

OFFICIALS

Joe Stear, Mayor
Greg McPherson, Council President
Richard Cardoza, Council Member
Warren Christensen, Council Member
John Laraway, Council Member



CITY OF KUNA
Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

City Council Meeting
AGENDA
Tuesday, December 15, 2020

6:00 P.M. REGULAR CITY COUNCIL

Due to the rise in COVID-19 cases and the Governor's Order dated November 14, 2020:
Council Chamber is closed to the public.
Public Attendance Option is Live Streaming

Live Streaming Instructions:

Members of the public may watch the December 15, 2020 Council Meeting via Facebook Live.
Live feed will start at 6:00 P.M. on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

For questions please call the Kuna City Clerk's Office at (208) 387-7726.

Public testimony will be received on the cases listed under Public Hearings within this Agenda.
The instructions and options available for public testimony are listed below.

PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option **prior to noon the day of the Public Hearing meeting.**
Late submissions will not be included.
2. Submit testimony via our website on the [Public Testimony Form](#).
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: City Clerk's Office
PO Box 13
Kuna, ID 83634

Oral – Via electronic call during the Public Hearing

1. Submit request **no later than noon the day of the Public Hearing meeting.**
2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address

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 (208) 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.

- ✓ Date of Public Hearing
- ✓ Case number or Identification of Public Hearing
- 3. Watch your email for a reply email with the information to join the meeting electronically. (Check your spam/junk folder as a precaution)
- 4. Follow the dial in information.
- 5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

***If you have questions regarding public testimony,
please call the Kuna City Clerk's Office at (208) 387-7726.***

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. Regular City Council Meeting Minutes Dated December 1, 2020
- B. Accounts Payable Dated December 10, 2020 in the amount of \$596,556.61
- C. Resolutions

1. Resolution No. R71-2020

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. Resolution No. R72-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY 1099 LLC, FOR THE ATHLETA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution No. R73-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINFIELD SPRING SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING PRESSURIZED IRRIGATION PURSUANT TO THE TERMS OF THIS RESOLUTION.

D. Case No. 20-23-FP (Final Plat) for Memory Ranch Subdivision No. 4

E. Findings of Fact and Conclusions of Law

1. Case Nos. 20-02-AN (Annexation) & 20-04-S (Preliminary Plat) for Rising Sun Commons Subdivision

2. Case No. 20-04-ZC (Rezone) for Durrant

5. **External Reports or Requests: None**

6. **Public Hearings:**

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.

A. **Public Hearing tabled from November 17, 2020 and December 1, 2020 and consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Doug Hanson, Planner I and Riley Planning, LLC, Applicant ACTION ITEM**

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

Staff requests this item be tabled to a date certain. Requested information is incomplete.

B. **Public Hearing tabled from November 17, 2020 and consideration to approve Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) for Monarch Landing Subdivision – Jace Hellman, Interim Planning & Zoning Director and Mason and Associates, Applicant ACTION ITEM**

Mason & Associates, Inc. (applicant) requests Rezone and Preliminary Plat approvals for the Monarch Landing Subdivision. Applicant requests a rezone for approx. 17.34 total

acres from Agriculture (AG) to a C-3 Commercial (Service Commercial) zone. Applicant also requests preliminary plat approval in order to re-subdivide Lot 1, Block 1 of Tukila Meadow Sub into 15 total lots. The subject site is at the SWC Linder and Hubbard Roads, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West (APN R8555340170).

Please follow the link below to view the Staff Report and Packet for Case Nos. 19-08-ZC (Rezone) and 19-10-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7264/6B-19-08-ZC---19-10-S-Monarch-Landing-Sub-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case Nos. 19-08-ZC (Rezone) & 19-10-S (Preliminary Plat) and Close the Public Hearing.*

Option 2: *Continue the Public Hearing to a time and date certain.*

- C. Public Hearing and consideration to approve Case No. 20-07-S (Preliminary Plat) for Memory Ranch Subdivision No. 6-9 – Doug Hanson, Planner I and Jane Suggs, Gem State Planning **ACTION ITEM**

Trilogy Development and Gem State Planning request to subdivide 67.5 acres into 281 total lots (259 buildable lots and 22 common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning designation. The subject site is located at 3895 W Lake Hazel Road, Kuna, ID 83634, within Section 2, Township 2 North, Range 1 West; (APN: S1303120810, S1303120900, S1303121450, S1303121500).

Please follow the link below to view the Staff Report and Packet for Case No. 20-07-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7265/6C-Memory-Ranch-6-9-Staff-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: *Approve or Deny Case No. 20-07-S (Preliminary Plat) and Close the Public Hearing.*

Option 2: *Continue the Public Hearing to a time and date certain.*

D. Public Hearing and consideration to approve Case No. 20-03-AN (Annexation) for C&G Farms – Doug Hanson, Planner I and The Land Group, Inc ACTION ITEM

C&G Farms, Inc requests approval to annex approximately 440.25 acres into Kuna City limits with M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) zoning districts. The subject site is located at the southeast and southwest corners of Kuna Mora and Cole Roads, Kuna, ID 83634, within Section 1, Township 1 North, Range 1 East and Section 6, Township 1 North, Range 2 East (APNs: S2006220000, S2006231100, S2101110050, S2101120610, S2101130000, S2101310000).

Please follow the link below to view the Staff Report and Packet for Case No. 20-03-AN (Annexation):

<https://www.kunacity.id.gov/DocumentCenter/View/7266/6D-CG-Farms-Annexation-Staff-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case No. 20-03-AN (Annexation) and Close the Public Hearing.

Option 2: Continue the Public Hearing to a time and date certain.

7. Business Items:

Consideration to approve Case No. 20-02-LS (Lot Split) Collias – Doug Hanson, Planner I ACTION ITEM

On behalf of Stephanos Collias (owner), The Land Group Inc is requesting to split an approximately 40.87-acre parcel into two new parcels. The property is located near the SWC of Kuna Mora and Cole Roads, Kuna, ID 83634 (APN: S2101120610).

8. Ordinances:

A. Consideration to approve Ordinance No. 2020-34 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600,

- R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445461100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761280, R5445761300, R5445761320 AND R5445761340 OWNED BY Challenger Development Inc., 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 of Ordinance
Consideration to Approve Ordinance

B. Consideration to approve Ordinance No. 2020-35 ACTION ITEM

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
 - REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1301336350 OWNED BY DURRANT RUSSEL C & MARIE B LIVING TRUST, 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 of Ordinance
Consideration to Approve Ordinance

C. Consideration to approve Ordinance No. 2020-36 ACTION ITEM

- A MUNICIPAL ANNEXATION AND ZONING ORDINANCE 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. S1419241000 OWNED BY HAYDENHOMESIDAHO, LLC WITHIN UNINCORPORATED 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 of Ordinance
Consideration to Approve Ordinance

D. Consideration to approve Ordinance No. 2020-37 **ACTION ITEM**

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 GREYHAWK LAND COMPANY LLC AND HDP GREYHAWK 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 of Ordinance
Consideration to Approve Ordinance

E. Consideration to approve Ordinance No. 2020-38 **ACTION ITEM**

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 SSM2 COMPANY.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

F. Consideration to approve Ordinance No. 2020-39 **ACTION ITEM**

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 CHALLENGER DEVELOPMENT INC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

G. Consideration to approve Ordinance No. 2020-40 ACTION ITEM

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 VIPER INVESTMENTS 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 NAMPA~MERIDIAN IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

9. Executive Session: None

10. Mayor/Council Announcements:

11. Adjournment:

**OFFICIALS**

Joe Stear, Mayor
 Greg McPherson, Council President
 Richard Cardoza, Council Member
 Warren Christensen, Council Member
 John Laraway, Council Member

CITY OF KUNA

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

City Council Meeting**MINUTES**

Tuesday, December 1, 2020

6:00 P.M. REGULAR CITY COUNCIL

***Due to the rise in COVID-19 cases and the Governor's Order dated November 14, 2020:
 Council Chamber is closed to the public.
 Public Attendance Option is Live Streaming***

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***Public testimony will be received on the cases listed under Public Hearings within this Agenda.
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PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:**Written – Up to noon the day of the Public Hearing**

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City of Kuna

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PO Box 13

Kuna, ID 83634

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*If you have questions regarding public testimony,
please call the Kuna City Clerk's Office at (208) 387-7726.*

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear – In Person
 Council President Greg McPherson – In Person
 Council Member Richard Cardoza – In Person
 Council Member Warren Christensen – In Person
 Council Member John Laraway – In Person

CITY STAFF PRESENT:

Bill Gigray, City Attorney – Via Zoom
 Chris Engels, City Clerk – In Person
 Jared Empey, City Treasurer – Via Zoom
 Lisa Holland, Economic Development Director – Via Zoom
 Nancy Stauffer, Human Resources Director – Via Zoom
 Jace Hellman, Interim Planning & Zoning Director – Via Zoom
 Paul Stevens, Public Works Director – Via Zoom
 Bobby Withrow, Parks Director – Via Zoom
 Mike Fratusco, Kuna Police Chief – Via Zoom

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:00:44)

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 Dated November 17, 2020

B. Accounts Payable Dated November 24, 2020 in the amount of \$294,878.06

C. Case No. 20-21-FP (Final Plat) for Madrone Heights No. 1

D. Resolution No. R70-2020

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING RESOLUTION NO. R55-2020 AND APPOINTING A NEW MEMBER OF THE KUNA ARTS COMMISSION.

Motion To: Approve the Consent Agenda as published

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Christensen, Laraway, and McPherson

Voting No: None

Absent: None

Motion Passed: 4-0

5. *External Reports or Requests: None*

6. *Public Hearings:*

Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written and oral testimony please follow the directions above or call the City of Kuna Clerk's Office at (208) 387-7726.

- A. *Public Hearing tabled from November 17, 2020 and consideration to approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision – Doug Hanson, Planner I and Riley Planning, LLC, Applicant ACTION ITEM (Timestamp 00:01:24)*

Riley Planning, LLC requests to rezone two parcels consisting of approximately 19.22-ac in Kuna City, from Agriculture (Ag.) **TO** the R-6 MDR (Medium Density Residential) zone and to subdivide the same lands into 89 total lots (78 buildable lots and 11 common lots). The subject site is located near the NWC of Swan Falls Road and Sunbeam Street within Section 26, Township 2 North, Range 1 West; (APNs: S1326141870 & S1326142025.).

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7245/6A-Sera-Sole-Subdivision-CC-Packet-1212020-PDF>

Planner I Doug Hanson presented the staff report. He noted the site on the future land use map showed these parcels were designated as mixed use, however, they had very limited

frontage. The proposed subdivision had one non-residential lot, Lot 55 Block 1 adjacent to Swan Falls Road, that could be used in the future as commercial. At that time the lot would be required to go through the public hearing process for a rezone. Staff strongly recommended the applicant be conditioned to provide a note on the final plat that Lot 55 Block 1 as shown on the preliminary plat be reserved for a non-residential use. Economic Development submitted comments of concern with the transition of land uses to the north. Staff added the additional condition from the Planning & Zoning Commission requiring the applicant to work with staff to enhance the landscaping plan to include a heavy buffer between the subdivision and light industrial uses to the north. Staff asked the applicant to speak to the transition before the Council. He stood for questions.

Penelope Constantikes with Riley Planning, P.O. Box 405, Boise, Idaho 83701, stated the applicant and project team agreed with the conditions of approval. She reviewed the applicant's request and the project history. She noted, in regards to the north boundary landscape buffer, their thought was to put in a row of arborvitae similar to what was outside City Hall along the east boundary line next to the commercial neighbor. It provided an excellent solid visual and sound buffer wall because they could be planted so close together as to be almost impenetrable. They were happy to work with staff to find an appropriate solution for the landscaping along the north boundary. She stood for questions.

Mayor Stear opened the public hearing. He asked if there was anyone online who had requested to testify.

There were none.

Support: None

Against: None

Neutral: None

Mayor Stear shared his two major concerns. This was at the top of the hill where Stagecoach came into Swan Falls. That was always a scary intersection and he worried about adding more traffic to that area. His other concern, which Ms. Constantikes addressed, was the northern boundary where there was commercial zoning. Economic Development Director Lisa Holland addressed it in her letter. It was similar to a Best Bath situation. Housing would go in and then when commercial development occurred it was highly disputed. Those were the two concerns he had right off the bat. There was no testimony so Council could discuss and go back to Mr. Hanson or Ms. Constantikes for questions.

Council Member Christensen shared Mayor Stear's concerns. The public testimony forms submitted spoke to the same traffic concerns at that hill. It caused a lot of safety issues. There were also still strong back up delays with the trains and afternoon traffic congestion. With the fire station a mile away, that added to the already strong concern for that road and crossing. The more residents added to that area on that side of town, the

more they added to strong delays of potential emergency services. Those were his initial concerns.

City Attorney Bill Gigray stated, given some of the concerns voiced, an option they had was to continue the hearing with the request for ACHD, or whoever had jurisdiction over that highway, to appear and provide further evidence to consider. If they were going to deny this application, Council would need to identify specific facts as the reason for denial as well as establishing items the applicant would need to follow in order to get the requested permit, or they could approve with specific conditions. It was important Council have specific facts upon which it could rely in establishing any additional conditions addressing particular issues. Those were the options Council had and it was up to them.

ACHD Representative Edinson Bautista reviewed the traffic findings in their staff report included in the Council Packet. Based on that report there were some standard requirements the applicant would need to meet for ACHD approval.

Mayor Stear clarified they were mostly looking at the level of service or how much traffic Swan Falls Road could hold. He didn't see anything specific in the report regarding entering the road where the hill dropped off; unless he missed it.

Mr. Bautista did not think they had anything specific to that. He could take the Council's question to their Work Development Services Department and they could provide a specific answer.

Mayor Stear replied they would see what Council's pleasure would be for that but it would certainly be interesting to him.

Mr. Gigray suggested asking ACHD to look at the visibility at that intersection and the anticipated additional traffic there. ACHD could respond with what concerns, if any, they might have as well as any additional conditions they might request in order to improve the safety of that intersection.

Council Member Cardoza asked if the Council could condition an acceptance. He was concerned about the fire/police protection due to the railroad. He asked if a motion could be made for accepting a subdivision with a condition that anyone looking to buy a home in a certain subdivision be notified of the lack of police or fire in some cases or being located near an industrial area or if that would infringe on the right of development.

Mr. Gigray recommended, if they were interested in making that condition, it go back to staff and the applicant for consideration to find out if that kind of condition would be acceptable. Something to consider might be putting a note on the plat which would be available to anyone that purchased any lots in the subdivision. That would be one way of providing notice to them in regards to those items. He suggested remanding that back to staff for review with the applicant and to consider any other conditions they might want to propose.

Council Member Cardoza asked if they had the legality to employ a condition like that.

Mr. Gigray replied they would need to have facts in the record that supported the condition as reasonable and that the condition be imposed on one of the approvals before them in an appropriate manner.

Council Member Cardoza asked if Mayor Stear knew how close the City was to putting a bridge across there at Swan Falls.

Mayor Stear stated the City did not have the funding at that time. He couldn't give a timeline for that. A reason ACHD did that study was to preserve area for whatever roadway improvements would need to be made but it had been seven or eight years since that happened.

Council Member Cardoza said if there was an overpass there it would meet the top of the hill which would make visibility to the south much better but they didn't know when, where, or the financing for putting a bridge in. He thought at one time there were four or five locations and, last he heard, Swan Falls had been settled on for the location. He didn't know how far out that was but that could meet the safety issue when it went in. He just didn't know when that would be. At that time, he didn't see safety at the top of the hill on Swan Falls unless they put a stop sign in and he wasn't sure they would want to do that in snow country.

Mayor Stear stated Swan Falls was identified as the preferred location. The natural drop would make the overpass end beyond Shortline which would make Shortline no longer T into Swan Falls. That meant an alternative route would have to be put in where the road could turn and head back towards Avalon. He didn't have the map in front of him to pin point exactly where that road needed to be but he thought it would be right about in this vicinity. He just couldn't say for sure.

Council Member Cardoza thought the schematic he saw showed Shortline would go under the overpass and come out by the Pioneer Cemetery. However, that didn't solve their current problem.

Council President McPherson said, looking at the dates on the previous meetings, the engineer's comments, and this and that, in one thing it said they wanted to rezone and preliminary plat then it immediately said, "The Sera Sol Subdivision site is approximately 19.22 acres and currently zoned A agriculture. Requested zoning is R-6 medium density residential. This application does not specifically request a zone change". Council President McPherson thought they were changing the zoning.

Council Member Christensen clarified that was in the engineer's memo dated April 8, 2020.

Council President McPherson said that kind of confused him. The next issue was with that side of the tracks and sewer capacity. He didn't see where that was addressed. He asked if anyone saw anything about that.

Mayor Stear thought the sewer capacity issues were further west.

Mr. Hanson explained the Sera Sole Subdivision was part of the LID and still had EDUs reserved to serve the site.

Public Works Director Paul Stevens confirmed Mr. Hanson's statement and added sewer capacity was not an issue.

Council President McPherson wanted to have ACHD engineers site map the area to see if it was the best idea for access or if the entryway could be moved; if the rest of Council was okay with that.

Council Member Christensen agreed. He also wanted to hear how emergency services viewed that portion of the tracks and any potential safety concerns they might have; if any.

Mayor Stear asked if Ms. Constantikes would like to rebut Council.

Rebuttal:

Ms. Constantikes explained they covered some of this in the Planning & Zoning Commission hearing. In regards to traffic and the location of fire and police, she had been doing planning in the valley for more than 20 years and the improvement of services including the addition of satellite fire and police facilities were like roads, reactive not proactive. The way to get additional services located south of Swan Falls Road was to allow development to occur which would facilitate that implementation. Some of the neighbors that came to the P&Z meeting brought this item up. Most were new residents that hadn't been in Kuna more than a few months or maybe a few years. None of them indicated they had problems getting emergency services.

Ms. Constantikes stated, regarding the transportation element, there was nowhere else they could put the access point besides where it was proposed, unless they put it where the commercial site was located but then the commercial site went away. The site abutting Swan Falls Road where they were proposing their access was not sufficient in size to do anything with. It could not be used for a commercial site and they couldn't flip the accesses. They had them separated by an island to improve visibility and safety.

Ms. Constantikes said, with regards to traffic and Swan Falls, at some point in time something would happen with the intersection of Swan Falls and Avalon but she did not think that should be an impediment to approval of the project. That condition had existed for a very long time. In her estimation, the trip generation for the PM peak hour was somewhere around 78 vehicle trips. At the most there would be some percentage of 78 vehicles so if 50% of them hit the peak hour there would be 37 or 38 vehicle trips added to Swan Falls Road during the PM peak hour. She said that wasn't very many trips and didn't think it would have any substantial impact on the functioning of Swan Falls Road.

Ms. Constantikes explained they did go through this process with ACHD and this was the second time this site had been reviewed. The ACHD staff report was reflective of what was issued in the past. The level of service was acceptable and the design of the entryway was acceptable to the district. There just wasn't anything they could do regarding the railroad tracks. That condition had existed for some time including when other subdivisions in that part of Kuna had been approved and constructed. It might seem a little unfair to deny Sera Sole when other subdivisions had been approved when the conditions at the railroad tracks existed already.

Ms. Constantikes didn't know what ACHD could offer as further information. She was a former development services planner for ACHD and felt they were usually pretty comprehensive with their staff reports. If there had been an alternative, she was confident the district would have brought it up. She reiterated the way to get more facilities and services was to provide people to use them.

Mayor Stear reviewed ACHD had offered to take a look at Council's concerns and bring back whatever they found if that was what Council wanted. They all realized the railroad tracks were there and had been forever. That hadn't stopped anyone yet but, there were enough residents over there now to make it a concern and it would continue to be a concern. That was probably why it came up more than it used to but, it didn't help the situation either. They all understood the more residents, the more tax base there would be to provide those types of services but, it was still at a point to be a little scary. They were all going through these growing pains. A major concern for him was the intersection. They really needed to take a look at that and determine if it was safe. If there was nothing that could be done to make it safe, that answered for itself. It was his opinion they should have ACHD look at it to see if they could come up with any more suggestions. He was also concerned with the north boundary being against an industrial site. They all knew they needed commercial development and, although there was nothing in the hopper at that moment, they didn't want a lot of resistance on things that provided jobs and a better tax base for the city.

Council President McPherson agreed. He asked if ACHD could get that done in two weeks.

Mayor Stear suggested tabling to that date certain and, if that information wasn't back yet, they could continue it again. He asked if ACHD had any recommendations for a timeline. The next meeting was December 15, 2020.

Mr. Bautista said he would pose the question the next day. He wasn't sure what response he would get but they would respond probably by the next meeting but he couldn't guarantee it.

Mayor Stear said they would appreciate Mr. Bautista doing that and asked them to direct staff to make contact with the Planning & Zoning staff. If Council had nothing further, they could make a motion to that affect.

Council Member Christensen asked if they could have staff reach out to fire and police regarding emergency services.

Mr. Gigray noted he also heard there were concerns regarding the proximity of the proposed development to an industrial area. He recommended they have staff re-review that issue. If this was an issue of which they would consider a denial of these applications, that would be based on conformance to the comprehensive plan. If they wanted to keep that issue before the Council for consideration and discussion, they should have staff review that issue as well.

Mayor Stear thought they were in compliance with the comp plan. It was just a matter of the buffer zone. However, they could add that in for staff to take a further look at it. So far, he had looking at traffic visibility and safety concerns at Stagecoach, contact police and fire for comments, and looking at the industrial zone impact.

Motion To: Continue the Public Hearing to the December 15, 2020 Council meeting, directing staff to reach out to fire and police for comments and a further look into traffic and accessibility concerns, work with ACHD on traffic visibility, and look at the industrial zone impact to the north of the project.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 3-0-1

Recused: Council Member Laraway

- B.** Public Hearing and consideration to approve Case No. 20-04-ZC (Rezone) for Durrant - Doug Hanson, Planner I ACTION ITEM
(Timestamp 00:47:22)

Kent Brown Planning Services is requesting to rezone approximately 12.16 acres from A (Agriculture) to R-6 (Medium Density Residential). The subject site is located near the NEC of S Linder Road and W Columbia Road, Kuna, ID 83634 (APN: S1301336350).

Please follow the link below to view the Staff Report and Packet for Case No. 20-04-ZC (Rezone):

<https://www.kunacity.id.gov/DocumentCenter/View/7246/6B-20-04-ZC-CC--Durrant-Staff-Packet-PDF>

Planner I Doug Hanson reviewed the staff report and stood for questions.

Kent Brown represented the applicant. He stated they were in agreement with the staff report and were not planning on doing anything at that time. His client had been approached by the City. He had done a record of survey and the parcel that was consolidated was multiple zones. It was required to be one zone. This matched the other portion of the property but there was no intent to do any development. It was just a good

planning move to have this type of residential near the high school. He stood for questions.

Mayor Stear opened the public hearing. He asked if anyone had requested to testify.

City Clerk Chris Engels said there were none.

Mayor Stear stated there was no audience so there was no one there wishing to testify. The public hearing was open. He invited Council to have discussion.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council Member Cardoza wondered if they should lower the zoning from an R-6 to an R-4 given the City's issues with lift stations; although they could be solved by then. They could give an R-6 and still have an R-4 in the number of homes. He saw no problem with it.

City Attorney Bill Gigray said, if they wanted to change the zoning designation at this hearing, he recommended they rehear it so adjacent property owners and people entitled to notice would have an opportunity to address a more intense zone than was advertised thus far.

Council Member Laraway stated this was a future thing. They were just trying to rezone it. There was nothing planned. He didn't have a problem with it.

Council Member Christensen was good with it.

Council Member Laraway added it would have to come back before them again.

Mayor Stear said it was in the vicinity of the high school and they were just trying to clean things up. He didn't have a problem with it.

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0

Motion To: Approve Case No. 20-04-ZC (Rezone) and Close the Public Hearing

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0

- C. Public Hearing and consideration to approve Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) for Rising Sun Commons – Jace Hellman, Interim Planning & Zoning Director and Mark Tate, M3 Companies **ACTION ITEM**
(Timestamp 00:54:37)

The applicant, JUB Engineers, requests annexation approval to bring approx. 11.74 ac into the City of Kuna with an R-6 Medium Density Residential zone and preliminary plat approval to subdivide the approx. 11.74 ac into 53 total lots. The proposed gross density is 3.66 DUA (Dwelling Units/Ac), and the net density is approx. 5.39 DUA with 10.7% usable open space for a total 1.26 ac of open space. This will be an extension of Rising Sun Estates Sub. (Approved Nov. 2017). The site is near the Southwest Corner (SWC) of Kuna and Stroebel Roads. Kuna, ID 83634; within Section 30 T2N, R1E, B.M., APN No's: R0615250650 and R0615250700.

Please follow the link below to view the Staff Report and Packet for Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat):

<https://www.kunacity.id.gov/DocumentCenter/View/7247/6C-Rising-Sun-Commons-CC-Packet---reduced-PDF>

Interim Planning & Zoning Director Jace Hellman presented the staff report and stood for questions.

Mark Tate, M3 Companies, 1087 W. River Street, Suite 310, Boise, ID 83702, presented the application. He referenced slides included in the Council Packet as he reviewed the project. He pointed out a change to the original submittal in the northwest corner of the preliminary plat on the west side of the entry road called Easter Avenue. The reason for the change was the City requested a pressure irrigation station, including a pond, to serve this property and some adjacent properties. They were able to accommodate that in that location. Where there was a street stub there was now a common drive, the common lot expanded, and they added one additional drive lot from the original submittal. He had one request on the staff report. He asked that condition 17 be removed. They didn't pick Rising Sun as the subdivision name and they respectfully requested that condition be removed so they could market the subdivision potentially with a different name than what was on the subdivision plat. It was a pretty common occurrence with subdivision plat names being fairly goofy and restrictions on naming processes. Most of their subdivisions were marketed under different names than what was on their plat. He stood for questions.

Council Member Laraway asked if the beach area on the east park rendering would be open to the public.

Mr. Tate replied yes, both of the parks on the southwest and southeast corners as well as the walkway would be public. Mr. Hellman had mentioned in the staff report they had been working with staff and counsel on a park agreement. It was almost done and he was confident it would be before Council for approval shortly. That would make these parks public and managed by the Parks Department.

Council Member Laraway asked if there were plans for life saving stations with floatation devices that could be thrown to someone in distress since the beach would be inviting to young people.

Mr. Tate explained they hadn't gone quite to that level of detail in the design but they would certainly be open to those kinds of suggestions. He was not aware of those type of things along the Boise River but was definitely interested in looking into it.

Mayor Stear asked Mr. Hellman if there was any objection to removing condition 17 and the applicant marketing the subdivision under a different name.

Mr. Hellman responded they did not have any objections but, asked that if a name was chosen, staff receive updated preliminary plats for their files because that was something they ran into problems with. If the applicant was willing to work with staff on keeping the name on file up to date, staff was open to removing that condition if Council wished to do so.

Mayor Stear opened the public hearing. He asked if anyone had requested to testify.

City Clerk Chris Engels said there were none.

Mayor Stear stated the public hearing was open. He invited Council to have discussion.

Mayor Stear thought this looked like a good thing to help with the mess Kuna had out on Stroebel Road for floaters. It had been a problem area and they appreciated the applicant working with staff and trying to make a nice area for the public.

Council President McPherson agreed. He counted the parking spaces in the pictures and came up with 45. He didn't know that he had ever seen 45 cars parked on the side of Stroebel but it had probably been close. That would definitely help with accessibility down Stroebel Road and that area. The conceptual pictures looked great and he was excited to see what the Parks Department got done with those. He wished them luck putting it in with all the rock there.

Council Member Laraway wanted to emphasize the lifesaving stations even if the City had to do it. He also wanted to see a floatation line from one point to another to help with the small kids since there would be a current. They were creating a nice atmosphere and he would like to see the City raise the bar a little by adding safety features.

Mayor Stear asked if Parks Director Bobby Withrow wanted to address anything.

Mr. Withrow said they could look at safety stations or a line across the creek; anything they could do to try to make things as safe as they could. The goal had always been to get the cars off of Stroebel because it got congested over there. The west part would be a great amenity and they would do everything they could to keep people safe.

Council Member Christensen agreed with everything that was said. It was certainly an elegant and beautiful looking area that was desperately needed.

Council Member Cardoza liked the layout. He asked about the name change condition. On page 12 of 106 the condition was listed as 17 but on page 23 it was listed as condition 18. If this was going to be part of the motion, they needed to be sure to use the correct condition number.

Mr. Hellman said to use the condition number listed in the staff report on page 23 of 106 which was Condition No. 18.

Council Member Cardoza liked the layout. It was great that the city would have availability to Indian Creek like that and it might solve the parking problem. He didn't know what had happened with the Anderson property being used for parking but it looked like this would solve that problem.

Mayor Stear explained one reason that never happened was it became something the City would have to invest a bunch of money into a property they didn't own and it would all be torn out eventually. Then they would have to figure out something later.

Support: None

Against: None

Neutral: None

Rebuttal: None

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0

Motion To: Approve Case Nos. 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) with the conditions listed in section J of the staff report with the exception of Condition No. 18 which would be removed as long as the applicant continued to communicate with the Kuna Planning & Zoning staff on name changes in the future.

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None

Motion Passed: 4-0

- D. Public Hearing and consideration to approve Resolution No. R66-2020 – Jared Empey, City Treasurer **ACTION ITEM**
(Timestamp 01:22:37)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R02-2020; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Please follow the link below to view the Packet for Resolution No. R66-2020:

<https://www.kunacity.id.gov/DocumentCenter/View/7248/6D-R66-2020-FINAL-Sewer-System-Fees-and-Policies-PDF>

City Treasurer Jared Empey reviewed sewer capacity concerns that had come up in various meetings regarding four different subdivisions including Corbin's Cove, Ashton Estates, Fossil Creek, and Ledgestone South. Although capacity concerns were not entirely the City's responsibility and developers normally helped with these concerns; often the City did share in a portion of that responsibility for one reason or another. Also, lack of capacity entailed they might have additional maintenance costs due to additional pressure on lines, pumps, temporary lift stations, and even eventual overtime costs due to breakage, maintenance concerns, or emergency calls. Often the City had responsibilities not addressed by developers.

Mr. Empey reviewed examples in the sewer department for which the City had significant responsibility in the project. The cost of infrastructure and maintenance of this fund was significant. He did not expect, due to inflation concerns, that these problems would cease to exist in the future. In order to address this, they did a rate study with Keller Associates and they noticed, when looking at the cost structure, over the past six or seven years the sewer fund was under funded by a substantial amount. On account of this, they increased sewer rates beginning April that calendar year. They were already seeing significant financial benefits from that to the tune of about \$1 million per year in additional user rate revenue. In addition, the rate study broke out that they could also increase their connection fee up to \$6,300 for sewer. If that was also completed, that would be an extra \$645 per connection fee that could be added to the Sewer Fund Revenue. At a minimum they would see about an extra \$400,000 and at the high end they would see an extra \$600,000. He saw this as an important step to maintaining the continuity of the Sewer Fund in the long run and also maintaining the ability to service customers and operations. He stood for questions.

Council Member Christensen clarified this was not increasing the sewage rates they already increased earlier that year.

Mr. Empey explained this was not seeing any additional increase in user rates. It was strictly the connection fee.

Mayor Stear thanked Mr. Empey for the work he put into this. They knew they had been losing money in those accounts over the past few years and it was one of the most important responsibilities they had; to keep the water and sewer systems up and running. The cost seemed to increase at rapid rates and he was glad they had done this study and come up with a reasonable way of doing this without increasing user fees again. The Public Works Department did a fantastic job. All the pumps and valves were the same so getting parts wasn't difficult and nothing was obsolete. They made some great strides over the last few years and this reinforced that. He gave kudos to Mr. Empey for taking a hard look at this and making sure they were ahead of the game.

Council Member Cardoza asked, on page 11 of 116, what the difference was between the ¾ inch commercial and the two-inch commercial and where they would see one as opposed to the other. They were going from a base rate of \$35 to a base rate of \$248.

Mr. Empey replied this would be a good question for Public Works Director Paul Stevens as to exactly which accounts could potentially see that. They could also run that analysis and get back to him. He didn't have an exact detail of which accounts would actually see a difference on that.

Council Member Cardoza was asking because if they doubled ¾ they would be at 1.5 inches and approximately \$70 for the base rate. He was curious why a two-inch commercial would be at the base rate of \$248.

Mayor Stear explained a 1.5 inch had a lot more internal diameter than ¾ inch pipes. It was more like four times instead of doubled.

Council Member Cardoza asked where a two-inch commercial would be run.

Mayor Stear said it would be for someone who needed to run a lot of water like a bottling company. He didn't think there were any two-inch commercial in Kuna at that time.

Mayor Stear opened the public hearing. He asked if anyone had requested to testify.

City Clerk Chris Engels said there were none.

Mayor Stear stated the public hearing was open. He invited Council to have discussion.

Support: None

Against: None

Neutral: None

Rebuttal: None

Motion To: Close the evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Christensen

Further Discussion: None
Motion Passed: 4-0

Motion To: Approve Resolution No. R66-2020
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0

7. *Business Items: None*

8. *Ordinances:*

- A. Consideration to approve Ordinance No. 2020-33 ACTION ITEM
(Timestamp 01:34:57)

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 ENDURANCE HOLDINGS 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Motion To: Waive three readings of Ordinance No. 2020-33
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Motion Passed: 4-0

Motion To: Approve Ordinance No. 2020-33
Motion By: Council President McPherson
Motion Seconded: Council Member Christensen
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Cardoza, Christensen, Laraway, and McPherson
Motion Passed: 4-0

B. Consideration to approve Ordinance No. 2020-34 ACTION ITEM
(Timestamp 01:36:38)

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600, R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445461100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761280, R5445761300, R5445761320 AND R5445761340 OWNED BY CHALLENGER DEVELOPMENT 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.

Mayor Stear stated there were changes to this item. The name as advertised was not correct. There was a hard copy on the desk for Council. He recommended this be republished on the next agenda with the corrected version as a matter of transparency unless Council wished to do something different.

Council President McPherson was fine with that.

Council Member Cardoza asked for clarification on what was incorrect.

City Clerk Chris Engels reviewed the incorrect names. All the red edits were provided by the City Attorney. He didn't see it until it was already on the agenda.

Council President McPherson asked if they needed to table this.

Mayor Stear did not think so. They would just bring it back at the next meeting.

City Attorney Bill Gigray noted the advertised name was actually correct but there were considerable additional findings in the ordinance in regards to the history of this project.

