,000	122,000	122,000
240760	895 E FOLGADO CT	AH4R PROPERTIES, LLC		Residential	3/4	Water	Yes	1	97,500	97,500	97,500
260640	1727 N VINIFERA PL	GOODY, ASHLYNN G		Residential	3/4	Water	Yes	1	89,000	89,000	89,000
172025	1849 W CANUBE ST	WELSCH LIVING TRUST, DONALD E		Residential	3/4	Water	Yes	1	88,000	88,000	88,000
160905	266 W JOHN DEERE ST	HILL, NICHOLAS D		Residential	3/4	Water	Yes	1	87,000	66,500	107,500
164075	322 E BRUSH GULCH ST	AH4R PROPERTIES LLC		Residential	3/4	Water	Yes	1	86,500	86,500	86,500
221655	915 S TOMEN AVE	WHITMAN, APRIL N		Residential	3/4	Water	Yes	1	82,667	51,500	123,500
111060	629 E ROSEMARY ST	TINNERELLO, JENNA G		Residential	3/4	Water	Yes	1	82,000	82,000	82,000
170895	634 S STIBNITE AVE	HILLMAN, ALLEN K		Residential	3/4	Water	Yes	1	79,500	76,500	85,000
220230	710 E NEW ROCKROSE CT	MAY, CONNIE M		Residential	3/4	Water	Yes	1	68,000	64,500	71,500
250620	169 W TEHUTI CT	BOREN, EVAN COLEMAN		Residential	3/4	Water	Yes	1	66,000	66,000	66,000
180130	1286 N EL CAMINO AVE	NAVA, DANIEL		Residential	3/4	Water	Yes	1	65,500	65,500	65,500
240880	960 E ONTEM ST	ALLURI, KRISHNA		Residential	3/4	Water	Yes	1	63,500	63,500	63,500
263030	2568 W BURLEYWOOD PATH	OBRIEN, JACOB V		Residential	3/4	Water	Yes	1	61,500	61,500	61,500
111630	660 E ANDREA ST	RUSSO, KYLE		Residential	3/4	Water	Yes	1	60,500	60,500	60,500
210005	2381 N HAWAIIAN HAWK PL	IACONO, AUGUST A		Residential	3/4	Water	Yes	1	58,500	58,500	58,500
150100	640 W RAMS HILL ST	MESERTH, MORGAN A	1471813412	Residential	3/4	Water	Yes	1	57,585	-	271,650
240050	930 E FOURTH CT	BRENNAN, JULIE E		Residential	3/4	Water	Yes	1	57,000	57,000	57,000

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City of Kuna

Top 20 Senior Residential Users – Largest Winter Monthly Usage

111765	489 N SOURWOOD AVE	HADLOW, CHARLES T		Senior Residential	3/4	Water	Yes	1	45,500	45,500	45,500
11000.01	325 N CLEVELAND AVE	GODFREY, W R	1471821574	Senior Residential	3/4	Water	No	1	34,256	16,900	55,200
40570.01	424 N MARTEESON AVE	CONTRERAS, ENRIQUE	1490316022	Senior Residential	3/4	Water	Yes	1	31,038	2,250	91,400
40130.01	600 N ELM AVE	ANDREWS, JUANITA GAY	1471555446	Senior Residential	3/4	Water	Yes	1	26,825	23,500	34,000
121731	1816 W SEGO PRAIRIE ST	GRAHAM, RANDALL	1546389040	Senior Residential	3/4	Water	Yes	1	21,588	19,450	25,150
50120.01	158 W 4TH ST	MOTT, GLENN E	1471213002	Senior Residential	3/4	Water	No	1	14,739	-	21,450
274000	2369 W SOLDOTNA CT	STAMPS, RUSSELL	1471045650	Senior Residential	3/4	Water	Yes	1	13,438	8,450	24,100
220600	484 E WILD PRIMROSE CT	SKIMMYHORN, JERRY	1490338302	Senior Residential	3/4	Water	Yes	1	13,375	6,000	27,000
260775	2161 W CALIRET ST	JONES, THOMAS L	1471024949	Senior Residential	3/4	Water	Yes	1	11,631	10,200	12,950
260580	1680 N FIREBRICK DR	SHEPARD, DEAN	1470310964	Senior Residential	3/4	Water	Yes	1	10,038	5,650	23,250
20170.01	427 N SHADY GROVE PL	LEPLAT, ERNIE	1470635016	Senior Residential	3/4	Water	No	1	9,975	1,450	55,200
60730.01	539 W DAWN CT	FALVEY, MARTHA	1450548663	Senior Residential	3/4	Water	No	1	9,788	8,050	12,300
80210.01	1583 W 4TH ST	HAWKES, MERLIN A	1470580734	Senior Residential	3/4	Water	Yes	1	9,563	5,550	12,750
280590	1143 W TANZANITE DR	QUIGLEY, PAXTON	1471611992	Senior Residential	3/4	Water	Yes	1	9,531	8,050	12,600
273035	2274 W SELDOVIA ST	WILSON, TERRY	1471397393	Senior Residential	3/4	Water	Yes	1	9,413	7,350	16,600
210485	2263 N BUTEO PL	LUPPENS, JOSEPH H	1540165452	Senior Residential	3/4	Water	Yes	1	9,238	8,400	10,800
130860	1586 W TOPANGA CT	COOPER, MARGIE M	1470572028	Senior Residential	3/4	Water	Yes	1	9,081	5,900	12,050
20330.02	679 -689 E 4TH ST	FARIA, FRANCINE	1470535860	Senior Residential	3/4	Water	No	1	8,819	7,100	10,950
200950	380 E BAY OWL DR	PATLAN, ROBERT	1471751382	Senior Residential	3/4	Water	Yes	1	8,631	6,750	13,250
121960	1635 W BOISE ST	HUNTER LAVELL DAVE & KATHLENN DA	1450267506	Senior Residential	3/4	Water	Yes	1	8,619	5,450	10,050
100750	742 W BURY ST	BIGELOW, RAYMOND	1471806792	Senior Residential	3/4	Water	Yes	1	8,375	3,950	12,800

City of Kuna

Average Monthly Usage by Account

			Average Monthly Usage Range												
			0-1,000	1,000-2,500	2,500-5,000	5,000-7,500	7,500-10,000	10,000-15,000	15,000-20,000	20,000-25,000	25,000-50,000	50,000-100,000	100,000-500,000	500,000+	Totals:
Number of Accounts	Residential	with Separate Pressure Irrigation	266	647	2182	1531	571	303	69	27	30	4	0	0	5630
		without SeparatePressure Irrigation	3	14	35	47	111	43	53	32	28	3	0	0	369
	Senior Residential	with Separate Pressure Irrigation	7	82	186	62	14	17	4	2	3	0	0	0	377
		without Separate Pressure Irrigation	2	6	8	10	8	19	17	8	6	0	0	0	84
	Commercial	with Separate Pressure Irrigation	35	29	23	12	17	17	13	9	20	12	5	2	194
		without Separate Pressure Irrigation	1	1	1	4	3	3	1	2	1	0	1	0	18
		Totals:	314	779	2,435	1,666	724	402	157	80	88	19	6	2	6672

Percentile Breakdown of Average Monthly Usages by Account

			Average Monthly Usage Range Percentages												
			0-1,000	1,000-2,500	2,500-5,000	5,000-7,500	7,500-10,000	10,000-15,000	15,000-20,000	20,000-25,000	25,000-50,000	50,000-100,000	100,000-500,000	500,000+	Totals:
Number of Accounts	Residential	with Separate Pressure Irrigation	1.9%	21.8%	49.3%	16.4%	3.7%	4.5%	1.1%	0.5%	0.8%	0.0%	0.0%	0.0%	100.0%
		without SeparatePressure Irrigation	2.4%	7.1%	9.5%	11.9%	9.5%	22.6%	20.2%	9.5%	7.1%	0.0%	0.0%	0.0%	100.0%
	Senior Residential	with Separate Pressure Irrigation	4.7%	11.5%	38.8%	27.2%	10.1%	5.4%	1.2%	0.5%	0.5%	0.1%	0.0%	0.0%	100.0%
		without Separate Pressure Irrigation	0.8%	3.8%	9.5%	12.7%	30.1%	11.7%	14.4%	8.7%	7.6%	0.8%	0.0%	0.0%	100.0%
	Commercial	with Separate Pressure Irrigation	18.0%	14.9%	11.9%	6.2%	8.8%	8.8%	6.7%	4.6%	10.3%	6.2%	2.6%	1.0%	100.0%
		without Separate Pressure Irrigation	5.6%	5.6%	5.6%	22.2%	16.7%	16.7%	5.6%	11.1%	5.6%	0.0%	5.6%	0.0%	100.0%
		Totals:	4.7%	11.7%	36.5%	25.0%	10.9%	6.0%	2.4%	1.2%	1.3%	0.3%	0.1%	0.0%	100%

Cumulative Percentage Breakdown of Average Monthly Usages by Account

			Average Monthly Usage Range Cumulative Percentages											
			0-1,000	1,000-2,500	2,500-5,000	5,000-7,500	7,500-10,000	10,000-15,000	15,000-20,000	20,000-25,000	25,000-50,000	50,000-100,000	100,000-500,000	500,000+
Number of Accounts	Residential	with Separate Pressure Irrigation	1.9%	23.6%	72.9%	89.4%	93.1%	97.6%	98.7%	99.2%	100.0%	100.0%	100.0%	100.0%
		without SeparatePressure Irrigation	2.4%	9.5%	19.0%	31.0%	40.5%	63.1%	83.3%	92.9%	100.0%	100.0%	100.0%	100.0%
	Senior Residential	with Separate Pressure Irrigation	4.7%	16.2%	55.0%	82.2%	92.3%	97.7%	98.9%	99.4%	99.9%	100.0%	100.0%	100.0%
		without Separate Pressure Irrigation	0.8%	4.6%	14.1%	26.8%	56.9%	68.6%	82.9%	91.6%	99.2%	100.0%	100.0%	100.0%
	Commercial	with Separate Pressure Irrigation	18.0%	33.0%	44.8%	51.0%	59.8%	68.6%	75.3%	79.9%	90.2%	96.4%	99.0%	100.0%
		without Separate Pressure Irrigation	5.6%	11.1%	16.7%	38.9%	55.6%	72.2%	77.8%	88.9%	94.4%	94.4%	100.0%	100.0%
		Totals:	4.7%	16.4%	52.9%	77.8%	88.7%	94.7%	97.1%	98.3%	99.6%	99.9%	100.0%	100.0%

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APPENDIX G

City of Kuna Wastewater System Asset Inventory

KELLER ASSOCIATES

City of Kuna Wastewater System Asset Inventory

Wastewater System Asset		Project Valuation	Year of Valuation	Year of Valuation ENR Index	Replacement Cost (2018 $$)	Design Life	Construction / Major Upgrade Year	Remaining Life	Annualized Replacement Cost (based on design life) ($/yr)	Annualized Replacement Cost (based on remaining life) ($/yr)	Value of Depreciation Experienced to Date ($)	Depreciated Value (2018)
Facilities												
KNWWTP	Structures (long lived assets)	$8,285,000	2009	8570	$10,798,536	50	2009	41	$359,000	$402,490	$1,943,736	$8,854,799
	Mechanical, Electrical (short-lived assets)	$10,481,000	2009	8570	$13,660,767	20	2009	11	$852,000	$1,411,760	$6,147,345	$7,513,422
	Land Costs	$600,000	2007	N/A	$593,220	N/A	2007	N/A	N/A	N/A	N/A	$593,220
	24" Effluent Pipeline	$1,578,000	2009	8570	$2,056,740	70	2009	61	$58,000	$61,580	$264,438	$1,792,302
South WWTP	Storage/Treatment Lagoons (205 MGs)	$5,650,000	2006	7751	$8,142,240	50	1995	27	$271,000	$403,160	$3,745,430	$4,396,809
	Aeration Equipment	$300,000	2004	7751	$432,331	30	2004	16	$20,000	$32,350	$201,755	$230,577
	27 - 1/4 Mile Wheel Irrigation Lines; booster station	$579,627	1998	5920	$1,093,654	25	1995	2	$58,000	$564,940	$1,006,162	$87,492
	Land Costs (450 acres)	$32,033	2018	N/A	$32,033	N/A	1981	N/A	N/A	N/A	N/A	$32,033
Orchard LS (Regional)	Structures (long lived assets)	$1,020,000	2018	11170	$1,020,000	50	2018	50	$34,000	$33,840	$0	$1,020,000
	Mechanical, Electrical (short-lived assets)	$1,085,000	2018	11170	$1,085,000	20	2018	20	$68,000	$67,650	$0	$1,085,000
Ten Mile LS (Regional)	Structures (long lived assets)	$560,000	2017	11170	$560,000	50	1981	13	$19,000	$50,000	$414,400	$145,600
	Mechanical, Electrical (short-lived assets)	$764,241	2017	11170	$764,241	20	1981	0	$48,000	$764,241	$764,241	$0
Crimson LS (Regional)	Structures (long lived assets)	$1,020,000	2018	11170	$1,020,000	50	2004	36	$34,000	$41,320	$285,600	$734,400
	Mechanical, Electrical (short-lived assets)	$860,000	2018	11170	$860,000	20	2004	6	$54,000	$154,580	$602,000	$258,000
Danskin LS (Regional)	Structures (long lived assets)	$934,000	2018	11170	$934,000	50	2009	41	$31,000	$34,820	$168,120	$765,880
	Mechanical, Electrical (short-lived assets)	$860,000	2018	11170	$860,000	20	2009	11	$54,000	$88,880	$387,000	$473,000
Memory Ranch LS (Regional)	Structures (long lived assets)	$844,000	2018	11170	$844,000	50	2017	49	$29,000	$28,320	$16,880	$827,120
	Mechanical, Electrical (short-lived assets)	$730,000	2018	11170	$730,000	20	2017	19	$46,000	$47,430	$36,500	$693,500
Springhill LS (Regional)	Structures (long lived assets)	$844,000	2018	11170	$844,000	50	2018	50	$29,000	$28,010	$0	$844,000
	Mechanical, Electrical (short-lived assets)	$730,000	2018	11170	$730,000	20	2018	20	$46,000	$45,520	$0	$730,000
Patagonia LS (Regional)	Structures (long lived assets)	$934,000	2018	11170	$934,000	50	2017	49	$31,000	$31,340	$18,680	$915,320
	Mechanical, Electrical (short-lived assets)	$860,000	2018	11170	$860,000	20	2017	19	$54,000	$55,870	$43,000	$817,000
Indian Creek LS	Structures (long lived assets)	$147,000	2015	10034	$163,643	50	1981	13	$6,000	$14,620	$121,096	$42,547
	Mechanical, Electrical (short-lived assets)	$147,000	2015	10034	$163,643	20	1981	0	$11,000	$163,643	$163,643	$0
Hubbard LS	Structures (long lived assets)	$147,000	2015	10034	$163,643	50	1981	13	$6,000	$14,620	$121,096	$42,547
	Mechanical, Electrical (short-lived assets)	$147,000	2015	10034	$163,643	20	1981	0	$11,000	$163,643	$163,643	$0
Prospector LS	Structures (long lived assets)	$147,000	2015	10034	$163,643	50	1984	16	$6,000	$12,250	$111,277	$52,366
	Mechanical, Electrical (short-lived assets)	$147,000	2015	10034	$163,643	20	1984	0	$11,000	$163,643	$163,643	$0
Discovery LS	Structures (long lived assets)	$147,000	2015	10034	$163,643	50	1994	26	$6,000	$8,340	$78,548	$85,094
	Mechanical, Electrical (short-lived assets)	$147,000	2015	10034	$163,643	20	1994	0	$11,000	$163,643	$163,643	$0
Grey Hawk LS	Structures (long lived assets)	$147,000	2015	10034	$163,643	50	2008	40	$6,000	$6,200	$32,729	$130,914
	Mechanical, Electrical (short-lived assets)	$147,000	2015	10034	$163,643	20	2008	10	$11,000	$18,410	$81,821	$81,821
Gravity Pipes	**Footage**											
4" Pipe	37,831	$5,377,057	Feb-18	10689	$5,619,022	70	2011	63	$152,000	$165,680	$561,902	$5,057,120
6" Pipe	3,759	$545,510	Feb-18	10689	$570,058	70	2006	58	$16,000	$17,500	$97,724	$472,334
8" Pipe	317,419	$46,998,485	Feb-18	10689	$49,113,395	70	2006	58	$1,323,000	$1,507,060	$8,419,439	$40,693,956
10" Pipe	18,700	$2,827,934	Feb-18	10689	$2,955,189	70	2004	56	$80,000	$92,310	$591,038	$2,364,152

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Wastewater System Asset		Project Valuation	Year of Valuation	Year of Valuation ENR Index	Replacement Cost (2018 $$)	Design Life	Construction / Major Upgrade Year	Remaining Life	Annualized Replacement Cost (based on design life) ($/yr)	Annualized Replacement Cost (based on remaining life) ($/yr)	Value of Depreciation Experienced to Date ($)	Depreciated Value (2018)
12" Pipe	29,770	$4,547,942	Feb-18	10689	$4,752,597	70	2006	58	$128,000	$145,840	$814,731	$3,937,866
15" Pipe	6,696	$1,066,540	Feb-18	10689	$1,114,534	70	2008	60	$31,000	$33,640	$159,219	$955,315
18" Pipe	7,380	$1,284,357	Feb-18	10689	$1,342,153	70	2013	65	$37,000	$39,010	$95,868	$1,246,285
21" Pipe	5,948	$1,080,945	Feb-18	10689	$1,129,587	70	2007	59	$31,000	$34,370	$177,507	$952,080
Manholes	1890	$4,400,000	Feb-18	10689	$4,597,998	30	2006	18	$211,000	$312,120	$1,839,199	$2,758,799
Pressure Pipelines	**Footage**											
4" Pipe	5,554	$581,925	Feb-18	10689	$608,111	70	1994	46	$18,000	$21,250	$211,386	$396,725
6" Pipe	2,298	$255,031	Feb-18	10689	$266,508	70	1981	33	$8,000	$11,450	$140,868	$125,639
8" Pipe	7,734	$939,829	Feb-18	10689	$982,121	70	2015	67	$28,000	$28,090	$36,201	$945,920
10" Pipe	34,364	$4,512,104	Feb-18	10689	$4,715,147	70	1993	45	$133,000	$166,620	$1,698,972	$3,016,175
12" Pipe	43,849	$6,213,067	Feb-18	10689	$6,492,652	70	2004	56	$183,000	$202,710	$1,294,493	$5,198,158
14" Pipe	17,839	$2,703,162	Feb-18	10689	$2,824,803	70	2007	59	$80,000	$85,950	$443,898	$2,380,906
Sewer Valves	74	$185,000	Feb-18	10689	$193,325	30	2001	13	$9,000	$17,340	$109,965	$83,360
TOTALS		**$127,569,187**			**$140,934,106**				**$4,834,000**	**$7,958,051**	**$34,551,805**	**$103,829,553**

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City of Kuna Wastewater System Short-Lived Asset Replacement

Wastewater System Asset		Replacement Cost (2018 $$)	Design Life	Annualized Replacement Cost (based on design life) ($/yr)	Remaining Life	Annualized Replacement Cost (based on remaining life) ($/yr)	Value of Depreciation Experienced to Date ($)	Depreciated Value (2018)
Short-Lived Assets (≤ 20 Year Design Life)								
KNWWTP	Mechanical, Electrical (short-lived assets)	$13,660,767	20	$852,000	11	$1,411,760	$6,147,345	$7,513,422
Orchard LS (Regional)	Mechanical, Electrical (short-lived assets)	$1,085,000	20	$68,000	20	$67,650	$0	$1,085,000
Ten Mile LS (Regional)	Mechanical, Electrical (short-lived assets)	$764,241	20	$48,000	0	$764,241	$764,241	$0
Crimson LS (Regional)	Mechanical, Electrical (short-lived assets)	$860,000	20	$54,000	6	$154,580	$602,000	$258,000
Danskin LS (Regional)	Mechanical, Electrical (short-lived assets)	$860,000	20	$54,000	11	$88,880	$387,000	$473,000
Memory Ranch LS (Regional)	Mechanical, Electrical (short-lived assets)	$730,000	20	$46,000	19	$47,430	$36,500	$693,500
Springhill LS (Regional)	Mechanical, Electrical (short-lived assets)	$730,000	20	$46,000	20	$45,520	$0	$730,000
Patagonia LS (Regional)	Mechanical, Electrical (short-lived assets)	$860,000	20	$54,000	19	$55,870	$43,000	$817,000
Indian Creek LS	Mechanical, Electrical (short-lived assets)	$163,643	20	$11,000	0	$163,643	$163,643	$0
Hubbard LS	Mechanical, Electrical (short-lived assets)	$163,643	20	$11,000	0	$163,643	$163,643	$0
Prospector LS	Mechanical, Electrical (short-lived assets)	$163,643	20	$11,000	0	$163,643	$163,643	$0
Discovery LS	Mechanical, Electrical (short-lived assets)	$163,643	20	$11,000	0	$163,643	$163,643	$0
Grey Hawk LS	Mechanical, Electrical (short-lived assets)	$163,643	20	$11,000	10	$18,410	$81,821	$81,821
TOTALS		**$20,368,220**		**$1,277,000**		**$3,308,911**	**$8,716,477**	**$11,651,743**

