

**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, February 2, 2021

6:00 P.M. REGULAR CITY COUNCIL

Council Chamber is limited to 15 people.

Live Streaming Instructions: Members of the public may watch the 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.

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 January 19, 2021
- B.** Accounts Payable Dated January 28, 2021 in the amount of \$346,752.33
- C.** Findings of Fact and Conclusions of Law for Case No. 20-02-ZC (Rezone) & 20-02-S (Preliminary Plat) – Sera Sole Subdivision
- D.** Resolution No. R05-2021

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE "COOPERATIVE AGREEMENT" BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION,

PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. External Reports or Requests: None

Kuna Neighborhood Bike & Pedestrian Plan, Information Briefing – Edinson Bautista, ACHD Sr. Transportation Planner

6. Public Hearings: None

7. Business Items:

A. Contingency Request, Irrigation Fund – Jared Empey, City Treasurer. ACTION ITEM

B. Downtown Revitalization

I. Update on Downtown Revitalization, Phase II, Main St. and Consideration to approve \$500,000 for the continuation of Downtown Revitalization for Phase III, 4th St. Chris Engels, City Clerk ACTION ITEM

2. Consideration to approve Resolution No. R06-2021 ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION, PHASE III, 4TH STREET FOR THE CITY OF KUNA, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

8. Ordinances: None

A. Consideration to approve Ordinance No. 2021-04 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NOS. S2006220000 AND S2101310000 OWNED BY COLLIASFAMILYTRUST, S2006231100 AND S2101130000 OWNED BY NARRAGANSETTPROPERTIESLLC, S2101110050 OWNED BY HOLTONEQUIDEBTLLC, S2101120620 AND S2101120640 OWNED BY COLLIASSTEPHANOSJ 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

B. Consideration to approve Ordinance No. 2021-05 ACTION ITEM

A MUNICIPAL IRRIGATION ANNEXATION 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 1099 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.

Consideration to Waive Three Readings of Ordinance
Consideration to Approve Ordinance

9. Executive Session:

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, January 19, 2021

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 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

- ✓ 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

(Timestamp 00:00:04)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear – In Person
 Council President Greg McPherson – In Person
 Council Member Richard Cardoza – In Person
 Council Member Warren Christensen – Absent
 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 – In Person
 Lisa Holland, Economic Development Director – Via Zoom
 Nancy Stauffer, Human Resources Director – In Person
 Jace Hellman, Interim Planning & Zoning Director – In Person
 Paul Stevens, Public Works Director – Via Zoom
 Bobby Withrow, Parks Director – In Person
 Mike Fratusco, Kuna Police Chief – Via Zoom
 Doug Hanson, Planner I – In Person

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:20)

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

(Timestamp 00:01:10)

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 January 5, 2021

B. Accounts Payable Dated January 14, 2021 in the amount of \$725,913.18

C. Resolutions

1. Resolution No. R02-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING R66-2020 TO CHANGE FROM THE DESCRIPTION OF 2" COMMERCIAL TO GREATER THAN ¾" COMMERCIAL ON EXHIBIT A OF SEWER SYSTEM FEES AND SETTING AN EFFECTIVE DATE.

2. Resolution No. R03-2021

A RESOLUTION TO REAPPOINT MEMBERS TO THE PLANNING & ZONING. JACE HELLMAN, PLANNING AND ZONING INTERIM DIRECTOR, SEEKS REAPPOINTMENT OF FOUR (4) MEMBERS TO THE PLANNING AND ZONING COMMISSION.

3. Resolution No. R04-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING R01-2020A TO CHANGE FROM THE DESCRIPTION OF 2" COMMERCIAL TO GREATER THAN ¾" COMMERCIAL ON EXHIBIT A OF SEWER SYSTEM FEES AND SETTING AN EFFECTIVE DATE.

Motion To: Approve the Consent Agenda as published

Motion By: Council President McPherson

Motion Seconded: Council Member Cardoza

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Laraway, and McPherson

Voting No: None

Absent: Christensen

Motion Passed: 3-0-1

5. External Reports or Requests: None

6. Public Hearings:

(Timestamp 00:01:55)

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, December 1, 2020, December 15, 2020 and January 5, 2021 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.).

<http://kunacity.id.gov/DocumentCenter/View/7314/Sera-Sole-Subdivision-CC-Packet-1192021-PDF>

Planner I Doug Hanson reviewed the project and stood for questions.
(Timestamp 00:02:29)

Applicant representative Mike Engebritson reviewed an ITD report that over 12 years there were only 8 minor accidents with no injuries involved. He reviewed what agencies responded to the accidents that occurred over the timespan of the report. He stood for questions.
(Timestamp 00:04:11)

Council discussed vehicle and pedestrian safety.
(Timestamp 00:07:23)

*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 and Close the Public Hearing

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

Motion To: Close the evidence presentation and close the public hearing

Motion By: Council President McPherson

Motion Seconded: Council Member Cardoza

Further Discussion: None

Recused: Laraway

Motion Passed: 2-0-1

Motion To: Approve Case Nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) for Sera Sole Subdivision with a condition of the preliminary plat the language approved by the Planning and Zoning Director and the Applicant and Engineer to recognize to buyers on the northern boundary there is a commercial industrial zone.