9. Executive Session: None

10. Mayor/Council Announcements: None

11. Adjournment: 7:43 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 12.15.2020

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
2M COMPANY, INC.												
1461	2M COMPANY, INC.	20232127-00	10868	BUTLER PARK SPRINKLER CONTROLLER, B. WITHROW, NOV.'20	11/20/2020	67.75	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/20		
Total 20232127-00:						67.75	.00					
Total 2M COMPANY, INC.:						67.75	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	114-113274771		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA188, WEEKLY SERVICE, 11/09-12/06/20 - ARBOR RIDGE PARK	12/08/2020	201.90	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-113274771:						201.90	.00					
1463	A COMPANY, INC.	114-11327768		STANDARD PORTABLE RESTROOM RENTAL, #T273, BI-WEEKLY SERVICE, 11/9-12/6/20 - THE CITY FARM	12/08/2020	93.96	.00	21-6090 FARM EXPENDITURES	0	12/20		
Total 114-11327768:						93.96	.00					
1463	A COMPANY, INC.	114-11327769		ADA WHEELCHAIR ACCESSIBLE AND STANDARD PORTABLE RESTROOM RENTALS, #ADA493 & #KK099, WEEKLY SERVICE PLUS ADDITIONAL, 11/9-12/6/20, GREENBELT AT CITY HALL	12/08/2020	470.76	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-11327769:						470.76	.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
1463	A COMPANY, INC.	114-11327770		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTALS, WEEKLY SERVICE PLUS ADDITIONAL, #ADANO10, 11/9-12/7/20 - THE FARM PARK	12/08/2020	363.90	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-11327770:						363.90	.00					
1463	A COMPANY, INC.	114-11327773		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA392, BI-WEEKLY SERVICE, 11/9-12/6/20 - SADIE CREEK PARK	12/08/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-11327773:						163.02	.00					
1463	A COMPANY, INC.	114-11327774		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADA412, WEEKLY SERVICE, 11/9-12/6/20 - NICHOLSON PARK	12/08/2020	206.22	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-11327774:						206.22	.00					
1463	A COMPANY, INC.	114-11327775		STANDARD PORTABLE RESTROOM RENTAL, #ADA397, BI-WEEKLY SERVICE, 11/9-12/6/20 - WINCHESTER PARK	12/08/2020	163.02	.00	01-6212 RENT-EQUIPMENT	1004	12/20		
Total 114-11327775:						163.02	.00					
Total A COMPANY, INC.:						1,662.78	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16227		SHOP RENT FOR DECEMBER 2020-PARKS	11/09/2020	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	12/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16227		SHOP RENT FOR DECEMBER 2020-WATER	11/09/2020	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	12/20		

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
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16227		<u>SHOP RENT FOR DECEMBER 2020-SEWER</u>	11/09/2020	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	12/20		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16227		<u>SHOP RENT FOR DECEMBER 2020-PI</u>	11/09/2020	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	12/20		
Total 16227:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	076611		<u>SHERIFF SERVICE CONTRACT FOR DEC 2020</u>	12/01/2020	213,244.00	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	12/20		
Total 076611:						213,244.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						213,244.00	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	000010231201		<u>INTERNET SERVICES AT THE PARKS OFFICE, 12/01-12/31/2020</u>	12/01/2020	164.75	.00	<u>01-6290 UTILITIES</u>	0	12/20		
Total 0000102312012020:						164.75	.00					
Total ADVANCED COMMUNICATIONS, INC.:						164.75	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	51193	10841	<u>CAPS FOR STREETLIGHT POLES, S. HOWELL, NOV. '20</u>	11/19/2020	79.26	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	12/20		
Total 51193:						79.26	.00					
Total ALLOWAY ELECTRIC CO:						79.26	.00					

CASELLE INC

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
1239	CASELLE INC	106305		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/21-ADMIN</u>	12/01/2020	625.30	.00	01-6052 <u>CONTRACT SERVICES</u>	0	12/20		
1239	CASELLE INC	106305		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/21-WATER</u>	12/01/2020	447.85	.00	20-6052 <u>CONTRACT SERVICES</u>	0	12/20		
1239	CASELLE INC	106305		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/21-SEWER</u>	12/01/2020	447.85	.00	21-6052 <u>CONTRACT SERVICES</u>	0	12/20		
1239	CASELLE INC	106305		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/21-PI</u>	12/01/2020	169.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	12/20		
Total 106305:						1,690.00	.00					
Total CASELLE INC:						1,690.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 11/25-12/24/20-WATER</u>	11/25/2020	22.35	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	12/20		
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 11/25-12/24/20-SEWER</u>	11/25/2020	22.35	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	12/20		
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 11/25-12/24/20-PI</u>	11/25/2020	8.53	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	12/20		
Total 2089221136586B112520:						53.23	.00					
62	CENTURYLINK	208922211037		<u>INTERNET SERVICES AT PARKS OFFICE, 11/25-12/24/20</u>	11/25/2020	103.98	.00	01-6255 <u>TELEPHONE</u>	1004	12/20		
Total 2089222110376B112520:						103.98	.00					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES AT SHOP, 11/25-12/24/20</u>	11/25/2020	100.58	.00	01-6255 <u>TELEPHONE</u>	1004	12/20		

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Total 2089229322801B112520:						100.58	.00					
Total CENTURYLINK:						257.79	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	M516117	10873	<u>10-EA 2 IN METERS.10-EA METER GASKETS , B.BURR, NOV. '20</u>	11/24/2020	8,785.70	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	12/20		
Total M516117:						8,785.70	.00					
63	CORE & MAIN LP	N378984	10873	<u>60 EA BRACKETS. 30 EA WATER LIDS. B.BURR. NOV. '20</u>	11/24/2020	800.40	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	12/20		
Total N378984:						800.40	.00					
Total CORE & MAIN LP:						9,586.10	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8547	10907	<u>FLOW METER REPAIR. TEN MILE LIFT STATION, T.FLEMING, DEC.'20</u>	12/04/2020	85.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/20		
Total 8547:						85.00	.00					
Total CUSTOM ELECTRIC, INC.:						85.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	46148	10871	<u>ICE MELT SPREADER. M. MEADER, NOV. '20</u>	11/20/2020	209.89	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/20		
Total 46148:						209.89	.00					
Total D & B SUPPLY:						209.89	.00					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10436029464		<u>LAPTOP PURCHASES. NOV. '20 -ADMIN</u>	11/05/2020	3,595.71	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	12/20		

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1466	DELL MARKETING L.P.	10436029464		<u>LAPTOP PURCHASES, NOV. '20 -WATER</u>	11/05/2020	2,460.22	.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10436029464		<u>LAPTOP PURCHASES, NOV. '20- SEWER</u>	11/05/2020	2,460.22	.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10436029464		<u>LAPTOP PURCHASES, NOV. '20- PI</u>	11/05/2020	946.25	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/20		
Total 10436029464:						9,462.40	.00					
1466	DELL MARKETING L.P.	10437854245		<u>DELL MONITOR, M. BORZICK, NOV.'20-ADMIN</u>	11/12/2020	258.14	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10437854245		<u>DELL MONITOR, M. BORZICK, NOV.'20-WATER</u>	11/12/2020	176.62	.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10437854245		<u>DELL MONITOR, M. BORZICK, NOV.'20-SEWER</u>	11/12/2020	176.62	.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10437854245		<u>DELL MONITOR, M. BORZICK, NOV.'20-PI</u>	11/12/2020	67.96	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/20		
Total 10437854245:						679.34	.00					
1466	DELL MARKETING L.P.	10440636954		<u>DELL TOUCH MONITOR, M. BORZICK, NOV. '20-ADMIN</u>	11/23/2020	310.80	.00	<u>01-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10440636954		<u>DELL TOUCH MONITOR, M. BORZICK, NOV. '20-WATER</u>	11/23/2020	212.65	.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10440636954		<u>DELL TOUCH MONITOR, M. BORZICK, NOV. '20-SEWER</u>	11/23/2020	212.65	.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1466	DELL MARKETING L.P.	10440636954		<u>DELL TOUCH MONITOR, M. BORZICK, NOV. '20-PI</u>	11/23/2020	81.82	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/20		
Total 10440636954:						817.92	.00					
Total DELL MARKETING L.P.:						10,959.66	.00					

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DIGLINE												
25	DIGLINE	006465-IN		<u>DIG FEES, NOV. '20-WATER</u>	11/30/2020	259.89	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	12/20		
25	DIGLINE	006465-IN		<u>DIG FEES, NOV. '20-SEWER</u>	11/30/2020	259.89	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	12/20		
25	DIGLINE	006465-IN		<u>DIG FEES, NOV. '20-PI</u>	11/30/2020	99.02	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	12/20		
Total 006465-IN:						618.80	.00					
Total DIGLINE:						618.80	.00					
E & H QUALITY CONSTRUCTION LLC												
2057	E & H QUALITY CONSTRUCTION LLC	12032020EH		<u>TEAR AND REPLACE ROOF WITH SHINGLES, DEC. '20</u>	12/03/2020	14,631.00	.00	<u>01-6045 CONTINGENCY</u>	1231	12/20		
Total 12032020EH:						14,631.00	.00					
Total E & H QUALITY CONSTRUCTION LLC:						14,631.00	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	3784463		<u>PROPANE FOR HEATER AT BERNIE FISHER PARK, WATER TOWER, NOV. '20</u>	11/23/2020	80.33	.00	<u>01-6290 UTILITIES</u>	1004	12/20		
Total 3784463:						80.33	.00					
Total ED STAUB & SONS PETROLEUM, INC:						80.33	.00					
FATBEAM LLC												
1831	FATBEAM LLC	15195		<u>MONTHLY RECCURING CHARGE FOR CONNECT INTERNET SERVICE, 100MB, DEC. '20-ADMIN</u>	12/01/2020	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	12/20		
1831	FATBEAM LLC	15195		<u>MONTHLY RECCURING CHARGE FOR CONNECT INTERNET SERVICE, 100MB, DEC. '20-WATER</u>	12/01/2020	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	12/20		

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
1831	FATBEAM LLC	15195		MONTHLY RECCURING CHARGE FOR CONNECT INTERNET SERVICE, 100MB. DEC. '20-SEWER	12/01/2020	65.00	.00	21-6052 CONTRACT SERVICES	0	12/20		
1831	FATBEAM LLC	15195		MONTHLY RECCURING CHARGE FOR CONNECT INTERNET SERVICE, 100MB. DEC. '20-PI	12/01/2020	25.00	.00	25-6052 CONTRACT SERVICES	0	12/20		
Total 15195:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0763863	10906	WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20	11/18/2020	7,286.84	.00	21-6020 CAPITAL IMPROVEMENTS	1157	12/20		
Total 0763863:						7,286.84	.00					
219	FERGUSON ENTERPRISES INC	0763863-1	10906	WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20	11/19/2020	394.24	.00	21-6020 CAPITAL IMPROVEMENTS	1157	12/20		
Total 0763863-1:						394.24	.00					
219	FERGUSON ENTERPRISES INC	0763863-2	10906	WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20	11/20/2020	2,963.27	.00	21-6020 CAPITAL IMPROVEMENTS	1157	12/20		
Total 0763863-2:						2,963.27	.00					
219	FERGUSON ENTERPRISES INC	0763863-3	10906	WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20	11/25/2020	1,042.66	.00	21-6020 CAPITAL IMPROVEMENTS	1157	12/20		
Total 0763863-3:						1,042.66	.00					
219	FERGUSON ENTERPRISES INC	0763974	10906	WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20	11/18/2020	4,945.00	.00	21-6020 CAPITAL IMPROVEMENTS	1157	12/20		

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 0763974:						4,945.00	.00					
219	FERGUSON ENTERPRISES INC	0764960	10906	<u>WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20</u>	11/19/2020	11.40	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	12/20		
Total 0764960:						11.40	.00					
219	FERGUSON ENTERPRISES INC	0765289	10876	<u>WEST WELL REHAB PHASE 3, T. FLEMING, NOV. '20,</u>	11/20/2020	412.42	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	12/20		
Total 0765289:						412.42	.00					
219	FERGUSON ENTERPRISES INC	CM062084		<u>CREDIT/REFUND ON ELBOW PIPES, NOV. '20</u>	11/20/2020	-677.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	12/20		
Total CM062084:						-677.00	.00					
Total FERGUSON ENTERPRISES INC:						16,378.83	.00					
GREEN'S SAND & GRAVEL												
536	GREEN'S SAND & GRAVEL	6480	10661	<u>TOP SOIL FOR BERNIE FISHER PARK, DOWNTOWN REVITALIZATION PHASE II, M.MEADE, SEPT.'20</u>	09/30/2020	540.00	.00	<u>03-6370 EXP - DOWNTOWN REVITALIZATION</u>	0	12/20		
Total 6480:						540.00	.00					
536	GREEN'S SAND & GRAVEL	6483	10725	<u>TOP SOIL FOR BERNIE FISHER PARK, DOWNTOWN REVITALIZATION PHASE II, B. VILLANUEVA, OCT'20</u>	10/15/2020	540.00	.00	<u>03-6370 EXP - DOWNTOWN REVITALIZATION</u>	0	12/20		
Total 6483:						540.00	.00					
Total GREEN'S SAND & GRAVEL:						1,080.00	.00					

ICON ENTERPRISES, INC.

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1631	ICON ENTERPRISES, INC.	#205062		<u>ANNUAL WEB HOSTING, RE- DESIGN, SSL CERTIFICATE SUPPORT & FEES-ADMIN</u>	12/01/2020	2,104.64	.00	<u>01-6052 CONTRACT SERVICES</u>	0	12/20		
1631	ICON ENTERPRISES, INC.	#205062		<u>ANNUAL WEB HOSTING, RE- DESIGN, SSL CERTIFICATE SUPPORT & FEES-WATER</u>	12/01/2020	1,440.01	.00	<u>20-6052 CONTRACT SERVICES</u>	0	12/20		
1631	ICON ENTERPRISES, INC.	#205062		<u>ANNUAL WEB HOSTING, RE- DESIGN, SSL CERTIFICATE SUPPORT & FEES-SEWER</u>	12/01/2020	1,440.01	.00	<u>21-6052 CONTRACT SERVICES</u>	0	12/20		
1631	ICON ENTERPRISES, INC.	#205062		<u>ANNUAL WEB HOSTING, RE- DESIGN, SSL CERTIFICATE SUPPORT & FEES-PI</u>	12/01/2020	553.87	.00	<u>25-6052 CONTRACT SERVICES</u>	0	12/20		
Total #205062:						5,538.53	.00					
Total ICON ENTERPRISES, INC.:						5,538.53	.00					
IDAHO BUREAU OF OCCUPATIONAL LICENSES												
710	IDAHO BUREAU OF OCCUPATIONAL LICENSES	01092021MN		<u>LICENSE RENEWAL, WWL1- 20448, WWT3-19857, WWC4- 21203, M. NADEAU</u>	12/07/2020	90.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	12/20		
Total 01092021MN:						90.00	.00					
Total IDAHO BUREAU OF OCCUPATIONAL LICENSES:						90.00	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	12/2020		<u>ANIMAL CONTROL CONTRACT SERVICES FOR DECEMBER 2020</u>	12/01/2020	9,128.33	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	12/20		
Total 12/2020:						9,128.33	.00					
Total IDAHO HUMANE SOCIETY:						9,128.33	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	11192020IP		<u>ELECTRIC SERVICE FOR NOV '20-ADMIN</u>	11/19/2020	260.92	260.92	<u>01-6290 UTILITIES</u>	0	11/20	11/30/2020	

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
				<u>#20-03-AN, C&G FARMS ANNEXATION, D. HANSON, NOV. '20</u>	11/25/2020	134.44	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 5439:						134.44	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5440	10862	<u>AD#51334, LEGAL PUBLICATION # 20-07-S, MEMORY RANCH SUBDIVISION, D. HANSON, NOV. '20</u>	11/25/2020	132.61	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	12/20		
Total 5440:						132.61	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5441	10867	<u>AD# 52358, ORDINANCE SUMMARY PUBLICATION OF ORDINANCE NO 2020-32 PART 2, A. WELKER, NOV. '20</u>	11/25/2020	998.51	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 5441:						998.51	.00					
1802	IDAHO PRESS TRIBUNE, LLC	5442	10867	<u>AD#52359, ORDINANCE SUMMARY PUBLICATION OF ORDINANCE NO 2020-32 PART 3, A. WELKER, NOV. '20</u>	11/25/2020	470.18	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	12/20		
Total 5442:						470.18	.00					
Total IDAHO PRESS TRIBUNE, LLC:						4,358.49	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196112		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 10/24-11/24/20</u>	11/25/2020	377.62	377.62	<u>01-6290 UTILITIES</u>	1001	12/20	12/04/2020	
Total 48213519611252020:						377.62	377.62					
37	INTERMOUNTAIN GAS CO	482327707112		<u>NATURAL GAS CONSUMPTION AT THE ORCHARD PARKS OFFICE, 10/27-11/24/20</u>	11/25/2020	46.29	46.29	<u>01-6290 UTILITIES</u>	1004	12/20	12/04/2020	

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Total 48232770711252020:						46.29	46.29					
37	INTERMOUNTAIN GAS CO	482634665112		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 10/27-11/24/20- ADMIN</u>	11/25/2020	85.75	85.75	<u>01-6290 UTILITIES</u>	0	12/20	12/04/2020	
37	INTERMOUNTAIN GAS CO	482634665112		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 10/27-11/24/20- WATER</u>	11/25/2020	58.67	58.67	<u>20-6290 UTILITIES EXPENSE</u>	0	12/20	12/04/2020	
37	INTERMOUNTAIN GAS CO	482634665112		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 10/27-11/24/20- SEWER</u>	11/25/2020	58.67	58.67	<u>21-6290 UTILITIES EXPENSE</u>	0	12/20	12/04/2020	
37	INTERMOUNTAIN GAS CO	482634665112		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 10/27-11/24/20-PI</u>	11/25/2020	22.57	22.57	<u>25-6290 UTILITIES EXPENSE</u>	0	12/20	12/04/2020	
Total 48263466511252020:						225.66	225.66					
Total INTERMOUNTAIN GAS CO:						649.57	649.57					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	11202020-1126		<u>SANITATION RECEIPT TRANSFER 11/20-11/26/2020</u>	11/30/2020	14,738.14	14,738.14	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	11/20	11/30/2020	
230	J & M SANITATION, INC.	11202020-1126		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 11/20-11/26/2020</u>	11/30/2020	-1,456.12	-1,456.12	<u>01-4170 FRANCHISE FEES</u>	0	11/20	11/30/2020	
Total 11202020-11262020:						13,282.02	13,282.02					
230	J & M SANITATION, INC.	11272020-1203		<u>SANITATION RECEIPT TRANSFER 11/27-12/03/2020</u>	12/04/2020	41,414.79	41,414.79	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/20	12/04/2020	
230	J & M SANITATION, INC.	11272020-1203		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 11/27-12/03/2020</u>	12/04/2020	-4,091.78	-4,091.78	<u>01-4170 FRANCHISE FEES</u>	0	12/20	12/04/2020	
Total 11272020-12032020:						37,323.01	37,323.01					

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Total J & M SANITATION, INC.:						50,605.03	50,605.03					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0138563		<u>PROFESSIONAL SERVICES FOR KUNA TEN MILE LIFT STATION EVALUATION, 10/01- 10/31/2020</u>	11/19/2020	712.80	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	12/20		
Total 0138563:						712.80	.00					
1236	J-U-B ENGINEERS, INC.	0138568		<u>PROFESSIONAL SERVICES FOR DANSKIN & PATAGONIA LIFT STATIONS, MEETINGS, DATA REVIEW, & EVALUATIONS, 10/1-10/31/2020</u>	11/19/2020	7,627.35	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	12/20		
Total 0138568:						7,627.35	.00					
1236	J-U-B ENGINEERS, INC.	0138573		<u>PROFESSIONAL SERVICES FOR KUNA ZONING EXHIBITS, FROM NTP - 10/31/2020</u>	11/19/2020	800.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	12/20		
Total 0138573:						800.00	.00					
1236	J-U-B ENGINEERS, INC.	0138650		<u>PROFESSIONAL SERVICES FOR KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB, 10/1-10/31/20</u>	11/23/2020	937.68	.00	<u>03-6370 EXP - DOWNTOWN REVITALIZATION</u>	0	12/20		
Total 0138650:						937.68	.00					
1236	J-U-B ENGINEERS, INC.	0138652		<u>PROFESSIONAL SERVICES FOR CITY KUNA PARKING LOT DESIGN, DESIGN SERVICES, 10/01-10/31/20</u>	11/23/2020	1,440.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	12/20		
Total 0138652:						1,440.00	.00					
Total J-U-B ENGINEERS, INC.:						11,517.83	.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
				<u>BUSINESS GRANT, NOV.'20</u>	11/30/2020	2,127.60	2,127.60	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020KC:						2,127.60	2,127.60					
Total KUNA CHAMBER OF COMMERCE:						2,127.60	2,127.60					
KUNA LUMBER												
499	KUNA LUMBER	A118461	10910	<u>SHINGLES FOR ROOF REPAIR AT BERNIE FISHER BATHROOM, WEDGE ANCHOR FOR BIKE RACK, B. WITHROW, NOV. '20</u>	12/04/2020	74.88	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	12/20		
499	KUNA LUMBER	A118461	10910	<u>FIBER CLOTH FOR TREATMENT PLANT, NOV. '20-WATER</u>	12/04/2020	3.01	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>FIBER CLOTH FOR TREATMENT PLANT, NOV. '20-SEWER</u>	12/04/2020	3.01	.00	<u>21-6150 M & R - SYSTEM</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>ALMOND SPRAY PAINT FOR CITY HALL-ADMIN</u>	12/04/2020	1.36	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
499	KUNA LUMBER	A118461		<u>FIBER CLOTH FOR TREATMENT PLANT, NOV. '20-PI</u>	12/04/2020	1.17	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>ALMOND SPRAY PAINT FOR CITY HALL-WATER</u>	12/04/2020	.93	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>ALMOND SPRAY PAINT FOR CITY HALL-SEWER</u>	12/04/2020	.93	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>ALMOND SPRAY PAINT FOR CITY HALL-PI</u>	12/04/2020	.37	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>SARGENT DOOR KEY, FACILITIES, NOV. '20-WATER</u>	12/04/2020	1.12	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>SARGENT DOOR KEY, FACILITIES, NOV. '20-WATER</u>	12/04/2020	.44	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		

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499	KUNA LUMBER	A118461	10910	<u>SARGENT DOOR KEY, FACILITIES, NOV. '20-SEWER</u>	12/04/2020	.44	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		
499	KUNA LUMBER	A118461	10910	<u>STAR DRIVE TORX, SILVER TIP BRUSH, MINI FOAM COVER, ADHESIVE TAPE, CAULK, KNIFE BLADE, BLACK SEALER, TAPCON, NOV. '20</u>	12/04/2020	163.51	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	12/20		
499	KUNA LUMBER	A118461		<u>SARGENT DOOR KEY, FACILITIES, NOV. '20-PI</u>	12/04/2020	.24	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/20		
Total A118461:						251.41	.00					
499	KUNA LUMBER	A118611		<u>STAPLES, GORILLA TAPE, PEST DESTROYER FOR CHRISTMAS LIGHTS, B. WITHROW, DEC. '20</u>	11/19/2020	57.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/20		
Total A118611:						57.00	.00					
499	KUNA LUMBER	A118851	10912	<u>3 BATTERIES, 6 VOLT FOR FLASHLIGHT, J.COULTER, DEC. '20</u>	12/07/2020	35.07	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/20		
Total A118851:						35.07	.00					
499	KUNA LUMBER	B145884	10882	<u>ADHESIVE FOR RESTROOM REPAIRS, D.ABBOTT, NOV.'20</u>	12/10/2020	2.96	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	12/20		
Total B145884:						2.96	.00					
499	KUNA LUMBER	B146071	10897	<u>2 BAGS OF CONCRETE FOR SPRINKLER REPAIR, S.JONES, DEC.'20</u>	12/02/2020	8.56	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/20		
Total B146071:						8.56	.00					
Total KUNA LUMBER:						355.00	.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 MACHINE LLC												
1775	KUNA MACHINE LLC	3454		<u>TRASH RECEPTICLES FOR DOWNTOWN REVITALIZATION PHASE II, NOV. '20</u>	11/19/2020	2,376.12	.00	<u>03-6370 EXP - DOWNTOWN REVITALIZATION</u>	0	12/20		
Total 3454:						2,376.12	.00					
Total KUNA MACHINE LLC:						2,376.12	.00					
KUNA WELDING												
46	KUNA WELDING	6280	10878	<u>METAL PIECE FOR CITY HALL BATHROOM, B. GILLOGLY, NOV'20-ADMIN</u>	11/23/2020	4.63	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
46	KUNA WELDING	6280		<u>METAL PIECE FOR CITY HALL BATHROOM, B. GILLOGLY, NOV'20-WATER</u>	11/23/2020	3.17	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
46	KUNA WELDING	6280		<u>METAL PIECE FOR CITY HALL BATHROOM, B. GILLOGLY, NOV'20-SEWER</u>	11/23/2020	3.17	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/20		
46	KUNA WELDING	6280		<u>METAL PIECE FOR CITY HALL BATHROOM, B. GILLOGLY, NOV'20-PI</u>	11/23/2020	1.23	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/20		
Total 6280:						12.20	.00					
Total KUNA WELDING:						12.20	.00					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	18133		<u>PULL AND CHECK PUMP FOR INSPECTION FOR WELL #2, WELL VIDEO, B. WITHROW, NOV. '20</u>	11/24/2020	5,400.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1232	12/20		
Total 18133:						5,400.00	.00					
Total LAYNE OF IDAHO, INC.:						5,400.00	.00					

LES SCHWAB TIRES

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
221	LES SCHWAB TIRES	12800457769	10893	<u>NEW TIRES FOR TRUCK #26, SEWER, S. HOWELL, DEC'20</u>	12/01/2020	1,185.84	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
Total 12800457769:						1,185.84	.00					
Total LES SCHWAB TIRES:						1,185.84	.00					
LIMA LIMON PERUVIAN RESTAURANT												
1741	LIMA LIMON PERUVIAN RESTAURANT	11302020LL		<u>LIMA LIMON PERUVIAN RESTAURANT, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	8,324.42	8,324.42	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020LL:						8,324.42	8,324.42					
Total LIMA LIMON PERUVIAN RESTAURANT:						8,324.42	8,324.42					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR900439		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MPC307SPE, SERIAL # C509P900318-CITYHALL</u>	11/20/2020	28.40	28.40	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	11/20	11/30/2020	
1619	LOCAHAN LLC	AR900439		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MPC307SPE, SERIAL # C509P900318-P&Z</u>	11/20/2020	10.14	10.14	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	11/20	11/30/2020	
1619	LOCAHAN LLC	AR900439		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MPC307SPE, SERIAL # C509P900318-WATER</u>	11/20/2020	26.37	26.37	<u>20-6142 MAINT. & REPAIRS-EQUIPMENT</u>	0	11/20	11/30/2020	
1619	LOCAHAN LLC	AR900439		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MPC307SPE, SERIAL # C509P900318-SEWER</u>	11/20/2020	26.37	26.37	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/20	11/30/2020	

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
1619	LOCAHAN LLC	AR900439		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MPC307SPE, SERIAL # C509P900318-P&Z</u>	11/20/2020	10.15	10.15	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/20	11/30/2020	
Total AR900439:						101.43	101.43					
1619	LOCAHAN LLC	AR900440		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MX2651, SERIAL# 03012172-WATER</u>	11/20/2020	97.52	97.52	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/20	11/30/2020	
1619	LOCAHAN LLC	AR900440		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MX2651, SERIAL# 03012172-SEWER</u>	11/20/2020	97.52	97.52	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/20	11/30/2020	
1619	LOCAHAN LLC	AR900440		<u>CONTRACT BASE RATE (11/01/-11/30/20) AND CONTRACT OVERAGE CHARGES (10/01-10/31/20) MODEL#MX2651, SERIAL# 03012172-P&Z</u>	11/20/2020	37.17	37.17	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/20	11/30/2020	
Total AR900440:						232.21	232.21					
Total LOCAHAN LLC:						333.64	333.64					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	22683960		<u>HYDROCHLORIC GAS CYLINDER RENTAL, NOV. '20</u>	11/30/2020	41.06	.00	<u>21-6150 M & R - SYSTEM</u>	0		12/20	
Total 22683960:						41.06	.00					
Total MATHESON TRI-GAS INC:						41.06	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	11302020CC		<u>COFFEE CUP CAFE, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	7,133.49	7,133.49	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	

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Total 11302020CC:						7,133.49	7,133.49					
1849	MISCELLANEOUS #2	11302020KH		<u>KUNA HEALTHCARE CLINIC PLLC, IDAHO REBOUNDS- MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	3,099.86	3,099.86	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020KH:						3,099.86	3,099.86					
1849	MISCELLANEOUS #2	11302020KI		<u>KICKNIT LLC, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	10,000.00	10,000.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020KI:						10,000.00	10,000.00					
1849	MISCELLANEOUS #2	11302020KK		<u>KUNA KAVE KIDS DAYCARE INC, IDAHO REBOUNDS- MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	10,000.00	10,000.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020KK:						10,000.00	10,000.00					
1849	MISCELLANEOUS #2	11302020LT		<u>LIMA LIMON TACO TRUCK, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	3,267.00	3,267.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020LT:						3,267.00	3,267.00					
1849	MISCELLANEOUS #2	11302020RA		<u>REHAB AUTHORITY,IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	10,000.00	10,000.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020RA:						10,000.00	10,000.00					
1849	MISCELLANEOUS #2	11302020RP		<u>RIAH PERRY PHOTOGRAPHY, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	1,313.93	1,313.93	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	

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Total 11302020RP:						1,313.93	1,313.93					
1849	MISCELLANEOUS #2	11302020RW		<u>RICEWORKS LLC, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	10,000.00	10,000.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020RW:						10,000.00	10,000.00					
1849	MISCELLANEOUS #2	11302020SO		<u>SPRINKLES ON TOP, IDAHO REBOUNDS-MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	6,271.00	6,271.00	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020SO:						6,271.00	6,271.00					
1849	MISCELLANEOUS #2	11302020TV		<u>TREASURE VALLEY SALONS LLC, IDAHO REBOUNDS- MUNICIPAL SMALL BUSINESS GRANT, NOV.'20</u>	11/30/2020	485.09	485.09	<u>03-6369 CARES ACT CFAC REIMBURSEMENT</u>	0	11/20	11/30/2020	
Total 11302020TV:						485.09	485.09					
Total MISCELLANEOUS #2:						61,570.37	61,570.37					
PARTS, INC.												
470	PARTS, INC.	224121	10790	<u>1 EA PIN CLIP, HITCH FOR TRUCK #35, T. FLEMING, NOV'20</u>	11/02/2020	7.07	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0		12/20	
Total 224121:						7.07	.00					
470	PARTS, INC.	225412	10880	<u>1 EA EPOXY SYRINGE, EPOXY FOR TRUCK #24 REPAIR, B. WITHROW, NOV'20</u>	11/23/2020	7.69	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004		12/20	
Total 225412:						7.69	.00					
470	PARTS, INC.	225416	10881	<u>1 EA DRIVER DOOR HANDLE, RON SEWER TRUCK #7, B. GILLOGY, NOV'20</u>	11/23/2020	12.86	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0		12/20	

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Total 225416:						12.86	.00					
470	PARTS, INC.	225487	10887	<u>1 EA TRULEX V-BELT, SENIOR CENTER KITCHEN EXHAUST FAN BELT, S. HOWELL, NOV. '20</u>	11/24/2020	7.28	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	12/20		
Total 225487:						7.28	.00					
470	PARTS, INC.	225546	10888	<u>1 EA WINDOW REGULATOR, SEWER TRUCK #7, B. GILLOGLY, NOV'20</u>	11/25/2020	56.52	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
Total 225546:						56.52	.00					
470	PARTS, INC.	225820	10894	<u>2 EA FUSES, B. WITHROW, DEC'20</u>	12/01/2020	6.40	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	12/20		
Total 225820:						6.40	.00					
Total PARTS, INC.:						97.82	.00					
RAIN FOR RENT												
144	RAIN FOR RENT	1553892	10886	<u>TRANSFER PUMP HOSES, J.PEREZ, NOV.'20</u>	11/24/2020	1,534.24	.00	<u>21-6090 FARM EXPENDITURES</u>	0	12/20		
Total 1553892:						1,534.24	.00					
Total RAIN FOR RENT:						1,534.24	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	1A27191	10840	<u>1 EA PHOTO CONTROL, FLAG PHOTO CELL, B. WITHROW, NOV'20</u>	11/16/2020	10.61	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/20		
Total 1A27191:						10.61	.00					

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Total REXEL USA, INC.:						10.61	.00					
RODDA PAINT CO.												
1723	RODDA PAINT CO.	76065381	10891	<u>CORDLESS HAND HELD PAINT GUN, J.COX, NOV. '20</u>	11/30/2020	750.00	.00	<u>20-6175 SMALL TOOLS</u>	0	12/20		
1723	RODDA PAINT CO.	76065381	10891	<u>GALLON OF RED PAINT AND PAINT THINNER FOR HYDRANTS, J.COX, NOV. '20</u>	11/30/2020	80.81	.00	<u>20-6150 M & R - SYSTEM</u>	0	12/20		
Total 76065381:						830.81	.00					
Total RODDA PAINT CO.:						830.81	.00					
S & T AND SONS TRUCKING LLC												
2049	S & T AND SONS TRUCKING LLC	525	10879	<u>WEST WELL REHAB PHASE 3, REJECT SAND & 3/4 ROAD MIX, TRUCK RENTAL, T. FLEMING, NOV'20</u>	11/22/2020	712.50	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	12/20		
Total 525:						712.50	.00					
Total S & T AND SONS TRUCKING LLC:						712.50	.00					
SALUTE VENTURES INC												
1880	SALUTE VENTURES INC	1408		<u>1 EA LADIES SHORT SLEEVE NAVY SHIRT, 1 EA LADIES LONG SLEEVE WHITE SHIRT, N. STAUFFER, OCT'20 - ADMIN</u>	10/14/2020	15.25	.00	<u>01-6285 UNIFORMS</u>	0	12/20		
1880	SALUTE VENTURES INC	1408		<u>1 EA LADIES SHORT SLEEVE NAVY SHIRT, 1 EA LADIES LONG SLEEVE WHITE SHIRT, N. STAUFFER, OCT'20 - WATER</u>	10/14/2020	20.13	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	12/20		
1880	SALUTE VENTURES INC	1408		<u>1 EA LADIES SHORT SLEEVE NAVY SHIRT, 1 EA LADIES LONG SLEEVE WHITE SHIRT, N. STAUFFER, OCT'20 - SEWER</u>	10/14/2020	20.13	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	12/20		
1880	SALUTE VENTURES INC	1408		<u>1 EA LADIES SHORT SLEEVE NAVY SHIRT, 1 EA LADIES LONG SLEEVE WHITE SHIRT, N. STAUFFER, OCT'20 - PI</u>	10/14/2020	5.49	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	12/20		

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1880	SALUTE VENTURES INC	1408		1 EA LADIES POLO WHITE SHIRT, 1 EA LADIES WHITE 1/2 ZIP PULLOVER, C. FEISNER, OCT'20 - P&Z	10/14/2020	16.75	.00	01-6285 UNIFORMS	1003	12/20		
1880	SALUTE VENTURES INC	1408		1 EA LADIES POLO WHITE SHIRT, 1 EA LADIES WHITE 1/2 ZIP PULLOVER, C. FEISNER, OCT'20 - WATER	10/14/2020	23.45	.00	20-6285 UNIFORMS EXPENSE	0	12/20		
1880	SALUTE VENTURES INC	1408		1 EA LADIES POLO WHITE SHIRT, 1 EA LADIES WHITE 1/2 ZIP PULLOVER, C. FEISNER, OCT'20 - SEWER	10/14/2020	23.45	.00	21-6285 UNIFORMS EXPENSE	0	12/20		
1880	SALUTE VENTURES INC	1408		1 EA LADIES POLO WHITE SHIRT, 1 EA LADIES WHITE 1/2 ZIP PULLOVER, C. FEISNER, OCT'20 - PI	10/14/2020	3.35	.00	25-6285 UNIFORMS EXPENSE	0	12/20		
Total 1408:						128.00	.00					
Total SALUTE VENTURES INC:						128.00	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216050647		100 LBS RYEGRASS AND 10 BAGS FERTILIZER, B.WITHROW, OCT.'20	10/01/2020	412.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/20		
Total 216050647:						412.00	.00					
Total SIMPLOT PARTNERS:						412.00	.00					
SPF WATER ENGINEERING, L.L.C.												
1498	SPF WATER ENGINEERING, L.L.C.	28977		WELL CONSTRUCTION SUPPORT, 11/1-30/20	11/30/2020	1,330.43	.00	20-6020 CAPITAL IMPROVEMENTS	1225	12/20		
Total 28977:						1,330.43	.00					
Total SPF WATER ENGINEERING, L.L.C.:						1,330.43	.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
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4066		<u>CITY HALL CAMERA UPGRADES, B. WITHROW, DEC. '20-ADMIN</u>	12/02/2020	1,923.27	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1823	TECHNOLOGY SOLUTIONS LLC	4066		<u>CITY HALL CAMERA UPGRADES, B. WITHROW, DEC. '20-WATER</u>	12/02/2020	2,538.72	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1823	TECHNOLOGY SOLUTIONS LLC	4066		<u>CITY HALL CAMERA UPGRADES, B. WITHROW, DEC. '20-SEWER</u>	12/02/2020	2,538.72	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1823	TECHNOLOGY SOLUTIONS LLC	4066		<u>CITY HALL CAMERA UPGRADES, B. WITHROW, DEC. '20-PI</u>	12/02/2020	692.37	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
Total 4066:						7,693.08	.00					
Total TECHNOLOGY SOLUTIONS LLC:						7,693.08	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000005582	10872	<u>LABELS, J.COULTER, NOV.'20</u>	11/20/2020	154.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/20		
Total 00000005582:						154.00	.00					
Total THE JORDEL COMPANY:						154.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:07112324	10908	<u>1 EA WATER COOLER RENTAL, PARKS OFFICE, DEC.'20</u>	12/04/2020	13.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/20		
Total 2160:07112324:						13.00	.00					
992	TREASURE VALLEY COFFEE	2160:07112327	10908	<u>3 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, CITY HALL, DEC.'20</u>	12/04/2020	33.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 2160:07112327:						33.75	.00					