City of Kuna Wastewater System Long-Lived Asset Replacement

Wastewater System Asset		Replacement Cost (2018 $$)	Design Life	Annualized Replacement Cost (based on design life) ($/yr)	Remaining Life	Annualized Replacement Cost (based on remaining life) ($/yr)	Value of Depreciation Experienced to Date ($))	Depreciated Value (2018)
Long-Lived Assets (> 20 Year Design Life)								
KNWWTP	Structures (long lived assets)	$10,798,536	50	$359,000	41	$402,490	$1,943,736	$8,854,799
	Land Costs	$593,220	N/A	N/A	N/A	N/A	N/A	$593,220
	24" Effluent Pipeline	$2,056,740	70	$58,000	61	$61,580	$264,438	$1,792,302
South WWTP	Storage/Treatment Lagoons (205 MGs)	$8,142,240	50	$271,000	27	$403,160	$3,745,430	$4,396,809
	Land Costs (450 acres)	$32,033	N/A	N/A	N/A	N/A	N/A	$32,033
	Aeration Equipment	$432,331	30	$20,000	16	$32,350	$201,755	$230,577
	27 - 1/4 Mile Wheel Irrigation Lines; booster station	$1,093,654	25	$58,000	2	$564,940	$1,006,162	$87,492
Orchard LS (Regional)	Structures (long lived assets)	$1,020,000	50	$34,000	50	$33,840	$0	$1,020,000
Ten Mile LS (Regional)	Structures (long lived assets)	$560,000	50	$19,000	13	$50,000	$414,400	$145,600
Crimson LS (Regional)	Structures (long lived assets)	$1,020,000	50	$34,000	36	$41,320	$285,600	$734,400
Danskin LS (Regional)	Structures (long lived assets)	$934,000	50	$31,000	41	$34,820	$168,120	$765,880
Memory Ranch LS (Regional)	Structures (long lived assets)	$844,000	50	$29,000	49	$28,320	$16,880	$827,120
Springhill LS (Regional)	Structures (long lived assets)	$844,000	50	$29,000	50	$28,010	$0	$844,000
Patagonia LS (Regional)	Structures (long lived assets)	$934,000	50	$31,000	49	$31,340	$18,680	$915,320
Indian Creek LS	Structures (long lived assets)	$163,643	50	$6,000	13	$14,620	$121,096	$42,547
Hubbard LS	Structures (long lived assets)	$163,643	50	$6,000	13	$14,620	$121,096	$42,547
Prospector LS	Structures (long lived assets)	$163,643	50	$6,000	16	$12,250	$111,277	$52,366
Discovery LS	Structures (long lived assets)	$163,643	50	$6,000	26	$8,340	$78,548	$85,094
Grey Hawk LS	Structures (long lived assets)	$163,643	50	$6,000	40	$6,200	$32,729	$130,914
Gravity Pipes	4" Pipe	$5,619,022	70	$152,000	63	$165,680	$561,902	$5,057,120
	6" Pipe	$570,058	70	$16,000	58	$17,500	$97,724	$472,334
	8" Pipe	$49,113,395	70	$1,323,000	58	$1,507,060	$8,419,439	$40,693,956
	10" Pipe	$2,955,189	70	$80,000	56	$92,310	$591,038	$2,364,152
	12" Pipe	$4,752,597	70	$128,000	58	$145,840	$814,731	$3,937,866
	15" Pipe	$1,114,534	70	$31,000	60	$33,640	$159,219	$955,315
	18" Pipe	$1,342,153	70	$37,000	65	$39,010	$95,868	$1,246,285
	21" Pipe	$1,129,587	70	$31,000	59	$34,370	$177,507	$952,080
Pressure Pipelines	4" Pipe	$608,111	70	$18,000	46	$21,250	$211,386	$396,725
	6" Pipe	$266,508	70	$8,000	33	$11,450	$140,868	$125,639
	8" Pipe	$982,121	70	$28,000	67	$28,090	$36,201	$945,920
	10" Pipe	$4,715,147	70	$133,000	45	$166,620	$1,698,972	$3,016,175
	12" Pipe	$6,492,652	70	$183,000	56	$202,710	$1,294,493	$5,198,158
	14" Pipe	$2,824,803	70	$80,000	59	$85,950	$443,898	$2,380,906
Manholes		$4,597,998	30	$211,000	18	$312,120	$1,839,199	$2,758,799
Sewer Valves		$193,325	30	$9,000	13	$17,340	$109,965	$83,360
TOTALS		**$117,400,167**		**$3,471,000**		**$4,649,140**	**$25,222,356**	**$92,177,810**
COMBINED TOTAL (Short and Long-Lived Assets)		**$137,768,387**		**$4,748,000**		**$7,958,051**	**$33,938,833**	**$103,829,553**

APPENDIX H

Kuna Financial Audits (Partial)

KELLER ASSOCIATES

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CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Supplemental Information

For the Year Ended September 30, 2013

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2013

	Expenses	Program Revenues: Charges for Services and Sales	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities	Net (Expense) Revenue and Changes in Net Position: Business-type Activities	Net (Expense) Revenue and Changes in Net Position: Total
Primary Government:							
Governmental Activities:							
General Administration	$ 3,131,646	$ 761,453	$ 0	$ 6,150	$ (2,364,043)	$ 0	$ (2,364,043)
Total Governmental Activities	3,131,646	761,453	0	6,150	(2,364,043)	0	(2,364,043)
Business-type Activities:							
Water	1,220,463	1,690,322	0	0	0	469,859	469,859
Sewer	2,578,941	2,008,446	0	32,142,888	0	31,572,393	31,572,393
Irrigation	511,835	707,933	0	0	0	196,098	196,098
Trash	1,313,165	1,336,233	0	0	0	23,068	23,068
Well Mitigation	0	250	0	0	0	250	250
Total Business-type Activities	5,624,404	5,743,184	0	32,142,888	0	32,261,668	32,261,668
Total Primary Government	$ 8,756,050	$ 6,504,637	$ 0	$ 32,149,038	(2,364,043)	32,261,668	29,897,625
General Revenues:							
Property Taxes					1,857,484	0	1,857,484
State Sources					731,323	0	731,323
Other					66,904	0	66,904
Investment Earnings					922	4,368	5,290
Total General Revenues and Special Items					2,656,633	4,368	2,661,001
Change in Net Position					292,590	32,266,036	32,558,626
Net Position, Beginning					1,975,514	26,437,863	28,413,377
Net Position, Ending					$ 2,268,104	$ 58,703,899	$ 60,972,003

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2013

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 2,184,236	$ 1,965,050	$ 935,583
Prepaid Items	10,451	11,669	2,565
Interest Receivable	82	77	36
Accounts Receivable, Net	140,445	203,273	31,057
Total Current Assets	2,335,214	2,180,069	969,241
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	215,166	3,747,320	150,699
Buildings, Net	48,089	33,143,778	567,471
Equipment, Net	448,445	309,196	69,380
Improvements, Net	3,815,999	9,714,706	2,549,154
Total Noncurrent Assets	4,527,699	46,915,000	3,336,704
Total Assets	6,862,913	49,095,069	4,305,945
Deferred Outflows	0	0	0
Liabilities			
Current Liabilities:			
Accounts Payable	21,133	69,386	9,853
Benefits and Wages Payable	29,285	31,909	7,666
Payroll Taxes Payable	5,454	6,488	1,278
Deposits from Others	234,692	0	0
Unearned Revenues	0	0	8,467
Accrued Interest	193	48,531	0
Compensated Absences	49,548	50,834	11,985
Current Portion - Notes Payable	0	109,079	0
Total Current Liabilities	340,305	316,227	39,249
Long-term Liabilities:			
Notes Payable	0	1,345,659	0
Total Long-term Liabilities	0	1,345,659	0
Total Liabilities	340,305	1,661,886	39,249
Deferred Inflows	0	0	0
Net Position			
Net Investment in Capital Assets	4,527,699	45,460,262	3,336,704
Unrestricted	1,994,909	1,972,921	929,992
Total Net Position	$ 6,522,608	$ 47,433,183	$ 4,266,696

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2013

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	$ 1,360,686	$ 2,001,713	$ 639,216
Hook Ups	205,773	0	0
Turn on Fees	28,915	0	0
Miscellaneous	94,948	6,733	68,717
Total Operating Revenues	1,690,322	2,008,446	707,933
Operating Expenses			
Salaries and Benefits	520,222	604,436	130,695
Contractor Services	4,818	5,039	3,829
Maintenance and Operations	396,280	785,977	221,549
Depreciation	298,795	1,135,164	155,762
Total Operating Expenses	1,220,115	2,530,616	511,835
Operating Income (Loss)	470,207	(522,170)	196,098
Nonoperating Revenues (Expenses)			
Interest Earned	1,581	1,614	828
Interest Expense	(348)	(48,325)	0
Total Nonoperating Revenues (Expenses)	1,233	(46,711)	828
Income (Loss) Before Transfers	471,440	(568,881)	196,926
Transfers and Capital Contributions			
Transfers In	0	0	0
Transfers Out	(59,066)	0	0
Capital Contributions	0	32,142,888	0
Net Transfers and Capital Contributions	(59,066)	32,142,888	0
Change in Net Position	412,374	31,574,007	196,926
Net Position - Beginning	6,110,234	15,859,176	4,069,770
Net Position - Ending	$ 6,522,608	$ 47,433,183	$ 4,266,696

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2013

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	$ 1,602,958	$ 1,989,017	$ 646,504
Payments to Suppliers for Goods or Services	(456,737)	(780,965)	(235,953)
Payments to Employees for Services	(504,849)	(591,889)	(126,449)
Other Receipts	94,948	6,733	68,717
Net Cash Provided (Used) by Operating Activities	736,320	622,896	352,819
Cash Flows From Noncapital			
Transfers In (Out)	(59,066)	0	0
Net Cash Provided (Used) by Noncapital Financing Activities	(59,066)	0	0
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(74,384)	(134,237)	(91,034)
Principal Paid on Capital Debt	(230,816)	0	0
Interest Paid on Capital Debt	(5,467)	206	0
Net Cash Used by Capital and Related Financing Activities	(310,667)	(134,031)	(91,034)
Cash Flows From Investing Activities			
Interest and Dividends	1,499	1,537	792
Net Change in Cash and Cash Equivalents	368,086	490,402	262,577
Cash and Cash Equivalents - Beginning	1,816,150	1,474,648	673,006
Cash and Cash Equivalents - Ending	$ 2,184,236	$ 1,965,050	$ 935,583
Displayed As:			
Cash and Cash Equivalents	$ 2,184,236	$ 1,965,050	$ 935,583
Restricted Cash	0	0	0
	$ 2,184,236	$ 1,965,050	$ 935,583
Schedule of Noncash Transactions:			
Capital Contributions	$ 0	$ 32,142,888	$ 0
LID Obligation	$ 0	$ 1,454,738	$ 0

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2013

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	$ 470,207	$ (522,170)	$ 196,098
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	298,795	1,135,164	155,762
Changes in Assets and Liabilities:			
(Increase) Decrease in Accounts Receivable	(7,373)	(12,696)	(1,179)
(Increase) Decrease in Prepaid Items	(2,696)	2,546	(828)
Increase (Decrease) in Accounts Payable	(52,943)	7,505	(9,747)
Increase (Decrease) in Benefits and Wages Payable	14,319	11,442	4,031
Increase (Decrease) in Payroll Taxes Payable	1,054	1,105	215
Increase (Decrease) in Deposits From Others	14,957	0	0
Increase (Decrease) in Unearned Revenue	0	0	8,467
Net Cash Provided by Operating Activities	$ 736,320	$ 622,896	$ 352,819

The accompanying notes are an integral part of the financial statements.

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CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
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Supplemental Information

For the Year Ended September 30, 2014

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2014

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Governmental Activities:							
General Administration	$ 3,418,784	$ 861,829	$ 0	$ 244,868	$ (2,312,087)	$ 0	$ (2,312,087)
Total Governmental Activities	3,418,784	861,829	0	244,868	(2,312,087)	0	(2,312,087)
Business-type Activities:							
Water	1,167,663	1,669,179	0	0	0	501,516	501,516
Sewer	3,081,391	1,983,015	0	194,025	0	(904,351)	(904,351)
Irrigation	576,182	706,213	0	0	0	130,031	130,031
Trash	1,376,001	1,374,820	0	0	0	(1,181)	(1,181)
Well Mitigation	0	0	0	0	0	0	0
Total Business-type Activities	6,201,237	5,733,227	0	194,025	0	(273,985)	(273,985)
Total Primary Government	$ 9,620,021	$ 6,595,056	$ 0	$ 438,893	(2,312,087)	(273,985)	(2,586,072)
General Revenues:							
Property Taxes					1,743,880	0	1,743,880
State Sources					781,661	0	781,661
Other					71,214	0	71,214
Disposal of Assets					(12,823)	169,721	156,898
Investment Earnings					772	3,869	4,641
Total General Revenues and Special Items					2,584,704	173,590	2,758,294
Change in Net Position					272,617	(100,395)	172,222
Net Position, Beginning					2,268,102	58,703,891	60,971,993
Net Position, Ending					$ 2,540,719	$ 58,603,496	$ 61,144,215

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2014

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 2,401,736	$ 2,938,936	$ 1,091,701
Prepaid Items	11,604	12,820	2,904
Interest Receivable	78	74	35
Accounts Receivable, Net	140,225	249,171	49,152
Total Current Assets	2,553,643	3,201,001	1,143,792
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	318,356	1,599,098	124,542
Buildings, Net	46,159	32,018,036	544,696
Equipment, Net	404,073	263,082	62,505
Improvements, Net	4,187,337	9,865,779	2,587,885
Total Noncurrent Assets	4,955,925	43,745,995	3,319,628
Total Assets	7,509,568	46,946,996	4,463,420
Deferred Outflows	0	0	0
Liabilities			
Current Liabilities:			
Accounts Payable	157,680	140,170	21,202
Benefits and Wages Payable	20,488	26,531	7,915
Payroll Taxes Payable	5,323	6,590	1,423
Deposits from Others	253,657	0	0
Due to Keybank LID	0	15,296	0
Unearned Revenues	0	0	24,577
Accrued Interest	75	0	0
Compensated Absences	45,044	40,786	10,963
Total Current Liabilities	482,267	229,373	66,080
Long-term Liabilities:			
Compensated Absences	1,824	17,406	0
Total Long-term Liabilities	1,824	17,406	0
Total Liabilities	484,091	246,779	66,080
Deferred Inflows	0	0	0
Net Position			
Net Investment in Capital Assets	4,955,925	43,745,995	3,319,628
Unrestricted	2,069,552	2,954,222	1,077,712
Total Net Position	$ 7,025,477	$ 46,700,217	$ 4,397,340

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2014

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	$ 1,427,349	$ 1,971,434	$ 638,978
Hook Ups	167,025	0	0
Turn on Fees	17,411	0	0
Miscellaneous	57,394	11,581	67,235
Total Operating Revenues	1,669,179	1,983,015	706,213
Operating Expenses			
Salaries and Benefits	505,098	565,016	132,641
Contractor Services	9,745	13,654	6,090
Maintenance and Operations	349,854	788,742	278,620
Depreciation	302,966	1,713,979	158,831
Total Operating Expenses	1,167,663	3,081,391	576,182
Operating Income (Loss)	501,516	(1,098,376)	130,031
Nonoperating Revenues (Expenses)			
Interest Earned	1,353	1,671	613
Disposal of Assets	0	169,721	0
Total Nonoperating Revenues (Expenses)	1,353	171,392	613
Income (Loss) Before Transfers	502,869	(926,984)	130,644
Transfers and Capital Contributions			
Transfers In	0	0	0
Transfers Out	0	0	0
Capital Contributions	0	194,025	0
Net Transfers and Capital Contributions	0	194,025	0
Change in Net Position	502,869	(732,959)	130,644
Net Position - Beginning	6,522,608	47,433,176	4,266,696
Net Position - Ending	$ 7,025,477	$ 46,700,217	$ 4,397,340

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2014

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	$ 1,630,970	$ 1,940,832	$ 636,993
Payments to Suppliers for Goods or Services	(224,205)	(732,763)	(273,700)
Payments to Employees for Services	(516,706)	(562,934)	(133,269)
Other Receipts	57,394	11,581	67,235
Net Cash Provided (Used) by Operating Activities	947,453	656,716	297,259
Cash Flows From Noncapital Financing Activities	0	0	0
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(731,193)	(683,665)	(141,756)
Proceeds from Sale of Capital Assets	0	2,147,358	0
Capital Contribution	0	194,025	0
Principal Paid on Capital Debt	0	(1,342,016)	0
Interest Paid on Capital Debt	(118)	(206)	0
Net Cash Used by Capital and Related Financing Activities	(731,311)	315,496	(141,756)
Cash Flows From Investing Activities			
Interest and Dividends	1,357	1,674	614
Net Change in Cash and Cash Equivalents	217,499	973,886	156,117
Cash and Cash Equivalents - Beginning	2,184,237	1,965,050	935,584
Cash and Cash Equivalents - Ending	$ 2,401,736	$ 2,938,936	$ 1,091,701
Displayed As:			
Cash and Cash Equivalents	$ 2,401,736	$ 2,938,936	$ 1,091,701
Restricted Cash	0	0	0
	$ 2,401,736	$ 2,938,936	$ 1,091,701
Schedule of Noncash Transactions:			
Principal and Interest Reduction of LID Obligation	$ 0	$ (161,047)	$ 0
Gain on Disposal of Asset	$ 0	$ 161,047	$ 0

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2014

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	$ 501,516	$ (1,098,376)	$ 130,031
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	302,966	1,713,979	158,831
Changes in Assets and Liabilities:			
(Increase) Decrease in Accounts Receivable	220	(45,898)	(18,095)
(Increase) Decrease in Prepaid Items	(1,153)	(1,151)	(339)
Increase (Decrease) in Accounts Payable	136,547	70,784	11,349
Increase (Decrease) in Due to KeyBank LID	0	15,296	0
Increase (Decrease) in Benefits and Wages Payable	(11,477)	1,980	(773)
Increase (Decrease) in Payroll Taxes Payable	(131)	102	145
Increase (Decrease) in Deposits From Others	18,965	0	0
Increase (Decrease) in Unearned Revenues	0	0	16,110
Net Cash Provided by Operating Activities	$ 947,453	$ 656,716	$ 297,259

The accompanying notes are an integral part of the financial statements.

CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Supplemental Information

For the Year Ended September 30, 2015

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2015

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Governmental Activities:							
General Administration	$ 3,706,423	$ 1,271,831	$ 50,210	$ 61,706	$ (2,322,676)	$ 0	$ (2,322,676)
Total Governmental Activities	3,706,423	1,271,831	50,210	61,706	(2,322,676)	0	(2,322,676)
Business-type Activities:							
Water	1,242,433	1,930,290	0	0	0	687,857	687,857
Sewer	3,208,684	2,208,206	0	0	0	(1,000,478)	(1,000,478)
Irrigation	565,204	821,699	0	0	0	256,495	256,495
Trash	1,476,363	1,504,085	0	0	0	27,722	27,722
Total Business-type Activities	6,492,684	6,464,280	0	0	0	(28,404)	(28,404)
Total Primary Government	$ 10,199,107	$ 7,736,111	$ 50,210	$ 61,706	(2,322,676)	(28,404)	(2,351,080)
General Revenues:							
Property Taxes					1,827,446	0	1,827,446
State Sources					881,466	0	881,466
Other					136,001	0	136,001
Investment Earnings					2,264	7,121	9,385
Total General Revenues and Special Items					2,847,177	7,121	2,854,298
Change in Net Position					524,501	(21,283)	503,218
Net Position, Beginning - Previously					2,540,721	58,603,501	61,144,222
Prior Period Adjustment					(374,753)	(451,307)	(826,060)
Net Position, Beginning - Restated					2,165,968	58,152,194	60,318,162
Net Position, Ending					$ 2,690,469	$ 58,130,911	$ 60,821,380

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 2,543,218	$ 3,206,934	$ 1,316,462
Prepaid Items	31,385	16,539	3,589
Interest Receivable	121	153	62
Accounts Receivable, Net	114,793	204,223	52,624
Total Current Assets	2,689,517	3,427,849	1,372,737
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	972,971	1,964,820	290,036
Buildings, Net	741,716	32,833,444	926,735
Equipment, Net	129,774	213,107	47,728
Improvements, Net	3,648,987	7,524,900	2,066,185
Total Noncurrent Assets	5,493,448	42,536,271	3,330,684
Total Assets	8,182,965	45,964,120	4,703,421
Deferred Outflows			
Pension	77,232	94,057	19,497
Liabilities			
Current Liabilities:			
Accounts Payable	123,490	99,093	24,733
Benefits and Wages Payable	27,813	31,578	7,155
Payroll Taxes Payable	5,665	7,973	1,507
Deposits from Others	256,490	0	0
Due to KeyBank LID	0	12,935	0
Unearned Revenues	0	0	860
Compensated Absences	47,019	50,027	12,206
Total Current Liabilities	460,477	201,606	46,461
Long-term Liabilities:			
Compensated Absences	14,731	19,526	2,906
Net Pension Liability	167,575	200,109	41,864
Total Long-term Liabilities	182,306	219,635	44,770
Total Liabilities	642,783	421,241	91,231
Deferred Inflows			
Pension	109,795	126,806	26,950
Net Position			
Net Investment in Capital Assets	5,493,448	42,536,271	3,330,684
Restricted	0	0	0
Unrestricted	2,014,171	2,973,859	1,274,053
Total Net Position	$ 7,507,619	$ 45,510,130	$ 4,604,737

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	$ 1,494,964	$ 2,113,670	$ 713,768
Hook Ups	271,431	0	0
Turn on Fees	18,654	0	0
Miscellaneous	145,241	94,536	107,931
Total Operating Revenues	1,930,290	2,208,206	821,699
Operating Expenses			
Salaries and Benefits	526,754	624,980	131,781
Contractor Services	18,352	17,785	7,376
Maintenance and Operations	379,241	813,881	265,412
Depreciation	318,086	1,752,038	160,635
Total Operating Expenses	1,242,433	3,208,684	565,204
Operating Income (Loss)	687,857	(1,000,478)	256,495
Nonoperating Revenues (Expenses)			
Interest Earned	1,863	2,271	2,746
Total Nonoperating Revenues (Expenses)	1,863	2,271	2,746
Change in Net Position	689,720	(998,207)	259,241
Net Position - Beginning, Previously	7,025,482	46,700,218	4,397,339
Prior Period Adjustment	(207,583)	(191,881)	(51,843)
Net Position - Beginning, Restated	6,817,899	46,508,337	4,345,496
Net Position - Ending	$ 7,507,619	$ 45,510,130	$ 4,604,737

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	$ 1,813,314	$ 2,156,257	$ 686,579
Payments to Suppliers for Goods or Services	(451,564)	(876,462)	(269,942)
Payments to Employees for Services	(511,519)	(616,188)	(130,225)
Other Receipts	145,241	94,536	107,931
Net Cash Provided (Used) by Operating Activities	995,472	758,143	394,343
Cash Flows From Noncapital Financing Activities	0	0	0
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(855,735)	(492,337)	(172,301)
Interest Paid on Capital Debt	(75)	0	0
Net Cash Used by Capital and Related Financing Activities	(855,810)	(492,337)	(172,301)
Cash Flows From Investing Activities			
Interest and Dividends	1,820	2,192	2,719
Net Change in Cash and Cash Equivalents	141,482	267,998	224,761
Cash and Cash Equivalents - Beginning	2,401,736	2,938,936	1,091,701
Cash and Cash Equivalents - Ending	$ 2,543,218	$ 3,206,934	$ 1,316,462
Displayed As:			
Cash and Cash Equivalents	$ 2,543,218	$ 3,206,934	$ 1,316,462
Restricted Cash	0	0	0
	$ 2,543,218	$ 3,206,934	$ 1,316,462

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	$ 687,857	$ (1,000,478)	$ 256,495
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	318,086	1,752,038	160,635
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	25,432	44,948	(3,472)
(Increase) Decrease in Prepaid Items	(19,781)	(3,719)	(685)
(Increase) Decrease in Deferred Outflows - Pension	(60,352)	(74,382)	(15,334)
Increase (Decrease) in Accounts Payable	(34,190)	(41,077)	3,531
Increase (Decrease) in Due to KeyBank LID	0	(2,361)	0
Increase (Decrease) in Benefits and Wages Payable	22,207	16,408	3,389
Increase (Decrease) in Payroll Taxes Payable	342	1,383	84
Increase (Decrease) in Deposits From Others	2,833	0	0
Increase (Decrease) in Unearned Revenues	0	0	(23,717)
Increase (Decrease) in Net Pension Liability	73,167	90,065	18,578
Increase (Decrease) in Deferred Inflows - Pension	(20,129)	(24,682)	(5,161)
Net Cash Provided by Operating Activities	$ 995,472	$ 758,143	$ 394,343

The accompanying notes are an integral part of the financial statements.

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CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Supplemental Information

For the Year Ended September 30, 2016

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City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2016

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Governmental Activities:							
General Administration	$ 4,370,667	$ 1,956,986	$ 50,210	$ 57,845	$ (2,305,626)	$ 0	$ (2,305,626)
Total Governmental Activities	4,370,667	1,956,986	50,210	57,845	(2,305,626)	0	(2,305,626)
Business-type Activities:							
Water	1,288,159	2,344,423	0	0	0	1,056,264	1,056,264
Sewer	3,518,645	2,467,499	0	0	0	(1,051,146)	(1,051,146)
Irrigation	593,123	1,057,829	0	0	0	464,706	464,706
Trash	1,613,547	1,620,715	0	0	0	7,168	7,168
Total Business-type Activities	7,013,474	7,490,466	0	0	0	476,992	476,992
Total Primary Government	$ 11,384,141	$ 9,447,452	$ 50,210	$ 57,845	(2,305,626)	476,992	(1,828,634)
General Revenues:							
Property Taxes					1,940,143	0	1,940,143
State Sources					987,521	0	987,521
Other					46,987	0	46,987
Investment Earnings					3,524	11,591	15,115
Total General Revenues and Special Items					2,978,175	11,591	2,989,766
Change in Net Position					672,549	488,583	1,161,132
Net Position, Beginning					2,690,468	58,130,911	60,821,379
Net Position, Ending					$ 3,363,017	$ 58,619,494	$ 61,982,511

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 2,881,566	$ 3,204,035	$ 1,642,954
Prepaid Items	31,476	22,822	2,882
Interest Receivable	340	428	174
Accounts Receivable, Net	132,610	206,180	52,505
Total Current Assets	3,045,992	3,433,465	1,698,515
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	219,984	1,690,311	122,160
Buildings, Net	854,382	31,781,198	964,648
Equipment, Net	168,496	377,038	43,108
Improvements, Net	4,951,166	7,731,947	2,366,148
Total Noncurrent Assets	6,194,028	41,580,494	3,496,064
Total Assets	9,240,020	45,013,959	5,194,579
Deferred Outflows			
Pension	167,572	199,541	44,627
Liabilities			
Current Liabilities:			
Accounts Payable	112,700	182,513	52,664
Benefits and Wages Payable	20,970	21,236	5,683
Payroll Taxes Payable	4,197	5,181	1,170
Deposits from Others	282,475	0	0
Due to KeyBank LID	0	58,531	0
Unearned Revenues	0	0	860
Compensated Absences	50,419	48,264	12,068
Total Current Liabilities	470,761	315,725	72,445
Long-term Liabilities:			
Net Pension Liability	275,171	325,834	71,751
Total Long-term Liabilities	275,171	325,834	71,751
Total Liabilities	745,932	641,559	144,196
Deferred Inflows			
Pension	94,122	108,421	22,628
Net Position			
Net Investment in Capital Assets	6,194,028	41,580,494	3,496,064
Restricted	0	0	0
Unrestricted	2,373,510	2,883,026	1,576,318
Total Net Position	$ 8,567,538	$ 44,463,520	$ 5,072,382

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	$ 1,676,054	$ 2,382,510	$ 899,564
Hook Ups	444,845	0	0
Turn on Fees	18,431	0	0
Miscellaneous	205,093	84,989	158,265
Total Operating Revenues	2,344,423	2,467,499	1,057,829
Operating Expenses			
Salaries and Benefits	586,268	677,370	160,513
Contractor Services	11,938	20,159	4,678
Maintenance and Operations	336,323	1,029,364	259,555
Depreciation	353,630	1,791,752	168,377
Total Operating Expenses	1,288,159	3,518,645	593,123
Operating Income (Loss)	1,056,264	(1,051,146)	464,706
Nonoperating Revenues (Expenses)			
Interest Earned	3,658	4,535	2,937
Total Nonoperating Revenues (Expenses)	3,658	4,535	2,937
Change in Net Position	1,059,922	(1,046,611)	467,643
Net Position - Beginning	7,507,616	45,510,131	4,604,739
Net Position - Ending	$ 8,567,538	$ 44,463,520	$ 5,072,382

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	$ 2,147,498	$ 2,426,149	$ 899,683
Payments to Suppliers for Goods or Services	(359,142)	(972,386)	(235,595)
Payments to Employees for Services	(604,327)	(709,937)	(164,931)
Other Receipts	205,093	84,989	158,265
Net Cash Provided (Used) by Operating Activities	1,389,122	828,815	657,422
Cash Flows From Noncapital Financing Activities	0	0	0
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(1,054,213)	(835,974)	(333,755)
Net Cash Used by Capital and Related Financing Activities	(1,054,213)	(835,974)	(333,755)
Cash Flows From Investing Activities			
Interest and Dividends	3,439	4,260	2,825
Net Change in Cash and Cash Equivalents	338,348	(2,899)	326,492
Cash and Cash Equivalents - Beginning	2,543,218	3,206,934	1,316,462
Cash and Cash Equivalents - Ending	$ 2,881,566	$ 3,204,035	$ 1,642,954
Displayed As:			
Cash and Cash Equivalents	$ 2,881,566	$ 3,204,035	$ 1,642,954
	$ 2,881,566	$ 3,204,035	$ 1,642,954

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	$ 1,056,264	$ (1,051,146)	$ 464,706
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	353,630	1,791,752	168,377
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(17,817)	(1,957)	119
(Increase) Decrease in Prepaid Items	(91)	(6,283)	707
(Increase) Decrease in Deferred Outflows - Pension	(90,340)	(105,484)	(25,130)
Increase (Decrease) in Accounts Payable	(10,790)	83,420	27,931
Increase (Decrease) in Due to KeyBank LID	0	45,596	0
Increase (Decrease) in Benefits and Wages Payable	(18,174)	(31,631)	(4,516)
Increase (Decrease) in Payroll Taxes Payable	(1,468)	(2,792)	(337)
Increase (Decrease) in Deposits From Others	25,985	0	0
Increase (Decrease) in Net Pension Liability	107,596	125,725	29,887
Increase (Decrease) in Deferred Inflows - Pension	(15,673)	(18,385)	(4,322)
Net Cash Provided by Operating Activities	$ 1,389,122	$ 828,815	$ 657,422

The accompanying notes are an integral part of the financial statements.

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CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Other Information

For the Year Ended September 30, 2017

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2017

		Program Revenues			Net (Expense) Revenue and Changes in Net Position		
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Governmental Activities:							
General Administration	$ 5,390,350	$ 3,184,799	$ 69,778	$ 685,082	$ (1,450,691)	$ 0	$ (1,450,691)
Total Governmental Activities	5,390,350	3,184,799	69,778	685,082	(1,450,691)	0	(1,450,691)
Business-type Activities:							
Water	1,377,518	3,016,323	0	0	0	1,638,805	1,638,805
Sewer	3,276,692	2,864,183	0	163,724	0	(248,785)	(248,785)
Irrigation	631,829	1,209,413	0	0	0	577,584	577,584
Trash	1,749,560	1,753,386	0	0	0	3,826	3,826
Total Business-type Activities	7,035,599	8,843,305	0	163,724	0	1,971,430	1,971,430
Total Primary Government	$ 12,425,949	$ 12,028,104	$ 69,778	$ 848,806	(1,450,691)	1,971,430	520,739
General Revenues:							
Property Taxes					2,114,783	0	2,114,783
State Sources					1,081,494	0	1,081,494
Other					31,861	0	31,861
Investment Earnings					6,232	20,763	26,995
Total General Revenues and Special Items					3,234,370	20,763	3,255,133
Change in Net Position					1,783,679	1,992,193	3,775,872
Net Position, Beginning					3,363,017	58,619,494	61,982,511
Net Position, Ending					$ 5,146,696	$ 60,611,687	$ 65,758,383

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	$ 4,520,481	$ 3,855,147	$ 1,814,750
Prepaid Items	33,657	19,146	2,704
Interest Receivable	730	704	305
Accounts Receivable, Net	174,047	254,798	43,305
Total Current Assets	4,728,915	4,129,795	1,861,064
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	214,116	1,683,641	285,884
Buildings, Net	795,999	30,524,153	922,560
Equipment, Net	192,424	383,983	40,288
Improvements, Net	5,205,071	8,046,907	2,956,372
Total Noncurrent Assets	6,407,610	40,638,684	4,205,104
Total Assets	11,136,525	44,768,479	6,066,168
Deferred Outflows			
Pension	91,405	110,111	23,327
Liabilities			
Current Liabilities:			
Accounts Payable	104,923	215,163	177,614
Benefits and Wages Payable	22,015	23,716	6,045
Payroll Taxes Payable	6,262	8,327	1,805
Deposits from Others	289,875	0	0
Due to KeyBank LID	0	186,407	0
Compensated Absences	50,046	46,186	13,394
Total Current Liabilities	473,121	479,799	198,858
Long-term Liabilities:			
Net Pension Liability	241,771	286,630	62,452
Total Long-term Liabilities	241,771	286,630	62,452
Total Liabilities	714,892	766,429	261,310
Deferred Inflows			
Pension	47,407	53,560	9,521
Net Position			
Net Investment in Capital Assets	6,407,610	40,638,684	4,205,104
Restricted	0	0	0
Unrestricted	4,058,021	3,419,917	1,613,560
Total Net Position	$ 10,465,631	$ 44,058,601	$ 5,818,664

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	$ 1,783,227	$ 2,766,138	$ 1,018,602
Hook Ups	700,660	0	0
Delinquent Fees	52,800	35,970	14,246
Miscellaneous	479,636	62,075	176,565
Total Operating Revenues	3,016,323	2,864,183	1,209,413
Operating Expenses			
Salaries and Benefits	589,071	673,274	165,418
Contractor Services	27,068	35,015	10,923
Maintenance and Operations	362,193	751,717	272,864
Depreciation	399,186	1,816,686	182,624
Total Operating Expenses	1,377,518	3,276,692	631,829
Operating Income (Loss)	1,638,805	(412,509)	577,584
Nonoperating Revenues (Expenses)			
Interest Earned	7,452	7,590	4,974
Total Nonoperating Revenues (Expenses)	7,452	7,590	4,974
Income (Loss) Before Transfers	1,646,257	(404,919)	582,558
Transfers and Capital Contributions			
Transfers In	251,836	0	0
Transfers Out	0	0	0
Capital Contributions	0	0	163,724
Net Transfers and Capital Contributions	251,836	0	163,724
Change in Net Position	1,898,093	(404,919)	746,282
Net Position - Beginning	8,567,538	44,463,520	5,072,382
Net Position - Ending	$ 10,465,631	$ 44,058,601	$ 5,818,664

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	$ 2,502,650	$ 2,881,366	$ 1,041,188
Payments to Suppliers for Goods or Services	(399,219)	(750,406)	(158,659)
Payments to Employees for Services	(590,282)	(674,361)	(164,201)
Other Receipts	479,636	62,075	176,565
Net Cash Provided (Used) by Operating Activities	1,992,785	1,518,674	894,893
Cash Flows From Noncapital Financing Activities			
Transfers In (Out)	251,836	0	0
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	(612,768)	(874,876)	(727,940)
Net Cash Used by Capital and Related Financing Activities	(612,768)	(874,876)	(727,940)
Cash Flows From Investing Activities			
Interest and Dividends	7,062	7,314	4,843
Net Change in Cash and Cash Equivalents	1,638,915	651,112	171,796
Cash and Cash Equivalents - Beginning	2,881,566	3,204,035	1,642,954
Cash and Cash Equivalents - Ending	$ 4,520,481	$ 3,855,147	$ 1,814,750
Displayed As:			
Cash and Cash Equivalents	$ 4,520,481	$ 3,855,147	$ 1,814,750
	$ 4,520,481	$ 3,855,147	$ 1,814,750
Schedule of Noncash Transactions:			
Land Contribution	$ 0	$ 0	$ 163,724

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	$ 1,638,805	$ (412,509)	$ 577,584
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	399,186	1,816,686	182,624
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(41,437)	(48,618)	9,200
(Increase) Decrease in Prepaid Items	(2,181)	3,676	178
(Increase) Decrease in Deferred Outflows - Pension	76,167	89,430	21,300
Increase (Decrease) in Accounts Payable	(7,777)	32,650	124,950
Increase (Decrease) in Due to KeyBank LID	0	127,876	0
Increase (Decrease) in Benefits and Wages Payable	672	402	1,688
Increase (Decrease) in Payroll Taxes Payable	2,065	3,146	635
Increase (Decrease) in Deposits From Others	7,400	0	0
Increase (Decrease) in Unearned Revenues	0	0	(860)
Increase (Decrease) in Net Pension Liability	(33,400)	(39,204)	(9,299)
Increase (Decrease) in Deferred Inflows - Pension	(46,715)	(54,861)	(13,107)
Net Cash Provided by Operating Activities	$ 1,992,785	$ 1,518,674	$ 894,893

The accompanying notes are an integral part of the financial statements.

Bob Bachman

From: Jim E. <tracerjim@yahoo.com>
Sent: Thursday, December 26, 2019 9:03 AM
To: Bob Bachman
Cc: Mayor Stear; clords@idahostatesman.com; smcintosh@idahostatesman.com; news@kboi2.com
Subject: Water Billing

Hi Bob, Thank you for getting back to me. Sounds like a lot of progress has been made into a fairer way of billing for water. I don't think it goes far enough. Without knowing the actual change your plan will make to my bill, charging me for 5,00 gallons of water every month is still outrageous. I use closer to 1,000 gallons a month. With practicing no conservation, and even trying to waste water, I am still not over 2,000 gallons a month, less than half the first tier rate you are proposing. Under the new billing, I will only pay for 6 months of water every month, not a years worth, as I am presently doing?

I have read that the citizens of Idaho use nearly twice the national average of water a day. The average US consumption is 84 gallons, Idaho is 142. It's easy to understand why, with the current billing methods. I know of pool owners that dump their pools and refill, because, "it doesn't cost me any more to do it" that way. Cheaper than running a pump and buying chemicals. WOW.

Why am I not billed like all the other utilities for my actual consumption? The water meter reports usage in 100 gallon increments. Bill me that way, please.

I will be attending the city counsel meeting in January, thank you for extending that information to me.

Sincerely,

Jim Eberhard

Don't wait for the Storm to pass, Learn to Dance in the Rain!

RESOLUTION NO. R01-2020
CITY OF KUNA, IDAHO

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R84-2017 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 of the Kuna City Code authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A. Water Main Capacity Fee: ~~——~~Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an ~~"~~equivalent dwelling unit~~"~~ (EDU), to be connected to the City potable water system, shall be assessed ~~one thousand one hundred and seventy-three~~one thousand four hundred twenty-three dollars and zero cents ($1,423~~173~~.00) per EDU ~~"equivalent dwelling unit"~~ at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.

B. Water Supply Fee: ~~-~~Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an ~~"equivalent dwelling unit"~~ (EDU), to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars ($1,085.00) per ~~equivalent dwelling unit~~EDU at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.