Motion By: Council President McPherson
Motion Seconded: Council Member Cardoza
Further Discussion: None
Absent: Christensen
Recused: Laraway
Motion Passed: 2-0-1

7. *Business Items:*

(Timestamp 00:19:46)

- A. Consideration to consent to Mayor's appointment of a new Planning and Zoning Director – Mayor Stear **ACTION ITEM**

Motion To: Consent to Mayor Stear's appointment of Jace Hellman to the Planning and Zoning Director position

Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Further Discussion: None
Absent: Christensen
Motion Passed: 3-0-1

- B. Business Item: 20-02-TE (Time Extension) Whisper Meadows Subdivision
 Kyle Prewett of KM Engineering, on behalf of DB Development LLC, requests Time Extension approval for the Whisper Meadows Subdivision Preliminary Plat in order to make required corrections to the Construction Plans – Jessica Reid, Planning and Zoning Staff. **ACTION ITEM**

(Timestamp 00:20:46)

Motion To: Approve 20-02-TE (Time Extension) Whisper Meadows Subdivision

Motion By: Council President McPherson
Motion Seconded: Council Member Laraway
Further Discussion: None
Approved by the Following Roll Call Vote:
Voting Aye: Council Members Cardoza, Laraway, and McPherson
Absent: Christensen
Motion Passed: 3-0-1

- C. Business Item: 20-03-TE (Time Extension) Falcon Crest Subdivision
 Wendy Shrief of JUB Engineers, on behalf of M3 Companies, requests Time Extension approval for the Falcon Crest Subdivision Preliminary Plat, due to delays in the design and construction of Phase No. 1. – Jessica Reid, Planning and Zoning Staff. **ACTION ITEM**

(Timestamp 00:22:24)

Motion To: Approve 20-03-TE (Time Extension) Falcon Crest Subdivision

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Cardoza, Laraway, and McPherson

Absent: Christensen

Motion Passed: 3-0-1

8. Ordinances: *None*

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 6:24 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 02.02.2021

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.	204000564-00	11053	<u>SPRINKLER PARTS, B. VILLANEAUVA, JAN. 21</u>	01/15/2021	1,068.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	1/21		
Total 204000564-00:						1,068.99	.00					
Total 2M COMPANY, INC.:						1,068.99	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16395		<u>SHOP RENT FOR FEBRUARY 2021-PARKS</u>	01/14/2021	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	1/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16395		<u>SHOP RENT FOR FEBRUARY 2021-WATER</u>	01/14/2021	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	1/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16395		<u>SHOP RENT FOR FEBRUARY 2021-SEWER</u>	01/14/2021	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	1/21		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	16395		<u>SHOP RENT FOR FEBRUARY 2021-PI</u>	01/14/2021	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	1/21		
Total 16395:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	01252021ACP		<u>PROSECUTORIAL SERVICES FOR FEBRUARY 2021</u>	01/25/2021	4,500.00	.00	01-6203 PROSECUTORIAL SERVICES	0	1/21		
Total 01252021ACPA:						4,500.00	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,500.00	.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
BUYWYZ LLC												
1795	BUYWYZ LLC	163443	11071	<u>2 CASES TOILET PAPER AND 2 CASES PAPER TOWELS, TREATMENT PLANT, JAN.'21 - WATER</u>	01/22/2021	106.85	.00	<u>20-6025 JANITORIAL</u>	0	1/21		
1795	BUYWYZ LLC	163443	11071	<u>2 CASES TOILET PAPER AND 2 CASES PAPER TOWELS, TREATMENT PLANT, JAN.'21 - SEWER</u>	01/22/2021	106.85	.00	<u>21-6025 JANITORIAL</u>	0	1/21		
1795	BUYWYZ LLC	163443	11071	<u>2 CASES TOILET PAPER AND 2 CASES PAPER TOWELS, TREATMENT PLANT, JAN.'21 - P.I</u>	01/22/2021	40.70	.00	<u>25-6025 JANITORIAL</u>	0	1/21		
1795	BUYWYZ LLC	163443	11071	<u>1 BOX RUBBER BANDS, 1 BOX C BATTERIES, 1 PKG AA BATTERIES, 1 PKG POSTIT NOTES, 1 DOZEN LEGAL PADS, CITY HALL, JAN.'21 - ADMIN</u>	01/22/2021	25.33	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/21		
1795	BUYWYZ LLC	163443	11071	<u>1 BOX RUBBER BANDS, 1 BOX C BATTERIES, 1 PKG AA BATTERIES, 1 PKG POSTIT NOTES, 1 DOZEN LEGAL PADS, CITY HALL, JAN.'21 - WATER</u>	01/22/2021	17.33	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	1/21		
1795	BUYWYZ LLC	163443	11071	<u>1 BOX RUBBER BANDS, 1 BOX C BATTERIES, 1 PKG AA BATTERIES, 1 PKG POSTIT NOTES, 1 DOZEN LEGAL PADS, CITY HALL, JAN.'21 - SEWER</u>	01/22/2021	17.33	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	1/21		
1795	BUYWYZ LLC	163443	11071	<u>1 BOX RUBBER BANDS, 1 BOX C BATTERIES, 1 PKG AA BATTERIES, 1 PKG POSTIT NOTES, 1 DOZEN LEGAL PADS, CITY HALL, JAN.'21 - P.I</u>	01/22/2021	6.67	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	1/21		
Total 163443:						321.06	.00					
Total BUYWYZ LLC:						321.06	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/01 -02/06/2021-ADMIN</u>	01/07/2021	14.09	14.09	<u>01-6255 TELEPHONE</u>	0	1/21	01/22/2021	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 1/15/2021-1/28/2021