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992	TREASURE VALLEY COFFEE	2160:07112359	10908	2 EA 5-GALLON WATER BOTTLES AND 1 EA WATER COOLER RENTAL, MAINTENANCE SHOP, DEC.'20	12/04/2020	22.40	.00	01-6165 OFFICE SUPPLIES	1004	12/20		
Total 2160:07112359:						22.40	.00					
Total TREASURE VALLEY COFFEE:						69.15	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	008503019000	10765	SUNCOAST LEARNING, IRWA, MATH BASICS CLASS, T.SHAFER, OCT.'20	10/27/2020	150.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	12/20		
Total 00850301900011451378:						150.00	.00					
1444	U.S. BANK (VISA)	008503219000	10844	SUNCOAST LEARNING, IRWA ONLINE CLASSES, B.WITHROW AND M.MEADE, NOV.'20	11/16/2020	300.00	.00	01-6265 TRAINING & SCHOOLING	1004	12/20		
Total 00850321900013447495:						300.00	.00					
1444	U.S. BANK (VISA)	008503219000	10844	SUNCOAST LEARNING, IRWA ONLINE CLASSES, B.WITHROW AND M.MEADE, NOV.'20	11/16/2020	150.00	.00	01-6265 TRAINING & SCHOOLING	1004	12/20		
Total 00850321900013477088:						150.00	.00					
1444	U.S. BANK (VISA)	019703294007		BONNEVILLE BLUE PRINT, 16 ROLLS PRINTER PAPER, D.STEPHENS, NOV.'20	11/23/2020	219.52	.00	01-6165 OFFICE SUPPLIES	1005	12/20		
Total 01970329400774000021:						219.52	.00					
1444	U.S. BANK (VISA)	104303020101	10764	HOME DEPOT, STUCCO SEALER FOR THE CITY HALL ROOF, S. HOWELL, OCT. '20 - ADMIN	10/27/2020	44.08	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/20		

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1444	U.S. BANK (VISA)	104303020101	10764	HOME DEPOT, STUCCO SEALER FOR THE CITY HALL ROOF, S. HOWELL, OCT. '20 - WATER	10/27/2020	30.16	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/20		
1444	U.S. BANK (VISA)	104303020101	10764	HOME DEPOT, STUCCO SEALER FOR THE CITY HALL ROOF, S. HOWELL, OCT. '20 - SEWER	10/27/2020	30.16	.00	21-6140 MAINT & REPAIR BUILDING	0	12/20		
1444	U.S. BANK (VISA)	104303020101	10764	HOME DEPOT, STUCCO SEALER FOR THE CITY HALL ROOF, S. HOWELL, OCT. '20 - P.I	10/27/2020	11.60	.00	25-6140 MAINT & REPAIR BUILDING	0	12/20		
Total 10430302010188082650:						116.00	.00					
1444	U.S. BANK (VISA)	310503188380	10839	O'REILLY, HUB ASSEMBLY FOR TRUCK # 31, J. WEBB, NOV. '20 - WATER	11/12/2020	136.65	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/20		
1444	U.S. BANK (VISA)	310503188380	10839	O'REILLY, HUB ASSEMBLY FOR TRUCK # 31, J. WEBB, NOV. '20 - P.I	11/12/2020	34.16	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/20		
Total 31050318838001250053:						170.81	.00					
1444	U.S. BANK (VISA)	330903180915	10708	ID TRANSPORTATION DEPT. LICENSE PLATE FOR THE VAC TRUCK, J. EMPEY, OCT. '20	11/12/2020	23.69	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/20		
Total 33090318091569014765:						23.69	.00					
1444	U.S. BANK (VISA)	330903184005	10830	IDAHO GOV. RENEW LICENSE DWD2-22006, J.MORFIN, NOV. '20	11/12/2020	30.00	.00	01-6265 TRAINING & SCHOOLING	1004	12/20		
Total 33090318400546002746:						30.00	.00					
1444	U.S. BANK (VISA)	365403100112	10805	LEX JET, INK CARTRIDGE FOR PRINTER, D. STEPHENS, NOV. '20	11/04/2020	59.20	.00	01-6165 OFFICE SUPPLIES	1005	12/20		

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Total 36540310011293576352:						59.20	.00					
1444	U.S. BANK (VISA)	365403160112	10711	<u>BLUE BEAM, D.WALTMAN, NOV.'20 - P.I</u>	11/10/2020	95.84	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	12/20		
1444	U.S. BANK (VISA)	365403160112	10711	<u>BLUE BEAM, D.WALTMAN, NOV.'20 - SEWER</u>	11/10/2020	251.58	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	12/20		
1444	U.S. BANK (VISA)	365403160112	10711	<u>BLUE BEAM, D.WALTMAN, NOV.'20 - WATER</u>	11/10/2020	251.58	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	12/20		
Total 36540316011299877261:						599.00	.00					
1444	U.S. BANK (VISA)	365403290113	10884	<u>LEX JET, INK FOR THE PRINTER, D. STEPHENS, NOV. '20</u>	11/23/2020	179.98	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/20		
Total 36540329011315349340:						179.98	.00					
1444	U.S. BANK (VISA)	374603090012	10794	<u>USPS, POSTAGE, N.STAUFFER, NOV.'20</u>	11/03/2020	6.95	.00	<u>01-6190 POSTAGE & BILLING</u>	0	12/20		
Total 37460309001227111794:						6.95	.00					
1444	U.S. BANK (VISA)	392303159000	10737	<u>BUDCO, CLIP ON AERIAL MARKERS, D.CROSSLEY, NOV.'20 - WATER</u>	11/09/2020	108.20	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/20		
1444	U.S. BANK (VISA)	392303159000	10737	<u>BUDCO, CLIP ON AERIAL MARKERS, D.CROSSLEY,NOV.'20 - SEWER</u>	11/09/2020	108.20	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/20		
1444	U.S. BANK (VISA)	392303159000	10737	<u>BUDCO, CLIP ON AERIAL MARKERS, D.CROSSLEY, NOV.'20 - P.I</u>	11/09/2020	41.23	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/20		
Total 39230315900015500112:						257.63	.00					

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1444	U.S. BANK (VISA)	430103070102	10783	HOME DEPOT, STUCCO SEALER FOR CITY HALL, S.HOWELL, OCT. '20 - ADMIN	10/30/2020	19.74	.00	01-6140_MAINT. & REPAIR BUILDING	0	12/20		
1444	U.S. BANK (VISA)	430103070102	10783	HOME DEPOT, STUCCO SEALER FOR CITY HALL, S.HOWELL, OCT. '20 - WATER	10/30/2020	13.51	.00	20-6140_MAINT. & REPAIR BUILDING	0	12/20		
1444	U.S. BANK (VISA)	430103070102	10783	HOME DEPOT, STUCCO SEALER FOR CITY HALL, S.HOWELL, OCT. '20 - SEWER	10/30/2020	13.51	.00	21-6140_MAINT. & REPAIR BUILDING	0	12/20		
1444	U.S. BANK (VISA)	430103070102	10783	HOME DEPOT, STUCCO SEALER FOR CITY HALL, S.HOWELL, OCT. '20 - P.I	10/30/2020	5.20	.00	25-6140_MAINT. & REPAIR BUILDING	0	12/20		
Total 43010307010206180935:						51.96	.00					
1444	U.S. BANK (VISA)	430103090101	10799	HOME DEPOT, CONCRETE FOR FLAG POLE, ARTS COMMISSION, CITY HALL, B.WITHROW, NOV.'20	11/03/2020	122.77	.00	01-6070 DONATIONS EXPENSE	0	12/20		
Total 43010309010191038195:						122.77	.00					
1444	U.S. BANK (VISA)	430103110101	10808	HOME DEPOT, DOOR BLINDS FOR PARKS OFFICE, J. LORENTZ, NOV. '20	11/05/2020	47.96	.00	01-6140_MAINT. & REPAIR BUILDING	1004	12/20		
Total 43010311010187171675:						47.96	.00					
1444	U.S. BANK (VISA)	450003034001	10768	WALMART, SCOTCH MOUNTING TAPE, N.STAUFFER, OCT.'20	10/28/2020	29.64	.00	01-6045 CONTINGENCY	1220	12/20		
Total 45000303400169334306:						29.64	.00					
1444	U.S. BANK (VISA)	450003234001	10853	WALMART, DRY ERASE BOARDS AND CLOCK FOR PARKS OFFICE, J. LORENTZ, NOV. '20	11/17/2020	90.19	.00	01-6165_OFFICE SUPPLIES	1004	12/20		

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Total 45000323400174043401:						90.19	.00					
1444	U.S. BANK (VISA)	880803240170	10861	<u>ATI, VIRTUAL SEMINAR FOR MAYOR, J. EMPEY, NOV'20</u>	11/19/2020	100.00	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	1032	12/20		
Total 88080324017044773202:						100.00	.00					
1444	U.S. BANK (VISA)	921503036375		<u>ICSC, CREDIT FOR CLASS CANCELLATION, L.HOLLAND, OCT.'20</u>	10/28/2020	-630.00	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	4000	12/20		
Total 92150303637595605615:						-630.00	.00					
1444	U.S. BANK (VISA)	921603081005	10792	<u>CELL PHONE CASE, J.HELLMAN, NOV.'20</u>	11/03/2020	23.94	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	12/20		
Total 92160308100538961626:						23.94	.00					
1444	U.S. BANK (VISA)	921603081006	10797	<u>LOWES, SEALER FOR WASTEWATER TREATMENT PLANT FRAMEWORK, S. HOWELL, NOV'20 - WATER</u>	11/03/2020	23.92	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/20		
1444	U.S. BANK (VISA)	921603081006	10797	<u>LOWES, SEALER FOR WASTEWATER TREATMENT PLANT FRAMEWORK, S. HOWELL, NOV'20 - SEWER</u>	11/03/2020	23.92	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/20		
1444	U.S. BANK (VISA)	921603081006		<u>LOWES, SEALER FOR WASTEWATER TREATMENT PLANT FRAMEWORK, S. HOWELL, NOV'20 - P.I</u>	11/03/2020	9.12	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/20		
Total 92160308100683980686:						56.96	.00					
1444	U.S. BANK (VISA)	921603091003		<u>LOWES, 4 SETS STOCK CABINETS FOR THE CLERKS OFFICE, CITY HALL EXPANSION, NOV.'20</u>	11/04/2020	554.28	.00	<u>01-6045 CONTINGENCY</u>	1220	12/20		

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				<u>EXPANSION, NOV.'20</u>	11/05/2020	508.00	.00	01-6045 <u>CONTINGENCY</u>	1220	12/20			
		Total 92160311100839946453:					508.00	.00					
1444	U.S. BANK (VISA)	921603171003	10824	<u>AMAZON, 5 EA HEATED VESTS, J.LORENTZ, NOV. '20</u>	11/12/2020	424.90	.00	01-6285 UNIFORMS	1004	12/20			
		Total 92160317100354766637:					424.90	.00					
1444	U.S. BANK (VISA)	921603211005		<u>LOWES, KNOBS FOR THE CABINETS IN THE CLERKS OFFICE, CITY HALL EXPANSION, NOV.'20</u>	11/16/2020	29.80	.00	01-6045 <u>CONTINGENCY</u>	1220	12/20			
		Total 92160321100547417860:					29.80	.00					
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 4 EA CURVED MONITORS, M.BORZICK, OCT.'20 - ADMIN</u>	10/26/2020	212.78	.00	01-6141 IT SMALL <u>EQUIPMENT</u>	0	12/20			
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 4 EA CURVED MONITORS, M.BORZICK, OCT.'20 - WATER</u>	10/26/2020	145.59	.00	20-6141 IT SMALL <u>EQUIPMENT</u>	0	12/20			
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 4 EA CURVED MONITORS, M.BORZICK, OCT.'20 - SEWER</u>	10/26/2020	145.59	.00	21-6141 IT SMALL <u>EQUIPMENT</u>	0	12/20			
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 4 EA CURVED MONITORS, M.BORZICK, OCT.'20 - P.]</u>	10/26/2020	56.00	.00	25-6141 IT SMALL <u>EQUIPMENT</u>	0	12/20			
		Total 99000300295064017876:					559.96	.00					
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 3 EA WIRELESS KEYBOARDS AND MICE, M.BORZICK, OCT.'20 - ADMIN</u>	10/26/2020	79.79	.00	01-6141 IT SMALL <u>EQUIPMENT</u>	0	12/20			
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 3 EA WIRELESS KEYBOARDS AND MICE, M.BORZICK, OCT.'20 - WATER</u>	10/26/2020	54.59	.00	20-6141 IT SMALL <u>EQUIPMENT</u>	0	12/20			

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1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 3 EA WIRELESS KEYBOARDS AND MICE, M.BORZICK, OCT.'20 - SEWER</u>	10/26/2020	54.59	.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	12/20		
1444	U.S. BANK (VISA)	990003002950		<u>BEST BUY, 3 EA WIRELESS KEYBOARDS AND MICE, M.BORZICK, OCT.'20 - P.I</u>	10/26/2020	21.00	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	12/20		
Total 99000300295064088489:						209.97	.00					
Total U.S. BANK (VISA):						4,169.36	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	429136138		<u>COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL # C737M540938 & C737M540155, NOV.'20</u>	12/12/2020	412.85	.00	<u>01-6212 RENT- EQUIPMENT</u>	0	12/20		
Total 429136138:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	48817515	10795	<u>CAUSTIC SODA 50% BULK, T. SHAFFER, NOV'20</u>	11/12/2020	6,084.40	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	12/20		
Total 48817515:						6,084.40	.00					
1410	UNIVAR SOLUTIONS USA, INC.	48826609	10847	<u>1 TOTE OF SODIUM HYPOCHLORITE, T. SHAFFER, NOV'20</u>	11/18/2020	1,170.84	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	12/20		
1410	UNIVAR SOLUTIONS USA, INC.	48826609	10847	<u>1 TOTE DEPOSIT, T. SHAFFER, NOV'20</u>	11/18/2020	700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	12/20		
Total 48826609:						1,870.84	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97649050		<u>RETURN/CREDIT CONTAINER DEPOSIT, NOV.'20</u>	11/17/2020	-700.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	12/20		

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Total 97649050:						-700.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						7,255.24	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	206106.00		<u>OPEN DOOR RENTALS, 1545 W HUBBARD RD, UTILITY REFUND</u>	12/07/2020	146.25	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 206106.00:						146.25	.00					
2044	UTILITY REFUND #10	273030.01A		<u>JUSTIN L ROBINSON, 2242 W SELDOVIA ST, UTILITY REFUND</u>	12/07/2020	74.08	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 273030.01A:						74.08	.00					
2044	UTILITY REFUND #10	280740.02A		<u>CRAIG TOTH, 1496 W HEARTLAND DR - UTILITY REFUND</u>	12/07/2020	71.01	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 280740.02A:						71.01	.00					
2044	UTILITY REFUND #10	281031.00		<u>PALOMINO FINE HOMES, 1395 W CERULEAN ST, UTILITY REFUND</u>	12/07/2020	74.18	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 281031.00:						74.18	.00					
2044	UTILITY REFUND #10	301028.02A		<u>THOMAS KLOESS, 1226 E WHITBECK DR, UTILITY REFUND</u>	12/07/2020	28.88	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 301028.02A:						28.88	.00					
2044	UTILITY REFUND #10	302301.00		<u>RIVERWOOD HOMES, 485 E PASCUA DR, UTILITY REFUND</u>	11/09/2020	76.27	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2044	UTILITY REFUND #10	302301.00		<u>RIVERWOOD HOMES, 485 E PASCUA DR. UTILITY REFUND</u>	11/09/2020	26.02	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302301.00:						102.29	.00					
2044	UTILITY REFUND #10	302302.00		<u>RIVERWOOD HOMES, 505 E PASCUA DR. UTILITY REFUND</u>	11/13/2020	53.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	302302.00		<u>RIVERWOOD HOMES, 505 E PASCUA DR. UTILITY REFUND</u>	11/13/2020	48.15	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302302.00:						101.58	.00					
2044	UTILITY REFUND #10	302439.00		<u>STYLISH HOMES, 769 E PASCUA DR. UTILITY REFUND</u>	11/10/2020	12.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	302439.00		<u>STYLISH HOMES, 769 E PASCUA DR. UTILITY REFUND</u>	11/10/2020	40.41	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 302439.00:						52.84	.00					
2044	UTILITY REFUND #10	304013.00A		<u>GALLERY HOMES BY VARRIALE, 752 E BOUQUET CT, UTILITY REFUND</u>	12/07/2020	4.54	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 304013.00A:						4.54	.00					
2044	UTILITY REFUND #10	30430.03A		<u>JOSEPH LORCHER, 1182 W AVALON ST - UTILITY REFUND</u>	12/04/2020	80.49	80.49	<u>20-4500 METERED WATER SALES</u>	0	12/20	12/04/2020	
Total 30430.03A:						80.49	80.49					
2044	UTILITY REFUND #10	310230.02B		<u>DAVID HART, 1429 W SOLDOTNA DR - UTILITY REFUND</u>	12/07/2020	3.66	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 310230.02B:						3.66	.00					

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2044	UTILITY REFUND #10	323024.00		<u>TED MASON SIGNATURE HOMES, 1795 N RYDE AVE, UTILITY REFUND</u>	11/13/2020	3.84	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
2044	UTILITY REFUND #10	323024.00		<u>TED MASON SIGNATURE HOMES, 1795 N RYDE AVE, UTILITY REFUND</u>	11/13/2020	2.49	.00	<u>21-4600_SEWER USER FEES</u>	0	12/20		
Total 323024.00:						6.33	.00					
Total UTILITY REFUND #10:						746.13	80.49					
UTILITY REFUND #11												
2062	UTILITY REFUND #11	121600.03		<u>TAFT ENTERPRISES LLC, 914 N CRANESVILLE AVE, UTILITY REFUND</u>	12/08/2020	116.53	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	121600.03		<u>TAFT ENTERPRISES LLC, 914 N CRANESVILLE AVE, UTILITY REFUND</u>	12/08/2020	133.68	.00	<u>21-4600_SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	121600.03		<u>TAFT ENTERPRISES LLC, 914 N CRANESVILLE AVE, UTILITY REFUND</u>	12/08/2020	99.93	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	12/20		
Total 121600.03:						350.14	.00					
2062	UTILITY REFUND #11	140310.02		<u>TERISA RANTALA, 821 E JACKPOT ST, UTILITY REFUND</u>	12/02/2020	15.06	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	140310.02		<u>TERISA RANTALA, 821 E JACKPOT ST, UTILITY REFUND</u>	12/02/2020	18.54	.00	<u>21-4600_SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	140310.02		<u>TERISA RANTALA, 821 E JACKPOT ST, UTILITY REFUND</u>	12/02/2020	13.99	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	12/20		
Total 140310.02:						47.59	.00					
2062	UTILITY REFUND #11	151150.03		<u>MATTHEW PETERSON, 1166 N BLACK WOLF AVE, UTILITY REFUND</u>	12/08/2020	14.41	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		

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2062	UTILITY REFUND #11	151150.03		<u>MATTHEW PETERSON, 1166 N BLACK WOLF AVE, UTILITY REFUND</u>	12/08/2020	26.73	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	151150.03		<u>MATTHEW PETERSON, 1166 N BLACK WOLF AVE, UTILITY REFUND</u>	12/08/2020	23.64	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 151150.03:						64.78	.00					
2062	UTILITY REFUND #11	160240.02		<u>JUSTIN D ANDERSON, 299 W HESSTON ST, UTILITY REFUND</u>	11/25/2020	52.81	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	160240.02		<u>JUSTIN D ANDERSON, 299 W HESSTON ST, UTILITY REFUND</u>	11/25/2020	65.99	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	160240.02		<u>JUSTIN D ANDERSON, 299 W HESSTON ST, UTILITY REFUND</u>	11/25/2020	44.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 160240.02:						162.80	.00					
2062	UTILITY REFUND #11	174127.02		<u>ARTHUR Z FERREL, 1692 W SAHARA DR, UTILITY REFUND</u>	11/25/2020	29.74	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	174127.02		<u>ARTHUR Z FERREL, 1692 W SAHARA DR, UTILITY REFUND</u>	11/25/2020	27.82	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	174127.02		<u>ARTHUR Z FERREL, 1692 W SAHARA DR, UTILITY REFUND</u>	11/25/2020	35.09	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 174127.02:						92.65	.00					
2062	UTILITY REFUND #11	182320.02		<u>JOHN CONLEY, 1478 W KESLER DR, UTILITY REFUND</u>	12/02/2020	16.83	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	182320.02		<u>JOHN CONLEY, 1478 W KESLER DR, UTILITY REFUND</u>	12/02/2020	18.64	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	182320.02		<u>JOHN CONLEY, 1478 W KESLER DR, UTILITY REFUND</u>	12/02/2020	14.17	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		

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Total 182320.02:						49.64	.00					
2062	UTILITY REFUND #11	182970.03		<u>LINDA KENNEDY, 1591 N HAREM WAY, UTILITY REFUND</u>	12/01/2020	1.28	1.28	<u>20-4500 METERED WATER SALES</u>	0	12/20	12/04/2020	
2062	UTILITY REFUND #11	182970.03		<u>LINDA KENNEDY, 1591 N HAREM WAY, UTILITY REFUND</u>	12/01/2020	.69	.69	<u>21-4600 SEWER USER FEES</u>	0	12/20	12/04/2020	
2062	UTILITY REFUND #11	182970.03		<u>LINDA KENNEDY, 1591 N HAREM WAY, UTILITY REFUND</u>	12/01/2020	.68	.68	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20	12/04/2020	
Total 182970.03:						2.65	2.65					
2062	UTILITY REFUND #11	190225.03		<u>NICK SCHLEKEWAY, 415 W WHITETAIL CT, UTILITY REFUND</u>	12/08/2020	26.15	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	190225.03		<u>NICK SCHLEKEWAY, 415 W WHITETAIL CT, UTILITY REFUND</u>	12/08/2020	31.45	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	190225.03		<u>NICK SCHLEKEWAY, 415 W WHITETAIL CT, UTILITY REFUND</u>	12/08/2020	23.62	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 190225.03:						81.22	.00					
2062	UTILITY REFUND #11	204025.01		<u>CHRISTOPHER ELLIS, 252 E KELLEHER ST, UTILITY REFUND</u>	11/25/2020	-10.46	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	204025.01		<u>CHRISTOPHER ELLIS, 252 E KELLEHER ST, UTILITY REFUND</u>	11/25/2020	19.28	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	204025.01		<u>CHRISTOPHER ELLIS, 252 E KELLEHER ST, UTILITY REFUND</u>	11/25/2020	1.35	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 204025.01:						10.17	.00					

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2062	UTILITY REFUND #11	206045.02		<u>KRISTOPHER J WAINWRIGHT, 244 E WHITBECK ST. UTILITY REFUND</u>	12/02/2020	12.20	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	206045.02		<u>KRISTOPHER J WAINWRIGHT, 244 E WHITBECK ST. UTILITY REFUND</u>	12/02/2020	14.80	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	206045.02		<u>KRISTOPHER J WAINWRIGHT, 244 E WHITBECK ST. UTILITY REFUND</u>	12/02/2020	13.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 206045.02:						40.94	.00					
2062	UTILITY REFUND #11	20670.03		<u>JASON ASHBY, 315 E AVALON ST. UTILITY REFUND</u>	11/25/2020	100.00	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 20670.03:						100.00	.00					
2062	UTILITY REFUND #11	220310.01		<u>WESLEY M ESCURE, 495 E HUCKLEBERRY CT. UTILITY REFUND</u>	11/25/2020	19.89	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	220310.01		<u>WESLEY M ESCURE, 495 E HUCKLEBERRY CT. UTILITY REFUND</u>	11/25/2020	-3.62	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	220310.01		<u>WESLEY M ESCURE, 495 E HUCKLEBERRY CT. UTILITY REFUND</u>	11/25/2020	-.21	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 220310.01:						16.06	.00					
2062	UTILITY REFUND #11	250125.02		<u>QUIGLEY FAMILY TRUST, 730 S JAKE AVE. UTILITY REFUND</u>	12/07/2020	258.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 250125.02:						258.37	.00					
2062	UTILITY REFUND #11	250570.01		<u>RUSSELL O NITCHALS, 310 W TEHUTI ST. UTILITY REFUND</u>	12/02/2020	24.58	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2062	UTILITY REFUND #11	250570.01		<u>RUSSELL O NITCHALS, 310 W TEHUTI ST, UTILITY REFUND</u>	12/02/2020	27.02	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	250570.01		<u>RUSSELL O NITCHALS, 310 W TEHUTI ST, UTILITY REFUND</u>	12/02/2020	18.76	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 250570.01:						70.36	.00					
2062	UTILITY REFUND #11	250875.04		<u>EUGENE G LARSON, 1064 S SABRINA AVE - UTILITY REFUND</u>	12/07/2020	22.32	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 250875.04:						22.32	.00					
2062	UTILITY REFUND #11	256011.00		<u>OASIS PROPERTIES LLC, 749 W BACKPACK LN, UTILITY REFUND</u>	12/07/2020	11.48	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 256011.00:						11.48	.00					
2062	UTILITY REFUND #11	260375.01		<u>CORL PATRICIA ANN, 1754 N VERIDIAN AVE, UTILITY REFUND</u>	12/02/2020	95.31	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	260375.01		<u>CORL PATRICIA ANN, 1754 N VERIDIAN AVE, UTILITY REFUND</u>	12/02/2020	8.62	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	260375.01		<u>CORL PATRICIA ANN, 1754 N VERIDIAN AVE, UTILITY REFUND</u>	12/02/2020	6.61	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 260375.01:						110.54	.00					
2062	UTILITY REFUND #11	260545.02		<u>DARREN E DIDRECKSON, 1596 N FIREBRICK DR, UTILITY REFUND</u>	12/08/2020	21.19	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	260545.02		<u>DARREN E DIDRECKSON, 1596 N FIREBRICK DR, UTILITY REFUND</u>	12/08/2020	26.65	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		

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2062	UTILITY REFUND #11	260545.02		<u>DARREN E DIDRECKSON, 1596 N FIREBRICK DR, UTILITY REFUND</u>	12/08/2020	19.92	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 260545.02:						67.76	.00					
2062	UTILITY REFUND #11	260825.03		<u>LAURA CURTIS, 2142 W QUILCEDA ST, UTILITY REFUND</u>	12/08/2020	29.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	260825.03		<u>LAURA CURTIS, 2142 W QUILCEDA ST, UTILITY REFUND</u>	12/08/2020	36.71	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	260825.03		<u>LAURA CURTIS, 2142 W QUILCEDA ST, UTILITY REFUND</u>	12/08/2020	25.48	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 260825.03:						91.56	.00					
2062	UTILITY REFUND #11	268331.01		<u>CHRISTOPHER WATSON, 1642 N PEWTER AVE, UTILITY REFUND</u>	12/08/2020	19.39	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	268331.01		<u>CHRISTOPHER WATSON, 1642 N PEWTER AVE, UTILITY REFUND</u>	12/08/2020	26.84	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	268331.01		<u>CHRISTOPHER WATSON, 1642 N PEWTER AVE, UTILITY REFUND</u>	12/08/2020	19.07	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 268331.01:						65.30	.00					
2062	UTILITY REFUND #11	274935.02		<u>MARK A BOYDSTUN, 2965 W GINGER GOLD DR - UTILITY REFUND</u>	12/07/2020	81.18	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 274935.02:						81.18	.00					
2062	UTILITY REFUND #11	277035.02		<u>JEFFERY TODD RASOR, 2569 N IDITAROD WAY, UTILITY REFUND</u>	11/25/2020	9.38	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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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
2062	UTILITY REFUND #11	277035.02		<u>JEFFERY TODD RASOR, 2569 N IDITAROD WAY, UTILITY REFUND</u>	11/25/2020	3.36	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	277035.02		<u>JEFFERY TODD RASOR, 2569 N IDITAROD WAY, UTILITY REFUND</u>	11/25/2020	2.32	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 277035.02:						15.06	.00					
2062	UTILITY REFUND #11	303294.01		<u>RYAN BOOTHE, 911 E BRUSH CREEK ST, UTILITY REFUND</u>	11/25/2020	39.12	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	303294.01		<u>RYAN BOOTHE, 911 E BRUSH CREEK ST, UTILITY REFUND</u>	11/25/2020	42.78	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	303294.01		<u>RYAN BOOTHE, 911 E BRUSH CREEK ST, UTILITY REFUND</u>	11/25/2020	29.83	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 303294.01:						111.73	.00					
2062	UTILITY REFUND #11	40292.02		<u>THE RIPARETTI & CLARK FAMILY ESTATE, 456 W BOISE ST, UTILITY REFUND</u>	11/25/2020	9.70	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2062	UTILITY REFUND #11	40292.02		<u>THE RIPARETTI & CLARK FAMILY ESTATE, 456 W BOISE ST, UTILITY REFUND</u>	11/25/2020	-85	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
2062	UTILITY REFUND #11	40292.02		<u>THE RIPARETTI & CLARK FAMILY ESTATE, 456 W BOISE ST, UTILITY REFUND</u>	11/25/2020	-44	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/20		
Total 40292.02:						8.41	.00					
2062	UTILITY REFUND #11	70420.01		<u>JOEY F ANDERSON, 938 N GOIRI ST, UTILITY REFUND</u>	12/04/2020	271.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 70420.01:						271.67	.00					

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Total UTILITY REFUND #11:						2,204.38	2.65					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	241031.00A		<u>HATHAWAY HOMES, 281 N SAILER AVE, UTILITY REFUND</u>	12/07/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 241031.00A:						52.67	.00					
2004	UTILITY REFUND #9	268343.00		<u>CBH HOMES, 2718 W QUILCEDA ST - UTILITY REFUND</u>	12/07/2020	52.07	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 268343.00:						52.07	.00					
2004	UTILITY REFUND #9	270060.01		<u>TREASURED HOMES, 2102 W SOLDOTNA ST, UTILITY REFUND</u>	11/13/2020	25.59	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	270060.01		<u>TREASURED HOMES, 2102 W SOLDOTNA ST, UTILITY REFUND</u>	11/13/2020	29.95	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 270060.01:						55.54	.00					
2004	UTILITY REFUND #9	277502.00		<u>CBH, 263 W STRIPED OWL ST, UTILITY REFUND</u>	11/20/2020	63.30	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277502.00		<u>CBH, 263 W STRIPED OWL ST, UTILITY REFUND</u>	11/20/2020	60.11	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277502.00:						123.41	.00					
2004	UTILITY REFUND #9	277505.00		<u>CBH, 323 W STRIPED OWL ST, UTILITY REFUND</u>	11/16/2020	55.27	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277505.00		<u>CBH, 323 W STRIPED OWL ST, UTILITY REFUND</u>	11/16/2020	52.88	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277505.00:						108.15	.00					

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2004	UTILITY REFUND #9	277506.00		<u>CBH, 345 W STRIPED OWL, UTILITY REFUND</u>	11/13/2020	57.45	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277506.00		<u>CBH, 345 W STRIPED OWL, UTILITY REFUND</u>	11/13/2020	56.29	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277506.00:						113.74	.00					
2004	UTILITY REFUND #9	277508.00		<u>CBH, 381 W STRIPED OWL ST, UTILITY REFUND</u>	11/16/2020	55.05	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	277508.00		<u>CBH, 381 W STRIPED OWL ST, UTILITY REFUND</u>	11/16/2020	52.56	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 277508.00:						107.61	.00					
2004	UTILITY REFUND #9	281012.00A		<u>TODD CAMPBELL CUSTOM HOMES, 1392 W CERULEAN ST, UTILITY REFUND</u>	12/07/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 281012.00A:						52.67	.00					
2004	UTILITY REFUND #9	281017.00A		<u>TODD CAMPBELL CUSTOM HOMES, 1306 W CERULEAN ST, UTILITY REFUND</u>	12/07/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 281017.00A:						52.67	.00					
2004	UTILITY REFUND #9	281024.00		<u>O2 CONSTRUCTION LLC, 1269 W CERULEAN ST, UTILITY REFUND</u>	11/13/2020	64.37	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	281024.00		<u>O2 CONSTRUCTION LLC, 1269 W CERULEAN ST, UTILITY REFUND</u>	11/13/2020	33.22	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 281024.00:						97.59	.00					
2004	UTILITY REFUND #9	281030.00A		<u>TODD CAMPBELL CUSTOM HOMES, 1377 W CERULEAN ST, UTILITY REFUND</u>	12/07/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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Total 281030.00A:						52.67	.00					
2004	UTILITY REFUND #9	292105.00		<u>CBH, 8720 S HOBAN AVE, UTILITY REFUND</u>	11/10/2020	82.22	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	292105.00		<u>CBH, 8720 S HOBAN AVE, UTILITY REFUND</u>	11/10/2020	29.60	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 292105.00:						111.82	.00					
2004	UTILITY REFUND #9	292108.00		<u>CBH HOMES, 2449 W MALCOLM CT, UTILITY REFUND</u>	11/06/2020	96.36	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	292108.00		<u>CBH HOMES, 2449 W MALCOLM CT, UTILITY REFUND</u>	11/06/2020	41.68	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 292108.00:						138.04	.00					
2004	UTILITY REFUND #9	292115.00		<u>CBH, 2508 W MALCOLM CT, UTILITY REFUND</u>	11/18/2020	72.25	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	292115.00		<u>CBH, 2508 W MALCOLM CT, UTILITY REFUND</u>	11/18/2020	65.92	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 292115.00:						138.17	.00					
2004	UTILITY REFUND #9	293003.00		<u>CBH HOMES, 3453 W CHARLENE ST, UTILITY REFUND</u>	12/07/2020	50.91	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 293003.00:						50.91	.00					
2004	UTILITY REFUND #9	293045.00		<u>CBH HOMES, 3338 W REMEMBRANCE DR, UTILITY REFUND</u>	12/07/2020	50.98	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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				<u>REFUND</u>	11/16/2020	54.20	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	303364.00		<u>HUBBLE HOMES, 2658 N RIDGECREEK AVE, UTILITY REFUND</u>	11/16/2020	3.02	.00	<u>21-4600_SEWER USER FEES</u>	0	12/20		
		Total 303364.00:				57.22	.00					
2004	UTILITY REFUND #9	303373.00A		<u>HUBBLE HOMES, 721 E WHITBECK ST, UTILITY REFUND</u>	11/06/2020	52.67	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
		Total 303373.00A:				52.67	.00					
2004	UTILITY REFUND #9	303374.00		<u>HUBBLE HOMES, 722 E TAPER ST, UTILITY REFUND</u>	11/10/2020	73.05	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	303374.00		<u>HUBBLE HOMES, 722 E TAPER ST, UTILITY REFUND</u>	11/10/2020	28.62	.00	<u>21-4600_SEWER USER FEES</u>	0	12/20		
		Total 303374.00:				101.67	.00					
2004	UTILITY REFUND #9	303382.00A		<u>HUBBLE HOMES, 710 E CELTIC DR, UTILITY REFUND</u>	11/06/2020	52.67	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
		Total 303382.00A:				52.67	.00					
2004	UTILITY REFUND #9	303383.00		<u>HUBBLE HOMES, 724 E CELTIC DR, UTILITY REFUND</u>	12/07/2020	52.67	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
		Total 303383.00:				52.67	.00					
2004	UTILITY REFUND #9	320060.00		<u>HAYDEN HOMES, 1156 N WARM RIVER AVE, UTILITY REFUND</u>	11/10/2020	54.75	.00	<u>20-4500_METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	320060.00		<u>HAYDEN HOMES, 1156 N WARM RIVER AVE, UTILITY REFUND</u>	11/10/2020	.99	.00	<u>21-4600_SEWER USER FEES</u>	0	12/20		