C. **Industrial/Commercial Connection:** —Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

D. **Water Meter and Service Fees:** Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	$ **771.00**/ea
1"	Setter & Service	$**1,143.00**/ea
1-1/2"	Setter & Service	$**1,627.00**/ea
2"	Setter & Service	$**2,033.00**/ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	$**340.00**/ea
1"	Meter Only	$ **383.00**./ea
1 ½"	Meter Only	$ **613.00**/ea
2"	Meter Only	$ **758.00**/ea
1/2 Street Asphalt Patch		$ **390.00**
Full Street Asphalt Patch		$ **612.00**

E. **Previous Connections:** In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A. **Customer Water Use Charges:**

1. **Standard Water Use Fee** - Metered water usage for City of Kuna residents and

original Danskin Well customers shall be billed at a baseflat rate of ~~twenty-one dollars and two cents~~seventeen dollars and sixty-one cents ($17.61) ~~($**21.02**)~~ for the first five~~ten~~ thousand (5~~10~~,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents ($1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents ($2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents ($3.53) per thousand gallons over ten thousand (10,000) gallons. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a ~~flat~~ rate ~~of **sixteen** dollars and **thirty-three**~~thirteen dollars and seventy-five cents ($13.75) for the first five thousand (5,000) gallons~~($**16.33**) for the first ten thousand (10,000) gallons~~ of usage in a monthly billing cycle, an additional one dollar and fifty-six cents ($1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents ($2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents ($3.53) per thousand gallons over ten thousand (10,000) ~~-~~ gallons. Commercial m~~M~~etered water usage for ~~all other users and~~ users with ~~oversized~~ ¾" service lines shall be billed at a base ~~flat~~ rate of ~~**twenty four** dollars and **eighty** six~~seventeen dollars and sixty-seven cents ($17.67) ~~cents ($**24.86**)~~ for the first one ~~ten~~ thousand (1~~0~~,000) gallons ~~of usage in a monthly billing cycle~~and an additional three dollars and fifty-three cents ($3.53) per one thousand (1,000) gallons after. Commercial metered water usage for users with 2" service lines shall be billed at a base rate of one hundred twenty-five dollars and eighty cents ($125.80) for the first one thousand (1,000) gallons and an additional three dollars fifty-three cents per one thousand (1,000) gallons after.

~~**2. Excess Water Use Fee**- Metered water usage beyond ten thousand (10,000) gallons shall be billed at **one** dollar and **seventy-five** cents ($**1.75**) per one thousand (1,000) gallons except for the special situation noted in the following paragraph.~~

2. **Excess Water Use Fee**- As mentioned under the Standard Water Use Fee, metered water usage beyond ten thousand (10,000) gallons shall be billed at three dollars and fifty-three cents ($3.53) per one thousand (1,000) gallons.

3. **Irrigation Water Use Fee-**
   - **i.** The irrigation season shall run from May 1 to October 31.
   - **ii.** For City residential property (a single family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed as follows:

     For the irrigation seasons 2014, 2015 and 2016, the rate shall be **seventy-five** cents ($**0.75**) per one thousand (1,000) gallons.

     For the irrigation seasons 2017 and 2018, the rate shall be **one** dollar ($**1.00**) per

thousand (1,000) gallons.

For the irrigation seasons 2019 and thereafter, the rate shall be the same as the Eexcess Wwater Uuse Ffee.

iii. For City Commercial property, City residential property that has access to the City pressurized irrigation system or gravity irrigation and elects not to connect to the system, or residential property that is without the city limits that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located or has elected not to connect to either service, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said property shall be billed as follows:

For the irrigation seasons 2014 and 2015, the rate shall be **one** dollar (**$1.00**) per one thousand (1,000) gallons.

For the irrigation seasons 2016 and thereafter, the rate shall be the same rate as the City excess water use fee.

iv. For City Enterprise Funds (except Water Fund) usage of City potable water shall be billed as follows:

For the irrigation seasons 2014 and thereafter, the rate shall be **fifty** cents (**$0.50**) per one thousand (1,000) gallons.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be three dollars and fifty-three cents ($3.53)**one** dollar and **seventy-five** cents (**$1.75**) per one thousand (1,000) gallons.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8) inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES B) Other Charges:

A. 1. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council

approval, which approval is solely at the option of City Council.

B. ~~2.~~ **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department p~~P~~ersonnel.~~-~~ All direct and indirect costs incurred in the repair will be billed to the party causing the damage.

C. ~~3.~~ **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. ~~-~~Forty-e~~E~~ight (48) hours notification is required prior to excavation by any party. ~~-~~Exceptions will be allowed for line locations during times of individual hazard or public emergency.

~~III. NEW CONSTRUCTION~~

~~**BE IT FURTHER RESOLVED**, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8") inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.~~

IV. EFFECTIVE DATE

BE IT FURTHER RESOLVED that water connection fees and all other charges, as presented in this resolution and as set forth in Exhibit "A" attached hereto and incorporated herein by reference, other than the Customer Water Use Fees, shall be in effect upon passage of this resolution, that Customer Water Use Fees shall be in effect beginning with the February 1, 2020 billing cycle, and that all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.~~-~~

~~**BE IT FURTHER RESOLVED** that the Customer Water Use Fees shall be in effect beginning with the November 1st, 2017 billing.~~

~~**BE IT FURTHER RESOLVED,** that all similar fees and policies established by earlier resolution(s) are hereby repealed.~~

PASSED BY THE COUNCIL of the City of Kuna, this 7th day of January, 2020.

APPROVED BY THE MAYOR of the City of Kuna, this 7th day of January, 2020.

Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A TO RESOLUTION R01-2020
CITY OF KUNA
WATER SYSTEM FEES
EFFECTIVE January 7, 2020

Note: Customer Water Use Fees effective beginning with the February 1, 2020 billing cycle.

Residential	o Monthly Base Rate: $17.67 (Usage up to 5,000 gallons) o 1st Tier (5,001-7,000 gals): $1.56 per 1,000 gals o 2nd Tier (7,001-10,000 gals): $2.35 per 1,000 gals o 3rd Tier (>10,000 gals): $3.53 per 1,000 gals
Senior Residential	o Monthly Base Rate: $13.75 (Usage up to 5,000 gallons) o 1st Tier (5,001-7,000 gals): $1.56 per 1,000 gals o 2nd Tier (7,001-10,000 gals): $2.35 per 1,000 gals o 3rd Tier (>10,000 gals): $3.53 per 1,000 gals
¾" Commercial	o Monthly Base Rate: $17.67 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $3.53 per 1,000 gals
2" Commercial	o Monthly Base Rate: $125.80 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $3.53 per 1,000 gals

RESOLUTION NO. R01-2020
CITY OF KUNA, IDAHO

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R84-2017 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 of the Kuna City Code authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A. **Water Main Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an equivalent dwelling unit (EDU), to be connected to the City potable water system, shall be assessed one thousand four hundred twenty-three dollars and zero cents ($1,423.00) per EDU at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.

B. **Water Supply Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an (EDU), to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars ($1,085.00) per EDU at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.

C. **Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and

prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

D. **Water Meter and Service Fees:** Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	$ **771.00**/ea
1"	Setter & Service	$**1,143.00**/ea
1-1/2"	Setter & Service	$**1,627.00**/ea
2"	Setter & Service	$**2,033.00**/ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	$**340.00**/ea
1"	Meter Only	$ **383.00**./ea
1 ½"	Meter Only	$ **613.00**/ea
2"	Meter Only	$ **758.00**/ea
1/2 Street Asphalt Patch		$ **390.00**
Full Street Asphalt Patch		$ **612.00**

E. **Previous Connections:** In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A. **Customer Water Use Charges:**

1. **Standard Water Use Fee** - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a base rate of seventeen dollars and sixty-one cents ($17.61) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents ($1.56) per

thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents ($2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents ($3.53) per thousand gallons over ten thousand (10,000) gallons. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a rate thirteen dollars and seventy-five cents ($13.75) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents ($1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents ($2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents ($3.53) per thousand gallons over ten thousand (10,000) gallons. Commercial metered water usage for users with ¾" service lines shall be billed at a base rate of seventeen dollars and sixty-seven cents ($17.67) for the first one thousand (1,000) gallons and an additional three dollars and fifty-three cents ($3.53) per one thousand (1,000) gallons after. Commercial metered water usage for users with 2" service lines shall be billed at a base rate of one hundred twenty-five dollars and eighty cents ($125.80) for the first one thousand (1,000) gallons and an additional three dollars fifty-three cents per one thousand (1,000) gallons after.

2. **Excess Water Use Fee** - As mentioned under the Standard Water Use Fee, metered water usage beyond ten thousand (10,000) gallons shall be billed at three dollars and fifty-three cents ($3.53) per one thousand (1,000) gallons.

3. **Irrigation Water Use Fee –**

   i. The irrigation season shall run from May 1 to October 31.

   ii. For City residential property (a single family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed as follows:

   For the irrigation seasons 2014, 2015 and 2016, the rate shall be **seventy-five** cents ($**0.75**) per one thousand (1,000) gallons.

   For the irrigation seasons 2017 and 2018, the rate shall be **one** dollar ($**1.00**) per thousand (1,000) gallons.

   For the irrigation seasons 2019 and thereafter, the rate shall be the same as the Excess Water Use Fee.

   iii. For City Commercial property, City residential property that has access to the City pressurized irrigation system or gravity irrigation and elects not to connect to the system, or residential property that is without the city limits that has no

access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located or has elected not to connect to either service, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said property shall be billed as follows:

For the irrigation seasons 2014 and 2015, the rate shall be **one** dollar (**$1.00**) per one thousand (1,000) gallons.

For the irrigation seasons 2016 and thereafter, the rate shall be the same rate as the City excess water use fee.

iv. For City Enterprise Funds (except Water Fund) usage of City potable water shall be billed as follows:

For the irrigation seasons 2014 and thereafter, the rate shall be **fifty** cents (**$0.50**) per one thousand (1,000) gallons.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be three dollars and fifty-three cents ($3.53) per one thousand (1,000) gallons.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8) inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES

A. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

B. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.

C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

IV. EFFECTIVE DATE

BE IT FURTHER RESOLVED that water connection fees and all other charges, as presented in this resolution and as set forth in Exhibit "A" attached hereto and incorporated herein by reference, other than the Customer Water Use Fees, shall be in effect upon passage of this resolution, that Customer Water Use Fees shall be in effect beginning with the February 1, 2020 billing cycle, and that all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 7th day of January, 2020.

APPROVED BY THE MAYOR of the City of Kuna, this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A TO RESOLUTION R01-2020
CITY OF KUNA
WATER SYSTEM FEES
EFFECTIVE January 7, 2020

Note: Customer Water Use Fees effective beginning with the February 1, 2020 billing cycle.

Residential	o Monthly Base Rate: $17.67 (Usage up to 5,000 gallons) o 1st Tier (5,001-7,000 gals): $1.56 per 1,000 gals o 2nd Tier (7,001-10,000 gals): $2.35 per 1,000 gals o 3rd Tier (>10,000 gals): $3.53 per 1,000 gals
Senior Residential	o Monthly Base Rate: $13.75 (Usage up to 5,000 gallons) o 1st Tier (5,001-7,000 gals): $1.56 per 1,000 gals o 2nd Tier (7,001-10,000 gals): $2.35 per 1,000 gals o 3rd Tier (>10,000 gals): $3.53 per 1,000 gals
¾" Commercial	o Monthly Base Rate: $17.67 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $3.53 per 1,000 gals
2" Commercial	o Monthly Base Rate: $125.80 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $3.53 per 1,000 gals

RESOLUTION NO. R02-2020
CITY OF KUNA, IDAHO

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R83-2017~~R71-2016~~ THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; ~~PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT~~; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-6-3A of the Kuna City Code authorizes the City of Kuna, Idaho to ~~prescribe charges for sewer connections and such charges to be in force after approval of the Mayor and City Council~~set connection fees by resolution of City Council; and

WHEREAS, Section 7-6-4A of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly user rates ~~establish user charges~~ for service by the ~~Publicly Owned Treatment Works~~Wastewater Treatment Facilities, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council:~~;~~

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Wastewater Treatment Facilities ~~Publicly Owned Treatment Works~~ shall be determined as follows:

A. Interceptor Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an ~~"user equivalent"~~equivalent dwelling unit (EDU) as defined in Kuna City Code, to be connected to the ~~Publicly Owned Treatment Works~~Wastewater Treatment Facilities, shall be assessed one thousand three hundred twenty-nine dollars and zero cents ~~eight hundred and twenty-nine~~ dollars ($1,329.00)~~($829.00)~~ per ~~"user equivalent"~~EDU at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.

B. Treatment Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an ~~"user equivalent"~~EDU as defined in Kuna City Code, to be connected to the ~~Publicly Owned Treatment Works~~Wastewater Treatment Facilities shall be assessed four thousand three hundred and twenty-six dollars ($4,326.00) per ~~"user equivalent"~~EDU at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full

or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

C. Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section II.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

D. Previous Connections: In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. ~~—~~For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to an EDU ~~"user equivalent"~~ as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

II. SEWER USER CHARGES

BE IT FURTHER RESOLVED, the monthly use fee for sewer service provided by the ~~Publicly Owned Treatment Works~~Wastewater Treatment Facilities to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

A. Monthly Use Fee: Sewer Use Fees shall be ~~-~~thirty-five dollars and zero cents ($35.00) for the first four thousand (4,000) gallons, an additional three dollars and zero cents ($3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents ($4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents ($5.00) per one thousand gallons (1,000) above eight thousand gallons. ~~**twenty-seven** dollars and **thirty** cents ($**27.30**) per "user equivalent"~~user equivalent ~~as defined in Kuna City Code. The monthly use fee for fractions of a month shall be prorated according to time in service~~. Metered water usage for City residents, where the head of house is over sixty-five (65)

years of age, resides at the residence and has completed an application with the City, shall be billed at a rate of twenty-six dollars and sixty-six cents ($26.66) for the first four thousand (4,000) gallons, an additional three dollars and zero cents ($3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents ($4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents ($5.00) per one thousand gallons (1,000) above eight thousand gallons. Commercial metered usage for users with ¾" service lines shall be billed a base amount of thirty-five dollars and zero cents ($35.00) for the first one thousand (1,000) gallons and an additional five dollars and zero cents ($5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with 2" service lines shall be billed a base amount of two hundred forty-eight dollars and eighty-nine cents ($248.89) for the first one thousand (1,000) gallons and an additional five dollars and zero cents ($5.00) per one thousand (1,000) gallons after.

B. **Waste Strength**: The Kuna City Code defines ~~"user equivalent"~~user equivalent in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution R55-2019~~**R33-2012**~~ a methodology of calculating EDUs, ~~"Simplified EDU Chart"~~ which shall be relied on in establishing "user equivalent~~ss~~" for each discharger as provided in Kuna City Code.

~~**2. Non-Category Rate:** For users whose **"user equivalent"user equivalent is not** defined in this Resolution **R33-2012**, the monthly use fee shall be computed and prorated based on the higher concentration of either B.O.D.[5] or T.S.S.~~

1. ~~**3.**~~ **Purpose:** The waste strength may be used at the discretion of the City Engineer to compute the ~~"user equivalent"~~user equivalent for each user for the purpose of assessing connection and monthly use fees.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight ~~(8")~~(8) inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES~~POLICIES~~

~~**BE IT FURTHER RESOLVED** that:~~

A. **Connection Feess (Outside City Limits)**~~-~~ Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City

Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

B. **Damage Repair Costs** – Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

V. EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees, as presented in this resolution and as set forth in Exhibit "A" attached hereto and incorporated herein by reference, shall ~~are to~~ be in effect ~~beginning~~ upon passage of this resolution, ~~November 1, 2008 and~~ that Sewer User Charges ~~sewer use fees are to~~ shall be ~~be~~ in effect beginning with the ~~for the water meter reading cycle beginning in October 2017~~February 1, 2020 billing cycle ~~and appearing in the November 1st, 2017 billing~~, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 7th day of January, 2020.

APPROVED BY THE MAYOR of the City of Kuna, this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A TO RESOLUTION R02-2020
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE January 7, 2020

Note: Sewer User Charges effective beginning with the February 1, 2020 billing cycle.

• Residential	o Monthly Base Rate: $35.00 (Usage up to 4,000 gallons) o 1st Tier (4,001-6,000 gals): $3.00 per 1,000 gals o 2nd Tier (6,001-8,000 gals): $4.00 per 1,000 gals o 3rd Tier (>8,000 gals): $5.00 per 1,000 gals
• Senior Residential	o Monthly Base Rate: $26.66 (average winter water usage up to 4,000 gallons) o 1st Tier (4,001-6,000 gals): $3.00 per 1,000 gals o 2nd Tier (6,001-8,000 gals): $4.00 per 1,000 gals o 3rd Tier (>8,000 gals): $5.00 per 1,000 gals
• ¾" Commercial	o Monthly Base Rate: $35.00 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $5.00 per 1,000 gals
• 2" Commercial	o Monthly Base Rate: $248.89 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $5.00 per 1,000 gals

RESOLUTION NO. R02-2020
CITY OF KUNA, IDAHO

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R83-2017 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-6-3A of the Kuna City Code authorizes the City of Kuna, Idaho to set connection fees by resolution of City Council; and

WHEREAS, Section 7-6-4A of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly user rates for service by the Wastewater Treatment Facilities, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council:

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Wastewater Treatment Facilities shall be determined as follows:

A. **Interceptor Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an equivalent dwelling unit (EDU) as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities, shall be assessed one thousand three hundred twenty-nine dollars and zero cents dollars ($1,329.00) per EDU at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.

B. **Treatment Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an EDU as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities shall be assessed four thousand three hundred and twenty-six dollars ($4,326.00) per EDU at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

C. **Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity

and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section II.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

D. **Previous Connections:** In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to an EDU as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

II. SEWER USER CHARGES

BE IT FURTHER RESOLVED, the monthly use fee for sewer service provided by the Wastewater Treatment Facilities to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

A. **Monthly Use Fee:** Sewer Use Fees shall be thirty-five dollars and zero cents ($35.00) for the first four thousand (4,000) gallons, an additional three dollars and zero cents ($3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents ($4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents ($5.00) per one thousand gallons (1,000) above eight thousand gallons. user equivalent. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a rate of twenty-six dollars and sixty-six cents ($26.66) for the first four thousand (4,000) gallons, an additional three dollars and zero cents ($3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents ($4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents ($5.00) per one thousand gallons (1,000) above eight thousand gallons. Commercial metered usage for users with ¾" service lines shall be billed a base amount of thirty-five dollars and zero cents ($35.00) for the first one thousand (1,000) gallons and an additional five dollars and zero cents ($5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with

2" service lines shall be billed a base amount of two hundred forty-eight dollars and eighty-nine cents ($248.89) for the first one thousand (1,000) gallons and an additional five dollars and zero cents ($5.00) per one thousand (1,000) gallons after.

B. **Waste Strength**: The Kuna City Code defines user equivalent in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution R55-2019a methodology of calculating EDUs, which shall be relied on in establishing user equivalents for each discharger as provided in Kuna City Code.

1. **Purpose:** The waste strength may be used at the discretion of the City Engineer to compute the user equivalent for each user for the purpose of assessing connection and monthly use fees.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight (8) inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES

A. **Connection Fees (Outside City Limits)**- Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

B. **Damage Repair Costs**- Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

V. EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees, as presented in this resolution and as set forth in Exhibit "A" attached hereto and incorporated herein by reference, shall be in effect upon passage of this resolution, that Sewer User Charges shall be in effect beginning with the February 1, 2020 billing cycle, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 7th day of January, 2020.

APPROVED BY THE MAYOR of the City of Kuna, this 7th day of January, 2020.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A TO RESOLUTION R02-2020
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE January 7, 2020

Note: Sewer User Charges effective beginning with the February 1, 2020 billing cycle.

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2" Commercial	o Monthly Base Rate: $248.89 (Usage up to 1,000 gallons) o 1st Tier (>1,000 gals): $5.00 per 1,000 gals

City of Kuna

City Council
Staff Memo

751 W 4th Street
Kuna, ID 83634
Phone :(208) 922-5274
Fax: (208) 922-5989
Kunacity.Id.gov

To: **City Council**

Case Numbers: 19-02-LLA (Lot Line Adjustment); Freedom Fitness

Location: 909 N. Meridian Road & 921 N. Meridian Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: *December 17, 2019 (Cancelled)*
Rescheduled for: January 7, 2020

Owner of Record: Jim Lesley
7551 S. Flat Ln.
Kuna, ID 83634

Applicant(s): Jeff Likes; ALC Architecture 1119 E. State St
Eagle, ID 83634
208-514-2715
Jeff@ALCArchitecture.com

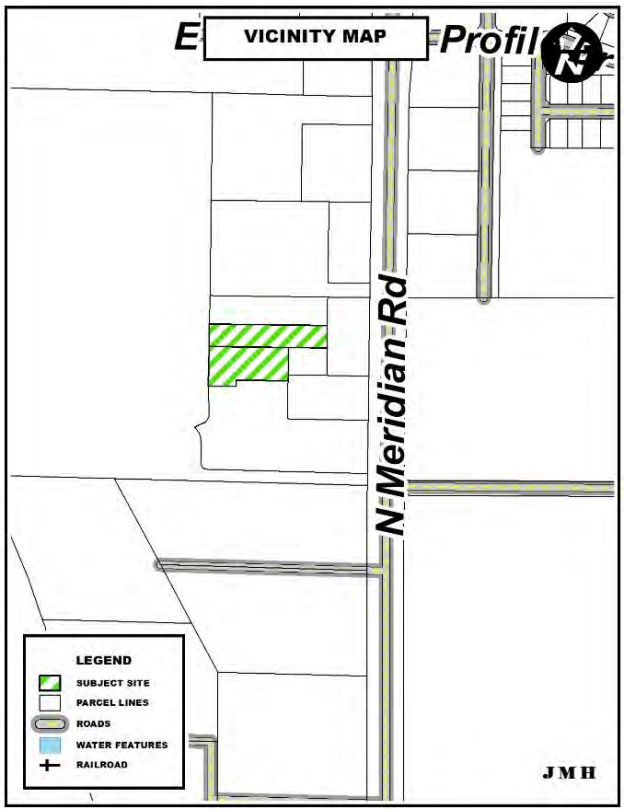


Table of Contents:

A. Course Proceedings
B. Applicant Request
C. Vicinity and Aerial Maps
D. History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Proposed Decision by the Council

A. Course of Proceedings:

1. A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

    a. Notifications
        i. Public Works/ City Engineer — November 15, 2019
        ii. Applicant Completeness Letter — November 15, 2019
        iii. Agenda — December 17, 2019

B. Applicants Request:

On behalf of Jim Lesley (Owner), Jeff Likes with ALC Architecture seeks Lot Line Adjustment approval to Create a larger buildable lot within Ensign Subdivision No.2 for a new Freedom Fitness gym facility. The subject properties are located at 909 N. Meridian Road and 921 N. Meridian Road, Kuna, ID 83634 (APNs: R2404330020 & R2404330040).

