

**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, February 4, 2020**

**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  
Lisa Holland, Economic Development Director  
Wendy Howell, Planning & Zoning Director  
Nancy Stauffer, Human Resources Director  
Bobby Withrow, Parks Director

**2. Invocation: None**

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

**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:00:41)

*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. Regular City Council Meeting Minutes, January 21, 2020**

**B. Accounts Payable Dated January 30, 2020 in the amount of \$255,184.74**

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.

C. Resolutions:

1. Consideration to approve Resolution No. R12-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “REAL ESTATE LEASE AGREEMENT” WITH JORGE AYALA DBA AYALA FARMS, FOR THE LEASE OF THE CITY OF KUNA, IDAHO’S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Consideration to approve Resolution No. R13-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “PARK USE AGREEMENT” WITH THE KUNA YOUTH SOFTBALL AND BASEBALL ASSOCIATION, INC., PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Consideration to approve Resolution No. R14-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “*PARK USE AGREEMENT*” WITH THE KUNA POLICE ACTIVITIES LEAGUE (KPAL) AT ARBOR RIDGE PARK AND PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Consideration to approve Resolution No. R15-2020

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY SELECT MANAGEMENT & CONTRACTING, LLC, FOR THE LUGARNO TERRA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Consideration to approve Resolution No. R01-2020A

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING PORTIONS OF RESOLUTION R01-2020 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.

**D. Final Plat:**

Consideration to approve Case No. 19-18-FP (Final Plat) for the Athleta Subdivision

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

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

**Voting No: None**

**Absent: None**

**Motion carried: 4-0.**

**5. Community Reports or Requests:**

*None*

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

*None*

**7. Business Items:**

- A.** Consideration to approve the expenditure of \$75,400 from contingency funds for Water/Sewer/PI Engineered Modeling – Bob Bachman, Public Works Director ACTION ITEM

*(Timestamp 00:01:13)*

Public Works Director Bob Bachman presented the request and stood for questions.

**Council President Buban-Vonder Haar moved to approve the expenditure of \$31,668 from Water Contingency Fund, \$31,668 from Sewer Contingency Fund, and \$12,064 from PI Contingency Fund for pursuing a Water/Sewer/PI Modeling System. Seconded by Council Member McPherson. Motion carried: 4-0.**

- B.** Consideration to approve the expenditure of \$5,000 from General Fund Contingency for upgraded tablets and necessary accessories – Jared Empey, City Treasurer ACTION ITEM

*(Timestamp 00:03:42)*

City Treasurer Jared Empey presented the request and stood for questions.

Council President Buban-Vonder Haar suggested the City review the policy for data use by employees.

Mr. Empey responded data usage was monitored on a monthly basis. He reviewed billings from Verizon and, if there was any abnormal data usage for an employee, he discussed it with the Department Director. That could be added to the employee manual to make it more formal.

Council President Buban-Vonder Haar wasn't sure of the process when issuing a device, but thought it would be great to have expectations for how it was used addressed either verbally or in a policy. She thanked Mr. Empey.

**Council President Buban-Vonder Haar moved to approve the expenditure of \$5,000 from General Fund Contingency for upgraded IT equipment. Seconded by Council Member McPherson. Motion carried: 4-0.**

#### **8. Ordinances:**

*None*

#### **9. Mayor/Council Announcements:**

*(Timestamp 00:07:45)*

Mayor Stear briefed Council on the multi-agency meeting held the previous week to bring up concerns. Most agencies' policies were written to keep up well with 2, 3, and 4% growth but he was concerned, when at 10, 11, or 12%, different agencies' policies might not be generally keeping up. This started that discussion and he thought Ada County Highway District (ACHD) was looking at their policies and doing some upgrades. ACHD did say they were not decision makers for land use. Their policies reflected what road improvements or impact fees would be required when a subdivision went in. There was some concern about the amount of impact fees being collected and if ACHD had enough in the general fund anymore to keep up with the matching dollars that were necessary to use those funds. They were looking into that. The City might hear more from ACHD. The school district wasn't there. A couple Planning & Zoning Commissioners were there and he thought they got some good information from it.

Council Member Cardoza mentioned it seemed to him that everyone was just complaining about their budget. He thought the intent was to get input from each department, or at least that was the way Mayor Stear started the meeting, but he didn't hear anyone agree to be more truthful in their recommendations. What he perceived was that no one had enough money to do anything. He came away with the feeling that everyone would prefer to put a moratorium on building. The highway district said they had \$20 million. That would probably get about 15 miles of road in reserve. They seemed to be underfunded quite a bit. Ada County was pretty vocal that they were pretty strapped for money; except for the Sheriff's Department who was just a wash. Everyone else seemed to be struggling. He did not know that Kuna would see any more honest replies that would forego any stalling. He hoped they would be a little more forceful and truthful in their letters about how they felt about growth in this area.

Mayor Stear said the point was to start the conversation. He had a couple of conversations since then with ACHD folks. He felt the City would be able to work with them on what the intentions were for comments on these types of things and what ACHD wanted to see from the City; get everybody on the same page. He felt it was a good meeting overall and they'd see where it went from there. They went over the City's processes pretty intensely. The fire district was helpful. Ada County Paramedics was there. The Chief was there for comments on police. He thought they would be able to come up with more when it was time to comment on developments. He felt this would be a good thing in the end.

**10. Executive Session:**

*None*

**11. Adjournment: 6:14 P.M.**



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk*

*Date Approved: CCM 02.18.2020*