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Total 320060.00:						55.74	.00					
2004	UTILITY REFUND #9	320122.00		<u>HAYDEN HOMES, 1078 N WARM RIVER AVE, UTILITY REFUND</u>	11/13/2020	17.39	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	320122.00		<u>HAYDEN HOMES, 1078 N WARM RIVER AVE, UTILITY REFUND</u>	11/13/2020	36.91	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 320122.00:						54.30	.00					
2004	UTILITY REFUND #9	320125.00		<u>HAYDEN HOMES, 1864 E JADE FALLS ST, UTILITY REFUND</u>	11/13/2020	23.13	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	320125.00		<u>HAYDEN HOMES, 1864 E JADE FALLS ST, UTILITY REFUND</u>	11/13/2020	31.71	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 320125.00:						54.84	.00					
2004	UTILITY REFUND #9	323004.00		<u>TRESIDIO HOMES, 1722 N PEAKHURT AVE, UTILITY REFUND</u>	11/20/2020	18.47	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	323004.00		<u>TRESIDIO HOMES, 1722 N PEAKHURT AVE, UTILITY REFUND</u>	11/20/2020	37.92	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323004.00:						56.39	.00					
2004	UTILITY REFUND #9	323017.00		<u>TRESIDIO HOMES, 2051 E WHITETAIL ST, UTILITY REFUND</u>	11/16/2020	35.21	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	323017.00		<u>TRESIDIO HOMES, 2051 E WHITETAIL ST, UTILITY REFUND</u>	11/16/2020	31.16	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323017.00:						66.37	.00					
2004	UTILITY REFUND #9	323018.00		<u>TODD CAMPBELL CUSTOM HOMES, 2033 E WHITETAIL ST, UTILITY REFUND</u>	11/20/2020	85.59	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2004	UTILITY REFUND #9	323018.00		<u>TODD CAMPBELL CUSTOM HOMES, 2033 E WHITETAIL ST, UTILITY REFUND</u>	11/20/2020	76.50	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 323018.00:						162.09	.00					
2004	UTILITY REFUND #9	323021.00A		<u>TODD CAMPBELL CUSTOM HOMES, 1727 N RYDE AVE, UTILITY REFUND</u>	12/07/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 323021.00A:						63.56	.00					
2004	UTILITY REFUND #9	323091.00A		<u>TODD CAMPBELL CUSTOM HOMES, 2135 E BEXLEY ST, UTILITY REFUND</u>	12/07/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 323091.00A:						63.56	.00					
2004	UTILITY REFUND #9	323098.00		<u>TRESIDIO HOMES, 1799 N ROCKDALE AVE. UTILITY REFUND</u>	12/07/2020	52.67	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 323098.00:						52.67	.00					
2004	UTILITY REFUND #9	323108.00A		<u>TODD CAMPBELL CUSTOM HOMES, 1840 N RYDE AVE, UTILITY REFUND</u>	12/07/2020	63.56	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 323108.00A:						63.56	.00					
2004	UTILITY REFUND #9	323112.00		<u>TODD CAMPBELL CUSTOM HOMES, 1744 N RYDE AVE, UTILITY REFUND</u>	11/18/2020	74.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	323112.00		<u>TODD CAMPBELL CUSTOM HOMES, 1744 N RYDE AVE, UTILITY REFUND</u>	11/18/2020	84.30	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		

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Total 323112.00:						158.73	.00					
2004	UTILITY REFUND #9	330307.00		<u>TOLL BROS. 1970 N THORNDALE AVE. UTILITY REFUND</u>	11/06/2020	76.22	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	330307.00		<u>TOLL BROS. 1970 N THORNDALE AVE. UTILITY REFUND</u>	11/06/2020	25.95	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 330307.00:						102.17	.00					
2004	UTILITY REFUND #9	330317.00		<u>TOLL BROS. 2164 N THORNDALE AVE. UTILITY REFUND</u>	11/18/2020	55.08	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 330317.00:						55.08	.00					
2004	UTILITY REFUND #9	330340.00		<u>TOLL BROS INC. 1312 E IMLAY ST. UTILITY REFUND</u>	11/20/2020	60.59	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
2004	UTILITY REFUND #9	330340.00		<u>TOLL BROS INC. 1312 E IMLAY ST. UTILITY REFUND</u>	11/20/2020	-10.65	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 330340.00:						49.94	.00					
2004	UTILITY REFUND #9	340013.01		<u>CBH HOMES. 7049 S BIRCH CREEK AVE. UTILITY REFUND</u>	12/07/2020	51.36	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 340013.01:						51.36	.00					
2004	UTILITY REFUND #9	341016.00		<u>CBH HOMES. 3357 W EARLY LIGHT DR - UTILITY REFUND</u>	12/07/2020	49.31	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 341016.00:						49.31	.00					
2004	UTILITY REFUND #9	341023.00		<u>CBH. 5994 S DONAWAY AVE. UTILITY REFUND</u>	11/06/2020	88.72	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		

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2004	UTILITY REFUND #9	341023.00		<u>CBH, 5994 S DONAWAY AVE, UTILITY REFUND</u>	11/06/2020	40.09	.00	<u>21-4600 SEWER USER FEES</u>	0	12/20		
Total 341023.00:						128.81	.00					
2004	UTILITY REFUND #9	341042.00		<u>CBH HOMES, 5907 S ALISO AVE, UTILITY REFUND</u>	12/07/2020	48.48	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 341042.00:						48.48	.00					
2004	UTILITY REFUND #9	341063.00		<u>CBH HOMES, 5944 S ALISO AVE, UTILITY REFUND</u>	12/07/2020	40.01	.00	<u>20-4500 METERED WATER SALES</u>	0	12/20		
Total 341063.00:						40.01	.00					
Total UTILITY REFUND #9:						3,406.87	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	62534		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE FOR NOVEMBER '20 - ADMIN</u>	11/30/2020	1,032.75	.00	<u>01-6190 POSTAGE & BILLING</u>	0	12/20		
857	VALLI INFORMATION SYSTEMS, INC	62534		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE FOR NOVEMBER '20 - WATER</u>	11/30/2020	1,622.89	.00	<u>20-6190 POSTAGE & BILLING</u>	0	12/20		
857	VALLI INFORMATION SYSTEMS, INC	62534		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE FOR NOVEMBER '20 - SEWER</u>	11/30/2020	1,622.89	.00	<u>21-6190 POSTAGE & BILLING</u>	0	12/20		
857	VALLI INFORMATION SYSTEMS, INC	62534		<u>MONTHLY BILLING SERVICES INCLUDING POSTAGE FOR NOVEMBER '20 - P.I</u>	11/30/2020	639.31	.00	<u>25-6190 POSTAGE & BILLING</u>	0	12/20		
Total 62534:						4,917.84	.00					
857	VALLI INFORMATION SYSTEMS, INC	62535		<u>LOCKBOX TRANSACTIONS FOR NOVEMBER '20 - ADMIN</u>	11/30/2020	39.50	.00	<u>01-6505 BANK FEES</u>	0	12/20		
857	VALLI INFORMATION SYSTEMS, INC	62535		<u>LOCKBOX TRANSACTIONS FOR NOVEMBER '20 - WATER</u>	11/30/2020	62.07	.00	<u>20-6505 BANK FEES</u>	0	12/20		

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857	VALLI INFORMATION SYSTEMS, INC	62535		<u>LOCKBOX TRANSACTIONS FOR NOVEMBER '20 - SEWER</u>	11/30/2020	62.07	.00	<u>21-6505 BANK FEES</u>	0	12/20		
857	VALLI INFORMATION SYSTEMS, INC	62535		<u>LOCKBOX TRANSACTIONS FOR NOVEMBER '20 - P.I</u>	11/30/2020	24.46	.00	<u>25-6505 BANK FEES</u>	0	12/20		
Total 62535:						188.10	.00					
Total VALLI INFORMATION SYSTEMS, INC:						5,105.94	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9868027476		<u>CELLULAR AND MODEM SERVICE, 10/29-11/28/20 - WATER</u>	11/28/2020	147.80	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	12/20		
1575	VERIZON WIRELESS	9868027476		<u>CELLULAR AND MODEM SERVICE, 10/29-11/28/20 - SEWER</u>	11/28/2020	213.20	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/20		
1575	VERIZON WIRELESS	9868027476		<u>CELLULAR AND MODEM SERVICE, 10/29-11/28/20 - P.I</u>	11/28/2020	47.75	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/20		
Total 9868027476:						408.75	.00					
Total VERIZON WIRELESS:						408.75	.00					
VICTORY GREENS												
364	VICTORY GREENS	550052	10788	<u>DECORATIVE ROCK FOR FLAG POLE, M MEADE, NOV. '20</u>	11/05/2020	419.85	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	12/20		
Total 550052:						419.85	.00					
Total VICTORY GREENS:						419.85	.00					
WATER ENVIRONMENT FEDERATION												
1031	WATER ENVIRONMENT FEDERATION	02282020MN		<u>MEMBERSHIP RENEWAL AND DUES, MEMBER #17864350, M.NADEAU, DEC.'20</u>	12/07/2020	120.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	12/20		

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 02282020MN:						120.00	.00					
Total WATER ENVIRONMENT FEDERATION:						120.00	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0516890		<u>RECORDS DESTRUCTION, 11/1-30/20 - ADMIN</u>	12/01/2020	12.16	.00	<u>01-6052 CONTRACT SERVICES</u>	0	12/20		
1633	WESTERN RECORDS DESTRUCTION, INC.	0516890		<u>RECORDS DESTRUCTION, 11/1-30/20 - WATER</u>	12/01/2020	8.32	.00	<u>20-6052 CONTRACT SERVICES</u>	0	12/20		
1633	WESTERN RECORDS DESTRUCTION, INC.	0516890		<u>RECORDS DESTRUCTION, 11/1-30/20 - SEWER</u>	12/01/2020	8.32	.00	<u>21-6052 CONTRACT SERVICES</u>	0	12/20		
1633	WESTERN RECORDS DESTRUCTION, INC.	0516890		<u>RECORDS DESTRUCTION, 11/1-30/20 - P.I</u>	12/01/2020	3.20	.00	<u>25-6052 CONTRACT SERVICES</u>	0	12/20		
Total 0516890:						32.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						32.00	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	202281		<u>1 CASE NITRILE GLOVES, NOV.'20</u>	11/04/2020	199.84	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	12/20		
Total 202281:						199.84	.00					
274	WESTERN STATES CHEM	202448		<u>1 CASE NITRILE GLOVES, NOV.'20</u>	11/23/2020	209.15	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	12/20		
Total 202448:						209.15	.00					
Total WESTERN STATES CHEM:						408.99	.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
WEX BANK												
1234	WEX BANK	68914173		<u>FUEL, NOV.'20 - PARKS</u>	11/30/2020	384.46	.00	<u>01-6300 FUEL</u>	1004	12/20		
1234	WEX BANK	68914173		<u>FUEL, NOV.'20 - BUILDING INSPECTION</u>	11/30/2020	217.59	.00	<u>01-6300 FUEL</u>	1005	12/20		
1234	WEX BANK	68914173		<u>FUEL, NOV.'20 - WATER</u>	11/30/2020	216.53	.00	<u>20-6300 FUEL</u>	0	12/20		
1234	WEX BANK	68914173		<u>FUEL, NOV.'20 - P.I</u>	11/30/2020	54.14	.00	<u>25-6300 FUEL</u>	0	12/20		
Total 68914173:						872.72	.00					
Total WEX BANK:						872.72	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302020WPG		<u>LEGAL FEES, NOVEMBER 2020 - ADMIN</u>	11/30/2020	4,074.76	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	12/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302020WPG		<u>LEGAL FEES, NOVEMBER 2020 - P & Z</u>	11/30/2020	2,328.50	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	12/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302020WPG		<u>LEGAL FEES, NOVEMBER 2020 - SEWER</u>	11/30/2020	288.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	12/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302020WPG		<u>LEGAL FEES, NOVEMBER 2020 - P.I</u>	11/30/2020	186.50	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	12/20		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302020WPG		<u>LEGAL FEES, UPR - EMINENT DOMAIN, NOVEMBER 2020</u>	11/30/2020	1,412.78	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1207	12/20		
Total 11302020WPGN:						8,290.54	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						8,290.54	.00					
Grand Totals:						596,556.61	236,307.28					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 11/25/2020-12/10/2020

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
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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R71-2020
CITY OF KUNA, IDAHO**

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.

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

Section 1. The “*Real Estate Lease Agreement*” with Jorge Ayala DBA Ayala Farms, for the lease of the City of Kuna’s property located at Meadow View Road, Kuna, Idaho, 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 15th day of December, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of December, 2020.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**CITY OF KUNA, IDAHO
REAL ESTATE LEASE AGREEMENT
MEADOW VIEW PROPERTY – AYALA FARMS**

This AGREEMENT is between the **City of Kuna, Idaho**, (herein referred to as "**LESSOR**") and **Jorge Ayala dba Ayala Farms** (herein referred to as "**LESSEE**");

1. **LESSOR** leases to **LESSEE**, and **LESSEE** leases from **LESSOR**, the real **Property** as described on "**EXHIBIT A**", attached hereto, consisting of approximately 17 farmable acres (**Property**). The parties acknowledge that said **Property** is located east of Meridian Road and south of Meadow View, in Kuna, Ada County, Idaho.
2. **RENT: LESSEE** agrees to pay **LESSOR** rent for the **Property** in the amount of \$100.00 per acre for a total lease price of \$1,700.00 per annum, payable in full at time of execution of lease, and thereafter at the time of renewal of the lease.
3. **TERM:** The term of this lease is from October 1, 2020 to September 30, 2021. Renewal terms shall be twelve (12) months, commencing October 1 of the then current year and end on September 30 of the following year.
4. **LESSEE'S OBLIGATIONS: LESSEE** agrees to the following at its expense:
 - a. To pay all irrigation water assessments to the City of Kuna, Idaho. The 2017 assessment is due upon receipt.
 - b. To exercise usual and customary farming practices and pay for all farming expenses.
 - c. To provide all materials and labor necessary to operate and maintain the farm and any improvements during the lease in as good or better condition as it was at the beginning of the lease.
 - d. To use diligence and follow approved practices in preventing noxious weeds from going to seed on the farm.
5. **LESSOR'S OBLIGATIONS: LESSOR** agrees to perform the following at its expense:
 - a. Work with the adjoining landowner to the south and Boise Project Board of Control to relocate the **LESSOR's** headgate to the east of its current location for the **Property's** irrigation water and the rerouting of the pipe and replacement of the irrigation box at the point of delivery at the **Property**. Costs to be paid for by the **LESSOR** and/or adjoining landowner.
6. **ADDITIONAL TERMS: LESSEE** acknowledges and agrees that the **Property** is owned by the **LESSOR** and at some future date may be sold, or developed for city use and **LESSEE** agrees that **LESSOR** may terminate this lease early by paying **LESSEE** the value of the crops growing upon the **Property** (limited to the current growing season) and terminate the lease early and the payment of the value of the crops growing upon the **Property** shall

be considered the liquidated damages for the early termination of the lease. **LESSEE** agrees and assumes the risk that if it plants a multi-year crop, such as alfalfa, and this lease is terminated before **LESSEE** has realized the economic benefit of the said crop, it waives and is hereby estopped from asserting any claim, including damages or reimbursement for any multi-year crops, except for the crop during the current lease term.

7. **WARRANTIES:** There are no warranties by **LESSOR** and **LESSEE**, in executing this lease, is relying upon its own judgment, information, and inspection of the **Property**.
8. **INSURANCE:** **LESSEE** agrees to provide evidence of liability insurance and Worker's Compensation Insurance coverage for **LESSOR's** farming operation; said coverage to include **LESSEE's** agents and employees, and cover all activities upon the **Property** and the use of all vehicles and equipment used on the **Property**. The liability insurance limits, at a minimum, shall be \$1,000,000.00 general aggregate and \$1,000,000.00 each occurrence.
9. **ALTERATIONS AND IMPROVEMENTS:** No alteration, additions or improvements shall be made to the structure, nor any sign placed upon the leased premises by **LESSEE** without first obtaining the written consent of **LESSOR**. All alterations, additions or improvements made by **LESSEE** shall be the **Property** of **LESSOR** and surrendered with the premises at termination of this lease.
10. **ENTRY BY LESSOR:** **LESSOR** shall have the right to enter the leased premises at any reasonable time to examine the same and determine the maintenance and state of repair.
11. **INDEMNIFICATION:** **LESSEE** agrees to indemnify, defend, and hold harmless **LESSOR**, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or **Property** arising out of or in connection with the acts and/or any performances or activities of **LESSEE**, **LESSEE's** agents, employees, or representatives under this Agreement.
12. **RENEGOTIATION OF LEASE TERMS:** Either party may request in writing, a renegotiation of the lease terms on or before February of the current lease year. In the event that the parties cannot agree to new terms, and the party requesting renegotiation does not withdraw its request in writing, then the party requesting renegotiation is deemed to have given its notice of intent to not renew the current lease and the **LESSOR** may thereafter put the lease out for a Request for Proposal or "RFP" as provided for by law.
13. **TIME OF ESSENCE AND DEFAULT:** Time is of the essence of this agreement. If **LESSEE** defaults in any of the terms of this agreement for a period of ten (10) days after written notice of default has been sent by **LESSOR**, then **LESSOR**, at its option and in addition to all other legal and equitable remedies, may declare this lease forfeited and terminated and re-enter and repossess the leased premises. Upon such forfeiture and termination, all rights of **LESSEE** under this agreement shall immediately terminate. Provided, however, that nothing herein shall be

considered an election of remedies or limitation of damages.

14. **RENEWALS: LESSEE** shall have the first right to renew this lease for an additional one (1) year period, subject to the provisions of paragraph 11, by giving written notice of renewal at least ninety (90) days before the lease expires. All renewals of this lease shall be under all of the same terms and conditions of this lease, or as agreed by the parties in writing.
15. **ASSIGNMENT OR SUBLETTING PROHIBITED: LESSEE** shall not assign this lease nor sublet the whole or any part thereof without the written consent of **LESSOR**.
16. **USE OF PROPERTY: LESSEE** will only use the **Property** in a way that is in compliance with any permit or management plan that the **LESSOR** has entered into with any governmental entity, and **LESSEE** shall at all times comply with all laws, regulations, and ordinances in effect or as may become effective during the term of this lease. The **LESSEE's** use of the **Property** shall not be changed without the consent of **LESSOR**.
17. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.
18. **ATTORNEY FEES:** If action is brought to enforce the terms or provisions of this lease, or to enforce forfeiture for default, or to collect damages for breach, the prevailing party in such action shall be entitled to recover from the losing party reasonable attorney fees together with costs authorized by law.
19. **SERVICE OF NOTICES:** Any notice may be served upon **LESSOR** by certified mail to **LESSOR** at:

City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634;

And any notice may be served upon **LESSEE** by certified mail to **LESSEE** at:

Jorge Ayala
486 N. Flauson Ave.
Kuna, Idaho 83634
(208) 573-9496

Service of a notice by certified mail shall be deemed complete upon the date of the postmark by certified mail. Either party may change the address for services of notice by written notice to the other party.

(Signature page follows)

DATED this 11 day of November, 2020.

LESSOR:

LESSEE:

City of Kuna, Idaho
BY: Joe L. Stear, Mayor

Jorge Ayala

Jorge Ayala dba Ayala Farms
BY: Jorge Ayala

ATTEST:

WITNESS:

Chris Engels, City Clerk

BY: _____

Form and content approved by _____ as attorney for the City of Kuna, Idaho.

**RESOLUTION NO. R72-2020
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY 1099 LLC, FOR THE ATHLETA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Athleta Subdivision exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Athleta Subdivision were approved by the Kuna City Engineer on 22 April 2020; and

WHEREAS, construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS, the landscaping has not been completed for Athleta Subdivision according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscape completion has been estimated at eighty-four thousand two hundred forty dollars and zero cents (\$84,240.00) adding 25% for a total of one hundred five thousand three hundred dollars and zero cents (\$105,300.00); and

WHEREAS, developer desires to record the final plat for Athleta Subdivision prior to completion of construction; and

WHEREAS, Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a check in lieu of construction for **Athleta Subdivision** under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Performance Bond Agreement;
2. The face amount of the check is at least one hundred five thousand three hundred dollars and zero cents (\$105,300.00);
3. No more than fifty percent of available permits can be claimed during the life of the Performance Bond Agreement and if improvements are not completed within 120 days of recordation of the final plat, no further building permits can be issued

PASSED BY THE COUNCIL of Kuna, Idaho this 15th day of December, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of December, 2020.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between 1099 LLC, (hereinafter "Developer"); whose address is 3307 Davis Lane, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for the development known as Athleta Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Landscape Plan for Athleta Subdivision and the associated Bid for landscaping by Eloy & Sons Landscape Construction Inc.

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of one hundred five thousand three hundred dollars and zero cents (\$105,300.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:
 - a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

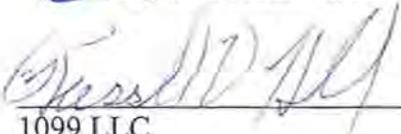
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 3 day of December, 2020.



 1099 LLC

By Russ Hunemiller
 Company Member

On this 3 day of Dec, 2020, before me Teras O'Brien personally appeared RUSS HUNEMILLER known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as a Member and on behalf of 1099 LLC.

S
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 A
 L

Notary Public for Idaho
 My commission expires on 1-15-21

 City of Kuna, Idaho

By Joe Stear
 Mayor



Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
 : SS
County of Ada)

Eloy & Sons Landscape Construction Inc.
1765 S. Robinson Blvd.
Nampa, ID 83686

Estimate

Bill to: Richard Evans

Date: November 17, 2020

Project Name: Athleta Common Areas

Address: Kuna Idaho

Estimate #: 1209

Estimate Includes :

- Fine grading as needed
- Design, supply and install automatic sprinkler system
- Supply and install trees and shrubs as per plan
- Supply and install commercial grade weed barrier and rock in planter beds
- Supply and install sod

Total: \$79,750

Eloy & Sons Landscape Construction Inc.
1765 S. Robinson Blvd.
Nampa, ID 83686

Estimate

Bill to: Richard Evans

Date: November 17, 2020

Project Name: Athleta ACHD Areas

Address: Kuna Idaho

Estimate #: 1210

Estimate Includes :

- Fine grading as needed
- Design, supply and install automatic sprinkler system
- Supply and install trees and shrubs as per plan
- Supply and install commercial grade weed barrier and rock in planter beds
- Supply and install sod

Total: \$4,490

**RESOLUTION NO. R73-2020
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL ID I, LLC, FOR THE WINFIELD SPRING SUBDIVISION NO. 6 FOR UNCOMPLETED WORK INCLUDING PRESSURIZED IRRIGATION PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Winfield Springs Subdivision No. 6 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Winfield Springs Subdivision No. 6 were approved by the Kuna City Engineer on 22 January 2020; and

WHEREAS, construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS, the pressurized irrigation has not been completed for Winfield Springs Subdivision No. 6 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the pressurized irrigation completion has been estimated at thirty-eight thousand four hundred seven dollars and forty cents (\$38,407.40) adding 50% for a total of fifty-seven thousand six hundred eleven dollars and ten cents (\$57,611.10); and

WHEREAS, developer desires to record the final plat for Winfield Springs Subdivision No. 6 prior to completion of construction; and

WHEREAS, Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a check in lieu of construction for Winfield Springs Subdivision No. 6 under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Performance Bond Agreement;
2. The face amount of the check is at least fifty-seven thousand six hundred eleven dollars and ten cents (\$57,611.10);
3. No more than fifty percent of available permits can be claimed during the life of the Performance Bond Agreement and if improvements are not completed within 120 days of recordation of the final plat, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 15th day of December, 2020.

APPROVED BY THE MAYOR of Kuna, Idaho this 15th day of December, 2020.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between TOLL ID I, LLC (hereinafter “Developer”); whose address is 3103 W Sheryl Drive- Suite 100, Meridian, Idaho 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for Phase No. 6 of the development known as Winfield Springs, (“Development”) located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Pressurized Irrigation Plan, of the Construction Plans for Winfield Springs Phase No. 6 and the associated bid for the Pressurized Irrigation by L2 Excavation, LLC.

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier’s check or wired funds (City to provide financial institution information upon execution of agreement) to the City’s trust account in the aggregate amount of fifty-seven thousand six hundred eleven dollars and ten cents (\$57,611.10), for deposit with City in its accounts (the “Cash Deposit”), which includes:
 - a. The initial City Engineer or Public Works Director’s estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus fifty (50) percent, for an amount of one hundred fifty (150) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to twenty (20) percent for the City's bidding disadvantage; and twenty (20) percent to thirty (30) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit, The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

S
E
A
L



Greta Skorupski
Notary Public for Ada County
My commission expires on 12/12/24



2817 Brandt Ave

Nampa, ID 83687

Idaho State Contractor's License #RCE-38764

Idaho Public Works License #020467 - A - 4

Owner: Toll Brothers

Project Name: Winfield Springs Sub No. 6

Address:

Submitted to: Lyle Dennison-Swisse

City, State, Zip:

Heading	Item #	Line Item	Qty	UOM		Unit Price	Total
CONNECT TO EXISTING SEWER	(1)	SEWER	1	EA	@	\$ 1,800.00	\$ 1,800.00
8" MAIN	(2)		1777	LF	@	\$ 23.00	\$ 40,871.00
SERVICE LATERALS	(3)		46	EA	@	\$ 723.00	\$ 33,258.00
48" MANHOLE	(4)		11	EA	@	\$ 2,370.00	\$ 26,070.00
Subtotal							\$ 101,999.00
12" SDR	(5)	STORM DRAIN	163	LF	@	\$ 35.60	\$ 5,802.80
18" SDR	(6)		61	LF	@	\$ 51.30	\$ 3,129.30
48" STORM DRAIN MANHOLE	(7)		4	EA	@	\$ 2,320.00	\$ 9,280.00
SEEPAGE BED	(8)		6	EA	@	\$ 15,523.10	\$ 93,138.60
OBSERVATION WELL	(9)		12	EA	@	\$ 340.00	\$ 4,080.00
Subtotal							\$ 115,430.70
CONNECT TO EXISTING WATER	(10)	WATER	2	EA	@	\$ 907.00	\$ 1,814.00
8" MAIN	(11)		2074	LF	@	\$ 24.20	\$ 50,190.80
8" GATE VALVE	(12)		6	EA	@	\$ 1,154.00	\$ 6,924.00
2" BLOWOFF	(13)		1	EA	@	\$ 1,340.00	\$ 1,340.00
FIRE HYDRANT	(14)		6	EA	@	\$ 4,230.00	\$ 25,380.00
SINGLE SERVICE CONNECTION	(15)		3	EA	@	\$ 1,212.00	\$ 3,636.00
DOUBLE SERVICE CONNECTION	(16)		23	EA	@	\$ 1,610.00	\$ 37,030.00
MISC FITTINGS & THRUST BLOCKS	(17)		1	LS	@	\$ 10,290.00	\$ 10,290.00
OFFSET/DROP ASSEMBLY	(18)		2	EA	@	\$ 2,800.00	\$ 5,600.00
Subtotal							\$ 142,204.80
CONNECT TO EXISTING PIRR	(19)	PIRR	4	EA	@	\$ 454.00	\$ 1,816.00
8" PIRR	(20)		1171	LF	@	\$ 14.50	\$ 16,979.50
6" PIRR	(21)		880	LF	@	\$ 10.90	\$ 9,592.00
12" C900	(22)		40	LF	@	\$ 19.60	\$ 784.00
10" C900	(23)		80	LF	@	\$ 14.20	\$ 1,136.00
8" GATE VALVE	(24)		4	EA	@	\$ 1,129.00	\$ 4,516.00
6" GATE VALVE	(25)		7	EA	@	\$ 789.00	\$ 5,523.00

IRRIGATION SERVICES	(26)		32	EA	@	\$ 516.00	\$ 16,512.00	
MISC FITTINGS & THRUST BLOCKS	(27)		1	LS	@	\$ 6,853.65	\$ 6,853.65	
AIR RELEASE ASSEMBLY	(28)		1	EA	@	\$ 705.00	\$ 705.00	
DRAIN ASSEMBLY	(29)		1	EA	@	\$ 644.00	\$ 644.00	
Subtotal							\$ 65,061.15	
							Total	\$ 424,695.65

SEE ATTACHED LETTER FOR QUALIFICATIONS

L² Excavation LLC shall be paid for actual quantities installed. Payment is due upon progress billings each 30 days. Retainage held shall be a maximum of 5%. The retainage will be payable upon final acceptance by the governing authority. The amount due shall bear interest at the highest rate allowed by law from date of billing.

All work to be completed in a workmanlike manner according to the specifications and standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond the control of L² Excavation LLC. L² Excavation LLC employees are fully covered by Worker's Compensation Insurance. L² Excavation LLC may withdraw this proposal if not accepted within 15 days from the date of proposal. In the event of litigation, the prevailing party shall be entitled to reasonable attorney's fees.

L² Excavation LLC

Authorized Signature



Eric Bird
Vice President

1/13/2020

Date

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. L² Excavation LLC is authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature

_____ Date



2817 Brandt Ave

Nampa, ID 83687

Idaho State Contractor's License #RCE-38764

Idaho Public Works License #020467 - A - 4

Owner: Toll Brothers

Project Name: Winfield Springs Sub No. 5

Address:

Submitted to: Lyle Dennison-Swisse

City, State, Zip:

REVISED PROPOSAL - AFC DRAWINGS

Heading	Item #	Line Item	Qty	UOM		Unit Price	Total
CONNECT TO EXISTING SEWER	(1)	SEWER	2	EA	@	\$ 1,800.00	\$ 3,600.00
8" MAIN	(2)		2280	LF	@	\$ 23.00	\$ 52,440.00
SERVICE LATERALS	(3)		30	EA	@	\$ 723.00	\$ 21,690.00
48" MANHOLE	(4)		14	EA	@	\$ 2,370.00	\$ 33,180.00
Subtotal							\$ 110,910.00
12" SDR	(5)	STORM DRAIN	620	LF	@	\$ 35.60	\$ 22,072.00
18" SDR	(6)		54	LF	@	\$ 51.30	\$ 2,770.20
12" C900	(7)		87	LF	@	\$ 39.30	\$ 3,419.10
48" STORM DRAIN MANHOLE	(8)		14	EA	@	\$ 2,320.00	\$ 32,480.00
1000 GALLON SEDIMENT BOX	(9)		1	EA	@	\$ 3,320.00	\$ 3,320.00
SEEPAGE BEDS (NOT INCLUDED IN CDA)	(10)		6	EA	@	\$ 13,136.40	\$ 78,818.40
OBSERVATION WELL	(11)		12	EA	@	\$ 340.00	\$ 4,080.00
CULVERT EXTENSIONS - HWY 69	(12)		2	EA	@	\$ 785.00	\$ 1,570.00
TEMPORARY STORMWATER POND	(13)		4	EA	@	\$ 1,500.00	\$ 6,000.00
Subtotal							\$ 154,529.70
CONNECT TO EXISTING WATER	(14)	WATER	5	EA	@	\$ 907.00	\$ 4,535.00
12" MAIN	(15)		2806	LF	@	\$ 38.40	\$ 107,750.40
12" GATE VALVE	(16)		4	EA	@	\$ 2,070.00	\$ 8,280.00
8" MAIN	(17)		2450	LF	@	\$ 24.20	\$ 59,290.00
8" GATE VALVE	(18)		13	EA	@	\$ 1,154.00	\$ 15,002.00
2" BLOWOFF	(19)		5	EA	@	\$ 1,340.00	\$ 6,700.00
FIRE HYDRANT	(20)		11	EA	@	\$ 4,230.00	\$ 46,530.00
SINGLE SERVICE CONNECTION	(21)		3	EA	@	\$ 1,212.00	\$ 3,636.00
DOUBLE SERVICE CONNECTION	(22)		19	EA	@	\$ 1,610.00	\$ 30,590.00
MISC FITTINGS & THRUST BLOCKS	(23)		1	LS	@	\$ 13,658.00	\$ 13,658.00
AIR RELEASE ASSEMBLY	(24)		1	EA	@	\$ 5,293.00	\$ 5,293.00
OFFSET/DROP ASSEMBLY	(25)		2	EA	@	\$ 2,800.00	\$ 5,600.00
Subtotal							\$ 306,864.40

CONNECT TO EXISTING PIRR	(25)	PIRR	4	EA	@	\$ 454.00	\$ 1,816.00
12" PIRR	(26)		3022	LF	@	\$ 26.80	\$ 80,989.60
8" PIRR	(27)		898	LF	@	\$ 14.50	\$ 13,021.00
6" PIRR	(28)		1672	LF	@	\$ 10.90	\$ 18,224.80
18" C900	(29)		162	LF	@	\$ 34.20	\$ 5,540.40
10" C900	(30)		85	LF	@	\$ 14.20	\$ 1,207.00
12" GATE VALVE	(31)		9	EA	@	\$ 2,040.00	\$ 18,360.00
8" GATE VALVE	(32)		2	EA	@	\$ 1,129.00	\$ 2,258.00
6" GATE VALVE	(33)		5	EA	@	\$ 789.00	\$ 3,945.00
IRRIGATION SERVICES	(34)		86	EA	@	\$ 516.00	\$ 44,376.00
MISC FITTINGS & THRUST BLOCKS	(35)		1	LS	@	\$ 10,234.00	\$ 10,234.00
AIR RELEASE ASSEMBLY	(36)		2	EA	@	\$ 705.00	\$ 1,410.00
DRAIN ASSEMBLY	(37)		4	EA	@	\$ 644.00	\$ 2,576.00
Subtotal							\$ 203,957.80
CONNECT TO EXISTING GIRR	(38)	GIRR	10	EA	@	\$ 550.00	\$ 5,500.00
12" GIRR PIPE	(39)		1887	LF	@	\$ 32.00	\$ 60,384.00
10" GIRR PIPE	(40)		53	LF	@	\$ 29.55	\$ 1,566.15
8" GIRR PIPE	(41)		183	LF	@	\$ 26.55	\$ 4,858.65
48" GIRR MANHOLE	(42)		17	EA	@	\$ 2,101.00	\$ 35,717.00
24" IRRIGATION STANDPIPE	(43)		2	EA	@	\$ 1,852.00	\$ 3,704.00
CAST IN PLACE WEIR BOX	(44)		3	EA	@	\$ 9,735.00	\$ 29,205.00
Subtotal							\$ 140,934.80
						Total	\$ 917,196.70

SEE ATTACHED LETTER FOR QUALIFICATIONS

L² Excavation LLC shall be paid for actual quantities installed. Payment is due upon progress billings each 30 days. Retainage held shall be a maximum of 5%. The retainage will be payable upon final acceptance by the governing authority. The amount due shall bear interest at the highest rate allowed by law from date of billing.

All work to be completed in a workmanlike manner according to the specifications and standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond the control of L² Excavation LLC. L² Excavation LLC employees are fully covered by Worker's Compensation Insurance. L² Excavation LLC may withdraw this proposal if not accepted within 15 days from the date of proposal. In the event of litigation, the prevailing party shall be entitled to reasonable attorney's fees.