C. Aerial Map:



D. History:

The final plat for Ensign No. 2 recorded on May 10, 2019. The Freedom Fitness facility was originally approved through the design review process by Planning and Zoning Commission on November 27, 2019. Following a re-configuration of the project, the applicant was required to go back through the design review process. That application was approved on May 28, 2019.

E. General Project Facts:

1. **Comprehensive Plan Designation:** The approved Comprehensive Plan Future Land Use Map identifies these parcels as commercial.

2. **Surrounding Land Uses:**

Direction	Current Zoning	
North	C-1	Neighborhood Commercial District – Kuna City
South	C-1	Neighborhood Commercial District – Kuna City
East	C-1	Neighborhood Commercial District – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. **Parcel Size, Current Zoning, Parcel Numbers:**

Property Owner:	Parcel Size:	Current Zone:	Parcel Number:
Jim Lesley	0.71	R-6	R2404330020
Jim Lesley	0.751	R-6	R2404330040
Total Acreage: 1.46			

4. **Services:**
   Fire Protection – Kuna Rural Fire District
   Police Protection – Kuna City Police (Ada County Sheriff)
   Sanitary Sewer– City of Kuna
   Potable Water – City of Kuna
   Irrigation District – City of Kuna (KMID)
   Gravity Irrigation – City of Kuna (KMID)
   Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The subject parcels are vacant of any structures. A landscape buffer and sidewalk exist along Meridian Road as a part of the requirements for Ensign Subdivision No. 2.

6. **Transportation / Connectivity:** Access to both parcels is available via Ensign Subdivision No. 1.

7. **Environmental Issues:** The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

F. Staff Analysis:

The proposed construction plans for Freedom Fitness currently show the building located on two adjacent parcels. The applicant's request would create one larger 1.23-acre buildable lot for the gym facility, and one smaller 0.23-acre parcel, which will remain undeveloped at this time.

The Ensign Subdivision is a commercial subdivision; however, the subject properties are currently zoned R-6 (Medium Density Residential). This is the result of an oversight in legal descriptions when the original parcel was originally annexed and zoned in 2009. In 2015, a rezone was approved correcting legal descriptions for what is now Ensign Subdivision's nos. 1 and 2. The ordinance written after that approval only contained the already platted Ensign Subdivision No. 1. A second ordinance for Ensign No. 2 will be provided by Staff to complete the correction from 2015.

Staff views this proposed action to be consistent with the surrounding uses and the approved Future Land Use Map designation. Staff recommends that if the City Council approves case no. 19-02-LLA (Lot Line Adjustment), the developer/owner/applicant be subject to the conditions of approval listed in section "I" of this report, as well as any additional conditions requested by the City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Proposed Decision by the Council:

Note: This proposed motion is for approval/conditional approval/denial of this request. However, if the Council wishes to approve or deny specific parts of the request as detailed in the staff report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby approves/conditionally approves/denies Case No. 18-01-LLA, a Lot Line Adjustment request by Inaki Lete; with the following conditions of approval:

1. Have the applicant's representative engineer-surveyor record the following documents:
   a. Record of Survey
   b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved.

c. Provide copies of the **recorded** record of survey and recorded new deeds, to the Planning and Zoning Department as evidence of compliance.

2. Applicant and/or owners shall complete the aforementioned conditions **within one (1) year of the City Council's Order of Decision** for this application; otherwise any approvals will be considered null and void.
3. Developer/applicant/owner shall work with the City Engineer and Staff to provide any additional easements for utilities on the new portion of lot 7, identified as Parcel A.
4. Developer/applicant/owner shall work with the City Engineer and Staff to ensure cross access is secured through Ensign No. 2.
5. The applicant shall adhere to all agency and city staff recommendations.
6. The applicant shall comply with all federal, state and local laws.

DATED: This 7th day of January, 2020.

City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Lot Line Adjustment Checklist

A Lot Line Adjustment request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: Freedom Fitness **Applicant:** Jeff Likes

All applications are required to contain one copy of the following:

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	✓
X	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	✓
X	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
X	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
X	A sketch showing the proposed lot line adjustment. The sketch shall include the following information: ◊ Current lot size including dimensions, square-footage and street frontage. ◊ Proposed new location of the lot line and new dimensions, square-footages and street frontages. ◊ Streets, surrounding land uses, etc. ◊ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc, if applicable.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a hearing date be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

received
10.24.19

CityofKuna
Planning& Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Comprehensive Plan Amendment
- ☐ Design Review
- ☐ Development Agreement
- ☐ Final Planned Unit Development
- ☐ Final Plat
- ☒ Lot Line Adjustment
- ☐ Lot Split
- ☐ Planned Unit Development
- ☐ Preliminary Plat
- ☐ Rezone
- ☐ Special Use
- ☐ Temporary Business
- ☐ Vacation
- ☐ Variance

For Office Use Only	
File Number (s)	19-02-LLA
Project name	Freedom Fitness LLA
Date Received	10.24.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Jim Lesley	Phone Number:
Address: 7591 S. Flat Ln.	E-Mail:
City, State, Zip: Kuna, ID 83634	Fax #:
Applicant (Developer): Jeff Likes	Phone Number: 208 514 2715
Address: 1119 E. State St	E-Mail: Jeff@ALCArchitecture.com
City, State, Zip: Eagle, ID 83616	Fax #:
Engineer/Representative: Jeff Likes	Phone Number: same
Address: same	E-Mail: same
City, State, Zip:	Fax #:

Subject Property Information

Site Address: 817 N. Meridian Rd. Kuna, ID 83634
Site Location (Cross Streets): N. Meridian Rd. - E. Meadow View Rd
Parcel Number (s): S1324142300
Section, Township, Range: S 24 T2N R1W
Property size : 63,608 s.f.
Current land use: Gym Proposed land use: Gym
Current zoning district: C-1 Proposed zoning district: C-1

Project Description

Project / subdivision name: _____

General description of proposed project / request: Remove Lot Line Add Lot Line

Type of use proposed (check all that apply):

- ☐ Residential _____
- ☒ Commercial Gym
- ☐ Office _____
- ☐ Industrial _____
- ☐ Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? ☐ Yes ☒ No

Please describe the existing buildings: _____

Any existing buildings to remain? ☐ Yes ☒ No

Number of residential units: N/A Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

- ☐ Single-Family _____
- ☐ Townhouses _____
- ☐ Duplexes _____
- ☐ Multi-Family _____
- ☐ Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: 11,586 Existing (if applicable): _____

Hours of operation (days & hours): 6AM - 9PM Building height: 26'-0"

Total number of employees: 20 Max. number of employees at one time: 10

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: 4 Dimensions: 9x20
b. Total Parking spaces: 78 Dimensions: 9x20
c. Width of driveway aisle: 24'-0"

Proposed Lighting: Existing

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): Existing

Applicant's Signature: _____ Date: 10.23.19

ALC architecture Collaborative
1119 E. State St., Suite 120 - Eagle, ID 83616
208.514.2713

October 22, 2019

City of Kuna Planning and Zoning Department
Re: Freedom Fitness – Lot Line Adjustment

To Whom It May Concern:

Pursuant to our Lot Line Adjustment application for a new fitness and exercise facility located at 817 North Meridian Road we respectfully request approval to remove an existing lot line and add a new lot line to the Ensign Sub. No. 2.

The proposed project is currently located over two adjacent lots on a single parcel in the Neighborhood Commercial Overlay District and the (C-1) zoning district. The lot line removal will allow the new facility to be constructed on a single lot, combining the previous adjacent lots. The building will be part of a larger mixed commercial use development with the purpose of address the needs of nearby neighborhood residents.

We also ask that a new lot line be added to divide the current Lot 7 of Ensign Subdivision No. 2. The portion being divided will give opportunity for additional business improvements and construction. We are also proposing to incorporate a fenced outdoor (sod) playfield adjacent to the facility.

We appreciate your approval of our lot line adjustment application. And we look forward to helping Kuna develop the Meridian Road corridor.

Should you have any questions or concerns regarding this project please don't hesitate to contact us. We thank you for your time and consideration.

Thank you,

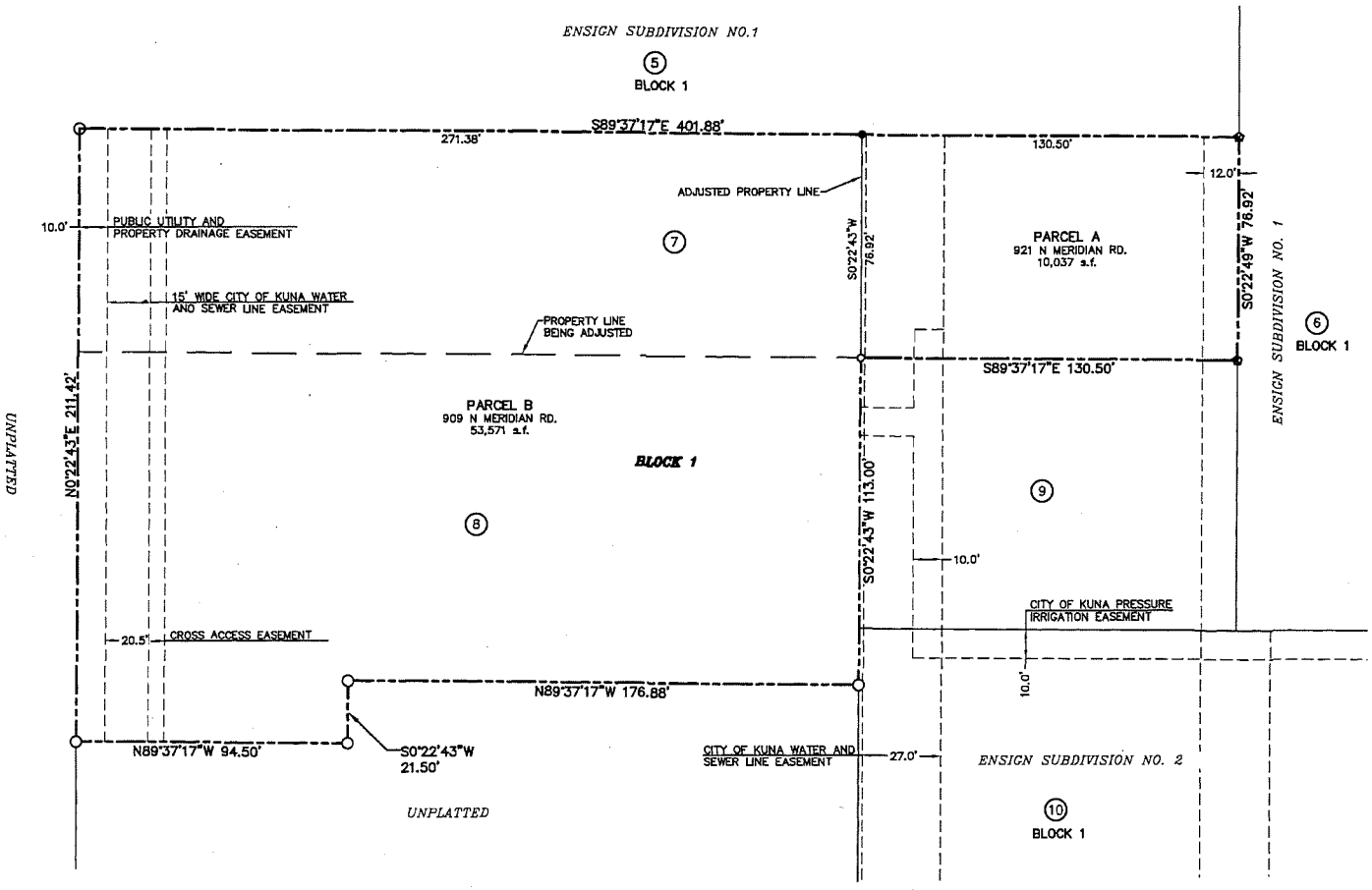
Jeff Likes
ALC Architecture
Jeff@alcarchitecture.com
208.514.2713

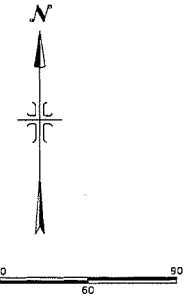
PROPERTY LINE ADJUSTMENT RECORD OF SURVEY FOR

LESLIE PROPERTIES LLC

LOTS 7 AND 8, BLOCK 1 OF ENSIGN SUBDIVISION NO. 2 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO 2019

ROS NO._____





SCALE: 1" = 30'

LEGEND

○	FOUND 1/2" IRON PIN
○	FOUND 5/8" IRON PIN
⊛	SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT
●	SET 1/2 IRON PIN WITH CAP
———	PROPERTY BOUNDARY LINE
- - - -	PARCEL LINE
———	LOT LINE
- - - -	EASEMENT LINE
(7)	LOT NO.

CERTIFICATE OF LAND SURVEYOR

I, GREGORY G. CARTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR LICENSED 7729 10/13/19 STATE OF IDAHO GREGORY G. CARTER

GREGORY G. CARTER — LICENSE NO. 7729

NOTES:

1. THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH A CHANGE IN OWNERSHIP.

2. IDAHO SURVEY GROUP, LLC ASSUMES NO LIABILITY FOR PRESENT OR FUTURE COMPLIANCE OR NON-COMPLIANCE WITH CITY OF KUNA PLANNING AND ZONING ORDINANCE RESTRICTIONS AS IT PERTAINS TO BUILDING PERMITS AND THE ISSUANCE THEREOF.

COUNTY RECORDER'S CERTIFICATE

INST. NO._____

STATE OF IDAHO, COUNTY OF ADA, ss.

FILED FOR RECORD AT THE REQUEST OF_____

_____MIN. PAST_____O'CLOCK_____M. THIS_____DAY OF_____ 2019

PHIL McGRANE, RECORDER

BY_____DEPUTY

FEE $_____

RECORDING INDEX NUMBER: 214-24-1-2-0-116-17463

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

P:\Ensign Subd2 17-249\dwg\PLA ROS.dwg 10/13/2019 11:15:09 AM

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Jim Lesley (Name), 7551 S. Flat In (Address)
Kuna (City) ID (State) 83634 (Zip Code),

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Jeff Likes (Name) ALC (Address)
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 19 September day of _____, 2018

Signature

Subscribed and sworn to before me the day and year first above written.

Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 10/20/2023

JESSICA D. MATHEWS NOTARY PUBLIC STATE OF IDAHO

DESCRIPTION FOR
PARCEL A

A portion of Lot 7, Block 1 of Ensign Subdivision No. 2 as filed in Book 116 of Plats at Pages 17,463 through 17,465, records Ada County, Idaho located in the SE 1/4 of the NE 1/4 of Section 24, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho being more particularly described as follows:

BEGINNING at the NE corner of said Lot 7;

thence along said East boundary line of said Lot 7 South 00°22'49" West, 76.92 feet to the SE corner of said Lot 7;

thence along the South boundary line of said Lot 7 North 89°37'17" West, 130.50 feet;

thence leaving said South boundary line North 00°22'43" East, 76.92 feet to a point on the North boundary line of said Lot 7;

thence along said North boundary line South 89°37'17" East, 130.50 feet to the **REAL POINT OF BEGINNING**. Containing 10,037 square feet, more or less.



DESCRIPTION FOR
PARCEL B

Lot 8 and a portion of Lot 7, Block 1 of Ensign Subdivision No. 2 as filed in Book 116 of Plats at Pages 17,463 through 17,465, records Ada County, Idaho located in the SE 1/4 of the NE 1/4 of Section 24, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the NE corner of said Lot 7;

thence along the North boundary line of said Lot 7 North 89°37'17" West, 130.50 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line and along the East boundary line of said Lot 8 and the northerly extension thereof South 00°22'43" West, 189.92 feet to the SE corner of said Lot 8;

thence along the southerly boundary line of said Lot 8 the following 3 courses and distances:

thence North 89°37'17" West, 176.88 feet;

thence South 00°22'43" West, 21.50 feet;

thence North 89°37'17" West, 94.50 feet to the SW corner of said Lot 8;

thence along the West boundary line of said Lots 8 and 7 North 00°22'43" East, 211.42 feet to the NW corner of said Lot 7;

thence along the North boundary line of said Lot 7 South 89°37'17" East, 271.38 feet to the **REAL POINT OF BEGINNING**. Containing 53,571 square feet, more or less.

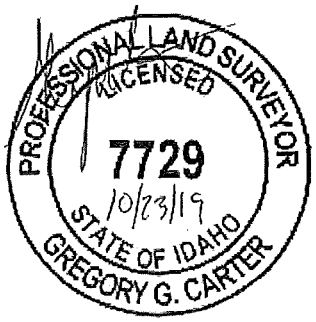


EXHIBIT B
PERMITTED EXCEPTIONS
EXCEPTIONS

Order No.: 34601704053

1. Rights of the public to any portion of the Land lying within the area commonly known as

   N Meridian Road.

2. Terms, conditions, provisions, easements and obligations set forth in that certain Well User's Agreement
   Between: Elmer R Jensen and Thelma I Jensen
   Recorded: November 1, 1989
   Instrument No: 8954350, of Official Records.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Idaho Power Company
   Purpose: public utilities
   Recording Date: September 25, 1992
   Recording No: 9265197

4. Terms, conditions, provisions, easements and obligations set forth in that certain Warranty Deed to State of Idaho,
   Idaho Transportation Department
   Recorded: April 18, 1997
   Instrument No: 97029946, of Official Records.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: State of Idaho, Idaho Transportation Department
   Purpose: irrigation ditch and facilities
   Recording Date: April 18, 1997
   Recording No: 97029947

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
   Granted to: Idaho Power Company
   Purpose: public utilities
   Recording Date: May 19, 1999
   Recording No: 99050459

7. Matters as disclosed by Record of Survey No. 8346
   Recorded: June 19, 2008
   Instrument No: 108071919, of Official Records.

8. Terms, conditions, provisions, and obligations set forth in that certain Ordinance No. 2009-12 re Rezoning
By: City of Kuna, Idaho
Recorded: April 27, 2009
Instrument No: 109047092, of Official Records.

9. Matters as disclosed by Record of Survey No. 10364
Recorded: January 21, 2016
Instrument No: 2016-005357, of Official Records.

10. Terms, conditions, provisions and obligations set forth in that certain City of Kuna Ordinance No. 2016-22
Recorded: July 8, 2016
Instrument No: 2016-060881, of Official Records.

11. Terms, conditions, provisions, easements and obligations set forth in that certain Grant of Reciprocal Easements and Declaration of Covenants
Declarant: Emmett Partners, LLC
Recorded: September 26, 2016
Instrument No: 2016-091329, of Official Records.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Kuna
Purpose:	Water, sewer and pressure irrigation main
Recording Date:	October 24, 2016
Recording No:	2016-102043

13. Terms, conditions, covenants, provisions, easements and obligations set forth in that certain Cross Access Easement Agreement
Between: CJM Limited Liability Limited Partnership, an Idaho limited partnership; Emmett Partners, LLC, a Utah limited liability company; and Rama Group, LLC, an Idaho limited liability company
Recorded: January 4, 2017
Instrument No: 2017-000668, of Official Records.

14. Terms, conditions, provisions, easements and obligations set forth in that certain Restrictive Covenant
Between: Emmett Partners, LLC, a Utah limited liability company; and O'Reilly Auto Enterprises, LLC, a Delaware limited liability company
Recorded: March 16, 2017
Instrument No: 2017-022306, of Official Records.

15. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

Recorded Electronically
ID 2017-057430
County Ada
Date 10/25/17 Time 11:56 AM
Simplifile.com 800.460.5657

3460170405356

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, EMMETT PARTNERS LLC, a Utah limited liability company, whose mailing address is 170 S. Main Street #1600 Salt Lake City, UT 84101, (hereinafter ***"Grantor'),*** hereby grants, bargains.sells, and conveys unto Lesley Properties LLC, an Oregon limited liability company, whose current address is 7551 S. Flat Lane, Kuna, ID 83634 (hereinafter referred to as the ***"Grantee")*** all of Grantor's right title and interest in and to the real property legally described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the ***"Premises").***

TOGETHER WITH all water and water rights, ditch or irrigation company shares. streets, alleys and rights of way adjacent thereto, all development rights, air rights and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances, unto Grantee. its successors, heirs and assigns, forever.

SUBJECT TO the following: (a) general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed; and (b) all matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (all such matters are referred to herein collectively as "Permitted Exceptions").

AND Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Granter shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever; and that Grantor and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 VICTORIA BAILEY
FIDELITY NATIONAL TITLE - BOISE

2017-057450
06/23/2017 11:56 AM
$22.00

3460170405356

GENERAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, EMMETT PARTNERS LLC, a Utah limited liability company, whose mailing address is 170 S. Main Street #1600 Salt Lake City, UT 84101, (hereinafter ***"Grantor"),*** hereby grants, bargains.sells, and conveys unto Lesley Properties LLC, an Oregon limited liability company, whose current address is 7551 S. Flat Lane, Kuna, ID 83634 (hereinafter referred to as the ***"Grantee")*** all of Grantor's right title and interest in and to the real property legally described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as the ***"Premises")***.

TOGETHER WITH all water and water rights, ditch or irrigation company shares. streets, alleys and rights of way adjacent thereto, all development rights, air rights and mineral rights appurtenant thereto, and all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the Premises, as well in law as in equity.

TO HAVE AND TO HOLD the Premises with its appurtenances, unto Grantee. its successors, heirs and assigns, forever.

SUBJECT TO the following: (a) general taxes and assessments, including utility assessments for the current year, which are not yet due and payable, and will be prorated between Grantor and Grantee as of the date of execution of this deed; and (b) all matters set forth on Exhibit B, attached hereto and incorporated herein by this reference (all such matters are referred to herein collectively as "Permitted Exceptions").

AND Grantor does hereby covenant to and with Grantee, and its successors and assigns forever, that Grantor is owner in fee simple of the Premises; that Grantor has a good right to convey the fee simple; that the Premises is free from any and all liens, claims, encumbrances or other defects of title except the Permitted Exceptions; that Granter shall and will warrant and defend the quiet and peaceful possession of said Premises by Grantee, and its successors and assigns forever, against all other claims whatsoever; and that Grantor and its heirs and assigns will, on demand of the Grantee or its heirs or assigns, execute any instrument necessary for the further assurance of the title to the Premises that may be reasonably required.

Dated effective as of the 22 day of June, 2017.

EMMETT PARTNERS, LLC

By M Brett Jensen, Member

STATE OF Utah, COUNTY OF Cache, -ss.

On this 22 day of June, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared M Brett Jensen, known or identified to me to be the Member of the corporation that executed the instrument or the persons who executed on behalf of Emmett Partners, LLC, an Idaho Corporation and acknowledged to me that he/she executed the same as such Member.

Signature: Janet B. Garn

Name: Janet B. Garn

Residing at: Logan, UT

My Commission Expires: 2/21/19

(SEAL)

NOTARY PUBLIC
JANET B GARN
681776
COMMISSION EXPIRES
FEBRUARY 21, 2019
STATE OF UTAH

Exhibit A

Order No.: 34601704053

For APN/Parcel ID(s): S1324142215

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho begin more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section bears North 00°22'43" East, 2,649.31 feet;
thence along the East-West centerline of said Section 24, North 88°50'19" West, 65.01 feet to a point on the West right of way line of N. Meridian Road;
thence along said West right of way line North 00°22'43" East, 40.01 feet to the Real Point of Beginning;
thence leaving said West right of way line North 88°50'19" West, 551.26 feet;
thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 89°13'02" and a long chord which bears North 44°13'48" West, 28.09 feet;
thence North 00°22'43" East, 70.22 feet;
thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West, 58.06 feet;
thence North 63°47'00" East, 42.13 feet;
thence North 32°04'50" East, 21.02 feet;
thence North 00°22'43" East, 314.56 feet to the SW corner of Ensign Subdivision as filed in Book 111 of Plats at Pages 16059-16061, records of Ada County, Idaho;
thence along the southerly boundary line of said Ensign Subdivision the following 3 courses and distances:
thence South 89°37'17" East, 401.88 feet;
thence South 00°22'49" West, 170.45 feet;
thence South 89°37'17" East, 143.12 feet to a point on the said West right of way line of N Meridian Road;
thence along said West right of way line South 00°22'43" West, 332.02 feet to the Real Point of Beginning.

White Peterson

Attorneys at Law
5700 E. Franklin Road, Suite 200
Nampa, Idaho 83687
Telephone: (208) 466-9272

Memorandum

To: Mayor, City Council, City Clerk
City of Kuna

From: Marc J. Bybee and William F. Gigray, III

Date: December 17, 2019

Re: Ethical considerations related to Greg McPherson's dual-role as a Commissioner for the Kuna Rural Fire District and as a Member of the Kuna City Council.

INTRODUCTION

Greg McPherson has recently been elected to serve as a Commissioner for the Kuna Rural Fire District, and is also a Member of the Kuna City Council. Due to overlapping interests between these two entities, ethical issues may arise by Greg McPherson being a Commissioner of Kuna Rural Fire District and due process issues may arise in regards to his capacity as a Council Member of the City of Kuna involving quasi-judicial land use matters. This memo is intended to provide Greg McPherson and the Mayor and City Council of the City of Kuna with information about ethics laws within the state of Idaho, so that Greg McPherson can appropriately manage any conflicts of interest that may arise in connection with Greg McPherson's dual-role and to recommend that Greg McPherson request a process to be included in City of Kuna Planning and Zoning staff reports on quasi-judicial land use matter where a conflict may arise.

STATUTES APPLICABLE TO ETHICS BY GOVERNMENT OFFICERS

I. Ethics in Government Act, Chapter 4, Title 74, Idaho Code.

The Ethics in Government Act (hereinafter "the Act"), which is codified at Chapter 4, Title 74, Idaho Code, applies to "public officials" at all levels of state and local government. A public official includes any person holding public office as an elected public official, an elected legislative public official, an appointed public official, or an employed public official. I.C. § 74-403(10)

The Act provides that "public official shall not take any official action or make a formal decision or formal recommendation concerning any matter where he has a "*conflict of interest*"

until complying with the provisions of I.C. § 74-404 (emphasis added). If a conflict is suspected, the public official is encouraged to seek legal advice. If the legal advice is that no real potential conflict exists, the public official may proceed and not be subject to the prohibitions of the Act. Contrarily, where the advice is that a conflict may exist, the public official has statutory obligation to disclose the conflict. Therefore, a public official (1) must be cognizant of potential personal conflicts of interest, (2) may seek legal advice when he/she suspects a conflict exists, and (3) must disclose actual conflicts as provided in I.C. § 74-404. If the public official takes "official action or [makes] formal recommendation" on a matter where they have a conflict of interest, they may face civil penalties under I.C. § 74-406, and even criminal penalties depending on their particular conduct.

1. Conflict of interest as defined in the Act.

A conflict of interest is defined in the Act as:

> Any official action or any decision or recommendation by a person acting in a capacity as a public official, the effect of which would be to the private *pecuniary benefit* of the person or a member of the person's household, or a business with which the person or a member of the person's household is associated. I.C. § 74-403(4)

Therefore, a conflict arises when a public official, his family, or his business receive pecuniary benefit as a result of official acts as a public official. I.C. § 74-403(4)(a)-(d) also excepts certain particular pecuniary interests that are not considered conflict of interests. It is the public official's personal responsibility to be cognizant of any potential conflicts of interest, and take appropriate action where a conflict of interest is suspected. Appropriate action may very well include seeking legal advice and disclosure of the conflict.

2. Necessity for legal advice.

Once a public official recognizes a potential conflict of interest, they should immediately seek legal advice about the potential conflict; however, they are not required to seek legal advice. When discussing the need for legal advice, I.C. § 17-404 state's that the public official "may seek legal advice". By using the word "may", the Act does not mandate a public official seek legal advice, but instead encourages or suggests they seek such advice. A public official therefore may decide to forgo legal advice about a potential conflict of interest, and act in the manner they have concluded is appropriate. However, if the public official is wrong in their conclusion, they would be subject to liability for "formal decisions or formal recommendations" they make that result in a personal pecuniary benefit.

Presuming the public official seeks legal advice, they are permitted to seek legal advice from (1) the attorney representing governmental entity they represent, (2) the attorney general, or (3) from an independent attorney. If that advice is that "no real or potential conflict of interest exists" the public official shall not be subject to any prohibitions of the Act. This means the public official would be permitted to "make a formal decision or formal recommendation" about the matter they previously believed presented a personal conflict of interest without facing

liability under the Act for those decisions. However, if the advice is that a conflict may exist, the official must disclose the conflict in a manner specified by the Act. Additionally, if the official chooses to forgo legal advice, the official would be wise to still disclose the suspected conflict.

3. Required disclosure.

What a public official must do to disclose a conflict of interest varies based upon the office held (e.g. state, county, elected, employed, etc). See I.C. § 74-404(1)-(6). The portion relevant to the present situation states an elected public official of a county or municipality:[1]

> Shall disclose the nature of a potential conflict of interest prior to acting on a matter and shall be subject to the rules of the body of which he/she is a member and take all action required by the rules prior to acting on the matter. If a member requests to be excused from voting on an issue which involves a conflict or a potential conflict, and the body of which he is a member does not excuse him, such failure to excuse shall exempt that member from any civil or criminal liability related to that particular issue. I.C. § 74-404(4).

Even after disclosing a conflict, the disclosure "does not affect an elected public official's authority to be counted for purposes of determining a quorum and to debate and to vote on the matter, unless the public official requests to be excused from debate and voting at his or her discretion." I.C. § 74-404. However, even though the Act doesn't prohibit participation in voting, it is conceivable that the rules of the entity the public official is a member of may require abstention by the official with a conflict of interest. Because the "rules of the body" govern what a public official with a conflict of interest must do after disclosure, it is important that "the body" actually have rules in place for such situations, and that each public official that is a member of the body be aware of the rules.

4. Potential liability for violating the Act.

Despite the forgoing requirements, a public official only faces consequences under the Act when they "intentionally fail to disclose a conflict of interest." I.C. § 74-406(1). The potential penalty under the Act is a civil penalty not to exceed $500. However, in addition to this penalty under the Act, a public official may be disciplined for unethical behavior by the governmental entity on which they serve, and may even be subject to criminal charges depending on the nature of their unethical behavior.

II. The Bribery and Corrupt Practices Act is one example of potential criminal liability for unethical behavior by a public official.

[1] "County or municipality" should be interpreted to include officials of all political subdivisions of the state of Idaho. Government entities under the act include "Counties and municipalities of the state of Idaho, all other political subdivisions including, but not limited to, highway districts, planning and zoning commissions or governmental bodies not specifically mentioned in this chapter." I.C. § 74-403(6)(b).

The Bribery and Corrupt Practices Act is part of the criminal code and is codified at I.C. § 18-1351 et seq. The Act applies to "public servants," which include "any officer or employee of government, including legislators and judges, and any person participating as a juror, advisor, consultant or otherwise, in performing a governmental function." I.C.§ 18-1351(8). Section 18-1359 contains various prohibitions on using public positions for personal gain, including using public funds to obtain a pecuniary benefit, accepting pecuniary benefits or gifts with a value of more than $50.00, using confidential information gained in the course of public service to obtain a pecuniary benefit, being interested in a contract made in the public servant's official capacity, or appointing a relative to a public position. The prohibition against self-interested contracts is subject to an exception where there are less than three suppliers of a good or service within a 15 mile radius.

APPLICATION OF STATUTES TO CURRENT SITUATION

Beginning in January of 2020, Mr. McPherson will begin serving as a Commissioner for the Kuna Rural Fire District, while also continuing to serve as a Member of the Kuna City Council. Mr. McPherson personally needs to be cognizant of potential conflicts that may arise from this dual role, as should the City. Particularly, if Mr. McPherson is asked to make a "formal decision or formal recommendation" for one entity that affects the other entity, or the City and the District are negotiating contract with one another, a conflict of interest under the Ethics in Government Act may be implicated for Mr. McPherson. As stated above, these conflicts are only related to pecuniary interests. I.C. § 74-403(4). Therefore, if a decision or contract could result in a pecuniary benefit to Mr. McPherson (outside his normal compensation in either position) due to his role with the either entity, Mr. McPherson needs to disclose that conflict of interest to the City. The City would then need to follow its rules for how Mr. McPherson is to proceed in light of the conflict.

However, because Mr. McPherson is an employee of both the City and District *only* by virtue of his elected positions, the situations that may result in additional pecuniary benefits to Mr. McPherson appear to be remote. That said, as a matter of best practice, Mr. McPherson and the City should be sensitive to a possible conflict of interest any time a decision is being made by one entity that may financially impact the other entity, or where the two entities are negotiating a contract with one another.

Additionally, Mr. McPherson should personally be aware of individuals with interests in the District that may be in conflict with the City's interests who attempt to influence his decision on matters to the detriment of the City. If he were to succumb to such influence, Mr. McPherson could face liability under the Bribery and Corrupt Practices Act. To avoid such issues, Mr. McPherson should avoid participating in decisions and actions by the District that could result in direct harm to the City. Even in situations where he isn't receiving improper pressure, Mr. McPherson should still avoid participating in decisions by the District that could harm the City.

CONCLUSION

Mr. McPherson and the Council need to be sensitive to situations that may pose a conflict of interest for Mr. McPherson and take appropriate action to avoid these conflicts. If Mr.

McPherson personally, or another Council Member, suspect a conflict Mr. McPherson should seek legal advice, and disclose the suspected conflict to the entire City Council. Once the disclosure occurs, the City Council needs to follow its established rules for handling conflicts of interest by Members. If no such rules exist, the City Council needs to develop and follow a set of rules. Alternatively, Mr. McPherson may request to be excused from the vote, and the City Council can sustain this request.

After the City Council applies its conflict of interest rules to the particular situation, it should note its decision about the suspected conflict in the meeting agenda related to the matter. For example, the following entry on the agenda would be appropriate:

> *In addition to his service as a Councilman for the Kuna City Council, Councilman Greg McPherson serves as Commissioner for the Kuna Rural Fire District. Due to these dual-roles, Mr. McPherson perceived he may have a conflict of interest in participating in decision making on this matter. Mr. McPherson disclosed this potential conflict of interest to the Mayor and City Council, and:*
>
> 1. *Mr. McPherson has requested to be excluded from the vote and shall be excluded;or*
> 2. *The Mayor and City Council has reviewed this disclosure, and applied the City Council rules relevant to conflicts of interest by members, and concluded that Mr. McPherson will be excluded from the vote on the matter; or*
> 3. *The Board has reviewed this disclosure, and applied the City Council rules relevant to conflicts of interest by members, and concluded that Mr. McPherson is permitted to vote on the matter, and will vote on the matter.*

Items 1, 2, and 3 wouldn't all need to be listed on the agenda, just the decision that is actually applicable to the present situation. While disclosure on the agenda isn't required, it creates a record that Mr. McPherson and the Mayor and City Council were aware of the potential conflict, and took required steps to address the conflict. Finally, Mr. McPherson should always avoid participating in District decisions that are likely to cause harm to the City.

CONFLICTS INVOLVING BIAS IN QUASI-JUDICIAL LAND USE MATTERS BEFORE THE KUNA CITY COUNCIL

Matters involving land use and permits coming before the Kuna City Council which apply general rules or policies of State law or City Ordinances to specific individuals or interests or situations are quasi-judicial acts which impose a requirement of procedural due process. In this regard the most likely circumstance that could present itself to Greg McPherson, acting in his capacity as a City council member, would be a land use permit matter before the Kuna City Council.

In that regard the issue of bias could arise where the Kuna Rural Fire District has submitted a requested condition of granting the permit or zoning request and the developer is opposed to the requested condition. In these circumstances a developer might make a claim of

bias. I recommend to Greg McPherson that in the event any such circumstance should arise that he request the Planning and Zoning staff to identify at the beginning of their report [as notice to Councilman McPherson] that this may be an issue at the hearing.

If such an issue should arise, I recommend that Councilman McPherson disclose not only that he is a Commissioner of the Fire District but also disclose whether or not he has any bias that he would favor the recommendation of the Fire District which would likely play a role in his decision on the matter. In the circumstance where Councilman McPherson discloses that he might be biased in favor of the Fire District's recommendation, I recommend that it would be best for him to excuse himself from the Kuna City Council hearing and not sit at council table until the hearing was concluded and action taken by the remaining members of the Council.

If on the other hand Councilman McPherson discloses he is not bias and that he will decide the matter on the record made at the hearing and on the merits of the issue without any presumption in favor of the District's recommendation, then his participation at the hearing is defendable.

W:\Work\K\Kuna, City of 25721\City Council Ethics\Ethics Memo re Greg McPherson 12.17.2019 jlh.doc

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2019-46
BUREAU OF LAND MANAGMENT
MUNICIPAL ANNEXATION AND ZONING ORDINANCE

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S2102110000 AND S2101212400 OWNED BY THE BUREAU OF LAND MANAGEMENT WITHIN THE UNICORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **RESPECTIVELY ESTABLISHING PUBLIC (P) ZONING DISTRICT CLASSIFICATIONS OF SAID REAL PROPERTIES; AND**
- **AMENDING THE OFFICIAL ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY "A" ANNEXATION AND ZONING ORDINANCE as follows:

1. The City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the "City") and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

2. The Bureau of Land Management (the "Owner") is the owner Ada County Assessor's Parcel Nos. S2102110000 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] and S2101212400 [legally described in Exhibit A-2 attached hereto and by this reference herein incorporated] (the "Real Properties").

3. The Real Properties are situated in the unincorporated area of Ada County; and

4. The Owner has filed with the City the following written requests and applications:
   - Annexation of Parcel Nos. S2102110000 and S2101212400 with Public (P) zoning district classifications; and

5. The Planning and Zoning Commission of the City (the "Commission"), pursuant to public notice as required by law, held a public hearing on September 10, 2019 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on September 24, 2019) recommending to the Mayor and the City Council (the "Council") of the City that the Owner's annexation and zoning applications for parcel nos. S2102110000 and S2101212400 be approved with zoning district classifications of Public (P); and

6. The Council, pursuant to public notice as required by law, held a public hearing on November 6, 2019 on the Owner's applications and requests for the Real Properties annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on November 6, 2019) wherein the City Council determined that the Owner's written request and applications for annexation of parcel nos. S2102110000 and S2101212400 should be granted with Public (P) zoning district classifications.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Council hereby finds and declares that the Real Properties described below is contiguous to the City, that said Real Properties can reasonably be assumed to be a part of the orderly development of the City, and that the Owner of said Real Properties has requested and made application, in writing, for the annexation thereof to the City.

Section 2: The Real Properties are situated within Ada County, Idaho and are adjacent and contiguous to the City, are designated by the Ada County Assessor's Office as Parcel Nos. S2102110000 and S2101212400; and is more particularly and legally described in "Exhibit A-1" and "Exhibit A-2" – and is depicted in "Exhibit B" – Location Map, attached hereto and incorporated herein by reference; and

Section 3: The Real Property, designated by Ada County Assessor's Office as Parcel No. S2102110000 [more particularly and legally described in "Exhibit A-1"], is annexed to and incorporated within the incorporated territorial limits of the City of Kuna, Idaho.

Section 4: The Real Property, designated by Ada County Assessor's Office as Parcel No. S2101212400 [more particularly and legally described in "Exhibit A-2"], is annexed to and incorporated within the incorporated territorial limits of the City of Kuna, Idaho.

Section 5: From and after the effective date of this Ordinance, all property and persons within the boundary and territory of the Real Properties shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 6: The zoning district classification of the real Properties, described in Section 3 above, is established as Public (P) in accordance with the Zoning Ordinance of the City; and

Section 7: The Official Zoning Map of the City (the "Zoning Map") is hereby amended and the City Engineer is directed to include on the Zoning Map the Real Properties described in Section 4 and designate said Real Properties with Public (P) zoning district classifications; and

Section 8: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal descriptions of the real Property annexed by this Ordinance.

Section 9: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A-1

BUREAU OF LAND MANAGEMENT
MUNICIPAL ANNEXATION AND ZONING ORDINANCE

PARCEL NO. S2102110000 Legal Description

A parcel of land situated within Section 2, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

The East 1/2 of Section 2, Township 1 North, Range 1 East;

Said parcel contains 320 acres more or less.