Page: 3

Jan 28, 2021 02:13PM

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
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/01 -02/06/2021-P&Z</u>	01/07/2021	5.03	5.03	<u>01-6255 TELEPHONE</u>	1003	1/21	01/22/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/01 -02/06/2021-WATER</u>	01/07/2021	13.08	13.08	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/21	01/22/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/01 -02/06/2021-SEWER</u>	01/07/2021	13.08	13.08	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/21	01/22/2021	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 01/01 -02/06/2021-PI</u>	01/07/2021	5.03	5.03	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/21	01/22/2021	
Total 2089229179548B01072021:						50.31	50.31					
Total CENTURYLINK:						50.31	50.31					
CORE & MAIN LP												
63	CORE & MAIN LP	N560044	11034	<u>30 EA 5/8 REGISTERS, B. BURR, JAN'21</u>	01/08/2021	6,673.20	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	1/21		
Total N560044:						6,673.20	.00					
Total CORE & MAIN LP:						6,673.20	.00					
D & A DOOR & SPECIALTIES INC												
1861	D & A DOOR & SPECIALTIES INC	SI022467	10995	<u>AERATION BUILDING DOOR REPLACEMENT, TREATMENT PLANT, T. SHAFFER, DEC. '20</u>	01/15/2021	2,366.20	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/21		
Total SI022467:						2,366.20	.00					
Total D & A DOOR & SPECIALTIES INC:						2,366.20	.00					
D & B SUPPLY												
75	D & B SUPPLY	54161	11075	<u>MEASURING WHEEL, J. MORFIN, JAN. '21</u>	01/21/2021	79.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	1/21		

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 54161:						79.99	.00					
75	D & B SUPPLY	54825	11091	<u>BOOT SCRUBBER & PRUNING BLADES, M. MEADE, JAN'21</u>	01/26/2021	44.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	1/21		
Total 54825:						44.98	.00					
75	D & B SUPPLY	54845	11092	<u>POLE SAW KIT AND POLE SAW BLADE, M. MEADE, JAN. 21</u>	01/26/2021	254.97	.00	<u>01-6175 SMALL TOOLS</u>	1004	1/21		
Total 54845:						254.97	.00					
Total D & B SUPPLY:						379.94	.00					
DENNIS DILLON RV LLC												
2064	DENNIS DILLON RV LLC	#216121	11089	<u>NEW UTV FOR PARKS, JAN.'21</u>	01/20/2021	22,152.61	.00	<u>40-6166 PP&E PURCHASES OPERATIONS</u>	1240	1/21		
Total #216121:						22,152.61	.00					
Total DENNIS DILLON RV LLC:						22,152.61	.00					
DIRTPRO LLC												
2063	DIRTPRO LLC	20142-01	11083	<u>SEWER REPAIRS AT 787 MENDI AVE, T. FLEMING, JAN. '21</u>	01/20/2021	6,237.17	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/21		
Total 20142-01:						6,237.17	.00					
Total DIRTPRO LLC:						6,237.17	.00					
EUTEK SYSTEMS, INC.												
1644	EUTEK SYSTEMS, INC.	SIN-002237	11038	<u>2 EA BEARINGS, 4 EA GASKETS, 4 EA SOCKET HEAD CLAMPS & SCREWS, GRIT SNAIL REBUILD, M. NADEAU, JAN. '21</u>	01/11/2021	970.63	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	1/21		