L² Excavation LLC

Authorized Signature



Eric Bird
Vice President

12/18/2019
Date

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. L² Excavation LLC is authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature

Date

From: Lyle Dennison-Swisse <ldennison-swisse@tollbrothers.com>
Sent: Tuesday, December 8, 2020 10:40 AM
To: Paul Stevens <PStevens@kunaid.gov>; Dawn Stephens <dstephens@kunaid.gov>
Cc: Travis Fleming <tfleming@kunaid.gov>
Subject: RE: Winfield 6 PI

Paul,

We are absolutely willing to work within the parameters outlined below. To summarize everything and hopefully streamline the information here is my understanding:

- We will hold off on all homebuilding along Block 16, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 (highlighted in yellow on the attached sheet). I will ensure to pass this information on to our permit submittal team so that we don't waste the City's time looking at building plans that are on hold.
- Here is a breakdown of what we are wanting to bond for at 150%:
 - o Ardell PI Main
 - 628 LF of 12" PIRR @ \$26.80 = \$16,830.40
 - 11 EA PI Services @ \$516.00 = \$5,676.00
 - 1 EA 12" Gate Valve @ @ \$2040.00 = \$2,040.00
 - 1 EA Drain Assembly @ \$644.00 = \$644.00
 - o Eastern Boundary PI Main
 - 420LF of 8" PIRR @ \$14.50 = \$6,090.00
 - 6 EA PI Services @ \$516.00 = \$3,096.00
 - 3 EA 8" Gate Valve @ \$1129.00 = \$3,387.00
 - 1 EA Drain Assembly @ \$644.00 = \$644.00
 - o Total Cash Bond Value to be: \$38,407.40 (above total) X 150% = \$57,611.10

Attached is the contracted values for backup documentation. Please let us know if we can move forward with the bond and I will get the check cut ASAP.

I want to reiterate how much we appreciate the City's willingness to work through these challenges.

Thank you,

Lyle B Dennison-Swisse
Land Development Manager
Toll Brothers
3103 W. Sheryl Dr, Suite 100 | Meridian, ID 83642
Office: (208) 780-6737 | Cell: (270) 816-6045



1ST IN HOMEBUILDING
6 YEARS IN A ROW

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751 W 4th Street | Kuna, ID | 83634
 (208) 922-5274 | www.kunacity.id.gov
EXHIBIT CHECKLIST



Case Name: Memory Ranch Subdivision No. 4

Case No.(s): 20-23-FP (Final Plat)

EXHIBITS		Page No.
1	Staff Memo	2
2	Commission and Council Review Application	3
3	Final Plat Checklist	5
4	Vicinity Map	6
5	Final Plat	7
6	Memory Ranch No. 4 Legal Description	11
7	Warranty Deed	13
8	Covenants, Conditions and Restrictions	14
9	Memory Ranch Preliminary Plat Findings of Fact and Conclusions of Law	24



City of Kuna

City Council
Staff Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: **Kuna City Council**

Case Number: 20-23-FP (Final Plat) –
Memory Ranch No. 4

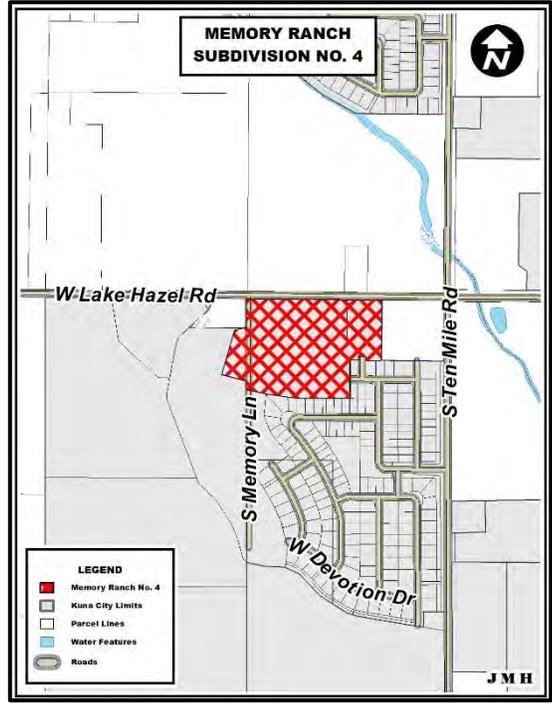
Location: West Lake Hazel and South Ten Mile
Road, Kuna, ID 83634

Planner: Jace Hellman, Interim Planning and
Zoning Director

Meeting Date: December 15, 2020

Owner: *Challenger Development*
1977 E Overland Road
Meridian, ID 83642
Shawn@Trilogyidaho.com

Applicant: Kent Brown Planning Services
3161 E Springwood Dr
Meridian, ID 83642
Kentlkb@gmail.com



A. General Project Facts:

1. Kent Brown, with Kent Brown Planning Services, is requesting Final Plat approval on behalf of Challenger Development for Memory Ranch Subdivision No. 4 which contains 49 single-family buildable lots and 4 common lots, on approximately 12.05 acres (APN: S1303120400).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Memory Ranch No. 4.
2. Staff has determined that the proposed Final Plat for Memory Ranch No. 4 is in conformance with the approved Preliminary Plat.

C. 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 and Vacations.

D. Conditions of Approval:

1. Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance as recommended by Kuna Public Works Staff.
2. Upon City Council Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the applicant shall bring a copy of the changes to Planning and Zoning Staff to determine if a new approval is required via City Council or Planning and Zoning Staff.
3. 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.



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

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)	20-23-FP
Project name	Memory Park no. 4
Date Received	11/30/2020
Date Accepted/Complete	11/30/2020
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	12/15/2020

Contact/Applicant Information

Owners of Record: <u>CHALLENGER DEVELOPMENT</u>	Phone Number: <u>208-895-8858</u>
Address: <u>1977 E OVERLAND RD</u>	E-Mail: <u>SHAWN@TRILOGYIDAHO.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____
Applicant (Developer): <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>KENTLKB@GMAIL.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>KENTLKB@GMAIL.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>O LAKE HAZEL ROAD</u>
Site Location (Cross Streets): <u>WEST OF INTERSECTION LAKE HAZEL AND TEN MILE ROADS</u>
Parcel Number (s): <u>S1303120400</u>
Section, Township, Range: <u>3, 2N, R1W</u>
Property size : <u>12.05</u>
Current land use: <u>VACANT</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6</u>





**City of Kuna
Planning & Zoning
Department**
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.6989
Website: www.kunacity.id.gov

Final Plat Checklist

A final plat application does not require a public hearing. It will be placed on the City Council agenda as a regular agenda item.

Project name:	Applicant:
MEMORY RANCH NO 4	KENT BROWN

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
KB	Completed and signed Commission & Council Review Application.	X
KB	All pages of the proposed Final Plat.	✓
KB	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	X
KB	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	✓
KB	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	X
KB	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	X
KB	A statement of conformance with the following information: ◊ The approved preliminary plat and meeting all requirements or conditions. ◊ The acceptable engineering practices and local standards.	X
KB	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	X
KB	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	X

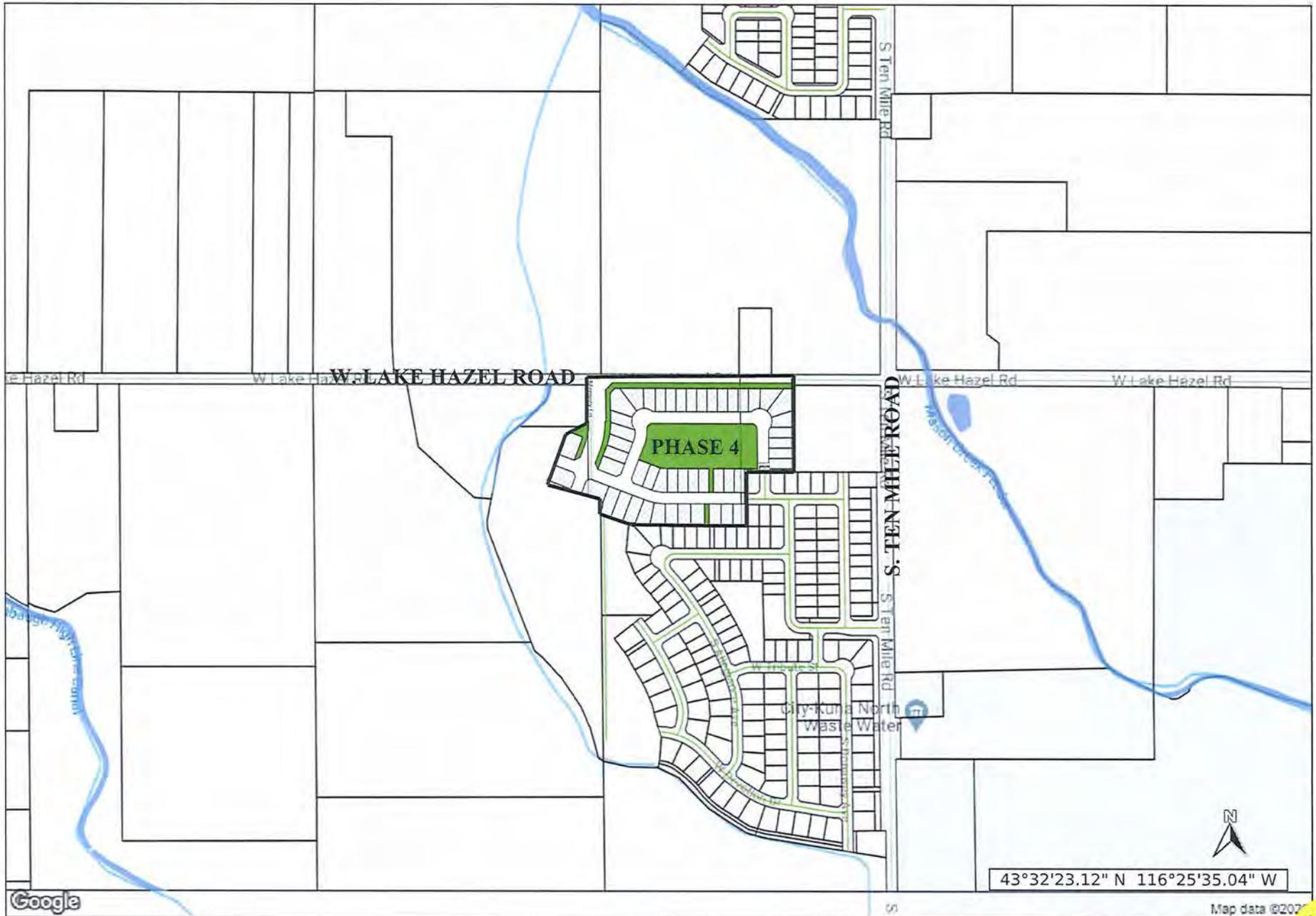
Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a meeting 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.





MEMORY RANCH NO 4 VICINITY MAP



43°32'23.12" N 116°25'35.04" W

Google

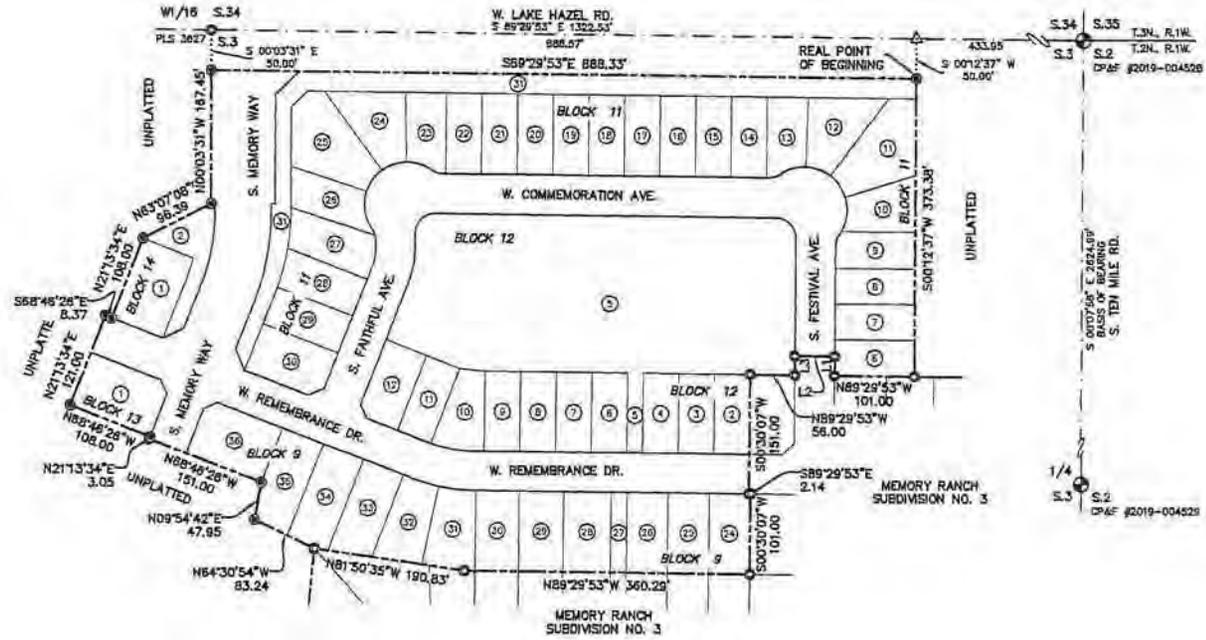
Map data ©202

Exhibit
A3

NOTES:

- 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.
- 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 lot line easements are TEN (10) feet wide as shown.
- Any subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of subdivision and may require amendment of the development agreement.
- Lot 27 Block 9, Lot 31 Block 11, Lot 5 Block 12, and Lot 2 Block 14 are designated as common area lots to be owned and maintained by the Memory Ranch Subdivision Homeowner's Association. The Homeowner's Association (HOA), its ownership and maintenance responsibilities 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 easement for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- Irrigation water will be provided byampa Meridian Irrigation District in compliance with Idaho Code Section 31-3005(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna viaampa Meridian Irrigation District. The City of Kuna will own, operate and maintain the system. See Instr. No. _____ for Annexation into Kuna Municipal Irrigation District.
- 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.
- 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."
- A portion of Lot 5, Block 12 is reserved to and contains the ACHD Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103258, 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.
- ACHD Storm Drain Easement - See Instr. No. 2019-090547
- ACHD License Agreement - See Instr. No. _____
- Intermountain Gas Easement - See Instr. No. _____
- Direct lot or parcel access to W. Lake Hazel Road is prohibited.
- This subdivision does not fall within any FEMA flood hazard zone. Reference RR#2 Panel 16001002501 revised October 2, 2003.
- ACHD Storm Drain Easement - See Instr. No. _____

PLAT SHOWING
MEMORY RANCH SUBDIVISION NO. 4
LOCATED IN THE NE 1/4 OF SECTION 3 T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2020



Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C1	305.00	10.02	10.02	H201°06'06"E	154°31'
C2	305.00	30.41	30.35	H44°28'58"E	93°37'37"
C3	300.00	31.02	30.98	H84°48'48"E	94°43'38"
C4	335.00	124.45	123.74	S10°35'01"W	211°7'08"
C5	73.00	27.68	27.70	H10°35'01"E	211°7'08"
C6	54.00	33.37	32.84	H10°28'23"W	302°4'00"
C7	54.00	33.37	32.84	H33°54'39"E	302°4'00"
C8	54.00	33.37	32.84	H71°16'01"E	302°4'00"
C9	54.00	33.37	32.84	S70°43'17"E	403°11'15"
C10	54.00	33.37	32.84	H71°32'58"E	402°2'16"
C11	54.00	33.37	32.84	S70°16'48"E	302°4'00"
C12	54.00	33.37	32.84	S34°54'39"E	302°4'00"
C13	54.00	33.37	32.84	S68°31'04"W	472°2'16"
C14	54.00	33.37	32.84	S34°50'18"W	291°12'
C15	25.00	38.14	38.37	H44°28'38"W	89°42'30"
C16	25.00	38.01	38.53	S45°13'18"W	90°23'36"
C17	125.00	48.44	48.17	S10°20'01"W	211°7'08"
C18	125.00	48.00	48.00	S88°45'30"E	157°50'
C19	175.00	57.30	57.05	S60°17'04"E	184°45'36"
C20	225.00	65.81	65.73	H83°29'50"W	113°38'56"
C21	225.00	35.37	35.34	H73°18'11"W	90°33'31"
C22	225.00	61.38	60.94	S78°00'09"E	204°45'28"
C23	200.00	76.34	71.85	S78°08'09"E	204°45'28"
C24	175.00	63.30	62.85	S78°08'09"E	204°45'28"
C25	285.00	98.45	97.88	H10°35'01"E	211°7'08"
C26	245.00	29.20	29.15	H17°48'43"E	6°48'43"
C27	54.00	158.63	107.47	S45°13'18"W	108°28'07"
C28	100.00	37.15	36.84	H10°35'01"E	211°7'08"
C29	50.00	38.81	38.49	S22°34'53"W	451°6'48"
C30	50.00	39.31	38.49	S67°51'42"W	451°6'48"
C31	50.00	78.05	71.06	S49°12'18"W	90°23'36"
C32	54.00	158.79	107.46	H44°28'38"W	108°28'07"
C33	50.00	39.14	38.15	H87°04'18"W	443°11'15"
C34	50.00	39.14	38.15	H221°3'01"W	443°11'15"
C35	50.00	78.29	70.53	H44°28'38"W	89°42'30"
C36	300.00	111.45	110.61	H10°26'01"E	211°7'08"

Line Table

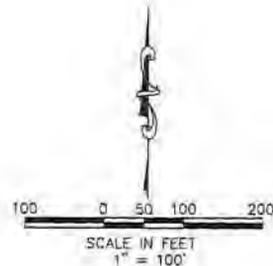
Line #	Direction	Length
L1	N00°12'37"E	24.13
L2	H89°47'23"W	30.00
L3	S00°12'37"W	23.87
L4	S23°57'23"E	19.09
L5	S88°17'03"W	5.00
L6	H00°03'31"W	7.04
L7	S00°03'31"E	7.04
L8	S88°29'28"W	5.00
L9	S22°22'36"E	29.00
L10	H88°13'34"E	21.36
L11	H00°03'31"W	9.29

Line Table

Line #	Direction	Length
L12	H133°38'46"W	4.89
L13	H133°38'46"W	4.18
L14	S133°38'46"E	0.67
L15	H00°03'31"W	16.59
L16	S70°58'36"E	0.67
L17	H78°42'55"E	0.15
L18	S133°38'46"W	0.15
L19	S88°12'53"W	19.09
L20	H23°45'54"E	19.09
L21	H84°48'44"E	29.00

LEGEND

- Subdivision Boundary
- Section Line
- Easement Line (See Note 1)
- Existing Easement Line (As noted)
- Street Centerline
- Existing Lot Line
- Lot Line
- Tie Line
- Lot Number
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Found 5/8" Iron Pin PLS 7729 unless otherwise noted
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Calculated Point

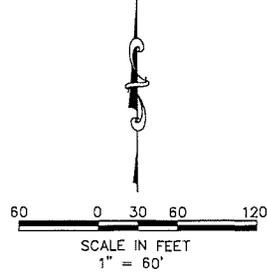
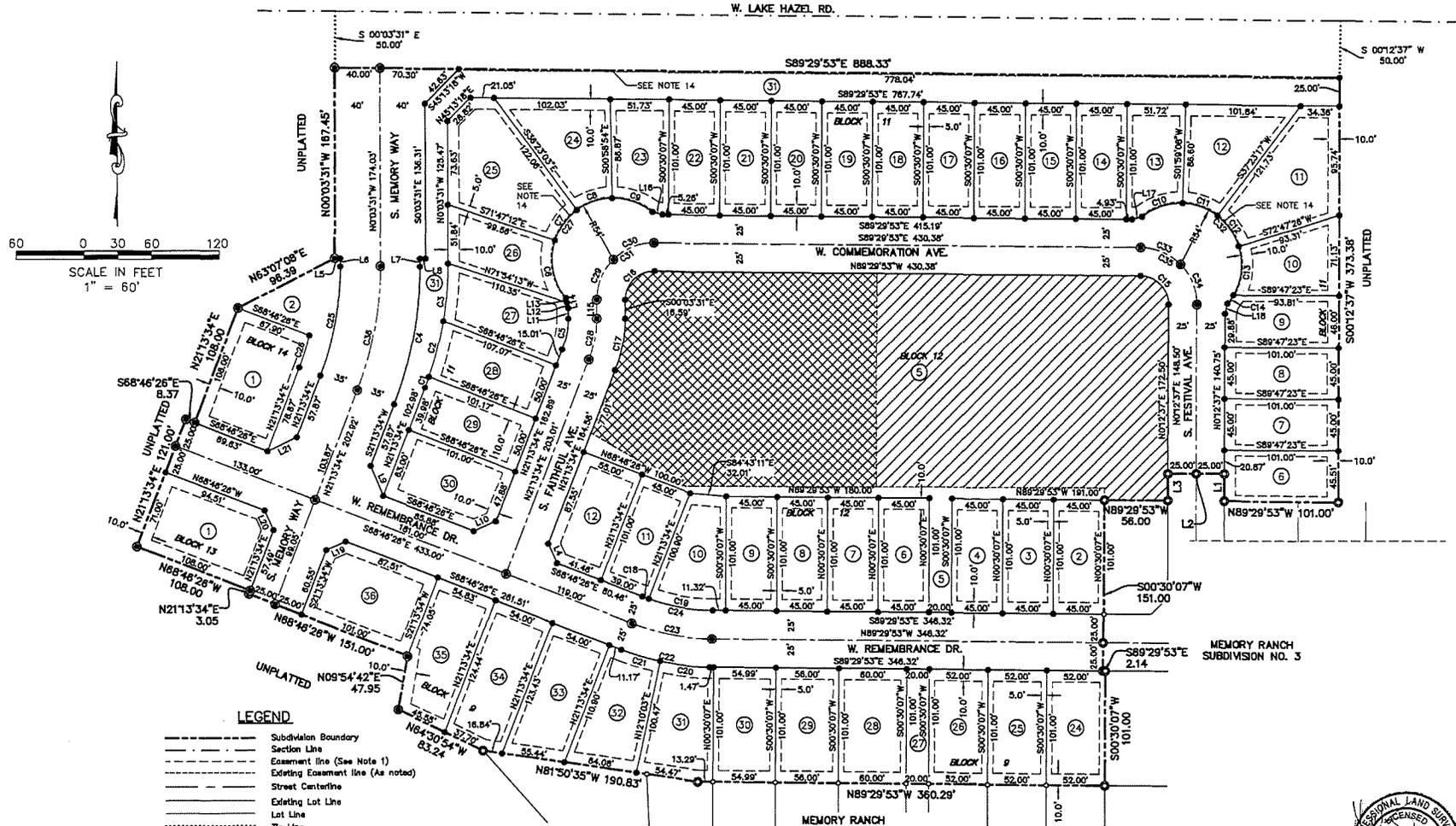


GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1111 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL: 208-338-8013
www.baileyengr.com

Exhibit
A4

MEMORY RANCH SUBDIVISION NO. 4



- LEGEND**
- Subdivision Boundary
 - Section Line
 - Easement line (See Note 1)
 - Existing Easement line (As noted)
 - Street Centerline
 - Existing Lot Line
 - Lot Line
 - Tie Lines
 - Lot Number
 - Found Aluminum cap
 - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
 - Found 5/8" Iron Pin with Plastic Cap, PLS 7729
 - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
 - Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
 - ACHD Storm Drain Easement - See Note 8
 - Existing ACHD Storm Drain Easement - See Note 9



GREGORY G. CARTER, PLS 7729
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1119 E. STATE STREET, SUITE 210
EAGLE, ID 83615
TEL. 208-338-0013
www.baileyeng.com

SEE SHEET 1 OF 4
FOR LINE AND CURVE
TABLE AND NOTES

MEMORY RANCH SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the Government Lots 1 and 2 of Section 3, T.2N., R.1W., B.M., Ada, County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 3 from which the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;
thence along the North boundary line of said Section 3 North 89°29'53" West, 433.95 feet;
thence leaving said North boundary line South 00°12'37" West, 50.00 feet to a point on the South right-of-way line of W. Lake Hazel Road, said point also being the REAL POINT OF BEGINNING;
thence continuing South 00°12'37" West, 373.38 feet to a point on the North boundary line of Memory Ranch Subdivision No. 3 as filed in Book 118 of Plats at pages 17,995 through 17,998, records of Ada County, Idaho,
thence along the exterior boundary line of said Memory Ranch Subdivision No. 3 the following 10 courses and distances:

- thence North 89°29'53" West, 101.00 feet;
- thence North 00°12'37" East, 24.13 feet;
- thence North 89°47'23" West, 50.00 feet;
- thence South 00°12'37" West, 23.87 feet;
- thence North 89°29'53" West, 56.00 feet;
- thence South 00°30'07" West, 151.00 feet;
- thence South 89°29'53" East, 2.14 feet;
- thence South 00°30'07" West, 101.00 feet;
- thence North 89°29'53" West, 360.29 feet;
- thence North 81°50'35" West, 190.83 feet to the NW corner of Lot 9, Block 9 of said Memory Ranch Subdivision No. 3;
- thence leaving said exterior boundary line North 64°30'54" West, 83.24 feet;
- thence North 09°54'42" East, 47.95 feet;
- thence North 68°46'26" West, 151.00 feet;
- thence North 21°13'34" East, 3.05 feet;
- thence North 68°46'26" West, 108.00 feet;
- thence North 21°13'34" East, 121.00 feet;
- thence South 68°46'26" East, 8.37 feet;
- thence North 21°13'34" East, 108.00 feet;
- thence North 00°03'31" West, 167.45 feet to a point on the South right-of-way line of W. Lake Hazel Road;
- thence along said South right-of-way line South 89°29'53" East, 888.33 feet to the REAL POINT OF BEGINNING.

Containing 12.05 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

[Signature]
Corey D. Barton, President

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.

Gregory G. Carter  P.L.S. No. 7729

ACKNOWLEDGEMENT

State of Idaho)
) s.s.
County of Ada)

On this 10th day of September 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the corporation which 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.

6-05-22
My commission expires



[Signature]
Notary Public for Idaho
Residing in Naqwa, Idaho

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1110 E. STATE STREET, SUITE 210
EAGLE, ID 83616
TEL 208-298-0013
www.baileyengineers.com

MEMORY RANCH SUBDIVISION NO. 4

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.



Ami Pool RPHS
Central District Health Date 6-3-2022

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 2 day of November, 2022.



Bruce Wray
President ACHD
Signed by Bruce Wray, Director
for President

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

I, Paul Stevens, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

City Engineer

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

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



Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE STREET, SUITE 210 TEL: 208-834-0013
EAGLE, ID 83616 www.baileyengineers.com

**DESCRIPTION FOR
MEMORY RANCH SUBDIVISION NO. 4**

A parcel of land located in the Government Lots 1 and 2 of Section 3, T.2N., R.1W., B.M., Ada, County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 3 from which the E1/4 corner of said Section 3 bears South $00^{\circ}07'58''$ East, 2624.99 feet;

thence along the North boundary line of said Section 3 North $89^{\circ}29'53''$ West, 433.95 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South $00^{\circ}12'37''$ West, 423.38 feet to a point on the North boundary line of Memory Ranch Subdivision No. 3 as filed in Book ___ of Plats at pages ___ through ___, records of Ada County, Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 3 the following 10 courses and distances:

thence North $89^{\circ}29'53''$ West, 101.00 feet;

thence North $00^{\circ}12'37''$ East, 24.13 feet;

thence North $89^{\circ}47'23''$ West, 50.00 feet;

thence South $00^{\circ}12'37''$ West, 23.87 feet;

thence North $89^{\circ}29'53''$ West, 56.00 feet;

thence South $00^{\circ}30'07''$ West, 151.00 feet;

thence South $89^{\circ}29'53''$ East, 2.14 feet;

thence South $00^{\circ}30'07''$ West, 101.00 feet;

thence North $89^{\circ}29'53''$ West, 360.29 feet;

thence North $81^{\circ}50'35''$ West, 190.83 feet to the NW corner of Lot 9, Block 9 of said Memory Ranch Subdivision No. 3;

thence leaving said exterior boundary line North $64^{\circ}30'54''$ West, 83.24 feet;

thence North $09^{\circ}54'42''$ East, 47.95 feet;

thence North $68^{\circ}46'26''$ West, 151.00 feet;

thence North $21^{\circ}13'34''$ East, 3.05 feet;

thence North $68^{\circ}46'26''$ West, 108.00 feet;

thence North $21^{\circ}13'34''$ East, 121.00 feet;

thence South 68°46'26" East, 8.37 feet;

thence North 21°13'34" East, 108.00 feet;

thence North 63°07'08" East, 96.39 feet;

thence North 00°03'31" West, 217.45 feet to a point on the North boundary line of said Section 3;

thence along said North boundary line South 89°29'53" East, 888.57 feet to the **REAL POINT OF BEGINNING**. Containing 13.065 acres, more or less.



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 HEATHER LUTHER
PIONEER TITLE COMPANY OF ADA COUNTY
2020-115876
09/04/2020 03:29 PM
\$15.00



5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 739692 CHP/

WARRANTY DEED

For Value Received Viper Investments, LLC, an Idaho Limited Liability Company
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Challenger Development, Inc., an Idaho Corporation

hereinafter referred to as Grantee, whose current address is 1977 East Overland Road Meridian, ID
83642

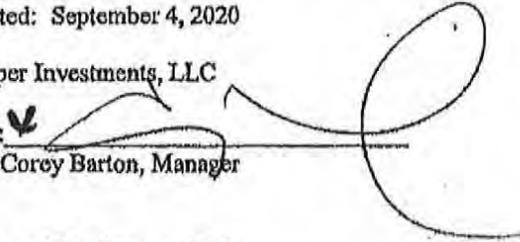
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and
Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the
said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are
free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those
made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions,
dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies,
and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable,
and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

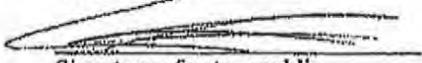
Dated: September 4, 2020

Viper Investments, LLC

By: 
Corey Barton, Manager

State of ID, County of Ada

This record was acknowledged before me on September 4th, 2020 by Corey Barton, as Manager of
Viper Investments, LLC.



Signature of notary public
Commission Expires:
Residing In: Meridian, ID
Commission Expires: 8/2/2023

CAMERON OXNAM
COMMISSION #20170202
NOTARY PUBLIC
STATE OF IDAHO

Exhibit
A6

**FOURTH SUPPLEMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MEMORY RANCH SUBDIVISION**



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**FOURTH SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR MEMORY RANCH SUBDIVISION**

This Fourth Supplement To The Declaration Of Covenants, Conditions And Restrictions For Memory Ranch Subdivision (this "Fourth Supplement") is made this _____ day of _____, 2020, by Challenger Development Inc., an Idaho corporation ("Declarant").

ARTICLE I: SUPPLEMENT/PURPOSES

Section 1. Supplement to Declaration. This Fourth Supplement is a supplement to:

- a. That certain Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on August 23, 2017, as Ada County, Idaho Instrument Number 2017-078957 ("Master Declaration");
- b. That certain First Supplement to the Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on September 28, 2017, as Ada County, Idaho Instrument Number 2017-091731 ("First Supplement");
- c. That certain Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on December 13, 2018, as Ada County, Idaho Instrument Number 2018-117397 ("Second Supplement"); and
- d. That certain Third Supplement to the Declaration of Covenants, Conditions and Restrictions for Memory Ranch Subdivision, recorded on March 18, 2020, as Ada County, Idaho Instrument Number 2020-032245 ("Third Supplement").

The Master Declaration, First Supplement, Second Supplement and Third Supplement shall collectively be referred to herein as the "Existing CC&Rs".

This Fourth Supplement supplements the Existing CC&Rs with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("Fourth Supplement Property"). The Fourth Supplement Property is shown on the Memory Ranch Subdivision No. 4 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("Fourth Supplement Plat"). The covenants, conditions and restrictions contained in this Fourth Supplement are in addition to those covenants, conditions and restrictions contained in the Existing CC&Rs, except insofar as the covenants, conditions and restrictions of the Existing CC&Rs are hereinafter expressly modified hereby.

Section 2. Purposes. The purposes of this Fourth Supplement are to subject the Fourth Supplement Property to all the terms and Restrictions contained in the Existing CC&Rs, to designate the Fourth Supplement Property, to designate additional Common Lots and to set forth other terms and Restrictions, if any, which are unique to the Fourth Supplement Property.

ARTICLE II: DECLARATION

Pursuant to Article I, Section 1 and Article XI, Section 4 of the Master Declaration, Declarant hereby declares that the Fourth Supplement Property, including any parcel or portion thereof, is hereby annexed into, and made a part of, the Property, as that term is defined in the Master Declaration, and is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all the terms and Restrictions of the Existing CC&Rs and this Fourth Supplement. In addition, each Owner of any Lot within the Fourth Supplement Property shall be a member in the Association, and shall pay all Assessments levied thereby.

ARTICLE III: DEFINITIONS

Section 1. “Common Lots” shall mean all real property within the Fourth Supplement Property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 2. All Other Definitions. Except as otherwise defined or modified herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

ARTICLE IV: COMMON LOTS/DRAINAGE

Section 1. Common Lots. The Common Lots shall be owned and maintained by the Association and all terms and Restrictions contained in the Master Declaration shall be applicable to the Common Lots.

Section 2. Drainage. A portion of Lot 5, Block 12, as shown on the Fourth Supplement Plat, is servient to and contains the Ada County Highway District (“ACHD”) storm water drainage system. This Common Lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement recorded November 10, 2015, as Instrument No. 2015-103256, official records of Ada County, and is incorporated herein by this reference as if set forth in full (“Master Easement”). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section 40-2302 of the Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system and such system shall be maintained by ACHD. Said easement shall remain free of all encroachments and obstructions (including fences and trees) which may adversely affect the operation and maintenance of the storm drainage facilities.

There shall be no interference with the established drainage pattern over any portion of this Common Lot unless an adequate alternative provision is made for proper drainage and is first 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 this Common Lot is completed by the Declarant, or that drainage which is shown on any plans approved by the Architectural Committee and/or ACHD.

The Association shall also be responsible for certain maintenance, repair and/or replacement of storm water drainage systems located on the Fourth Supplement Property (other than storm water drainage systems on, and serving only, individual Lots) in accordance with that certain Storm Drainage Facilities Operation & Maintenance Manual For Memory Ranch Subdivision (Phases 1-4), dated _____, a copy of

which is attached hereto as Exhibit D, and made a part hereof (“O&M Plan”). The O&M Plan shall not be revised or otherwise amended without the prior written consent of the Ada County Highway District (“ACHD”).

ACHD shall have the right to inspect any of the aforementioned storm water drainage systems and, if necessary, perform any maintenance, repairs or replacements caused by the Association and/or the Owners. The cost of any such maintenance, repairs and/or replacements shall be promptly paid by the Association within thirty (30) days of receiving an invoice therefore. In the event any such cost is not timely paid by the Association, ACHD shall be entitled to enforce its collection rights pursuant to all rights and remedies afforded it pursuant to applicable law, including, without limitation, the right to place a lien on the Property until such costs are paid in full.

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.

ARTICLE V: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, any terms or Restrictions now or hereafter imposed by the provisions of this Fourth Supplement. Failure by the Association, Declarant or any Owner to enforce any such term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other term or Restrictions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Fourth Supplement shall run with and bind the land concurrently with the term of the Master Declaration. This Fourth Supplement may be amended pursuant to the amendment process(es) contained in the Master Declaration.

Section 4. Duration and Applicability to Successors. The terms and Restrictions contained within this Fourth Supplement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, Association and all Owners, as well as all their successors in interest.

Section 5. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Fourth Supplement, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Section 6. Governing Law. This Fourth Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

WITNESS WHEREOF, the undersigned has duly executed this Fourth Supplement as of the date first above written.