EXHIBIT A-2

BUREAU OF LAND MANAGEMENT
MUNICIPAL ANNEXATION AND ZONING ORDINANCE

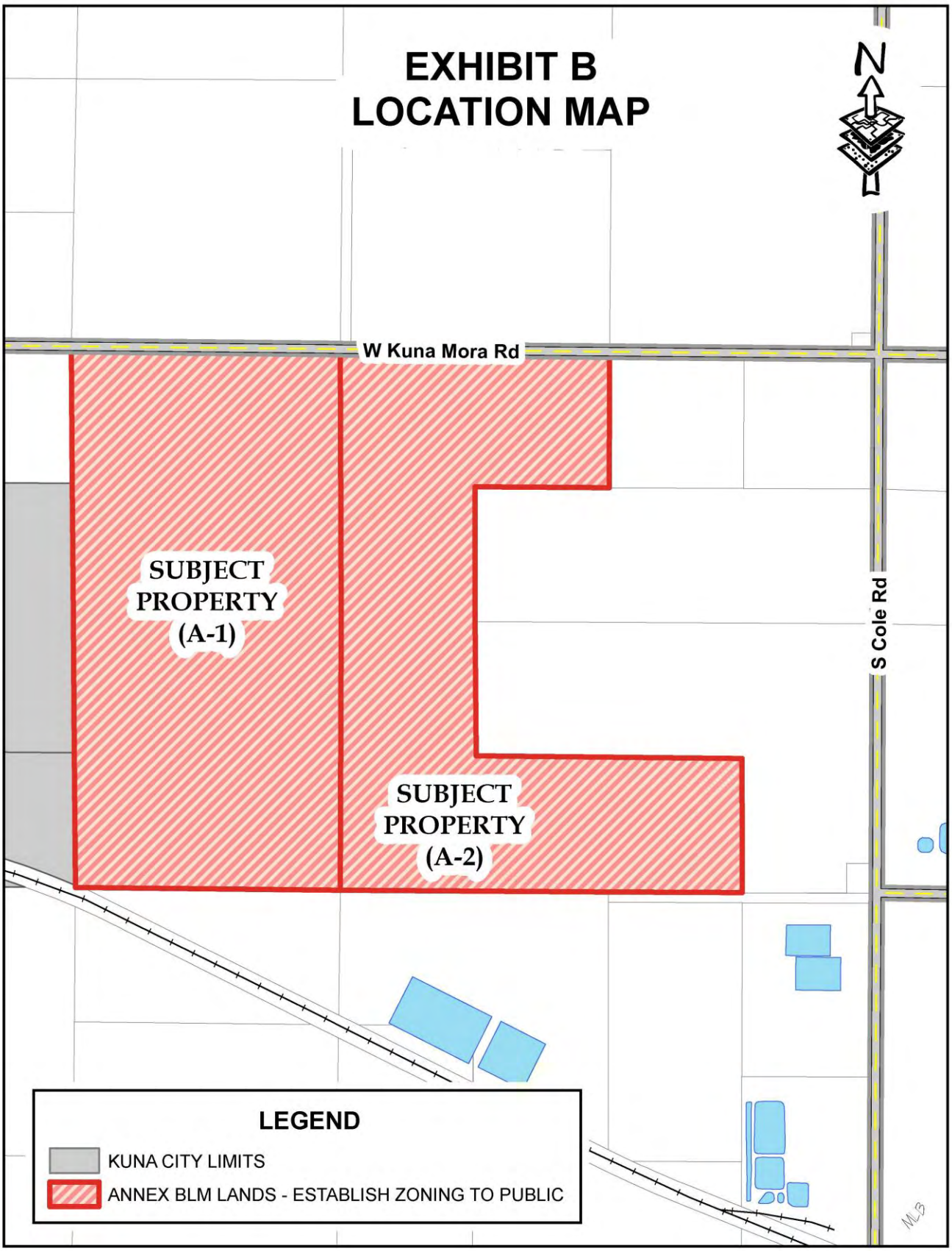
PARCEL NO. S2101212400 Legal Description

A parcel of land situated within Section 1, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

The SW ¼ of the SE ¼ of Section 1, Township 1 North, Range 1 East and the West 1/2 of Section 1, Township 1 North, Range 1 East;

Excepting therefrom the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼;

Said parcel contains 280 acres more or less.


EXHIBIT B
LOCATION MAP
N
W Kuna Mora Rd
S Cole Rd
SUBJECT PROPERTY (A-1)
SUBJECT PROPERTY (A-2)
LEGEND
KUNA CITY LIMITS
ANNEX BLM LANDS - ESTABLISH ZONING TO PUBLIC

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2019-47
LESLEY PROPERTIES LLC
MUNICIPAL REZONE

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY PARCEL NOS. R2404330020, R2404330040 AND R2404330060 OWNED BY LESLEY PROPERTIES LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council Finds:

1.1 **WHEREAS**, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and

1.2 **WHEREAS**, LESLEY PROPERTIES LLC (the "Owner") is the owner of the certain real properties which has been designated by the Ada County Assessor's office as Parcel Nos. **R2404330020, R2404330040 AND R2404330060** and which is more particularly described in "Exhibit A" – Legal Description and "Exhibit B" – Location Map, attached to this Ordinance and incorporated herein by reference (the "Subject Real Properties") and has requested that the Subject Real Properties be rezoned from the City's **R-6. – MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL (the "Rezone")**; and

1.3 **WHEREAS,** the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 14, 2015 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 28, 2015) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Medium Density Residential (R-6) to Neighborhood Commercial (C-1) be approved; and

1.4 **WHEREAS,** the Kuna City Council, pursuant to public notice as required by law, held a public hearing on August 18, 2015 on the Rezone, as required by Section 67-6525, Idaho

Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made findings (September 1, 2015) and determined that the requested rezone should be granted with a zoning classification C-1 (Neighborhood Commercial); and

1.5 **WHEREAS,** it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Properties.

Section 2: Action:

2.1 The Subject Real Properties are rezoned from **R-6. – MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT TO C-1 – NEIGHBORHOOD COMMERCIAL (the "Rezone")**;

2.2 The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

Section 3: Directing the City Engineer and City Clerk:

3.1 The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone ordinance; and

3.2 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the City Engineer, Planning and Zoning Director and Owner.

Section 4: Effective Date

4.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

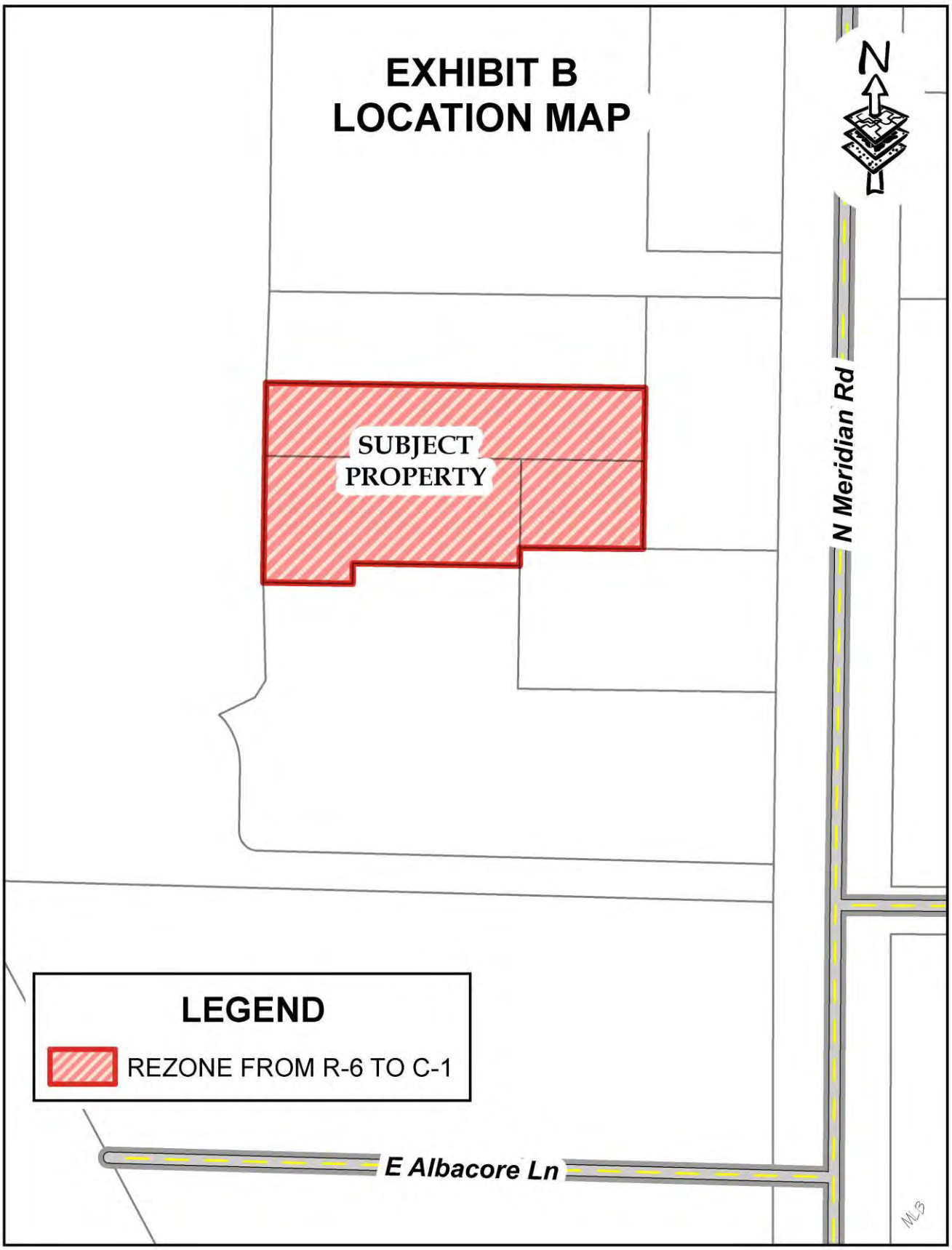
EXHIBIT A

LESLEY PROPERTIES LLC
REZONE TO C-1

LEGAL DESCRIPTION

All of lots 7, 8, 9 Block 1 of Ensign Subdivision No. 2, as same is recored in Book 116 of Plats at Pages 17463 – 17465, records of Ada County, Idaho.

Said parcels containing 1.741 acres, more or less


EXHIBIT B
LOCATION MAP
N
SUBJECT
PROPERTY
N Meridian Rd
LEGEND
REZONE FROM R-6 TO C-1
E Albacore Ln

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2019-50
HDP GREYHAWK LLC
MUNICIPAL REZONE

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTIES, TO WIT: LANDS LEGALLY DESCRIBED IN EXHIBIT A, OWNED BY HDP GREYHAWK LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to establish zoning within its corporate limits provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of said parcel of real property has requested that the real property be rezoned from Agriculture to R-6 as described in Exhibit A and rezoned from Agriculture to R-6 as described in Exhibit A; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on May 28, 2019, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on June 11, 2019) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture to R-6, be approved; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on August 6, 2019, on the proposed rezoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved by Council on August 20, 2019) where it was determined that the requested rezoning for lands described in Exhibit A from Agriculture to R-6, be approved; and

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is within the corporate limits of the City and the proposed rezone complies with the Kuna City Code and the Kuna City Comprehensive Plan.

Section 2: The real property is situated in the City of Kuna, Ada County, Idaho, and is commonly known as parcel S1313244650 and more particularly described in "Exhibit A" – Legal Description and in "Exhibit B" – Location Map, attached hereto and incorporated herein by reference.

Section 3: The zoning land use classifications of the lands described in Section 2 above is hereby zoned R-6, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-6, zoning land use classifications.

Section 4: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property rezoned by this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

EXHIBIT A

HDP GREYHAWK, LLC
REZONE TO R-6

LEGAL DESCRIPTION

A parcel of land located in the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

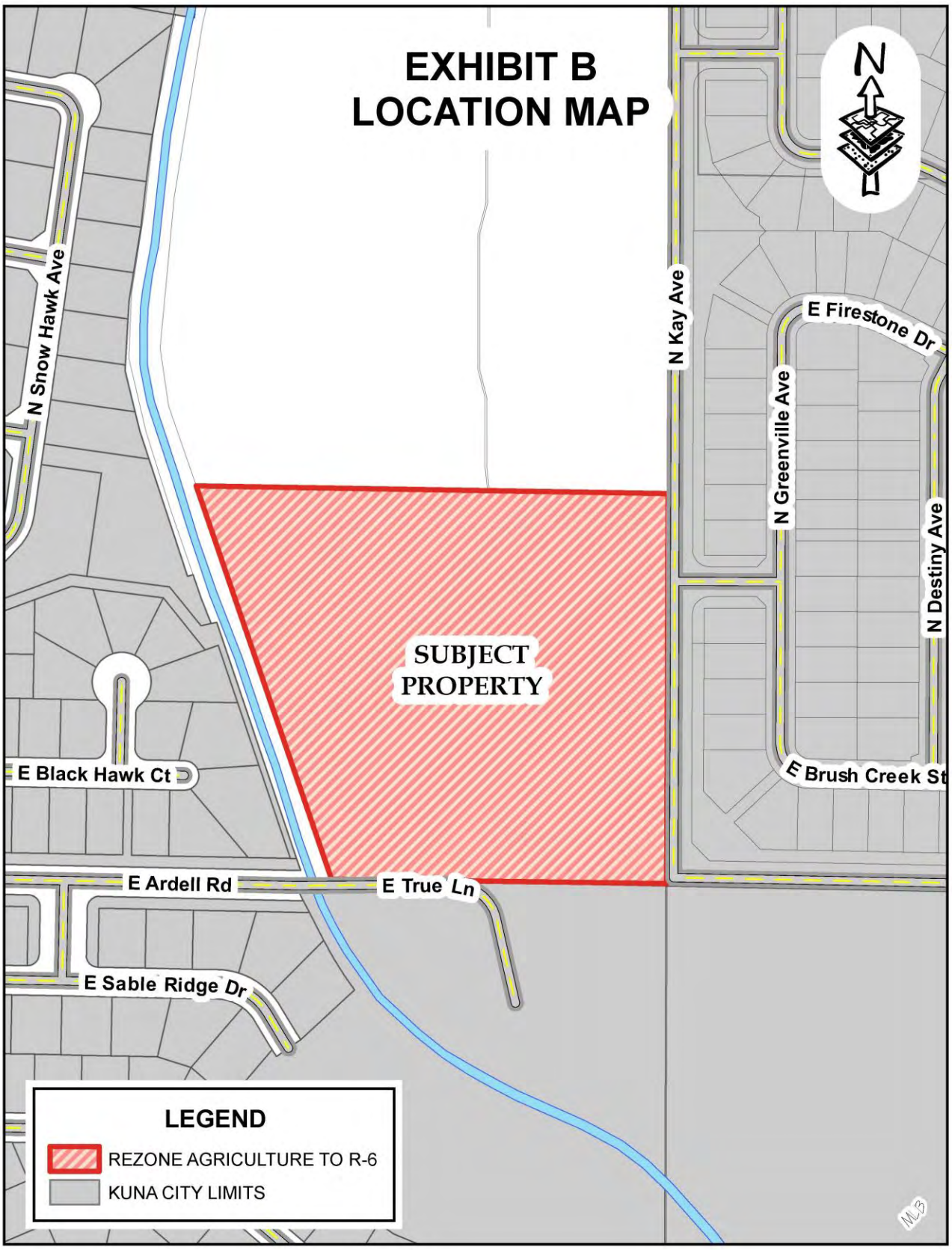
thence along the North-South centerline of said Section 13 South 00°11'49" West, 1982.46 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said North-South centerline South 00°11'49" West, 664.92 feet to the C1/4 corner of said Section 13;

thence along the East-West centerline of said Section 13 North 88°48'28" West, 567.02 feet;

thence leaving said East-West centerline North 18°46'17" West, 707.40 feet;

thence South 88°48'07" East, 796.99 feet to the **REAL POINT OF BEGINNING**. Containing 10.41 acres, more or less.


EXHIBIT B
LOCATION MAP
N
N Snow Hawk Ave
N Kay Ave
E Firestone Dr
N Greenville Ave
N Destiny Ave
SUBJECT
PROPERTY
E Black Hawk Ct
E Brush Creek St
E Ardell Rd
E True Ln
E Sable Ridge Dr
LEGEND
REZONE AGRICULTURE TO R-6
KUNA CITY LIMITS

ORDINANCE NO. 2020-01
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:

- **REPEALING CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND**
- **ENACTING A NEW CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Chapter 2 of Title 11 of the Kuna City Code be and the same is hereby repealed.

Section 2: That the following be and is hereby enacted and codified as Chapter 2 of Title 11 of the Kuna City Code:

11-2-1: TITLE OF ORDINANCE

This ordinance and the related code section shall be known, referred to, and cited as the Kuna City Parking Ordinance.

11-2-2: LEGAL AUTHORITY

Idaho Code sections 50-302, 50-314, and 49-208 authorize the City to regulate, limit, and control parking within its boundaries.

11-2-3: PURPOSE

The purpose of this Chapter is to promote the public health, safety, and general welfare of the City by providing for safe and orderly use of highways and alleys within the City.

11-2-4: SCOPE

This Chapter sets forth policies, standards, requirements, and procedures applicable to standing, stopping and parking motor vehicles, commercial vehicles, recreational vehicles, and trailers within City boundaries, including but not limited to parking on any highways and alleys, and parking within residential districts and business districts.

11-2-5: DEFINITIONS

ALLEY: Means a public way of limited use intended only to provide access to the rear or side of lots or buildings in urban districts.

BUSINESS DISTRICT: The territory contiguous to and including a highway when within any six hundred (600) feet along the highway there are buildings in use for business or industrial purposes, including hotels, banks or office buildings, railroad stations and public buildings which occupy at least three hundred (300) feet of frontage on one side or three hundred (300) feet collectively on both sides of the highway.

CHAPTER: Chapter 2, Title 11 of the Kuna City Code.

CITY: City of Kuna, Idaho.

COMMERCIAL VEHICLE: For the purposes of this Chapter, a motor vehicle or combination of motor vehicles designed or used to transport passengers or property if the motor vehicle:

A. Has a manufacturer's gross combination weight rating (GCWR) in excess of twenty-six thousand (26,000) pounds inclusive of a towed unit with a manufacturer's gross vehicle weight rating (GVWR) of more than ten thousand (10,000) pounds; or

B. Has a manufacturer's gross vehicle weight rating (GVWR) in excess of twenty-six thousand (26,000) pounds; or

C. Is designed to transport sixteen (16) or more people, including the driver; or

D. Is of any size and is used in the transportation of materials found to be hazardous for the purposes of the hazardous material transportation act and which require the motor vehicle to be placarded under the hazardous materials regulations (49 CFR part 172, subpart F).

A motor vehicle used in a ridesharing arrangement that has a seating capacity for not more than fifteen (15) persons, including the driver, shall not be a "commercial vehicle" under the provisions of this Chapter.

DRIVEWAY: Means a private road giving access from a public way to a building on abutting grounds; this shall include paved, concrete, gravel, or other designated parking areas on private property in front of residential structures.

HIGHWAY: Means the entire width between the boundary lines of every way publicly maintained when any part is open to the use of the public for vehicular travel, with jurisdiction extending to the adjacent property line, including sidewalks, shoulders, berms and rights-of-way not intended for motorized traffic. The term "street" is interchangeable with highway.

MOTOR VEHICLE: Every vehicle that is self-propelled, and for the purpose of titling and registration meets federal motor vehicle safety standards as defined in section 49-107, Idaho Code. Motor vehicle does not include vehicles moved solely by human power, electric personal assistive mobility devices, personal delivery devices, electric-assisted bicycles, and motorized wheelchairs or other such vehicles that are specifically exempt from titling or registration requirements under title 49, Idaho Code.

PARK or PARKING: Means the standing of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading property or passengers.

RECREATIONAL VEHICLE: Means a motor home, travel trailer, fifth-wheel trailer, park model recreational vehicle, truck camper or folding camping trailer, with or without motive power, designed for recreational or emergency occupancy. It does not include pick-up hoods, shells, or canopies designed, created or modified for occupational usage. School buses or van type vehicles which are converted to recreational use, are defined as recreational vehicles.

RESIDENTIAL DISTRICT: The territory contiguous to and including a highway not comprising a business district when the property on the highway for a distance of three hundred (300) feet or more is in the main improved with residences, or residences and buildings in use for business.

STAND or STANDING: Means the halting of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in receiving or discharging passengers.

STREET: See "Highway."