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 SIN-002237:						970.63	.00					
Total EUTEK SYSTEMS, INC.:						970.63	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	8263	11037	<u>2 EA STENNER PUMPS, WELLS, J.COX, JAN.'20</u>	01/13/2021	1,970.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	1/21		
Total 8263:						1,970.00	.00					
Total FILTRATION TECHNOLOGY:						1,970.00	.00					
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	62673		<u>FIRE SUPPRESSION SYSTEM ANNUAL SERVICE, SENIOR CENTER, JAN. '21</u>	01/20/2021	218.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	1/21		
Total 62673:						218.00	.00					
Total FIRE EXTINGUISHER CO., INC:						218.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-ADMIN</u>	01/22/2021	144.53	144.53	<u>01-6290 UTILITIES</u>	0	1/21	01/22/2021	
38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-SENIOR CENTER</u>	01/22/2021	236.25	236.25	<u>01-6290 UTILITIES</u>	1001	1/21	01/22/2021	
38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-STREET LIGHTS</u>	01/22/2021	5,829.36	5,829.36	<u>01-6290 UTILITIES</u>	1002	1/21	01/22/2021	
38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-PARKS</u>	01/22/2021	1,237.73	1,237.73	<u>01-6290 UTILITIES</u>	1004	1/21	01/22/2021	
38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-WATER</u>	01/22/2021	265.93	265.93	<u>20-6290 UTILITIES EXPENSE</u>	0	1/21	01/22/2021	
38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-SEWER</u>	01/22/2021	265.93	265.93	<u>21-6290 UTILITIES EXPENSE</u>	0	1/21	01/22/2021	

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38	IDAHO POWER CO	01222021IPC		<u>ELECTRIC SERVICE FOR JAN 2021-PI</u>	01/22/2021	114.07	114.07	<u>25-6290 UTILITIES EXPENSE</u>	0	1/21	01/22/2021	
Total 01222021IPC:						8,093.80	8,093.80					
Total IDAHO POWER CO:						8,093.80	8,093.80					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	3800		<u>AD# 34509. LEGAL PUBLICATION NOTICE. CASE NO. 20-02-AN, 20-04-S. RISING COMMONS SUBDIVISION, ANNEXATION & PRE-PLAT REQUEST. D. HANSON, SEPT.'20</u>	09/23/2020	145.42	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/21		
Total 3800:						145.42	.00					
1802	IDAHO PRESS TRIBUNE, LLC	4150		<u>AD# 32922 LEGAL PUBLICATION NOTICE. CASE NO. 20-01.S. FOSSIL CREEK SUBDIVISION . D. HANSON, SEPT.'20</u>	09/16/2020	145.42	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/21		
Total 4150:						145.42	.00					
1802	IDAHO PRESS TRIBUNE, LLC	4151		<u>AD# 32933. LEGAL PUBLICATION NOTICE. FILE# 20 -01-CPF, ENSIGN SUBDIVISION NO. 1. COMBINED PRE & FINAL PLAT. D. HANSON, SEPT.'20</u>	09/16/2020	163.72	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/21		
Total 4151:						163.72	.00					
1802	IDAHO PRESS TRIBUNE, LLC	4344		<u>AD# 38503. LEGAL PUBLICATION NOTICE. CASE NO. 20-02-ZC, 20-05-S, ROCKAWAY COVE SUBDIVISION, REZONE & PRE- PLAT. D. HANSON, OCT.'20</u>	10/07/2020	180.19	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	1/21		

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Total 4344:						180.19	.00					
Total IDAHO PRESS TRIBUNE, LLC:						634.75	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	010820210114		<u>SANITATION RECEIPT TRANSFER 01/08-01/14/2021</u>	01/15/2021	92,243.41	92,243.41	26-7000 SOLID WASTE SERVICE FEES	0	1/21	01/15/2021	
230	J & M SANITATION, INC.	010820210114		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 01/08-01/14/2021</u>	01/15/2021	-9,113.65	-9,113.65	01-4170 FRANCHISE FEES	0	1/21	01/15/2021	
Total 0108202101142021:						83,129.76	83,129.76					
230	J & M SANITATION, INC.	01152021-0121		<u>SANITATION RECEIPT TRANSFER 01/15-01/21/2021</u>	01/22/2021	55,827.67	55,827.67	26-7000 SOLID WASTE SERVICE FEES	0	1/21	01/22/2021	
230	J & M SANITATION, INC.	01152021-0121		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 01/15-01/21/2021</u>	01/22/2021	-5,515.77	-5,515.77	01-4170 FRANCHISE FEES	0	1/21	01/22/2021	
Total 01152021-01212021:						50,311.90	50,311.90					
Total J & M SANITATION, INC.:						133,441.66	133,441.66					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3592969		<u>ENTERPRISE MONTHLY PAYMENT FEE, DEC. '20-ADMIN</u>	01/01/2021	46.22	.00	01-6052 CONTRACT SERVICES	0	1/21		
1328	JACK HENRY & ASSOCIATES, INC.	3592969		<u>ENTERPRISE MONTHLY PAYMENT FEE, DEC. '20-WATER</u>	01/01/2021	31.62	.00	20-6052 CONTRACT SERVICES	0	1/21		
1328	JACK HENRY & ASSOCIATES, INC.	3592969		<u>ENTERPRISE MONTHLY PAYMENT FEE, DEC. '20- SEWER</u>	01/01/2021	31.62	.00	21-6052 CONTRACT SERVICES	0	1/21		
1328	JACK HENRY & ASSOCIATES, INC.	3592969		<u>ENTERPRISE MONTHLY PAYMENT FEE, DEC. '20-PI</u>	01/01/2021	12.17	.00	25-6052 CONTRACT SERVICES	0	1/21		