Declarant:

Challenger Development Inc.,
an Idaho corporation

By: _____
Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, 2020, by Corey D. Barton as the President of Challenger Development Inc.

Signature of Notary Public

My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF THE FOURTH SUPPLEMENT PROPERTY

Lots 24 through 36, Block 9; Lots 6 through 31, Block 11; Lots 2 through 12, Block 12; Lot 1, Block 13; and Lots 1 and 2, Block 14, Memory Ranch Subdivision No. 4, according to the official plat thereof, filed in Book ___ of Plats at Pages _____ through _____, Records of Ada County, Idaho.

EXHIBIT B
MEMORY RANCH SUBDIVISION NO. 4 FINAL PLAT

See attached.

EXHIBIT C
LEGAL DESCRIPTION OF THE COMMON LOTS

Lot 27, Block 9; Lot 31, Block 11; Lot 5, Block 12; and Lot 2, Block 14, Memory Ranch Subdivision No. 4, according to the official plat thereof, filed in Book ___ of Plats at Pages _____ through _____, Records of Ada County, Idaho.

EXHIBIT D
MEMORY RANCH SUBDIVISION NO. 4 O&M PLAN

See attached.



City of Kuna

P.O. Box 13
 Phone: (208) 922-5274
 Fax: (208) 922-5989
www.kunacity.id.gov

City Council Findings of Fact & Conclusions of Law

To: City Council

Case Number(s): 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) **Memory Ranch Subdivision**. 15-04-DRC (Design Review) *approved by Design Review Committee*

Location: Southwest Corner (SWC) Ten Mile and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: September 15, 2015
Tabled Until: October 6, 2015
Findings of Fact: **October 20, 2015**

Applicant: **Trilogy Development; Shawn Brownlee**
 2358 S. Titanium Plc
 Meridian, ID, 83642
 208.895.8858
shawn@trilogvidaho.com

Representative: **Suggs Community Solutions, Jane Suggs**
 200 Louisa St.
 Boise, ID 83712
 208.939.91358
jbsuggs@cablone.net

Engineer: Bailey Engineers
 4242 N. Brookside Ln.
 Boise, Idaho 83714
 208.938.0013
www.baileyengineers.com

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- M. Kuna City Code Analysis
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- O. Recommended Conditions of Approval

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation, zone changes and subdivisions are designated as public hearings, with the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|-------------------|
| i. Neighborhood Meeting | April 22, 2015 |
| ii. Agencies | June 23, 2015 |
| iii. 300' Property Owners | July 27, 2015 |
| iv. Kuna, Melba Newspaper | September 2, 2015 |
| v. Site Posted | September 4, 2015 |

B. Kuna Planning and Zoning Commission Adopted Findings of Fact and Conclusions of Law:

On August 11, 2015, the Planning and Zoning Commission voted 5-0, to recommend approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S based on the facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, for the annexation and zone change, rezone, preliminary plat and Design Review *with* the following conditions of approval to Council:

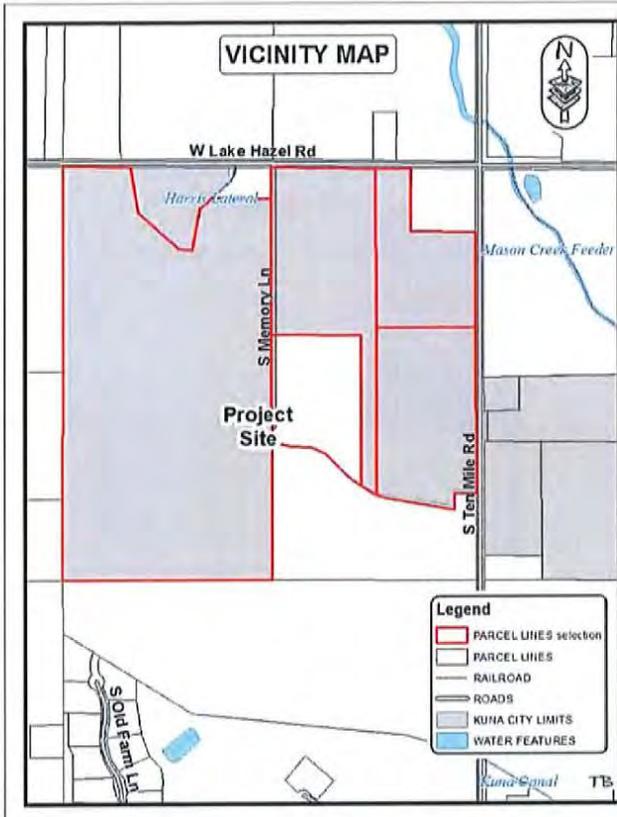
- Follow all Staff recommended conditions outlined in staff report,
- Approve request for changes in phasing as proposed by applicant (order of phases may change with Staffs prior concurrence due to current utilities and other site related constraints),
- Make future homeowners/purchasers clearly aware the southern entry may turn into a buildable lot in the future,
- Condition of approval # 9 shall read "... rights-of-way shall be with the approval from the lot Owner."

C. Applicant's Request:**1. Request:**

Applicant requested approval to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential in order to create a 262 lot residential subdivision (Memory Ranch). The applicant also proposed to develop 20 additional lots into common lots for the use by residents. These common lots will make up 11.1% of the site, or 7.47 acres. The common lots will be developed as large parks, with a tot-lot, gazebo and a swimming pool facility and large open common lots including a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). The applicant requested an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is also proposing a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The Harris lateral is the natural dividing line for the project. Applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

D. Vicinity and Aerial Maps:

(See Below)



E. **History:** The subject parcel is partially in Ada County and Kuna City limits. The 10 acres currently situated in Ada County are adjacent to Kuna City limits and are zoned RR (Rural Residential). The 121 acres already in Kuna are zoned A (Agriculture). This property has historically been used for Agriculture purposes and farmed.

F. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the majority of this site as Medium Density Residential. The 10 acre parcel requiring annexation is designated as Low Density. Staff generally views this land use request to be consistent with the approved FLU map.



2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	RR	Rural Residential – Ada County
East	A, RR	Ag. – Kuna City, Rural Residential – Ada County
West	RR	Rural Residential – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approx. 135 total acres
- A, (Agriculture) and RR, (Rural Residential)
- Parcel #'s - S1303120820 (73 ac.), S1303110115 (33.5 ac.), and S1303111635 (10 ac.)

4. **Services Provided to the Project:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home on the 10 acre parcel. The remaining land is being used for agricultural purposes. It is anticipated it will continue its historic uses on the remaining lands until development occurs. This site slopes from northeast to southwest, generally.

6. **Transportation / Connectivity:** The applicant proposes two access points on Ten Mile Road and one access point on the north side of the project, on Lake Hazel Road. When the west half of the project develops, there will be additional points of access on Lake Hazel along with additional access points on the west side when a mid-mile road is constructed with improvements to the west half of the project.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.
8. **Agency Responses:** The following agencies returned written comments that have been included by staff and incorporated herein: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department and the Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Boise Project Board of Control, DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

G. Staff Analysis:

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. The applicant proposed to annex 10 acres into the City and rezone approximately 125 acres from Ag. to R-6 (Med. Density Residential) in order to create a 262 buildable lot subdivision. Applicant proposed to develop 20 additional lots into common lots for the use by future residents. These common lots will make up 11.1% of the site, or 7.47 acres. The developed common lots will include amenities such as large parks, a tot-lot, gazebo and a swimming pool facility (with changing rooms), and a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). There are multiple connections (using pathways) through blocks to encourage a pedestrian friendly environment. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and buffers.

Applicant proposed an R-6 (Medium Density Residential) zone for the subdivision as a whole (all 135 acres), with a minimum of seven (7) phases of development which will be driven by the consumer market. The Harris lateral is the natural dividing line for the project. The total number of phases will be determined when the west half returns for development and re-enters the public hearing process. Applicant proposes to develop the east half of the site in six phases and return in the future and navigate the subdivision process. Applicant is aware the future preliminary & final plats will require the public hearing process.

Public services will be extended by the developer to the property from the existing facilities east of the project. The Kuna Waste Water Treatment Plant is directly (east) adjacent to the property. This project anticipates a new temporary lift station to serve this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-02-AN, 15-02-ZC and 15-01-Sub, to the Council with recommended conditions of approval.

H. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

I. Procedural background:

On September 15, 2015, City Council considered the project, including the application, agency comments, staff's report, application exhibits and public testimony. The public hearing was closed and the matter was tabled until October 6, 2015, when Council approved the annexation, the rezone and the preliminary plat.

J. **Findings of Fact for Council's Approval:**

1. **15-02-AN, 15-02-ZC and 15-01-S:** Based on the record contained in Case No.s 15-02-AN, 15-02-ZC and 15-01-S, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S, annexation, rezone and preliminary plat.
2. The Kuna City Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna City Council held a public hearing on the subject applications on September 15, 2015 to hear from the City staff and the applicant and to accept public testimony. The decision by City Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No.'s 15-02-AN, 15-02-ZC and 15-01-S, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).

Comment: *The Comprehensive Plan Future Land Use Map designates the approximately 125 acres of the subject property as Medium Density Residential, or 4-7 dwelling units per acre, and approximately 10 acres as Low Density Residential, or 2-3 dwelling units per acre. The proposed project density is planned to be 3.87 dwelling units per acres, which complies with the FLU.*

4. The Kuna City Council has the authority to approve or deny these applications.

Comment: *On October 6, 2015, Kuna City Council voted to approve applications 15-02-AN, 15-02-ZC and 15-01-S. On October 20, 2015, Kuna City Council voted to approve the referenced Findings of Fact and Conclusions of Law.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing section, notice requirements were met and a public hearing was held on September 15, 2015.*

K. **Factual Summary:**

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. Applicant has proposed to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential).

The site will take access from Ten Mile Road in two places (proposed Memorial Street and Hayward Street), and when the east / west mid-mile is constructed (south of this project), proposed ingress/egress at Hayward Street will be closed and will become a buildable lot. The site will also take access from Lake Hazel with proposed Memory Way as depicted on the Pre Plat (Dated 5.22.2015) for the east half of the overall site.

Applicant proposed a 262 lot residential subdivision and 20 additional lots into common lots known as Memory Ranch. The common lots will equate approximately 11.1% of the site, or 7.47 acres. The common lots will be developed into two large parks, which will include a tot-lot, gazebo and a swimming pool facility. There are multiple connecting pathways through blocks to encourage a pedestrian friendly environment. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots. Other common lots will be developed into a large common lots including a large greenbelt running through the project on a southeast to north central axis (adjacent the Harris Lateral). This application went through Design Review for the common spaces and buffers.

The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The

Harris lateral is the natural dividing line for the project. Applicant proposes to navigate the subdivision process in the future as the market dictates, to develop the west half of the overall site. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

L. Comprehensive Plan Analysis:

The Kuna City Council finds that this project and its proposed uses comply with the Kuna City Comprehensive Plan;

1. Goals, Policies and Objectives From The Kuna Comprehensive Plan:

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing 262 lots of mixed lot sizes, pathways and greenways to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilizing the Harris Lateral, connecting two parks with pedestrian walkways, varied housing densities and types and promotes a desirable character and high quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides a green grid as well as trails along the Harris Lateral for recreation (natural grasses and landscaping) and alternate transportation needs.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and add up to one mile of off-site pressure irrigation mainline in orderly development.

Transportation Goals and Objectives - Section 9 - Summary:

Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: Applicant provided a Traffic Impact Study. ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City adding additional rights-of-way on Lake Hazel and Ten Mile Roads.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along the Harris Lateral, open spaces, a tot-lot, two parks, pool for residents among other gathering places for the community, meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed 262 lots which will contribute to high quality lots of varied sizes in a logical and orderly manner.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses.

M. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.

2. The site is physically suitable for a subdivision.

Comment: The 67.4 acre subdivision is large enough to include a mix of lot sizes, 2 parks, and several pathways and a trail along the Harris Lateral.

3. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed is currently used as farmland and pasture and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The annexation application is not likely to cause adverse public health problems.

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zoning designation requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to the Harris Lateral and to two arterial roadways: Ten Mile Road and Lake Hazel Road. The subject property is located adjacent to Kuna's North Sewer Treatment plant and can also be connected to the public water system. The adjacent uses are farmland and agriculture– that are also designated as future residential and commercial uses in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project. A traffic study prepared by Thompson Engineers was submitted with the application and also reviewed by ACHD. The traffic study and ACHD agree that the streets within the subdivision are adequate for the planned development and the roadways in proximity to the project are adequate for the traffic generated by the new development as conditioned by ACHD.*

N. Conclusions of Law:

1. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

O. Recommended Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

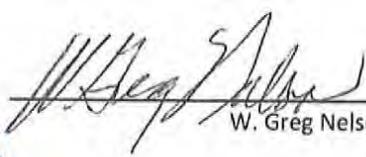
- d. The Boise Project and Board of Control shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1 – With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or Irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
 6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
 8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction as well as Design Review).
 9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 11. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
 12. The applicant's proposed preliminary plat (dated 05.22.15) and landscape plan (dated 05.22.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
 13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
 14. Developer shall comply with all local, state and federal laws.

DATED: This 20th, day of October 2015.

ATTEST:


 Chris Engels
 Kuna City Clerk




 W. Greg Nelson, Mayor
 Kuna City

8	Subdivision Name Reservation			X
9	Vicinity Map			X
10	Preliminary Plat			X
11	Landscape Plan			X
12	Colored Landscape Plan			X
13	City Park Legal Description			X
14	City Park (East) Conceptual Plan			X
15	City Park (West) Conceptual Plan			X
16	Request for Agency Comment			X
17	City Engineer Letter			X
18	Ada County Highway District Letter			X
19	Boise Project Board of Control Letter			X
20	Central District Health Department Letter			X
21	Department of Environmental Quality Letter			X
22	450 ft Legal Notification			X
23	Kuna Melba News Legal Notification			X
24	Proof of Property Posting			X
25	Planning and Zoning Commission Meeting Minutes – October 13, 2020			X
26	Applicant Power Point Presentation			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 13, 2020. The Council heard this on December 1, 2020. The FCO's have been requested to go to the Council December 15, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 13, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Mark Tate, M3 Companies, LLC

1.3.1.3 Neighboring Property Owners appearing neutral:
None.

1.3.1.4 Neighboring Property Owners appearing in opposition:
None.

- 1.3.1.5** Neighboring Property Owners appearing in support:
None.
- 1.3.2** Those who testified at the Council’s December 1, 2020 hearing are as follows, to-wit:
- 1.3.2.1** City Staff:
Jace Hellman, Interim Planning and Zoning Director
- 1.3.2.2** Appearing for the Applicant:
Mark Tate, M3 Companies, LLC
- 1.3.2.3** Neighboring Property Owners appearing neutral:
None.
- 1.3.2.4** Neighboring Property Owners appearing in opposition:
None.
- 1.3.2.5** Neighboring Property Owners appearing in support:
None.
- 1.3.3** No other witnesses appeared at the hearing on December 1, 2020, and the hearing was then closed for the receipt of evidence and testimony.

II DECISION

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the December 1, 2020 hearing on the annexation and preliminary plat for Rising Sun Commons Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	November 11, 2020

3.1.2.2 Notice for the December 1, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the November 10, 2020 to all known and affected property owners within four hundred-fifty (450) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the December 1, 2020 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed annexation is comprised of multiple parcels totaling approximately 97 acres. The parcels include the following:

Property Owner	Parcel Size – Approx.	Current Zone	Parcel Number
Debra Young	1.06 acres	RUT- Rural Urban Transition	R0615250525
Debra Young	9.34 acres	M2 – General Industrial	R0615250700

3.2.2 All private landowners have consented to annexation.

3.2.3 The parcels are located along Kuna Road, near the intersection of Kuna Road and Stroebel Road and future extensions of Ardell Road and Stroebel Road, within Section 30, Township 2 North, Range 1 East.

3.2.4 All parcels are currently in Ada County and have county zoning district classifications of Rural Urban Transition (RUT) and General Industrial (M2).

3.2.5 The existing land uses and zoning designations for lands surrounding the subject parcels is as follows:

North	RUT	Rural Urban Transition – Ada County
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	RUT	Rural Urban Transition – Ada County

- 3.2.6 The parcels are contiguous to Kuna City boundaries on the Southern and Eastern sides, and the parcels have historically been used for single family and agricultural purposes.
- 3.2.7 There is currently one (1) residence and several outbuildings spread throughout the parcels. Otherwise, the land is agricultural in nature.
- 3.2.8 The parcels have an estimated slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the development area.
- 3.2.9 This proposal, with the inclusion of public park, generally complies with the Kuna Comprehensive Plan. The proposed zoning district is R-6 (Medium Density Residential). The Comprehensive Plan Map designates the properties as Mixed Use

3.3 Findings Regarding Preliminary Plat Application

- 3.3.1 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.
- 3.3.2 The proposal was for a multi-phased, Subdivision that would include 43 single-family dwelling units.
- 3.3.3 The applicant a zoning district classification of R-6 (Medium Density Residential).
- 3.3.4 Applicant requested to divide 11.74 acres into 43 single-family lots and 10 common lots.
- 3.3.5 The Orchard Lift Station has sufficient capacity to service Rising Sun Commons Subdivision.
- 3.3.6 The Comprehensive Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space.

3.4 Testimony of the City Planner

- 3.4.1 **Conclusions:** The City Planner, in a memo to the council dated December 1, 2020, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:
 - 3.4.1.1 Applicant proposes to annex approx. 11.74 acres into the City of Kuna with an R-6 zone and to create a subdivision with the same 11.74 ac. known as *Rising Sun Commons* Subdivision. The site is adjacent to Kuna City limits and is currently zoned M2 (Ada County Industrial), applicant seeks a Medium Density Residential [MDR] zone. As these

lands touch current City limits, they are eligible for annexation into Kuna, should the Council reach that decision.

- 3.4.1.2** The City of Kuna Future Land Use Map and the Comprehensive Plan for Kuna identifies this parcel as Mixed-Uses. The applicant proposes the R-6 zone which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests an approx. 3.66 gross DUA and 1.24 acres (10.7%) of usable open space in addition to the trail along Indian Creek and expanded open space (Rising Sun Estates - 2017). The developer has stated that this subdivision will be an extension of the Rising Sun Estates (RSE Sub) development. The applicant has formally committed to expanding the trail and open space whereby reducing the overall density in RSE Sub. The applicant will be improving the open space in accordance to the Kuna Parks and Recreation Department's standards and in the end will dedicate a completed park to the City as a public amenity. With the commitment for expanding an approved public amenity (open space and trail), coupled with making Rising Sun Commons an extension of RSE Sub, staff views this proposal to generally comply with the Future Land Use Map and Comprehensive Plan. Applicant proposes 43 home lots and 10 common lot (53 total).
- 3.4.1.3** Staff recommends the applicant be conditioned to work with the Public Works department to bring utilities to and thru the site and provide utility stubs to adjacent properties in conformance with KCC. Public utilities shall be provided at the developers cost and extended to the site in sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub and external streets that comply with KCC for distance, style and wattage, including street lights at all intersections and near all fire hydrants. Staff recommends the applicant be conditioned to work with the KRFD for proper EMS access at the 31st lot threshold for permanent secondary access. Staff recommends that all streets (including Kuna Road Frontage) be improved, widened and dedicated as public roads with curb, gutter and sidewalks at appropriate widths. Staff recommends the applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.
- 3.4.1.4** The landscape plans appear to be in substantial compliance with KCC 5-17. In the event that during phase development there is a valid reason to relocate trees and shrubs, staff recommends that the applicant be conditioned to relocate the affected items to another location rather than removal from the project. Acceptable reasons for relocating landscaping includes ACHD drainage and vision triangles at intersections. It is the *responsibility of the developer* to ensure that wire baskets, twine and other forms of non-biodegradable items are removed from trees and shrubs appropriately. Applicant is hereby notified that this project is

subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights compliance prior to signature on the final plat. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

3.4.1.5 Staff has reviewed the proposed preliminary plat and annexation for technical compliance, and finds the annexation request and preliminary plat comply with Title 5 and Title 6 of Kuna City Code; Idaho Code Title 50 Chapter 2 and Title 67 Chapter 65; and the Kuna Comprehensive Plan. On October 13, 2020, the Planning and Zoning Commission voted 4-0-1 (one vacant seat) to approve case no 20-08-DR (Design Review) and recommend approval of 20-02-AN (Annexation) and 20-04-S (Preliminary Plat) to City Council. Staff would recommend that if the City Council approves case nos. 20-02-AN and 20-04-S, the applicant be subject to the conditions of approval listed in section "J" of this report, as well as any additional conditions request by City Council.

3.4.2 Staff Recommendations: As a result of the review, the City Interim Planning and Zoning Director, Jace Hellman, recommended that if the City Council approves case nos. 20-02-AN and 20-04-S, the applicant be subject to the following conditions of approval:

3.4.2.1 The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.4.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.4.2.1.2 The City Engineer shall approve drainage and grading plans.

3.4.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.4.2.1.4 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

- 3.4.2.1.5** The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
- 3.4.2.1.6** The Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.4.2.1.7** No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
- 3.4.2.1.8** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
- 3.4.2.2** Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3.4.2.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
- 3.4.2.4** Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z Commission approval in concert with the prepared construction drawings for the project. Place street lighting at all intersections and near all fire hydrants.
- 3.4.2.5** Parking within the site shall comply with KCC 5-9-3.
- 3.4.2.6** Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
- 3.4.2.7** A sign permit is required prior to subdivision entrance sign construction and it shall comply with KCC 5-10-4. *Monument signs will require applicant to obtain design review approval*
- 3.4.2.8** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits. And is required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved and permitted by the public entities owning the property.
- 3.4.2.9** Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the

irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation System of the City (KMIS) prior to requesting final plat signature from the City Engineer.

- 3.4.2.10** Applicant shall work with the Public Works department to bring utilities to and thru the site and provide stubs to adjacent properties in conformance with KCC.
- 3.4.2.11** Applicant shall improve and widen Kuna Road with curb, gutter and sidewalk at the appropriate width.
- 3.4.2.12** The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and Council, or seek amending them through the public hearing process.
- 3.4.2.13** The applicant's proposed preliminary plat (dated 02/11/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.4.2.14** The applicant's proposed landscape plan (dated 02/13/20) shall be considered a binding site plan, *or as modified and approved* through the public hearing process.
- 3.4.2.15** Applicant shall remedy any outstanding code enforcement issues prior to recordation of a final plat.
- 3.4.2.16** All streets shall be improved and dedicated as public roads.
- 3.4.2.17** Applicant shall work with KRFD to accommodate EMS access and all other requirements of the KRFD.
- 3.4.2.18** Applicant be conditioned to work with staff & EMS for proper signage to avoid parking on private driveways, and to be listed in the CC&R's for the subdivision.
- 3.4.2.19** Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
- 3.4.2.20** Compliance with all local, state and federal laws is required.

3.5 Other Testimony

- 3.5.1** 10/13/2020 Public Hearing – Mark Tate, M3 Companies, testified about the specifics of the development; Located adjacent to previously approved Rising Sun Estates Preliminary Plat; A new City Park with creek put in is proposed with this

development; discussed the entire vision for both projects, including connectivity and lot configuration.

- 3.5.2** 12/1/2020 Public Hearing – Mark Tate, M3 Companies, presented a Power Point presentation to the City Council; discussed the specifics of development. The properties location as it relates to Indian Creek and its inclusion in the previously approved Rising Sun Estates preliminary plat. The applicant then discussed the proposed public park amenities along Indian Creek and requested that condition 18, which stated “Applicant shall keep the subdivision name as presented and approved by Council and may not change it for marketing purposes unless approved by Council.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the city council to hear this matter as provided in Idaho Code §§ 50-222, 67-6513, & 67-6615, and Kuna City Code § 6-2-3 (F).
- 4.3** The Kuna City Council has the exclusive general supervisory authority over all plat approvals and certification under their jurisdiction as provided in Idaho Code § 50-1308.
- 4.4** The Kuna City Council cannot exercise extraterritorial jurisdiction and give final approval on land use applications for lands outside of the Kuna City boundaries unless said lands are first annexed into the city boundaries. *See Casteneda v. Brighton Corp.*, 130 Idaho 923 (1997); *see also* Article XII, § 2, of the Idaho Constitution.
- 4.5** “Annexation” is legislative act of city government accomplished by enactment of ordinance. I.C. § 50-222; *Crane Creek Country Club v. City of Boise*, 121 Idaho 485 (1990) (on rehearing).
- 4.6** Annexation ordinances are not creatures of Local Planning Act, I.C. § 67-6501 et seq.; rather, annexation authority flows from statute antedating Local Planning Act which broadly authorizes a city to annex adjacent territory and by ordinance to declare the annexed area part of city. I.C. § 50-222; *Coeur D'Alene Indus. Park Property Owners Ass'n, Inc. v. City of Coeur D'Alene*, 108 Idaho 843 (1985).

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. § 50-222.
- 5.2** I.C. § 50-222(1) provides that:
- [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.
- 5.3** The proposed annexation is a Category A annexation as described in I.C. § 50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed annexation.
- 5.4** The annexation, proposed by the Annexation Application in Case No. 20-02-AN, is able to connect to City sewer facilities, as the Orchard Lift Station has sufficient capacity.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

- 6.1** The City of Kuna has authority to approve preliminary plats within its boundaries pursuant to I.C. § 50-13 & 67-65.
- 6.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 6.3** Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VII
ORDER OF APPROVAL OF APPLICATIONS FOR ANNEXATION AND
PRELIMINARY PLAT

The Kuna City Council, having review the above entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 That the annexation application (Case No. 20-02-AN) is approved.

7.2 That the Preliminary Plat application (Case No. 20-04-S) is approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 15th day of December, 2020.

Joe Stear, Mayor

**BEFORE THE CITY COUNCIL
OF THE
CITY OF KUNA**

)	Case No. 20-04-ZC (Rezone)
)	
IN THE MATTER OF THE APPLICATION OF)	
)	
RUSSEL C DURRANT AND MARIE B LIVING)	
TRUST)	
)	
For Rezone for the <i>Durrant Rezone</i> .)	
)	
)	FINDINGS OF FACT,
)	CONCLUSIONS OF LAW,
)	AND ORDER OF APPROVAL
)	OF REZONE APPLICATION.

THESE MATTERS came before the City Council for public hearing on December 1, 2020 for receipt and consideration by the City Council of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The City Council does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

**I
RECORD OF PROCEEDINGS**

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1	Exhibit List			X
2	City Council Staff Memo			X
3	Planning and Zoning Commission Findings of Fact			X
4	Public Hearing Sign Up Sheet 10.12.2020			X
5	Public Hearing Meeting Minutes 10.13.2020			X

6	Commission and Council Review Application			X
7	Rezone Checklist			X
8	Vicinity Map			X
9	Parcel Map			X
10	Affidavit of Legal Interest			X
11	Warranty Deed			X
12	Neighborhood Meeting Certification			X
13	Commitment to Property Posting			X
14	City Engineer Comments			X
15	Boise Project Board of Control Comments			X
16	Nampa Meridian Irrigation District Comments			X
17	Ada County Highway District Comments			X
18	Kuna Melba News Legal Notice Planning and Zoning Commission			X
19	Certificate of Mailing Planning and Zoning Commission			X
20	Proof of Property Posting Planning and Zoning Commission			X
21	Kuna Melba News Legal Notice City Council			X
22	Certificate of Mailing City Council			X
23	Proof of Property Posting City Council			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 13, 2020. The Council heard this on December 1, 2020. The FCO's have been requested to go to the Council December 15, 2020.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions October 13, 2020 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner I

1.3.1.2 Appearing for the Applicant:
Jerome Wagoner

1.3.2 The hearing was then closed for the receipt of evidence and testimony.

1.3.3 Those who testified at the Council December 1, 2020 hearing are as follows, to-wit:

1.3.3.1 City Staff:
Doug Hanson, Planner I

1.3.3.2 Appearing for the Applicant:
Kent Brown

1.3.4 The hearing was then closed for the receipt of evidence and testimony.

II DECISION

WHEREUPON THE CITY COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the October 13, 2020 hearing on the preliminary plat for Memory Ranch Subdivision No. 6-9 was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City and in Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba Newspaper</i>	November 11, 2020

3.1.2.2 Notice for the December 1, 2020 hearing containing the legal description of the property proposed to be developed was mailed on the 11 November, 2020 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

- 3.1.2.3** Notice for the December 1, 2020 hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards, City Website, and Post Office.

3.2 Findings Regarding Rezone Application

- 3.2.1** The land for proposed rezone is one parcel totaling approximately 12.16 acres. The parcel includes the following:

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Russel C Durrant & Marie B Living Trust	12.16-acres	A (Agriculture)	S1301336350

- 3.2.2** Applicant requested to rezone the approximately 12.16 acres to a Medium Density Residential (R-6) zone.

- 3.2.3** The parcel is located starting near the northeast corner of S Linder Road and W Columbia Road.

- 3.2.4** The existing land uses and zoning designations for lands surrounding the subject parcels is as follows:

North	R-6	Medium Density Residential – Kuna City
South	A	Agriculture – Kuna City
East	R-6 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
West	P	Public – Kuna City

- 3.2.7** The topography of the area is relatively flat.

3.3 Testimony of the City Planner

- 3.3.1 Conclusions:** The City Planner, in a staff report to the Planning and Zoning Commission dated October 13, 2020 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.3.1.1** The applicant is requesting to rezone approximately 12.16 acres from an “A” (Agriculture) zoning designation to a “R-6” (Medium Density Residential) zone. There is no development associated with this application. A neighborhood meeting was held with residents within 300 feet of the subject site on August 13, 2020, according to the applicants “Neighborhood Meeting Certification”, there were no attendees.

- 3.3.1.2** The Comprehensive Plan’s Future Land Use Map has identified this parcel as Mixed Use. The rezone request to an R-6 (Medium Density

Residential) zoning district classification will allow for a future lot line adjustment to the subject site and surrounding parcels. With future land use designations and current zoning districts of public, medium density residential and commercial adjacent to the subject site, staff views the intent of the mixed-use future land use designation to be met.

3.3.1.3 Staff has determined the applicant's rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Planning and Zoning Commission recommends approval for Case No. 20-04-ZC (Rezone) to City Council, the applicant be subject to the conditions of approval listed in section "I" of this report

3.3.2 Staff Recommendations: As a result of the review, the City Planner I, Doug Hanson, recommended that if the Planning and Zoning Commission recommends approval of case no. 20-04-ZC (Rezone), the applicant be subject to the conditions of approval:

3.3.2.1 At the time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.3.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.3.2.1.4 The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.3.2.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

- 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
- 3.3.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 3.3.2.2** Installation of utility service facilities at the time of future development shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3.3.2.3** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
- 3.3.2.4** Any future site improvements the property owner shall comply with provisions set forth in Kuna City Code.
- 3.3.2.5** Any site improvements and/or building construction shall comply with the provisions set forth in Kuna City Code.
- 3.3.2.6** The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 3.3.2.7** Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 3.3.2.8** Developer/owner/applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

- 3.4.1** 10/13/2020 Public Hearing – Jarom Wagoner, testified about the specifics of the rezone; providing that the rezone would facilitate a future lot line adjustment application.
- 3.4.2** 12/1/2020 Public Hearing – Kent Brown, testified about the specifics of the rezone; informing the council that no development would be associated with the project

and that the zone change would facilitate future growth with the parcels proximity to the new high school.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code §§ 67-6511, and Kuna City Code §2-1-5.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

- 5.1** The City of Kuna has authority to approve rezones within its boundaries pursuant to Idaho Code §§ 67-65, and Kuna City Code § title 5-1-2.

VI
ORDER OF APPROVAL OF APPLICATION FOR REZONE

The Kuna City Council, having reviewed the above entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 6.1** That the Rezone application (Case No. 20-04-ZC) are hereby *approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 15th day of December, 2020.

Joe Stear, Mayor



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

MEMO

Date: December 15, 2020
From: Doug Hanson, Planning and Zoning Department
To: Mayor & City Council Members
RE: Case Nos. 20-02-S (Preliminary Plat) & 20-01-ZC (Rezone) - Sera Sole

Mayor and City Council Members,

Staff is currently working with the applicant, Ada County Highway District (ACHD), Kuna Rural Fire District (KRFD) and Kuna Police Department (KPD) in order to obtain additional comment on the proposed Sera Sole Subdivision as specified by the City Council on December 1, 2020.

The applicant is working with ACHD in order to complete a sight distance analysis. KRFD and KPD are providing comments to staff on emergency services response time and accessibility. Additional comments have not been completed in time for the December 15, 2020 public hearing. Staff requests that Case Nos. 20-02-S (Preliminary Plat) & 20-01-ZC (Rezone) – Sera Sole be tabled to a date certain.

Best Regards,

Doug Hanson
Planner I
Planning and Zoning Department
dhanson@kunaid.gov
208.922.5274



751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov
EXHIBIT CHECKLIST



Case Name: Collias Lot Split
Case No.(s): 20-02-LS (Lot Split)

EXHIBITS	
1	Exhibit List Pg. 1
2	City Council Staff Memo Pg. 2
3	Commission and Council Review Application Pg. 6
4	Letter of Intent Pg. 9
5	Legal Description Parcel A Pg. 10
6	Legal Description Parcel B Pg. 11
7	Affidavit of Legal Interest Pg. 12
8	Warranty Deed Pg. 13
9	Vicinity Map Pg. 15
10	Record of Survey Pg. 16
11	City Engineer Comments Pg. 17



City of Kuna

City Council Staff Memo

751 W 4th St
Kuna, ID 83634
Phone (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

To: City Council

Case Number: 20-02-LS (Lot Split)

Location: Near the SWC of Kuna Mora and Cole Roads, Kuna, ID 83634

Planner: Doug Hanson, Planner I

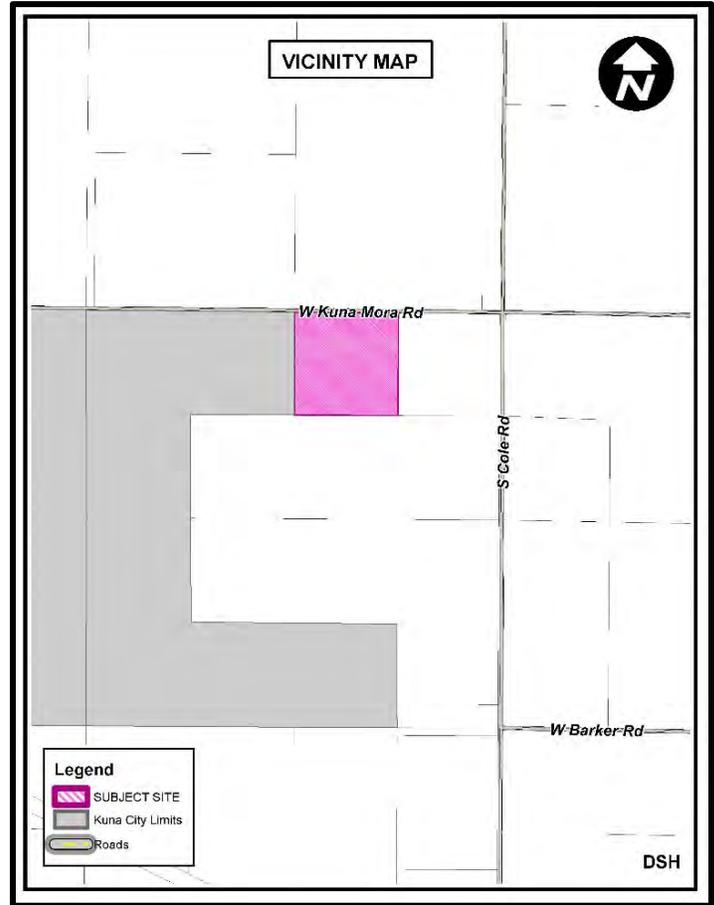
Meeting Date: December 15, 2020

Owner: Stephanos Collias
621 Georgina Avenue
Santa Monica, CA 90402
310.562.5110
sjcollias@eqdbt.com

Applicant: The Land Group, Inc
462 E Shore Drive, Ste 100
Eagle, ID 83616
208.939.4041
tamara@thelandgroupinc.com

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Council's Order of Decision



A. Course Proceedings:

1. A Lot Split (LS) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with City Council as the decision-making body. As a public meeting, this application does not require formal notice as set forth in Idaho Code, Chapter 65; Local Land Use Planning Act. The guidelines for decision making by the City Council is outlined in KCC 1-14-3 and have been adhered to.