TRAILER: Includes the following:

A. General. Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle.

B. Fifth-wheel trailer. A vehicular unit equipped in the same manner as a travel trailer but constructed with a raised forward section that allows a bi-level floor plan. This style is designed to be towed by a vehicle equipped with a device known as a fifth-wheel hitch, which is typically installed in the bed of a pickup truck.

C. Fold down camping trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls, which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters, for recreational, camping or travel use.

D. Pole trailer. Every vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes, or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

E. Semitrailer. Every vehicle without motive power, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by the towing vehicle.

F. Travel trailer. A vehicular unit, mounted on wheels designed to provide temporary living quarters for recreational, camping, travel or emergency use and of such size or weight as not to require special highway movement permits when towed by a motorized vehicle.

G. Utility trailer. A trailer or semitrailer designed primarily to be drawn behind a passenger car or pickup truck for domestic and utility purposes. Utility or domestic use shall include a farm trailer while being used to haul agricultural products or livestock from farm to storage, market or processing plant, or returning therefrom.

H. Watercraft Trailer: A trailer designed to carry a boat or other watercraft, whether or not the boat or other watercraft is presently on the trailer.

VEHICLE: Every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices used exclusively upon stationary rails or tracks.

11-2-6: STOPPING, STANDING OR PARKING OUTSIDE BUSINESS OR RESIDENTIAL DISTRICTS

A. Outside a business or residential district no person shall stop, park or leave standing any vehicle, whether attended or unattended, upon the roadway when it is practicable to stop, park or so leave the vehicle off the roadway, but in every event in an unobstructed width of the highway opposite a standing vehicle shall be left for the free passage of other vehicles and a clear view of the stopped vehicle shall be available from a distance of two hundred (200) feet in each direction upon the highway.

B. This section and sections 11-2-7, 11-2-8, and 11-2-9 of this Chapter, shall not apply to the driver of any vehicle which is disabled in such a manner and to an extent that it is impossible to avoid stopping and temporarily leaving the vehicle in that position.

11-2-7: STOPPING, STANDING OR PARKING PROHIBITED IN SPECIFIED PLACES

A. Except when necessary to avoid conflict with other traffic, in compliance with law, the directions of a peace officer or traffic control device, no person shall:
   1. Stop, stand or park a vehicle:
      a. On the traffic side of any vehicle stopped or parked at the edge or curb of a highway;

      b. On a sidewalk;

      c. Within an intersection;

      d. On a crosswalk;

      e. Between a safety zone and the adjacent curb or within thirty (30) feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;

      f. Alongside or opposite any highway excavation or obstruction when stopping, standing, or parking would obstruct traffic;

g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel;

h. On any railroad tracks;

i. On any controlled-access highway; or

j. At any place where traffic-control devices prohibit stopping.

2. Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
   a. In front of a public or private driveway;

   b. Within fifteen (15) feet of a fire hydrant;

   c. Within twenty (20) feet of a crosswalk at an intersection;

   d. Within thirty (30) feet upon the approach to any flashing signal, stop sign, yield sign or traffic-control signal located at the side of a highway; provided, however, that local authorities may by ordinance or resolution permit the standing or parking of vehicles which are six (6) feet or less in height within such thirty (30) foot distance, or as may be specified by ordinance or resolution or as may be designated with appropriate signs;

   e. Within twenty (20) feet of the driveway entrance to any fire station and on the side of a highway opposite the entrance to any fire station within seventy-five (75) feet of the entrance (when properly sign-posted);

   f. In front of a mailbox; or

   g. At any place where traffic-control devices prohibit standing.

3. Park a vehicle, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading merchandise or passengers:

   a. Within fifty (50) feet of the nearest rail of a railroad crossing; or

   b. At any place where traffic-control devices prohibit parking.

B. No person shall move a vehicle not lawfully under his control into any prohibited area or away from a curb such a distance as to be unlawful.

11-2-8: ADDITIONAL PARKING REGULATIONS

A. Except as otherwise provided in this section, every vehicle stopped or parked upon a two-way highway shall be stopped or parked with the right-hand wheels parallel to and within

eighteen (18) inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.

B. Except when otherwise provided by local ordinances, every vehicle stopped or parked upon a one-way highway shall be stopped or parked parallel to the curb or edge of the highway, in the direction of authorized traffic movement, with its right-hand wheels within eighteen (18) inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder, or with its left-hand wheels within eighteen (18) inches of the left-hand curb or as close as practicable to the left edge of the left-hand shoulder.

C. Local authorities may permit angle parking on any highway, except that angle parking shall not be permitted on any federal-aid or state highway unless the transportation department has determined that the roadway is of sufficient width to permit angle parking without interfering with the free movement of traffic.

11-2-9: PARKING OF COMMERCIAL VEHICLES, RECREATIONAL VEHICLES, AND TRAILERS

A. It shall be unlawful to park a commercial vehicle, recreational vehicle, or trailer on the highways or alleys of any residential district or business district for more than two (2) consecutive hours;

1. Except where said commercial vehicle, recreational vehicle, or trailer is being actively loaded or unloaded. Actively loaded or unloaded shall require a person to have placed in, or removed from, the vehicle or trailer an item of personal property within the preceding two (2) hours.

11-2-10: PARKING IN A SPACE DESIGNATED FOR A PERSON WITH A DISABILITY

A. Parking a vehicle or the standing of a vehicle in a space reserved for a person with a disability, which space is signed in conformance with the requirements specified in Idaho Code section 49-213(1)(c) of this section, is prohibited, unless a vehicle is momentarily in the space for the purpose of allowing a person with a disability to enter or leave the vehicle, or unless special license plates or placard or temporary placard for a person with a disability is displayed on the vehicle. It is prohibited for any person to park a motor vehicle in a properly marked access aisle in a manner which prevents or reasonably could restrict a person with a disability from entering or exiting their vehicle or in such manner as it would block access to a curb cut or ramp.

B. The registered owner of a vehicle parked in violation of the provisions of this section is guilty of an infraction, which is punishable by a fine of one hundred dollars ($100). Vehicles parked in violation of this section may be towed pursuant to provisions of state law or local ordinance.

1. Where a peace officer has probable cause to believe a person other than the registered owner is guilty of the infraction under this section, the peace officer shall cite that person instead of the registered owner.

C. City law enforcement officials are empowered to enter upon private property open to public use to enforce the provisions of this section.

11-2-11: DESIGNATION AS INFRACTION; APPLICABLE PROCEDURE; ISSUING CITATIONS; PENALTIES

A. A violation of a provision of this Chapter is designated as an infraction, as that term is defined in Idaho Code section 18-111, and such infractions shall be prosecuted as contemplated by the Idaho Infraction Rules promulgated by the Idaho Supreme Court.

B. An infraction under this Chapter may be issued by any peace officer having jurisdiction within City boundaries by issuing an Idaho Uniform Citation, in which he shall certify that he has reasonable grounds to believe and does believe that the person cited committed the infraction contrary to law.

C. A peace officer may issue a citation under this Chapter by affixing an Idaho Uniform Citation to a vehicle that is parked in violation of a provision of this Chapter. Where a citation is affixed to a vehicle, the peace officer shall issue the citation to the registered owner of the vehicle. However, where a peace officer has probable cause to believe a person other than the registered owner parked the vehicle in question in violation of this Chapter, the peace officer shall cite that person instead of the registered owner.

D. Peace officers are authorized to affix a citation to an illegally parked vehicle every two (2), or more, hours until the car is moved. This provision applies to any violation of this Chapter, including cars parked in spaces designated for a person with a disability.

E. Except where specifically designated otherwise in this Chapter, any person who is found to have violated a provision of this Chapter shall be punished by a fine of twenty dollars ($20).

Section 3: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code as Chapter 2 of Title 11.

Section 4: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

ORDINANCE NO. 2020-02
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:

- **AMENDING SECTION 8 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE PROVIDING A FIVE-MINUTE APPLICANT REBUTTAL TESTIMONY TIME LIMIT; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 8 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-8: - PUBLIC HEARING RULES OF PROCEDURE:

The following rules are hereby established, shall be observed in the conduct of any public hearing before the city council, planning and zoning commission, design review committee, or any city standing or ad hoc committee (a "city agency") authorized to conduct public hearings, and shall be known as the "public hearing rules of procedure".

A. No person shall be permitted to testify or speak before a city agency at a public hearing, unless such person has written his or her name and address thereafter on a sign-up sheet provided by the city or unless such person has been recognized and authorized by the presiding chairman to speak. This rule shall not apply to staff or technical witnesses directed by the presiding chairman to testify or provide evidence at the public hearing.

B. No person shall be permitted to speak before a city agency at a public hearing until such person has been recognized by the presiding chairman and has clearly stated for the record their name, address, and interest in the matter.

C. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be included in the record of the proceedings and the clerk of the proceedings shall notify speakers when they are not in compliance.

D. The following is the general public hearing time limits, unless a special hearing time limit is otherwise established by majority vote of the members of the city agency, for speakers [not including time for questions and response] is as follows:

   Staff presentation: Fifteen (15) minutes; and

   Applicant representative: Ten (10) minutes, and

Public testimony: Three (3) minutes; and

Applicant rebuttal testimony: ~~Ten (10)~~ Five (5) minutes.

Persons called to testify by the city agency members to respond to their questions are not subject to these time limits.

No testimony will be received after the approval of a motion to close evidence presentation and proceed to deliberation.

Any special time limit established by the city agency shall consider, but not be limited to, the number of speakers who sign up for each hearing, providing a fair opportunity for interested parties and persons to present relevant evidence or information, the lateness of the hour at the commencement of the hearing, and the number of hearings left on the meeting agenda, and shall apply only to the speaker's comments.

E. Any person or applicant who wishes to speak and who also wishes to present any documents and other forms of physical evidence not already in the record of proceedings must provide the same to the clerk of the proceedings prior to the commencement of the receipt of testimony so the same may be marked as an exhibit by the clerk which shall be identified by the speaker during their testimony; and any electronic displays or presentations must be provided prior to the meeting and prior to the distribution of the agenda and supporting documents to the governing body. No late electronic submissions will be allowed and no non-city produced external disc or external drive will be permitted to be used on city equipment. Any paper copies must be in a size that is clearly viewable by the governing body and attendees of the meeting from a minimum distance of ten (10) feet or individual copies may be provided and, in a quantity, to provide a copy for all members of the governing body, staff and any public in attendance.

F. Speakers should not be interrupted by members of the city agency so long as the speaker's comments are related to the subject matter of the hearing until an imposed time limit has been reached.

G. At the conclusion of a speaker's comments, each member of the city agency, when recognized by the presiding chairman, shall be allowed to question the speaker, and the speaker shall be limited to answers to the questions asked. The question and answer period shall not be included in the speaker's time limit, if one has been established.

H. Any person not conforming to any of the above rules may be prohibited from speaking during the public hearing. Any person refusing to comply with such prohibition may be removed from the room by order of the presiding chairman.

I. All decisions made or actions taken by a city agency shall be initiated by motion of one (1) of its members.

J. Every motion seconded by another member shall proceed to a vote unless such motion be withdrawn by the maker of the motion prior to the vote. Every motion failing to receive a second shall die without a vote.

K. There shall be five (5) recognized public hearing motions which can be made in meetings subject to these rules, and listed in priority order in the event more than one (1) motion is pending, such motions are:1.Motion to open the public hearing;2.Motion to suspend or amend these rules;3.Motion for recess and continuance of the public hearing for matters as specified to a time and date certain;4.Motion to close evidence presentation and proceed to deliberation;5.Motion to take action as is relevant to the deliberation and when relevant a direction to prepare findings of fact, conclusions and law and order of recommendation or decision for approval at the next scheduled meeting.

L. City agency members shall disclose potential conflicts of interest they may have regarding the subject matter of the public hearing. They may ask the city attorney for an opinion as to whether or not they have a conflict of interest under law. A member with a conflict of interest; and additionally, in a quasi-judicial proceeding, who discloses that they will be unable to make a fair and impartial determination of the facts at issue based solely upon the evidence presented at the hearing, shall recuse themselves and request permission from the presiding chairman to absence themselves from the hearing. A member for any other reason, desiring not to participate in a matter before a public hearing shall advise the presiding chairman of the reason therefor. A vote of the other members present shall be called by the chairman which shall require a majority vote of the other members of the city agency in order to be excused from the hearing. As all meetings and hearings, except for executive sessions, are open to public view and scrutiny, all deliberations by body members shall be clearly audible in order to be heard by all persons present in the room and capable of being later transcribed.

M. For legislative matters, testimony and other information may be received by the body in any order chosen by the presiding chairman.

N. For quasi-judicial matters such as, but not limited to, licensing applications and zoning applications, the presiding chairman shall receive testimony at the public hearing in the following order: 1. Report to the body by city staff; 2. Presentation by the applicant; 3. Testimony of those in support of the application; 4. Testimony of those neutral toward the application; 5. Testimony of those opposed to the application; 6. Rebuttal presentation by the applicant.

O. The body may suspend or amend any one (1) or more of these rules by vote of one-half (½) plus one (1) of the full body, and the presiding chairman shall have the authority to interpret and apply the foregoing rules. An appeal of such interpretation or application may be made to the city council, which will act on such appeal as expeditiously as it can. Appeals during a council meeting may be decided during the public hearing wherein the question arises, or may be decided at a later date, at the council's discretion.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this _____day of _____, 2020

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

ORDINANCE NO. 2020-02
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:

- **AMENDING SECTION 8 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE PROVIDING A FIVE-MINUTE APPLICANT REBUTTAL TESTIMONY TIME LIMIT; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 8 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-8: - PUBLIC HEARING RULES OF PROCEDURE:

The following rules are hereby established, shall be observed in the conduct of any public hearing before the city council, planning and zoning commission, design review committee, or any city standing or ad hoc committee (a "city agency") authorized to conduct public hearings, and shall be known as the "public hearing rules of procedure".

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B. No person shall be permitted to speak before a city agency at a public hearing until such person has been recognized by the presiding chairman and has clearly stated for the record their name, address, and interest in the matter.

C. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be included in the record of the proceedings and the clerk of the proceedings shall notify speakers when they are not in compliance.

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No testimony will be received after the approval of a motion to close evidence presentation and proceed to deliberation.

Any special time limit established by the city agency shall consider, but not be limited to, the number of speakers who sign up for each hearing, providing a fair opportunity for interested parties and persons to present relevant evidence or information, the lateness of the hour at the commencement of the hearing, and the number of hearings left on the meeting agenda, and shall apply only to the speaker's comments.

E. Any person or applicant who wishes to speak and who also wishes to present any documents and other forms of physical evidence not already in the record of proceedings must provide the same to the clerk of the proceedings prior to the commencement of the receipt of testimony so the same may be marked as an exhibit by the clerk which shall be identified by the speaker during their testimony; and any electronic displays or presentations must be provided prior to the meeting and prior to the distribution of the agenda and supporting documents to the governing body. No late electronic submissions will be allowed and no non-city produced external disc or external drive will be permitted to be used on city equipment. Any paper copies must be in a size that is clearly viewable by the governing body and attendees of the meeting from a minimum distance of ten (10) feet or individual copies may be provided and, in a quantity, to provide a copy for all members of the governing body, staff and any public in attendance.

F. Speakers should not be interrupted by members of the city agency so long as the speaker's comments are related to the subject matter of the hearing until an imposed time limit has been reached.

G. At the conclusion of a speaker's comments, each member of the city agency, when recognized by the presiding chairman, shall be allowed to question the speaker, and the speaker shall be limited to answers to the questions asked. The question and answer period shall not be included in the speaker's time limit, if one has been established.

H. Any person not conforming to any of the above rules may be prohibited from speaking during the public hearing. Any person refusing to comply with such prohibition may be removed from the room by order of the presiding chairman.

I. All decisions made or actions taken by a city agency shall be initiated by motion of one (1) of its members.

J. Every motion seconded by another member shall proceed to a vote unless such motion be withdrawn by the maker of the motion prior to the vote. Every motion failing to receive a second shall die without a vote.

K. There shall be five (5) recognized public hearing motions which can be made in meetings subject to these rules, and listed in priority order in the event more than one (1) motion is pending, such motions are:1.Motion to open the public hearing;2.Motion to suspend or amend these rules;3.Motion for recess and continuance of the public hearing for matters as specified to a time and date certain;4.Motion to close evidence presentation and proceed to deliberation;5.Motion to take action as is relevant to the deliberation and when relevant a direction to prepare findings of fact, conclusions and law and order of recommendation or decision for approval at the next scheduled meeting.

L. City agency members shall disclose potential conflicts of interest they may have regarding the subject matter of the public hearing. They may ask the city attorney for an opinion as to whether or not they have a conflict of interest under law. A member with a conflict of interest; and additionally, in a quasi-judicial proceeding, who discloses that they will be unable to make a fair and impartial determination of the facts at issue based solely upon the evidence presented at the hearing, shall recuse themselves and request permission from the presiding chairman to absence themselves from the hearing. A member for any other reason, desiring not to participate in a matter before a public hearing shall advise the presiding chairman of the reason therefor. A vote of the other members present shall be called by the chairman which shall require a majority vote of the other members of the city agency in order to be excused from the hearing. As all meetings and hearings, except for executive sessions, are open to public view and scrutiny, all deliberations by body members shall be clearly audible in order to be heard by all persons present in the room and capable of being later transcribed.

M. For legislative matters, testimony and other information may be received by the body in any order chosen by the presiding chairman.

N. For quasi-judicial matters such as, but not limited to, licensing applications and zoning applications, the presiding chairman shall receive testimony at the public hearing in the following order: 1. Report to the body by city staff; 2. Presentation by the applicant; 3. Testimony of those in support of the application; 4. Testimony of those neutral toward the application; 5. Testimony of those opposed to the application; 6. Rebuttal presentation by the applicant.

O. The body may suspend or amend any one (1) or more of these rules by vote of one-half (½) plus one (1) of the full body, and the presiding chairman shall have the authority to interpret and apply the foregoing rules. An appeal of such interpretation or application may be made to the city council, which will act on such appeal as expeditiously as it can. Appeals during a council meeting may be decided during the public hearing wherein the question arises, or may be decided at a later date, at the council's discretion.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk

ORDINANCE NO. 2020-03
CITY OF KUNA

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:

- **ADDITION OF A NEW CHAPTER 5 TO TITLE 2 KUNA CITY CODE ESTABLISHING THE KUNA ECONOMIC DEVELOPMENT EXECUTIVE COMMITTEE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Title 2 of the Kuna City Code be amended by the addition thereto of a new Chapter 5 to read as follows:

CHAPTER 5 – KUNA ECONOMIC DEVELOPMENT EXECUTIVE COMMITTEE:
SECTION:

2-5-1: Committee name:

The Kuna Economic Development Executive Committee will serve in an advisory capacity to the city council and will be named the Kuna Economic Development Executive Committee (the "Committee").

2-5-2: Membership:

There shall be no fewer than five (5) and no greater than nine (9) members of the Committee, who are appointed by the mayor, subject to the consent of the city council at the first city council meeting in January, for a term of one year commencing at the first meeting of the Committee each calendar year.

2-5-3: Commission staffed by:

The Economic Development Director and the City Clerk or the city clerk's designee will staff the committee to provide the Committee with needed information for its review and to provide compliance with the open meeting law [Chapter 2 of Title 74 Idaho Code].

2-5-4: Charge:

To serve in an advisory capacity under the direction of the City's Economic Development Director and the Mayor in matters related to trade, commerce and industry of this community:

A. Business recruitment, retention and expansion; and

B. Marketing and public relations; and

C. Talent recruitment and retention; and

D. Support of entrepreneurship; and

E. Perform other related duties as may be requested from time to time by the Economic Development Director or the Mayor.

2-5-5: Organization:

A. The Committee shall at its first meeting, which shall be called and set by the City's Economic Development Director, shall organize and select a vice chairman of the committee.

B. The Economic Development Director shall serve as the chairman who shall conduct the meetings of the Committee. The duties of the chairman shall be performed by the vice chairman in the absence of the chairman or as delegated by the chairman.

C. The City Clerk or city clerk's designee shall serve as the secretary of the Committee and shall take minutes and post agenda notices required by the open meeting law. The secretary is not a member of the Committee.

D. The Committee shall establish a meeting schedule at its first meeting each year, determination to include the dates, time and place of such meetings.

E. The agenda of each meeting shall include the approval of the minutes of the last meeting and the secretary shall provide a copy of the approved minutes to the city council.

F. Fifty-one percent (51%) of the membership of the Committee shall constitute a quorum. Once a quorum is established for a meeting, the subsequent absence of a member present for creating the quorum shall not dismiss the quorum.

G. A majority vote of those present at any meeting is sufficient to carry motions.

H. The Committee reports directly to the City's Economic Development Director.

Section 2: Directing the City Clerk

2.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

3.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 7th day of January, 2020.

CITY OF KUNA

_____
Joe L. Stear, Mayor

ATTEST:

_____
Chris Engels, City Clerk