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Total 3592969:						121.63	.00					
Total JACK HENRY & ASSOCIATES, INC.:						121.63	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	339		JANITORIAL SERVICES FOR JANUARY 2021, TREATMENT PLANT - WATER	01/20/2021	126.00	.00	20-6025 JANITORIAL	0	1/21		
1976	JONATHAN STRICKLAND	339		JANITORIAL SERVICES FOR JANUARY 2021, TREATMENT PLANT - SEWER	01/20/2021	126.00	.00	21-6025 JANITORIAL	0	1/21		
1976	JONATHAN STRICKLAND	339		JANITORIAL SERVICES FOR JANUARY 2021, TREATMENT PLANT - PI	01/20/2021	48.00	.00	25-6025 JANITORIAL	0	1/21		
Total 339:						300.00	.00					
1976	JONATHAN STRICKLAND	340		JANITORIAL SERVICES FOR JANUARY 2021, SENIOR CENTER	01/20/2021	446.00	.00	01-6025 JANITORIAL	1001	1/21		
Total 340:						446.00	.00					
1976	JONATHAN STRICKLAND	341		JANITORIAL SERVICES FOR JANUARY 2021, CITY HALL - PI	01/20/2021	56.00	.00	25-6025 JANITORIAL	0	1/21		
1976	JONATHAN STRICKLAND	341		JANITORIAL SERVICES FOR JANUARY 2021, CITY HALL - SEWER	01/20/2021	145.60	.00	21-6025 JANITORIAL	0	1/21		
1976	JONATHAN STRICKLAND	341		JANITORIAL SERVICES FOR JANUARY 2021, CITY HALL - WATER	01/20/2021	145.60	.00	20-6025 JANITORIAL	0	1/21		
1976	JONATHAN STRICKLAND	341		JANITORIAL SERVICES FOR JANUARY 2021, CITY HALL - ADMIN	01/20/2021	212.80	.00	01-6025 JANITORIAL	0	1/21		

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Total 341:						560.00	.00					
Total JONATHAN STRICKLAND:						1,306.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0139668		PROFESSIONAL SERVICES FOR KUNA WEST URD PLAN, 11/29/2020-01/02/2021	01/12/2021	1,801.76	.00	52-6045 CONTINGENCY	0	1/21		
Total 0139668:						1,801.76	.00					
1236	J-U-B ENGINEERS, INC.	0139858		PROFESSIONAL SERVICES FOR KUNA DOWNTOWN DESIGN STANDARDS 11/29/2020-01/02/2021	01/15/2021	6,162.50	.00	01-6045 CONTINGENCY	1221	1/21		
Total 0139858:						6,162.50	.00					
1236	J-U-B ENGINEERS, INC.	0139973		PROFESSIONAL SERVICES FOR DANSKIN & PATAGONIA LIFT STATIONS, NOVEMBER 29, 2020 -JANUARY 2, 2021	01/19/2021	2,929.60	.00	21-6020 CAPITAL IMPROVEMENTS	1245	1/21		
Total 0139973:						2,929.60	.00					
Total J-U-B ENGINEERS, INC.:						10,893.86	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0210057		PROFESSIONAL SERVICES 12/01-12/31/2020, KUNA MODELING SUPPORT- WHISPER MEADOWS SUBDIVISION-WATER	01/12/2021	1,249.50	.00	20-6202 PROFESSIONAL SERVICES	0	1/21		
429	KELLER ASSOCIATES, INC.	0210057		PROFESSIONAL SERVICES 12/01-12/31/2020, KUNA MODELING SUPPORT- WHISPER MEADOWS SUBDIVISION-SEWER	01/12/2021	1,249.50	.00	21-6202 PROFESSIONAL SERVICES	0	1/21		