B. Applicants Request:

1. On behalf of Stephanos Collias (owner), The Land Group Inc is requesting to split an approximately 40.87-acre parcel into two new parcels. The property is located near the SWC of Kuna Mora and Cole Roads, Kuna, ID 83634 (APN: S2101120610).

C. History:

The property has historically been used for agriculture purposes.

D. General Project Facts:

1. **Surrounding Land Uses:**

North	RP	Rural Preservation – Ada County
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	P	Public – Kuna City

2. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone	Parcel No.
Stephanos Collias	40.87	RP (Rural Preservation) - Ada County	S2101120610

3. **Services:**

- Sanitary Sewer– Outside service boundary
- Potable Water – City of Kuna (Future)
- Pressurized Irrigation – City of Kuna (Future)
- Fire Protection – Kuna Rural Fire District (KRFD)
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – Hardin Sanitation

4. **Existing Structures, Vegetation and Natural Features:**

The site is currently void of any structures. On-site vegetation is consistent with that of agriculture fields. The site has an estimated average slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be 20 to 40 inches.

5. **Transportation / Connectivity:**

The subject site’s frontage is adjacent W Kuna Mora Road.

6. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

E. Staff Analysis:

The applicant has requested to split an approximately 40.87-acre parcel into two (2) new parcels. Staff has determined that the 40.87-acres qualifies for the requested lot split. Staff views this proposed Lot Split Application to be consistent with KCC. If approved, there will be two newly created parcels that will have a M-1 (Light Industrial) zoning designation; the Lot Split will yield the following results:

- Parcel A: 20.44 acres (approximate)
- Parcel B: 20.44 acres (approximate)

Staff has determined that this lot split is consistent with City Code and recommends that if the City Council approves Case No. 20-02-LS, the applicant be subject to the conditions of approval listed in Section “G” of this report.

F. 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.

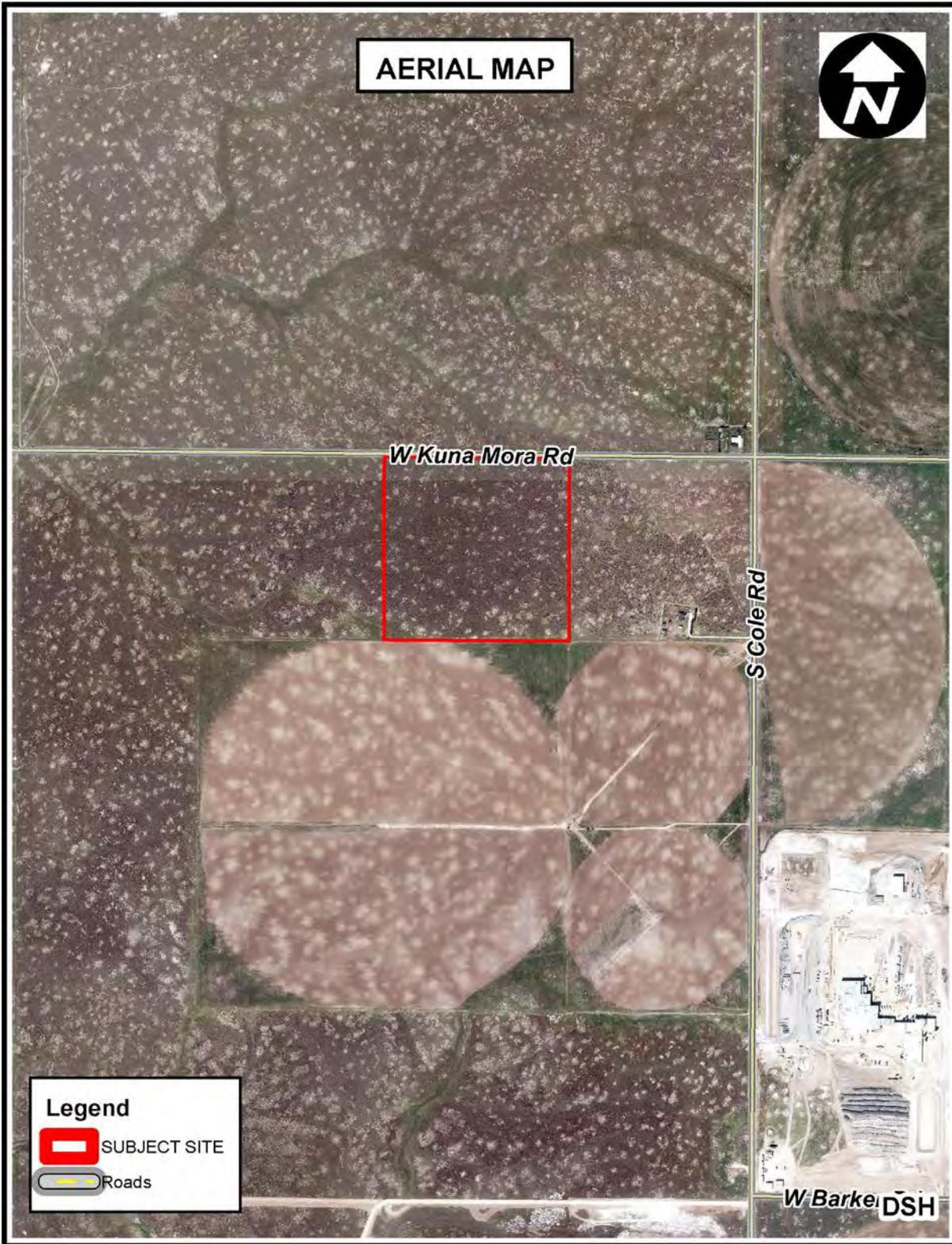
G. Council’s Order of Decision:

Note: This proposed motion is for (approval or 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, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (*approves/conditionally approves/denies*) Case No. 20-02-LS, a request from The Land Group, Inc to split an approximately 40.87-acre parcel into two new parcels; subject to the following conditions of approval:

1. Upon approval of the application by the City Council and subject to the conditions of approval and applicable City Ordinances, the owner shall have **one (1) year** to complete the following tasks:
 - a. Cause the property to be surveyed and a record of survey recorded;
 - b. Execute and record the necessary deeds to accomplish the property split as approved;
 - c. Obtain new tax parcel numbers from the Ada County Assessor's Office; and
 - d. Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.
2. Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
3. Any future development or improvements to the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by City Council. No building permits will be issued until the applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
4. Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all Ada County Highway District (ACHD) standards.
5. The applicant shall adhere to all agencies and staff requirements and recommendations.
6. Applicant shall comply with all federal, state and local laws.

DATED this 15th day of December, 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

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)	20-02-LS
Project name	Collias Lot Split
Date Received	10.12.2020
Date Accepted/ Complete	11.4.2020
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	12.15.2020

Contact/Applicant Information

Owners of Record: <u>Stephanos Collias</u>	Phone Number: <u>310-562-5110</u>
Address: <u>621 Georgina Ave</u>	E-Mail: <u>sjcollias@eqdbt.com</u>
City, State, Zip: <u>Santa Monica, CA 90402</u>	Fax #: _____
Applicant (Developer): <u>C&G Farms</u>	Phone Number: _____
Address: <u>5809 N. Cape Arago PL</u>	E-Mail: <u>colliasbpc@gmail.com</u>
City, State, Zip: <u>Garden City, ID 83714</u>	Fax #: <u>N/A</u>
Engineer/Representative: <u>The Land Group, Inc.</u>	Phone Number: <u>208-939-4041</u>
Address: <u>462 E. Shore Dr, Ste 100</u>	E-Mail: <u>tamara@thelandgroupinc.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: <u>N/A</u>

Subject Property Information

Site Address: <u>W Kuna Mora Rd, Kuna, ID 83634</u>
Site Location (Cross Streets): <u>W Kuna Mora Rd, west of S Cole Road</u>
Parcel Number (s): <u>S2101120610</u>
Section, Township, Range: <u>1N 1E 01</u>
Property size : <u>40.87</u>
Current land use: <u>Dry Grazing</u> Proposed land use: <u>Industrial</u>
Current zoning district: <u>RP</u> Proposed zoning district: <u>M-1</u>

Project Description

Project / subdivision name: C & G Farms

General description of proposed project / request: Split existing parcel into 2 parcels. See Legal descriptions

Type of use proposed (check all that apply):

Residential _____

Commercial _____

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: _____ 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: 2 Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): 24 hrs/7 days Building height: _____

Total number of employees: 60 Max. number of employees at one time: 45

Number and ages of students/children: n/a Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

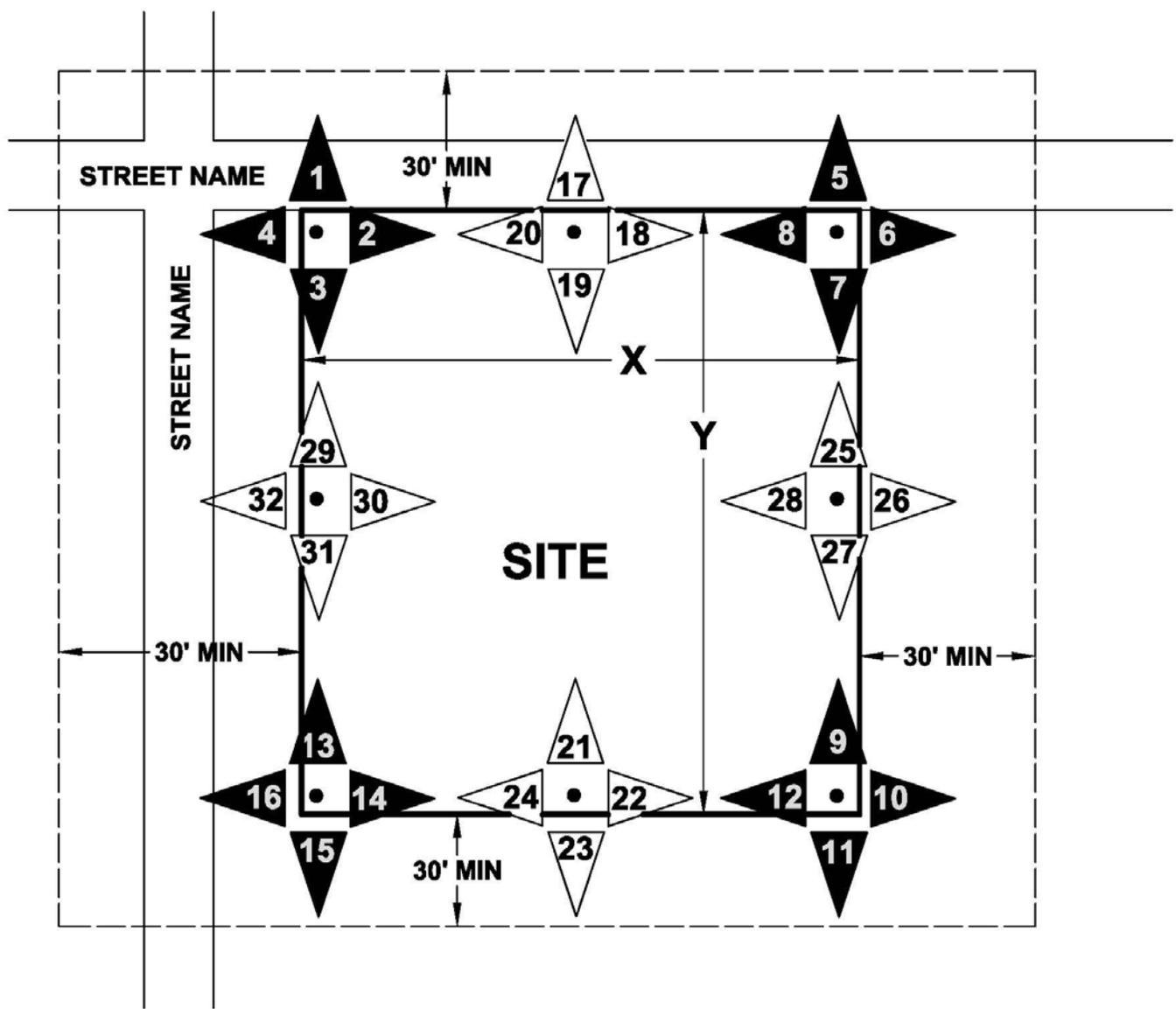
b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Jamara Thompson Date: 10/09/2020



Project Information:

Name:

Project:.....

Gross Acre:.....

NOTE:

Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.

All applicants are expected to provide COLOR photographs at a 1-16 minimum.

If Distance 'X' is GREATER than 500-feet, also take photos 17-24.

If Distance 'Y' is GREATER than 500-feet, also take photos 17-24.



October 9, 2020

Doug Hanson
Kuna Planning & Zoning Department
751 W 4th St
Kuna, ID 83634

**Re: C & G Farms | Kuna
Record of Survey – Lot Split**

Dear Mr. Hanson,

We are pleased to submit the enclosed Record of Survey – Lot Split application on behalf of C & G Farms. The subject property is located at W Kuna Mora Rd, generally ¼ mile west of S. Cole Road. The parcel consists of 40.87 acres.

The intent of this Lot Split is to divide the parcel into two, approximately, 20-acre buildable lots to facilitate future development. The parcels will be accessed via a shared driveway to Kuna Mora Rd, split along the common property line.

Please do not hesitate to let me know if we can provide any additional information. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,

A handwritten signature in black ink that reads "Tamara Thompson". The signature is fluid and cursive.

Tamara Thompson, Director of Client Services

The Land Group, Inc.

LEGAL DESCRIPTION**Exhibit "A"**

September 1, 2020
Project No.: 120088

PARCEL "A"
C & G FARMS

A parcel of land being a portion of Government Lot 2 of Section 1, Township 1 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 1, thence on the north section line of said Section 1, North 89° 26' 45" West, 1996.73 feet, to a point, from which the North One Quarter corner of said Section 1 bears North 89° 26' 45" West, 664.73 feet, said point being the **POINT OF BEGINNING**:

Thence leaving said north section, South 00° 08' 30" West, 1338.83 feet, to a point on the south line of said Gov't Lot 2;

Thence on said south line, North 89° 41' 51" West, 663.72 feet, to the southwest corner of said Gov't Lot 2;

Thence leaving said south line, North 00° 05' 57" East, 1341.75 feet, to the North One Quarter corner of said Section 1, marked by a found brass cap monument, lying South 00° 05' 57" West, 25.01 feet from said North One Quarter corner;

Thence on the north section line of said Section 1, South 89° 26' 45" East, 664.73 feet, to the **POINT OF BEGINNING**.

The above described parcel contains (890,239 Ft²) 20.437 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS



LEGAL DESCRIPTION**Exhibit "A"**

September 1, 2020
Project No.: 120088

PARCEL "B"
C & G FARMS

A parcel of land being a portion of Government Lot 2 of Section 1, Township 1 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 1, thence on the north section line of said Section 1, North 89° 26' 45" West, 1330.73 feet, to the Northeasterly corner of said Gov't Lot 2, marked by a found 5/8" iron rod (PLS 7323), lying South 00° 10' 09" West, 25.12 feet from said Northeasterly corner, from which the North One Quarter corner of said Section 1 bears North 89° 26' 45" West, 1330.73 feet AND the **POINT OF BEGINNING**:

Thence leaving said north section, South 00° 10' 09" West, 1335.90 feet, to the Southeasterly corner of said Gov't Lot 2, marked by a found 5/8" iron rod (PLS 7323), lying North 00° 10' 09" East 3.30 feet from said Southeasterly corner;
Thence on the south line of said Gov't Lot 2, North 89° 41' 51" West, 665.35 feet;
Thence leaving said south line, North 00° 08' 30" East, 1338.83 feet, to a point on the north section line of said Section 1;
Thence on said north section line, South 89° 26' 45" East, 666.00 feet, to the **POINT OF BEGINNING**.

The above described parcel contains (890,234 Ft²) 20.437 acres, more or less.

PREPARED BY:
The Land Group, Inc.
Michael Femenia, PLS





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P O Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.Kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Stephen J. Pollias 621 Georgia Ave.
Name Address
Santa Monica CA 90402
City State 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 The Land Group 402 E. Shore Dr #100
Name Address
Eagle, ID 83616

to submit the accompanying application pertaining to that property.

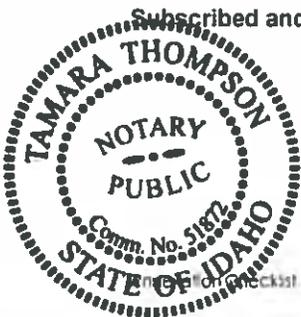
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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 11th day of August, 20 20

[Signature]
Signature

Subscribed and sworn to before me the day and year first above written.



Tamara Thompson
Notary Public for Idaho
Residing at Boise, ID
My commission expires: 02/28/2026

ACCOMMODATION RECORDING

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 CHE FOWLER
TITLEONE BOISE

2015-116681
12/23/2015 12:44 PM
\$13.00

WARRANTY DEED

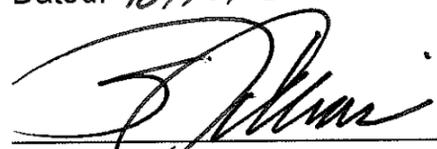
For Value Received,

Stephanos J. Collias and Elsa L. Collias, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, Stephanos J. Collias and Elsa L. Collias, husband and wife, as to an undivided 75% interest, whose current address is 621 Georgina Avenue, Santa Monica, CA 90402 and The Benjamin E. Myers Money Purchase Pension Plan and Trust, as to an undivided 25% interest, whose current address is 6829 North 12th Street, Phoenix, AZ 85014, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

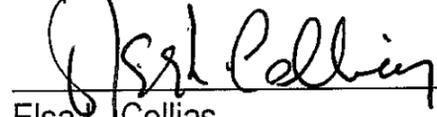
EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: 12/16/15



Stephanos J. Collias



Elsa L. Collias

State of California, County of Los Angeles, ss.

On this 16th day of December in the year of 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephanos J. Collias and Elsa L. Collias, known or identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same.

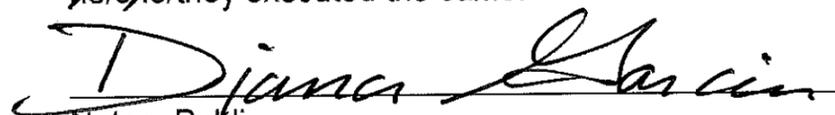

Notary Public
My Commission Expires: July 04, 2019
(seal)



EXHIBIT "A"
PROPERTY DESCRIPTION

Government Lot 2 in Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, described as:

Beginning at the Northeast corner of Section 1, Township 1 North, Range 1 East of the Boise Meridian, Ada County, Idaho, and running thence
North 89°47'45" West 1330.59 feet along the North line of said section to the Northeast corner of Government Lot 2 (said point being the Point of Beginning); thence
South 00°11'29" East 1335.94 feet along the East line of said Government Lot 2 to the Southeast corner of Government Lot 2; thence
South 89°56'31" West 1328.95 feet along the South line of said Government Lot 2 to the Southwest corner of said Government Lot 2; thence
North 00°15'37" West 1342.03 feet along the West line of said Government Lot 2 to the Northwest corner of said Government Lot 2 (said point being the North quarter corner of said section); thence
South 89°47'45" East 1330.59 feet along the North line of said section to the Point of Beginning.

(End of Exhibit "A")



Record of Survey / Lot Split

for C & G Farms

Being Government Lot 2 of Section 1
Township 1 North, Range 1 East, Boise Meridian
City of Kuna, Ada County, Idaho
2020

Certificate of Ada County Recorder

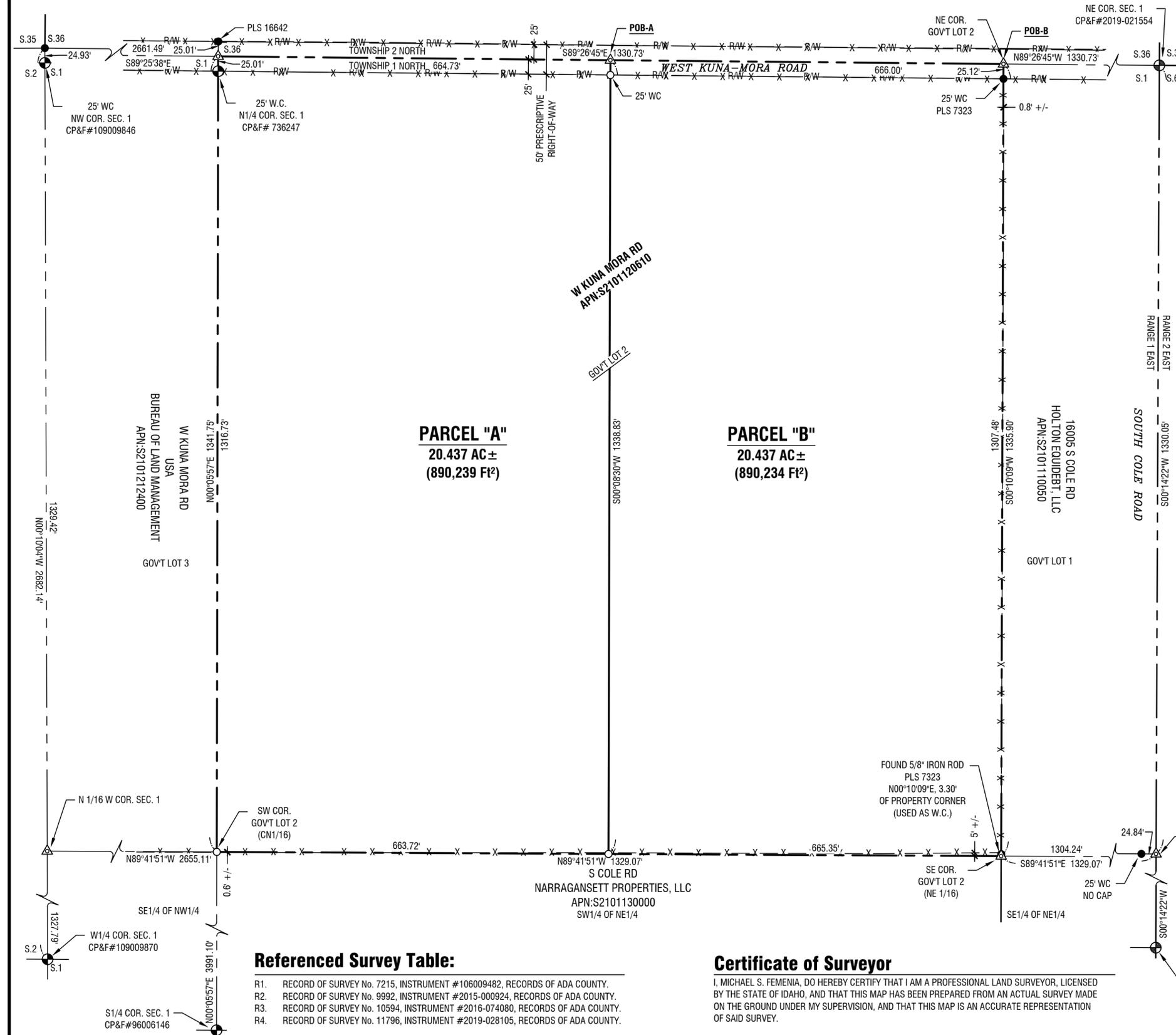
STATE OF IDAHO) _____
COUNTY OF ADA) ss _____
INSTRUMENT NUMBER _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED AT THE REQUEST OF _____
AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____
DAY OF _____, A.D. 20____, IN MY OFFICE AND WAS DULY
RECORDED.

DEPUTY _____ EX-OFFICIO RECORDER _____
FEE: _____

Legend:

-  FOUND BRASS CAP MONUMENT
-  FOUND ALUMINUM CAP MONUMENT
-  FOUND 5/8" REBAR WITH NO CAP OR AS SHOWN
-  SET 5/8" x 24" REBAR W/CAP "MSF 13550"
-  CALCULATED POINT, NOTHING FOUND OR SET
-  OVERALL PARCEL BOUNDARY LINE
-  NEW PARCEL LINE
-  SECTION LINE
-  RIGHT-OF-WAY LINE
-  FENCE LINE



PARCEL "A"
20.437 AC±
(890,239 Ft²)

PARCEL "B"
20.437 AC±
(890,234 Ft²)

Referenced Survey Table:

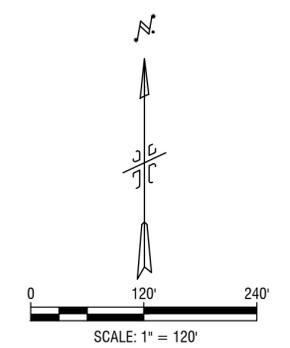
- R1. RECORD OF SURVEY No. 7215, INSTRUMENT # 106009482, RECORDS OF ADA COUNTY.
- R2. RECORD OF SURVEY No. 9992, INSTRUMENT # 2015-000924, RECORDS OF ADA COUNTY.
- R3. RECORD OF SURVEY No. 10594, INSTRUMENT # 2016-074080, RECORDS OF ADA COUNTY.
- R4. RECORD OF SURVEY No. 11796, INSTRUMENT # 2019-028105, RECORDS OF ADA COUNTY.

Survey Narrative:

THIS SURVEY IS BEING PERFORMED AT THE REQUEST OF C & G FARMS, TO SPLIT EXISTING GOVERNMENT LOT 2, INTO TWO PARCELS OF EQUAL AREA. THE OVERALL PARCEL BOUNDARY IS BASED UPON FOUND MONUMENTS AT THE NORTHERLY CORNERS OF GOVT LOT 2 AND SECTION TIES. FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA.

Certificate of Surveyor

I, MICHAEL S. FEMENIA, DO HEREBY CERTIFY THAT I AM A 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 SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



462 East Shore Drive, Suite 100 Eagle, ID 83616



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer

LOT SPLIT MEMORANDUM

Date: 23 November 2020
From: Paul A. Stevens, P.E.
Catherine Feistner, E.I.T.
To: Jace Hellman, Planning and Zoning Director
RE: Collias Lot Split – 20-02-LS

The Collias Lot Split, 20-02-LS dated 12 October 2020 has been reviewed. The application provides a narrative explaining the developers vision for the lot, vicinity map, record of survey, legal description with exhibit, affidavit of legal interest, warranty deed, and property description. These comments apply to the lot split requested and proposed zoning as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, pedestrian and vehicular traffic in the proposed City of Kuna (City) M-1 (Industrial) zone and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. Inspection Fees

- a. If applicable, an inspection fee will be levied for City inspection of water, sewer and irrigation facilities constructed in association with this development. The current inspection fee is \$1.00 per lineal foot of pressure irrigation, sewer, and water mainline pipe. Payment is due and payable prior to City's approval of final construction plans. Site work shall not begin until all fees are paid.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
- c. The developer's engineer and the City's inspector are encouraged to coordinate inspections.
- d. The Kuna Rural Fire District's (KRFD) current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively. Payment is due and payable prior to the pre-construction meeting.

2. General

- a. The Collias Lot is 40.87 acres and is currently zoned RP (ADA County Zone, Rural Preservation) as listed on the application.
- b. Rezone requests:
 - a. Two (2) 20.44-acre lots M-1 (Industrial).
 - b. An average occupancy for the overall project is shown as sixty (60) total employees and a maximum of 45 employees at one time.
- c. A commensurate impact to traffic volumes and densities will follow.
- d. Access to the lots is from Kuna Mora Rd. The parcels will be accessed via a shared driveway to Kuna Mora Road, split along the common property line. An access easement is required for shared driveways. The driveway easement must be referenced on the Final Plat.
- e. A plan approval letter from local irrigation districts will be necessary if this project affects any local irrigation districts.
- f. All positional information shall be from the most recent state plane coordinate system.
- g. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- i. The final inspection shall verify that slopes are not steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- j. Provide engineering certification on all final engineering drawings.

3. Right-of-Way

- a. KRFD shall review all road and access configurations to verify fire truck access and at least two entrances/exits.
- b. The two lots will impact travel on Kuna Mora Road.
- c. All street construction must meet or exceed ACHD and City of Kuna development standards.
- d. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- e. Approaches onto classified streets must comply with ACHD and City of Kuna approach policies.
- f. If applicable, sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with City Code and Policies, shall be provided in connection with property development.
- g. Easements shall be provided for all utilities dedicated to the City of Kuna.
- h. All mainlines constructed by the development and dedicated to City shall be centered in easements large enough to allow maintenance and repairs.

4. Sanitary Sewer

- a. To introduce potential industrial waste to the public wastewater system, the industrial waste stream must be evaluated, with results forwarded to the Public Works Department. If the public system can accept the industrial waste, it must be regularly tested and monitored.
- b. This application shall be conditioned to conform to the sewer master plans as applicable. The Sewer Master Plan specifies minimum pipe sizes and supports the “to and through” utility policy.
- c. All sewer infrastructure must meet or exceed City of Kuna requirements.
- d. The applicant’s property is not connected to City services and is subject to connection fees for the ultimate connected sewer load as provided in the City’s Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs when available.
- e. The nearest sewer connection is approximately six (6) miles away near the intersection of Kuna Road and E. Avalon Street.
- f. Sewer connection fees apply to each lot containing a home or other facility.
- g. When connecting to city utilities, all existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.

5. Potable Water

- a. This application shall be conditioned to conform to the water master plans as applicable. Water master plans specify minimum pipe sizes and support the “to and through” utility policy.
- b. The applicant’s property is not connected to City services and is subject to connection fees for the ultimate connected water supply as provided in the City’s Standard Tables.
- c. The nearest water connection is approximately six (6) miles away.
- d. All potable water infrastructure must meet or exceed the City of Kuna requirements.
- e. When connecting to city utilities, decommission wells in accordance with Idaho Department of Water Resources (IDWR) requirements. Provide documentation to the City of Kuna.

6. Pressurized Irrigation

- a. This application shall conform to the Pressure Irrigation Master Plan. The Pressurized Irrigation Master Plan specifies minimum pipe size and supports the “to and through” utility policy.
- b. The applicant’s property is not connected to the City’s pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code 6-4-2.
- c. The nearest PI connection is approximately six (6) miles away.
- d. If PI facilities are constructed, they shall be dedicated to the City, in compliance with KMID standards and requirements.
- e. If applicable, all pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

7. Grading and Storm Drainage

- a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- b. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if any) shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

8. As-Built Drawings

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b. As-built drawings will be required before occupancy or final plat approval is granted.

9. Property Description

- a. The applicant provided a legal description and representative figure of the two lots with the application.

(Space above reserved for recording)

**ORDINANCE NO. 2020-34
CITY OF KUNA, IDAHO**

**CHALLENGER DEVELOPMENT INC.
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180, R5445760200, R5445760220, R5445760240, R5445760260, R5445760280, R5445760300, R5445760320, R5445760340, R5445760360, R5445760380, R5445760400, R5445760420, R5445760440, R5445760460, R5445760480, R5445760500, R5445760520, R5445760540, R5445760560, R5445760580, R5445760600, R5445760620, R5445760640, R5445760680, R5445760700, R5445760720, R5445760740, R5445760760, R5445760780, R5445760800, R5445760820, R5445760840, R5445760860, R5445760880, R5445760900, R5445760920, R5445760940, R5445760960, R5445760980, R5445761000, R5445761020, R5445761040, R5445761060, R5445761080, R5445761100, R5445761120, R5445761140, R5445761160, R5445761180, R5445761200, R5445761220, R5445761240, R5445761260, R5445761280, R5445761300, R5445761320 AND R5445761340 OWNED BY Challenger Development Inc., 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,** CHALLENGER DEVELOPMENT INC. (the “Owner”) is the current owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel Nos. **R5445760020, R5445760040, R5445760060, R5445760080, R5445760100, R5445760120, R5445760140, R5445760160, R5445760180,**

R5445760200, R5445760220, R5445760240, R5445760260, R5445760280,
R5445760300, R5445760320, R5445760340, R5445760360, R5445760380,
R5445760400, R5445760420, R5445760440, R5445760460, R5445760480,
R5445760500, R5445760520, R5445760540, R5445760560, R5445760580,
R5445760600, R5445760620, R5445760640, R5445760680, R5445760700,
R5445760720, R5445760740, R5445760760, R5445760780, R5445760800,
R5445760820, R5445760840, R5445760860, R5445760880, R5445760900,
R5445760920, R5445760940, R5445760960, R5445760980, R5445761000,
R5445761020, R5445761040, R5445761060, R5445761080, R5445761100,
R5445761120, R5445761140, R5445761160, R5445761180, R5445761200,
R5445761220, R5445761240, R5445761260, R5445761280, R5445761280,
R5445761300, R5445761320 AND R5445761340 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 Property”) and has
requested that the Subject Real Property be rezoned from the City’s **A – AGRICULTURE
ZONING DISTRICT TO R-4 – MEDIUM DENSITY RESIDENTIAL (the
“Rezone”)**; and

- 1.3** **WHEREAS**, the original owner of the Subject Real Property, which was one parcel of 34.48 acres more or less, Idaho Livestock Company, LLC together with Ted Mason of Signature Homes filed an application for the rezone of the Subject Real Property from an Agricultural Zone to a R-4 Residential Zone which was processed as Case No. 07-09-ZC (Rezone), a Preliminary Plat which was processed as Case No. 07-13-S and a Development Agreement which was processed as Case No. 07-11-DA; (the “ Subject Permit Applications”) and
- 1.4** **WHEREAS**, Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing regarding the Subject Permit Applications on August 14, 2007 as required by Section 67-6525, Idaho Code, made findings of fact, conclusions of law and recommendations to the City Council (approved by the Commission on August 28, 2007) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Medium Density Residential (R-4) be approved together with the approval of the preliminary plat, subject to conditions, and a development agreement; and
- 1.5** **WHEREAS**, the Kuna City Council, pursuant to public notice as required by law, held a public hearing regarding the Subject Permit Applications on September 18, 2007, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 made Findings of Fact, Conclusions of Law and Decision approving the Subject Permit Applications (October 2, 2007) (the “Council Decision”) and determined that the requested rezone should be granted with a zoning classification R-4 (Medium Density Residential); and

- 1.6 **WHEREAS**, the approved Development Agreement was recorded in the Ada County Recorder's office on November 5, 2007 as instrument no. 107150317; and
- 1.7 **WHEREAS**, due to the economic circumstances that followed the Council Decision, there was delay in completing the conditions of the approved Preliminary Plat and the Development Agreement; and
- 1.8 **WHEREAS**, On September 23, 2019 the City of Kuna Planning and Zoning Director, pursuant to the Director's authority under Kuna City Code § 6-2-3 J.9 , upon the application of the Conger Management Group, Inc. as agent for the Owner, issued an Order of Decision Reinstatement of Preliminary Plat Case No. 07-13-S; and
- 1.9 **WHEREAS**, the Owner complied with the conditions of the approved Preliminary Plat as reinstated and resultantly the City Council approved the Final Plat of the Subject Real Property as Malaspina Ranch Subdivision No. 1, which is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho; and
- 1.10 **WHEREAS**, the Council Decision still stands and has not been modified or repealed; and
- 1.11 **WHEREAS**, the provisions of Kuna City Code § 5-2-2, which is currently designated as Medium Density Residential District (R-4), are still residential with the same density as it was at the time the City Council issued the Council Decision; and
- 1.12 **WHEREAS**, the Owner is complying with the Development Agreement and has requested that the City Council approve this Ordinance rezoning the Subject Real Property as was authorized by the Council Decision; and
- 1.13 **WHEREAS**, based upon the above stated findings there is good cause and 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 Property.

Section 2: Action:

- 2.1 The Subject Real Property is rezoned from **A – AGRICULTURE TO R-4 – MEDIUM DENSITY RESIDENTIAL (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 15th day of December, 2020.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**ENDURANCE HOLDINGS, LLC
REZONE TO R-4**

Legal Descriptions

Malaspina Ranch Subdivision No. 1

A parcel being 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 describes as follows:

All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 Block 1 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 16 Block 2 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

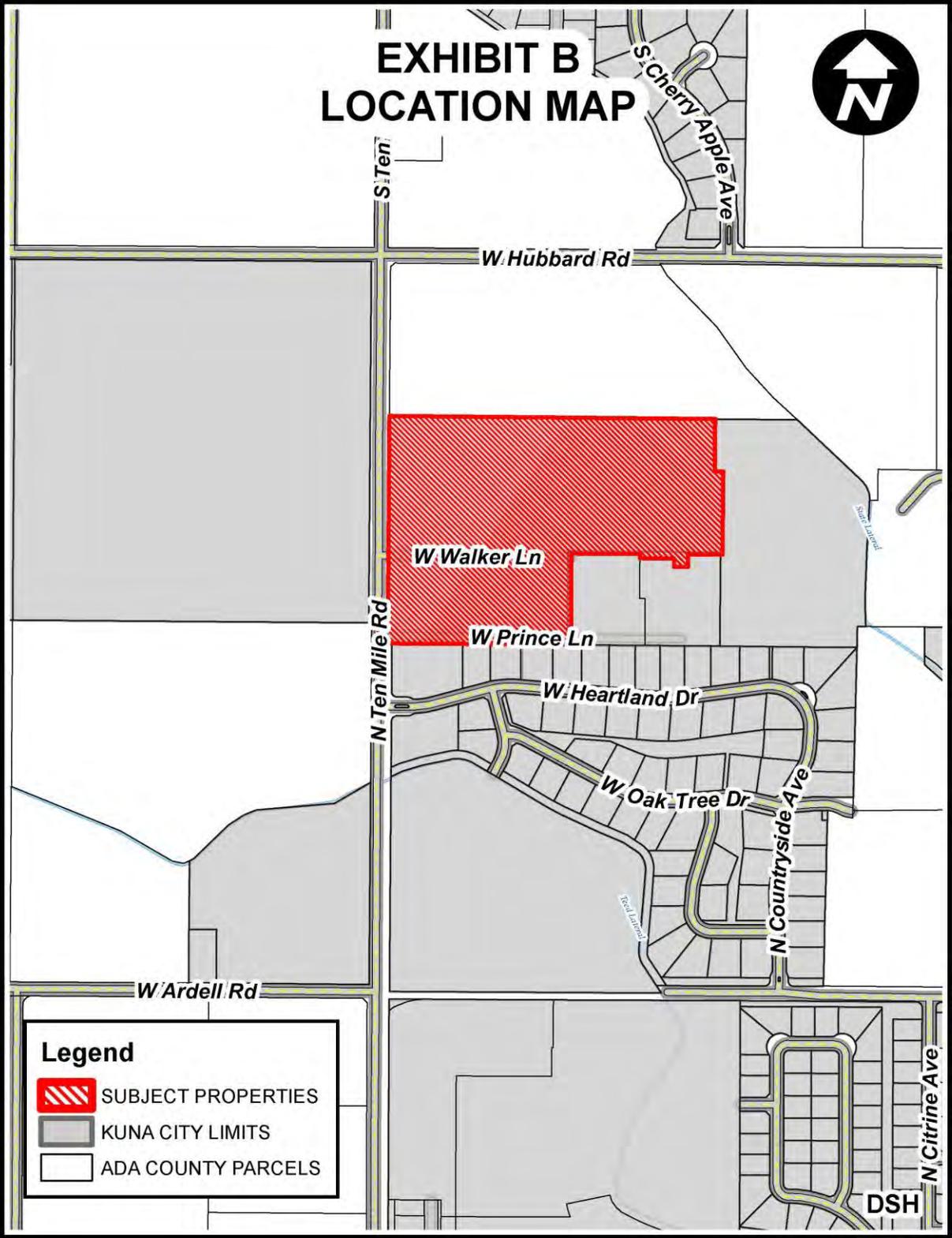
All of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Block 3 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Block 4 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots, 1, 2, 3, 4, and 5 Block 5 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho along with;

All of lots, 1 and 2 Block 6 of Malaspina Ranch Subdivision No. 1, as same is recorded in Book 119 pf Plats at Page 18420-18423, records of Ada County, Idaho.

Said parcels containing 20.64 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2020-35
CITY OF KUNA, IDAHO**

**DURRANT RUSSEL C & MARIE B LIVING TRUST
MUNICIPAL REZONE**

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

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. S1301336350 OWNED BY DURRANT RUSSEL C & MARIE B LIVING TRUST, 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, DURRANT RUSSEL C & MARIE B LIVING TRUST (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **S130133650** 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 Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (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 October 13, 2020 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on October 27, 2020) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Medium Density Residential (R-6) be approved; and
- 1.4** WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on December 1, 2020 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 (December 15, 2020) and determined that the requested rezone should be granted with a zoning classification R-6 (Medium Density Residential); 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 Property.

Section 2: Action:

- 2.1** The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (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 15th day of December, 2020.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**DURRANT RUSSEL C & MARIE B LIVING TRUST
REZONE TO R-6****LEGAL DESCRIPTION**

A parcel of land located in the SW 1/4 of Section 1, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the SW corner of said Section 1 from which the S1/4 corner of said Section 1 bears South 89°32'42" East, 1640.54 feet;

thence along the South boundary line of said Section 1 South 89°32'42" East, 870.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°27'18" East, 200.00 feet;

thence North 39°38'24" East, 1,499.69 feet to a point on the centerline of the Mason Creek Feeder Canal;

thence along said centerline the following 3 courses and distance:

thence South 68°25'33" East, 119.88 feet;

thence continuing along said centerline 139.82 feet along the arc of a non-tangent curve to the right, said curve having a radius of 143.00 feet, a central angle of 56°01'16" and a long chord which bears South 40°24'54" East, 134.32 feet;

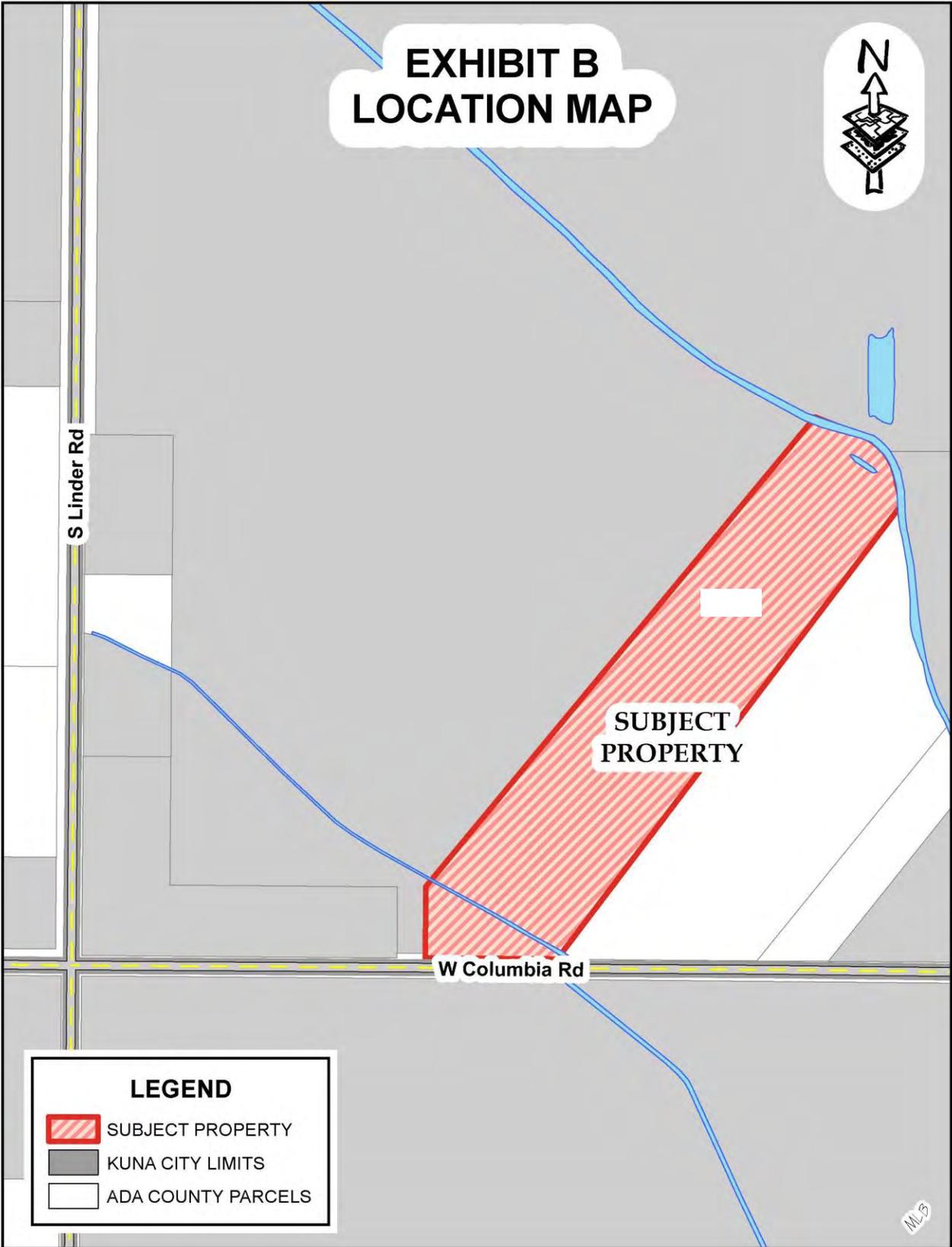
thence South 12°24'16" East, 69.49 feet;

thence leaving said centerline South 37°08'45" West, 1,385.60 feet;

thence South 59°45'00" East, 15.20 feet;

thence South 05°24'43" West, 31.41 feet to a point on the South boundary line of said Section 1;

thence along said South boundary line North 89°32'42" West, 345.31 feet to the **REAL POINT OF BEGINNING**. Containing 12.16 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2020-36
CITY OF KUNA, IDAHO**

**HAYDEN HOMES IDAHO LLC
MUNICIPAL ANNEXATION AND ZONING**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE 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. S1419241000 OWNED BY HAYDENHOMESIDAHO, LLC WITHIN UNINCORPORATED 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.**

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:

WHEREAS, 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

WHEREAS, HAYDENHOMESIDAHO, LLC (The “Owner”) of Ada County Assessor’s Parcel No. S1419241000 [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Properties”).

WHEREAS, the Real Property is situated in the unincorporated area of Ada County.

WHEREAS, the owner has filed with the City the following written request and application:

- Annexation of Parcel No. S1419241000 with a R-8 zoning district classification.

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 28, 2020, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on August 11, 2020) where it was

recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the R-8 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on October 6, 2020, October 20, 2020 on the Owner's application and request for the Real Property annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on November 4, 2020) wherein the City Council determined that the Owner's written request and application for annexation of parcel no. S1419241000 should be granted with R-8 zoning district classifications.

WHEREAS, the zoning classification of R-8 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 are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as parcel no. S1419241000 and more particularly and legally described in "**Exhibit A**" – Legal Description and "**Exhibit B**" – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-8, 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-8 zoning land use classification.

Section 5: 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 annexed by this Ordinance.

Section 6: 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 15th day of December, 2020.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

**HAYDEN HOMES IDAHO, LLC
MUNICIPAL ANNEXATION**

A parcel of land situated in a portion of the Southeast 1/4 of the Northwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found aluminum cap monument marking the west 1/4 corner of said Section 19, thence following the southerly line of Government Lot 2 of Section 19, S89°39'33"W a distance of 1,236.37 feet to the southeast corner of said Government Lot 2 and also being the southwest corner of said Southeast 1/4 of the Northwest 1/4 (C-W 1/16 corner) and being the **POINT OF BEGINNING**.

Thence leaving said southerly line and following the westerly line of said Southeast 1/4 of the Northwest 1/4, N00°45'15"E a distance of 1322.96 feet to a 1/2-inch rebar marking the northwest corner of said Southeast 1/4 of the Northwest 1/4 (NW 1/16 corner);

Thence leaving said westerly line and following the northerly line of said Southeast 1/4 of the Northwest 1/4, S89°39'57"E a distance of 1,326.72 feet to a 5/8-inch rebar marking the northeast corner of said Southeast 1/4 of the Northwest 1/4 (C-N 1/16 corner);

Thence leaving said northerly line and following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°35'26"W a distance of 807.09 feet to a 5/8-inch rebar;

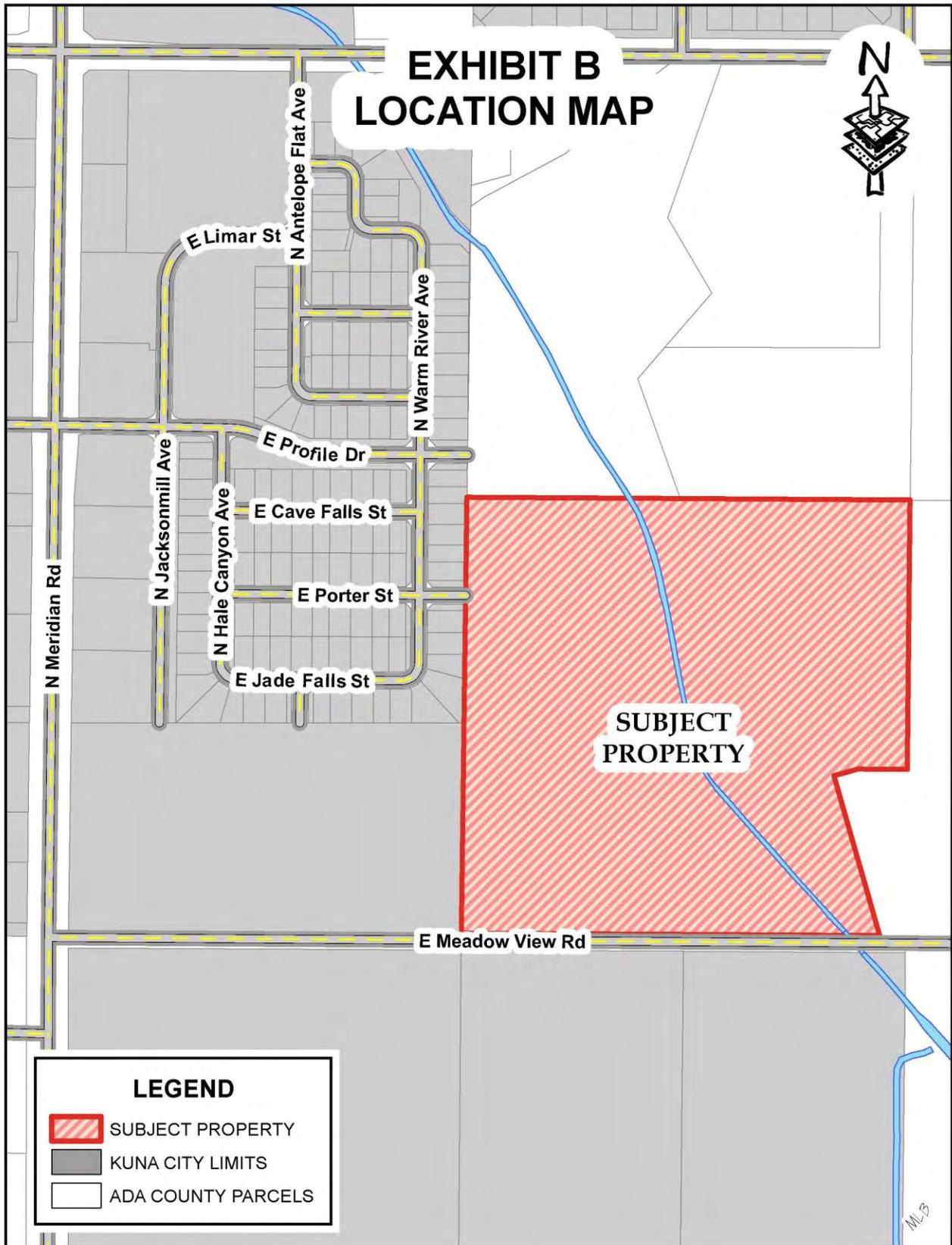
Thence leaving said easterly line, N89°24'34"W a distance of 147.00 feet to a 5/8-inch rebar;

Thence S69°33'04"W a distance of 75.00 feet to a 5/8-inch rebar;

Thence S15°54'48"E a distance of 510.42 feet to a nail on the southerly line of said Southeast 1/4 of the Northwest 1/4 (nail bears N89°39'33"W a distance of 72.00 feet from an aluminum cap marking the center of said Section 19);

Thence following said southerly line N89°39'33"W a distance of 1,258.49 feet to the **POINT OF BEGINNING**.

Said parcel contains 38.617 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2020-37
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[GREYHAWK LAND COMPANY LLC AND HDP GREYHAWK LLC. real property]**

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 GREYHAWK LAND COMPANY LLC AND HDP GREYHAWK 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.**

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 has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as GREYHAWK LAND COMPANY LLC and HDP GREYHAWK LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15th day of December, 2020.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
GREYHAWK LAND COMPANY LLC AND HDP GREYHAWK LLC
GREYHAWK 11 SUBDIVISION**

A parcel of land located in the E1/2 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 NE corner of Greyhawk Subdivision No. 9 as filed in Book 118 of Plats at Pages 18,084 through 18,087 records of Ada County, Idaho;

thence along the North boundary line of said Greyhawk Subdivision No. 9 for the following 3 courses and distances:

thence North 89°48'11" West, 143.00 feet;

thence North 76°18'26" West, 51.42 feet;

thence North 89°48'11" West, 115.00 feet to the NW corner of Lot 3, Block 20 of said Greyhawk Subdivision No. 9, said point also being the **REAL POINT OF BEGINNING**;

thence along the westerly boundary line of said Greyhawk Subdivision No. 9 for the following 8 courses and distances:

thence South 00°11'49" West, 122.00 feet;

thence South 02°45'19" West, 67.21 feet;

thence South 00°11'49" West, 230.00 feet;

thence South 14°13'59" West, 51.54 feet;

thence South 00°11'49" West, 230.00 feet;

thence South 13°50'21" East, 51.54 feet;

thence South 00°11'49" West, 115.00 feet;

thence South 06°11'00" East, 89.99 feet the SW corner of Lot 3, Block 23 of said Greyhawk Subdivision No. 9, point also being the NE corner of Lot 6, Block 23 of Greyhawk Subdivision No. 10 as filed in Book ____ of Plats at Pages ____ through ____, records of Ada County, Idaho;

thence along the northerly boundary line of said Greyhawk Subdivision No. 10 for the following 4 courses and distances:

thence North 89°48'11" West, 220.00 feet;

thence South 45°34'06" West, 52.44 feet;

thence South 47°23'22" West, 54.66 feet;

thence South 71°13'43" West, 145.00 feet to the NW corner of Lot 8, Block 17 of said Greyhawk Subdivision No. 10;

thence leaving said northerly boundary line North 18°46'17" West, 331.85 feet;

thence North 08°03'02" West, 99.25 feet;

thence North 05°35'18" East, 258.00 feet;

thence North 09°33'16" East, 297.30 feet;

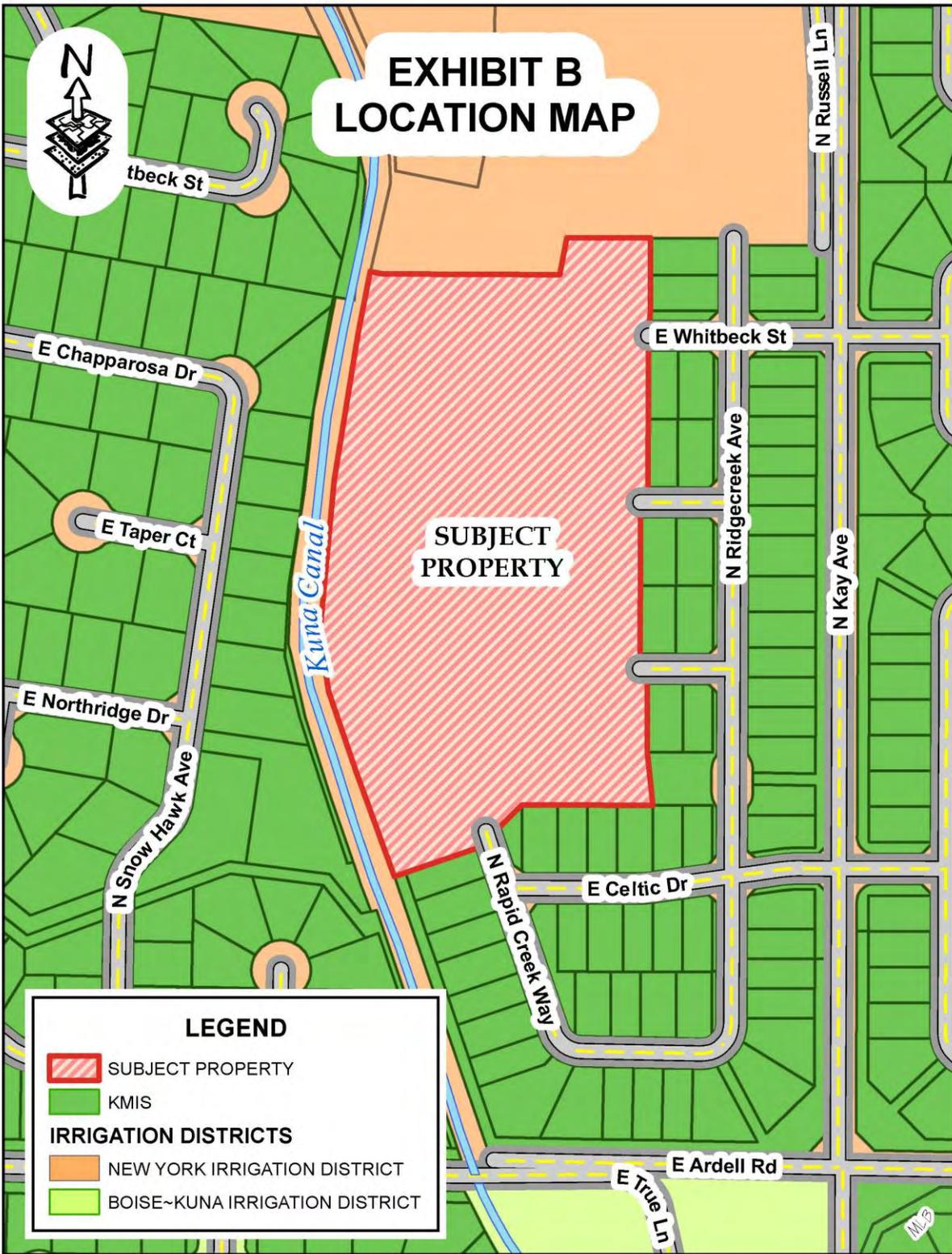
thence North 11°25'03" East, 55.38 feet;

thence South 78°34'57" East, 20.00 feet;

thence South 89°48'11" East, 295.65 feet;

thence North 11°25'03" East, 63.21 feet;

thence South 89°48'11" East, 138.72 feet to the **REAL POINT OF BEGINNING**.
Containing 11.05 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2020-38
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[SSM2 COMPANY. real property]**

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 SSM2 COMPANY.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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 has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as SSM2 COMPANY. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15th day of December 2020.

CITY OF KUNA

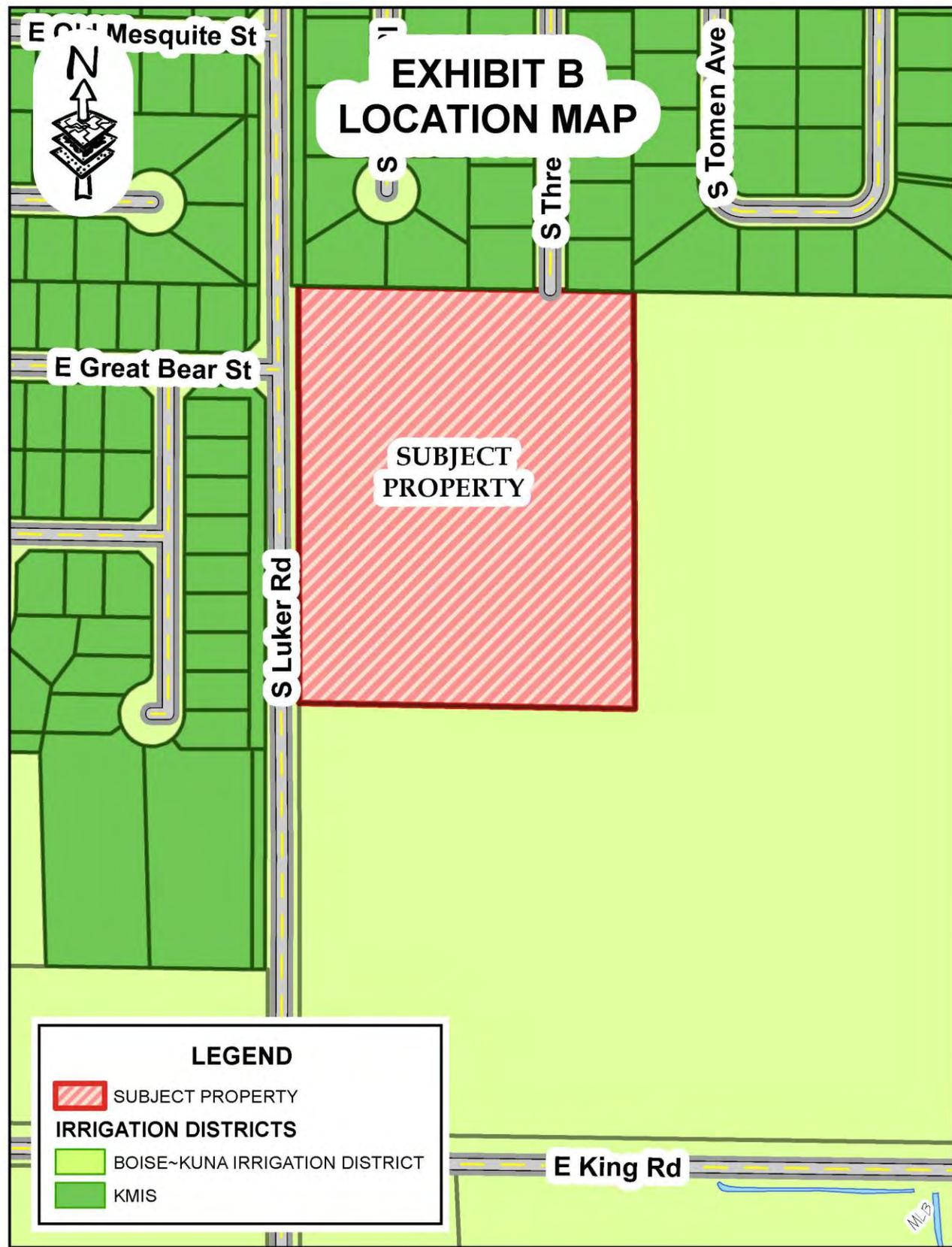
Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
SSM2 COMPANY
RED CLOUD SUBDIVISION**

Beginning at the Northwest corner of the SW 1/4 of the SE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho and bearing
East 542 feet, along the North boundary of the Aforesaid SW 1/4 of the SE 1/4; thence
South 643 feet; thence
West 542 feet to the West boundary of the Aforesaid SW 1/4 of the SE 1/4; thence
North 643 feet, along the West boundary of the Aforesaid SW 1/4 of the SE 1/4 to the point of beginning.



(Space above reserved for recording)

**ORDINANCE NO. 2020-39
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[CHALLENGER DEVELOPMENT INC. real property]**

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 CHALLENGER DEVELOPMENT INC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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 has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as CHALLENGER DEVELOPMENT INC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15th day of December 2020.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
CHALLENGER DEVELOPMENT INC
ARBOR RIDGE 7 SUBDIVISION**

A portion of the north half of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence S00°19'50"E, 2,643.85 feet along the centerline of N. Linder Road and along the easterly boundary of the northeast quarter of said Section 14 to the southeast corner of the northeast quarter of said Section 14 and to the centerline of W. Ardell Road; thence S89°56'20"W, 2,642.11 feet along the southerly boundary of the northeast quarter of said Section 14 and along the centerline of W. Ardell Road to the southwest corner of the northeast quarter of said Section 14; thence N00°09'48"W, 1,472.27 feet along the westerly boundary of said northeast quarter to the **Point of Beginning**:

Thence continuing N00°09'48"W, 520.03 feet to the southwest corner of land described in Instrument Number 103022913, records of the Ada County, Idaho, Recorder;

Thence S89°50'28"E, 660.11 feet along a line parallel to the northerly boundary of the northeast quarter of said Section 14 and along the southerly boundary of land described in said Instrument Number 103022913 to the westerly boundary of Arbor Ridge Subdivision No. 1 as shown in Book 96 of Plats Pages 10269 through 12074 Records, Ada County, Idaho;

Thence the following courses and distances along said westerly boundary of Arbor Ridge Subdivision No. 1:
S00°09'48"E, 2.83 feet;
S53°07'39"E, 123.65 feet;
S00°17'20"E, 169.84 feet;

Thence leaving said southerly boundary of Arbor Ridge Subdivision No. 1 S89°42'40"W, 100.00 feet;

Thence S67°47'21"W, 53.90 feet;

Thence N89°53'45"W, 83.00 feet;

Thence S00°06'15"W, 104.23 feet;

Thence S05°35'07"E, 50.00 feet;

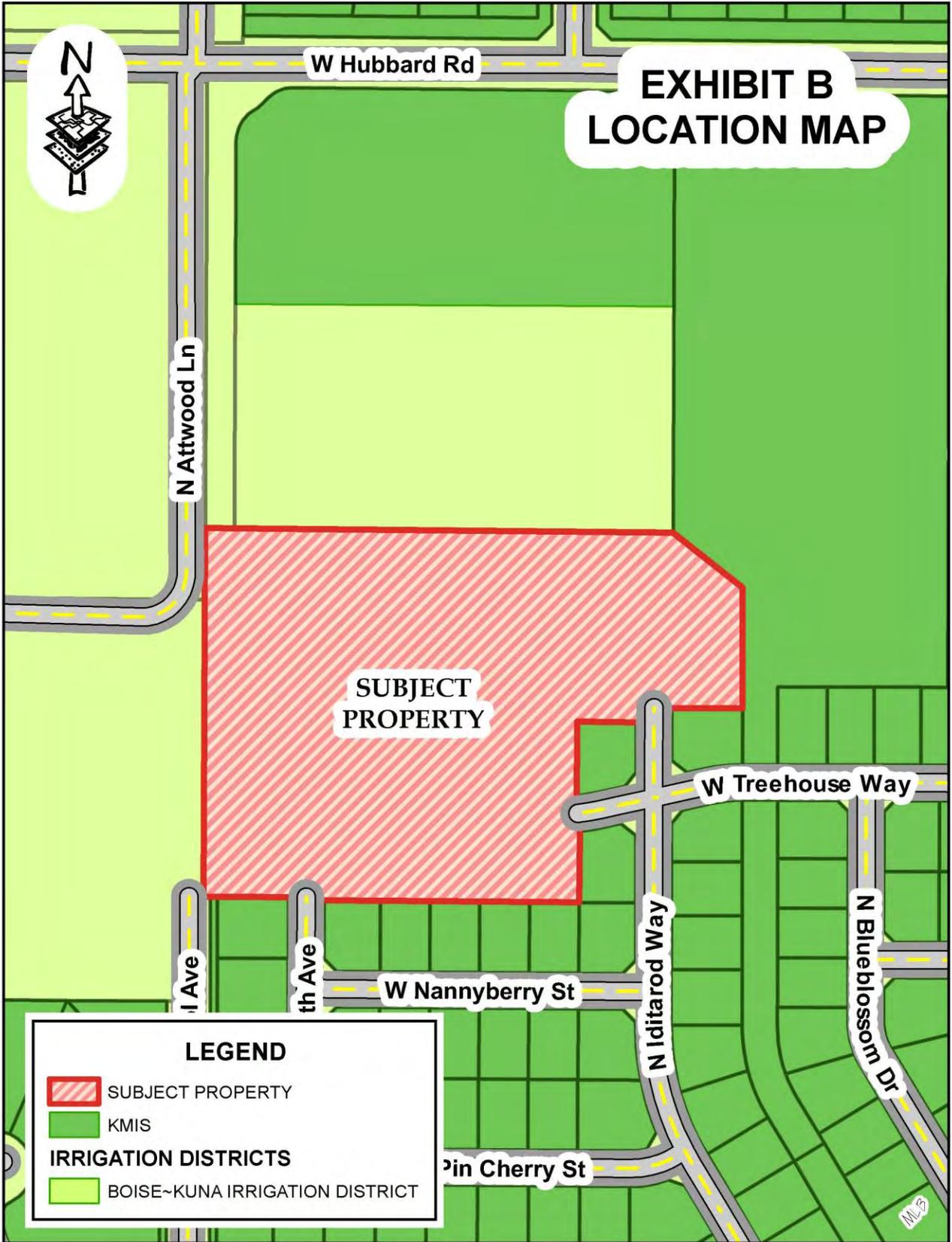
Thence S00°06'15"W, 101.01 feet;

Thence N89°53'45"W, 360.00 feet;

Thence N85°19'37"W, 50.18 feet;

Thence S89°50'12"W, 120.00 feet to the **Point of Beginning**.

Comprising 7.60 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2020-40
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[VIPER INVESTMENTS LLC. real property]**

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 VIPER INVESTMENTS 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 NAMPA~MERIDIAN IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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 has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as VIPER INVESTMENTS LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Nampa~Meridian Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 15th day of December 2020.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
VIPER INVESTMENTS LLC
MEMORY RANCH 4 SUBDIVISION**

A parcel of land located in the Government Lots 1 and 2 of Section 3, T.2N., R.1W., B.M., Ada, County, Idaho more particularly described as follows:

Commencing at the NE corner of said Section 3 from which the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;

thence along the North boundary line of said Section 3 North 89°29'53" West, 433.95 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South 00°12'37" West, 423.38 feet to a point on the North boundary line of Memory Ranch Subdivision No. 3 as filed in Book ___ of Plats at pages ___ through ___, records of Ada County, Idaho;

thence along the exterior boundary line of said Memory Ranch Subdivision No. 3 the following 10 courses and distances:

thence North 89°29'53" West, 101.00 feet;

thence North 00°12'37" East, 24.13 feet;

thence North 89°47'23" West, 50.00 feet;

thence South 00°12'37" West, 23.87 feet;

thence North 89°29'53" West, 56.00 feet;

thence South 00°30'07" West, 151.00 feet;

thence South 89°29'53" East, 2.14 feet;

thence South 00°30'07" West, 101.00 feet;

thence North 89°29'53" West, 360.29 feet;

thence North 81°50'35" West, 190.83 feet to the NW corner of Lot 9, Block 9 of said Memory Ranch Subdivision No. 3;

thence leaving said exterior boundary line North 64°30'54" West, 83.24 feet;

thence North 09°54'42" East, 47.95 feet;

thence North 68°46'26" West, 151.00 feet;

thence North 21°13'34" East, 3.05 feet;

thence North 68°46'26" West, 108.00 feet;

thence North 21°13'34" East, 121.00 feet;

thence South 68°46'26" East, 8.37 feet;

thence North 21°13'34" East, 108.00 feet;

thence North 63°07'08" East, 96.39 feet;

thence North 00°03'31" West, 217.45 feet to a point on the North boundary line of said Section 3;

thence along said North boundary line South 89°29'53" East, 888.57 feet to the **REAL POINT OF BEGINNING**. Containing 13.065 acres, more or less.