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429	KELLER ASSOCIATES, INC.	0210057		<u>PROFESSIONAL SERVICES 12/01-12/31/2020, KUNA MODELING SUPPORT- WHISPER MEADOWS SUBDIVISION-PI</u>	01/12/2021	476.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	1/21		
Total 0210057:						2,975.00	.00					
Total KELLER ASSOCIATES, INC.:						2,975.00	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	2325430	11041	<u>BUMPER & GRILL FOR NEW SEWER TRUCK, S. HOWELL, JAN. '21</u>	01/12/2021	1,042.60	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/21		
Total 2325430:						1,042.60	.00					
Total KENDALL FORD OF MERIDIAN LLC:						1,042.60	.00					
KNIFE RIVER CORPORATION - MOUNTAIN WEST												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	12312020KR		<u>CT-20143 MAIN STREET AVENUE C TO AVENUE A, DOWNTOWN REVITALIZATION II</u>	01/22/2021	89,525.94	89,525.94	<u>03-6370 EXP - DOWNTOWN REVITALIZATION</u>	0	1/21	01/22/2021	
Total 12312020KR:						89,525.94	89,525.94					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						89,525.94	89,525.94					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	835		<u>FIBER OPTIC LEASE FOR JANUARY 2021 - ADMIN</u>	01/27/2021	228.00	.00	<u>01-6255 TELEPHONE</u>	0	1/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	835		<u>FIBER OPTIC LEASE FOR JANUARY 2021 - WATER</u>	01/27/2021	156.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	1/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	835		<u>FIBER OPTIC LEASE FOR JANUARY 2021 - SEWER</u>	01/27/2021	156.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	1/21		

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199	KUNA JT. SCHOOL DISTRICT NO. 3	835		<u>FIBER OPTIC LEASE FOR JANUARY 2021 - P.I</u>	01/27/2021	60.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	1/21		
Total 835:						600.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						600.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A119412	11057	<u>1 GALLON INSECT CONTROL, 1 DECK MOP, 1 WRINGER W/BUCKET MOP, R.WARWICK, JAN.'21</u>	01/15/2021	29.67	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/21		
Total A119412:						29.67	.00					
499	KUNA LUMBER	A119483	11066	<u>PAINT SUPPLIES AND SPRINKLER PARTS, B.BOWEN, JAN.'21</u>	01/20/2021	19.36	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	1/21		
499	KUNA LUMBER	A119483	11066	<u>BAR OIL, 2 CYCLE OIL, PROPANE FOR TORCH, B.BOWEN, JAN.'21</u>	01/20/2021	32.31	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	1/21		
Total A119483:						51.67	.00					
499	KUNA LUMBER	B147136	11056	<u>1 EA GLASS CLEANER, 1 EA PAPER TOWELS, WINDOW CLEANING SUPPLIES, J.MORFIN, JAN.'20</u>	01/15/2021	4.48	.00	<u>01-6025 JANITORIAL</u>	1004	1/21		
Total B147136:						4.48	.00					
499	KUNA LUMBER	B147278	11069	<u>1 STEPSTOOL LADDER, M.NADEAU, JAN.'21</u>	01/20/2021	41.39	.00	<u>21-6175 SMALL TOOLS</u>	0	1/21		
499	KUNA LUMBER	B147278	11069	<u>2 EA FUNNELS, 1 EA SUPER SILICONE, M.NADEAU, JAN.'21</u>	01/20/2021	11.95	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/21		

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				<u>SERIAL # C509P900318-P&Z</u>	01/22/2021	10.04	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	1/21		
1619	LOCAHAN LLC	AR917221		<u>CONTRACT BASE RATE (01/01- 01/31/21) AND CONTRACT OVERAGE CHARGES (12/01- 12/31/20) MODEL # MPC307SPF, SERIAL # C509P900318-WATER</u>	01/22/2021	26.09	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	1/21		
1619	LOCAHAN LLC	AR917221		<u>CONTRACT BASE RATE (01/01- 01/31/21) AND CONTRACT OVERAGE CHARGES (12/01- 12/31/20) MODEL # MPC307SPF, SERIAL # C509P900318-SEWER</u>	01/22/2021	26.09	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	1/21		
1619	LOCAHAN LLC	AR917221		<u>CONTRACT BASE RATE (01/01- 01/31/21) AND CONTRACT OVERAGE CHARGES (12/01- 12/31/20) MODEL # MPC307SPF, SERIAL # C509P900318-PI</u>	01/22/2021	10.03	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	1/21		
Total AR917221:						100.35	.00					
1619	LOCAHAN LLC	AR917222		<u>CONTRACT BASE RATE (01/01- 01/31/21) AND CONTRACT OVERAGE CHARGE (12/01- 12/31/20) MODEL# MX2651 SERIAL # 03012172 -WATER</u>	01/22/2021	64.20	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	1/21		
1619	LOCAHAN LLC	AR917222		<u>CONTRACT BASE RATE (01/01- 01/31/21) AND CONTRACT OVERAGE CHARGE (12/01- 12/31/20) MODEL# MX2651 SERIAL # 03012172 -SEWER</u>	01/22/2021	64.20	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	1/21		
1619	LOCAHAN LLC	AR917222		<u>CONTRACT BASE RATE (01/01- 01/31/21) AND CONTRACT OVERAGE CHARGE (12/01- 12/31/20) MODEL# MX2651 SERIAL # 03012172 -PI</u>	01/22/2021	24.46	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	1/21		
Total AR917222:						152.86	.00					
Total LOCAHAN LLC:						618.22	365.01					

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MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	01222021NSD		<u>CASH BOND RELEASE, REDHAWK SQUARE (GOLDHAWK SQUARE), JAN.'21</u>	01/22/2021	26,391.75	26,391.75	30-2075 <u>UNEARNED REVENUE</u>	0	1/21	01/22/2021	
Total 01222021NSDF:						26,391.75	26,391.75					
Total MISCELLANEOUS #2:						26,391.75	26,391.75					
PARTS, INC.												
470	PARTS, INC.	227976	11036	<u>1 EA ANTI FREEZE, FOR FLEET SHOP, JAN'21 - ADMIN</u>	01/11/2021	8.07	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	0	1/21		
470	PARTS, INC.	227976	11036	<u>1 EA ANTI FREEZE, FOR FLEET SHOP, JAN'21 - WATER</u>	01/11/2021	3.23	.00	20-6150 <u>M & R - SYSTEM</u>	0	1/21		
470	PARTS, INC.	227976	11036	<u>1 EA ANTI FREEZE, FOR FLEET SHOP, JAN'21 - SEWER</u>	01/11/2021	3.23	.00	21-6150 <u>M & R - SYSTEM</u>	0	1/21		
470	PARTS, INC.	227976	11036	<u>1 EA ANTI FREEZE, FOR FLEET SHOP, JAN'21 - PI</u>	01/11/2021	1.61	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/21		
470	PARTS, INC.	227976	11036	<u>2 EA HOSE CLAMP, FOR STREET LIGHT REPAIR, JAN' 21</u>	01/11/2021	5.56	.00	01-6142 <u>MAINT. & REPAIR - EQUIPMENT</u>	1002	1/21		
Total 227976:						21.70	.00					
470	PARTS, INC.	228048	11044	<u>1 EA AIR HOSE FITTINGS, 1 EA COUPLER, FOR COMPRESSOR, B. WITHROW, JAN. '21</u>	01/12/2021	8.40	.00	01-6175 <u>SMALL TOOLS</u>	1004	1/21		
Total 228048:						8.40	.00					
470	PARTS, INC.	228136		<u>2 EA CENTER FLOW TOWELS, FLEET SHOP, JAN'21 - ADMIN</u>	01/13/2021	22.16	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	0	1/21		
470	PARTS, INC.	228136		<u>2 EA CENTER FLOW TOWELS, FLEET SHOP, JAN'21 - WATER</u>	01/13/2021	8.86	.00	20-6150 <u>M & R - SYSTEM</u>	0	1/21		

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470	PARTS, INC.	228136		<u>2 EA CENTER FLOW TOWELS, FLEET SHOP, JAN'21 - SEWER</u>	01/13/2021	8.86	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/21		
470	PARTS, INC.	228136		<u>2 EA CENTER FLOW TOWELS, FLEET SHOP, JAN'21 - PI</u>	01/13/2021	4.44	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/21		
470	PARTS, INC.	228136		<u>RETURNED FROM INVOICE #220656 9/11/2020, TOWELS FOR FLEET - ADMIN</u>	01/13/2021	-24.29	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	1/21		
470	PARTS, INC.	228136		<u>RETURNED FROM INVOICE #220656 9/11/2020, TOWELS FOR FLEET - WATER</u>	01/13/2021	-9.71	.00	<u>20-6150 M & R - SYSTEM</u>	0	1/21		
470	PARTS, INC.	228136		<u>RETURNED FROM INVOICE #220656 9/11/2020, TOWELS FOR FLEET - SEWER</u>	01/13/2021	-9.71	.00	<u>21-6150 M & R - SYSTEM</u>	0	1/21		
470	PARTS, INC.	228136		<u>RETURNED FROM INVOICE #220656 9/11/2020, TOWELS FOR FLEET - PI</u>	01/13/2021	-4.86	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/21		
Total 228136:						-4.25	.00					
470	PARTS, INC.	228142	11045	<u>2 EA 22 INCH WIPER BLADES FOR TRUCK #12, S. HOWELL, JAN'21 - ADMIN</u>	01/13/2021	20.67	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/21		
470	PARTS, INC.	228142	11045	<u>2 EA 22 INCH WIPER BLADES FOR TRUCK #12, S. HOWELL, JAN'21 - WATER</u>	01/13/2021	8.27	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/21		
470	PARTS, INC.	228142	11045	<u>2 EA 22 INCH WIPER BLADES FOR TRUCK #12, S. HOWELL, JAN'21 - SEWER</u>	01/13/2021	8.27	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	1/21		
470	PARTS, INC.	228142	11045	<u>2 EA 22 INCH WIPER BLADES FOR TRUCK #12, S. HOWELL, JAN'21 - PI</u>	01/13/2021	4.13	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	1/21		
Total 228142:						41.34	.00					
Total PARTS, INC.:						67.19	.00					

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				<u>LIFT STATION (DANSKIN LIFT STATION (CRIMSON LIFT STATION) (PATAGONIA LIFT STATION) (ORCHARD) 03/01/2021-03/01/2022- SEWER</u>	01/11/2021	125.00	125.00	<u>21-6150 M & R - SYSTEM</u>	0	1/21	01/15/2021	
Total 27394:						250.00	250.00					
Total PETROLEUM STORAGE TANK FUND:						250.00	250.00					
QUALITY COMMUNICATIONS INC												
2008	QUALITY COMMUNICATIONS INC	W7418		<u>EMERGENCY FIBER OPTIC REPAIRS, TEN MILE / DEER FLAT, JUL.'20 - ADMIN</u>	07/20/2020	1,554.98	1,554.98	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	1/21	01/22/2021	
2008	QUALITY COMMUNICATIONS INC	W7418		<u>EMERGENCY FIBER OPTIC REPAIRS, TEN MILE / DEER FLAT, JUL.'20 - WATER</u>	07/20/2020	2,052.58	2,052.58	<u>20-6150 M & R - SYSTEM</u>	0	1/21	01/22/2021	
2008	QUALITY COMMUNICATIONS INC	W7418		<u>EMERGENCY FIBER OPTIC REPAIRS, TEN MILE / DEER FLAT, JUL.'20 - SEWER</u>	07/20/2020	2,052.58	2,052.58	<u>21-6150 M & R - SYSTEM</u>	0	1/21	01/22/2021	
2008	QUALITY COMMUNICATIONS INC	W7418		<u>EMERGENCY FIBER OPTIC REPAIRS, TEN MILE / DEER FLAT, JUL.'20 - P.I</u>	07/20/2020	559.79	559.79	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/21	01/22/2021	
Total W7418:						6,219.93	6,219.93					
Total QUALITY COMMUNICATIONS INC:						6,219.93	6,219.93					
REXEL USA, INC.												
1613	REXEL USA, INC.	1E62186		<u>RETURN/CREDIT 3 EA LED LIGHT BULBS FOR LAGOONS BLOWER ROOM, JAN'21</u>	01/13/2021	-199.17	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1002	1/21		
Total 1E62186:						-199.17	.00					
1613	REXEL USA, INC.	Z797386	11027	<u>6 EA LED LIGHT BULBS FOR LAGOONS BLOWER ROOM, S. HOWELL, JAN'21</u>	01/12/2021	398.34	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1002	1/21		

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Total Z797386:						398.34	.00					
Total REXEL USA, INC.:						199.17	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	2054196	11043	SPRING FOR PARKS GAS POWERED SAW. S. HOWELL, JAN. '21	01/12/2021	4.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/21		
Total 2054196:						4.75	.00					
Total RIDGEWOOD ENTERPRISES, INC:						4.75	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	P14252	11051	RIM FOR THE MOWER, B.VILLANUEVA, JAN. '21	01/25/2021	61.02	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/21		
Total P14252:						61.02	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						61.02	.00					
S & T AND SONS TRUCKING LLC												
2049	S & T AND SONS TRUCKING LLC	535	11084	1 LOAD OF 3/4 ROAD MIX, STOCK FOR REPAIRS, T. FLEMING, JAN'21	01/24/2021	391.52	.00	21-6150 M & R - SYSTEM	0	1/21		
Total 535:						391.52	.00					
Total S & T AND SONS TRUCKING LLC:						391.52	.00					
SELECT CUT STAKES AND WOOD PRODUCTS												
1725	SELECT CUT STAKES AND WOOD PRODUCTS	682	11046	MARKING PAINT FOR LOCATING, T.RIVERA, JAN.'21 - WATER	01/20/2021	1,057.91	.00	20-6150 M & R - SYSTEM	0	1/21		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	682	11046	MARKING PAINT FOR LOCATING, T.RIVERA, JAN.'21 - SEWER	01/20/2021	1,057.91	.00	21-6150 M & R - SYSTEM	0	1/21		

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1725	SELECT CUT STAKES AND WOOD PRODUCTS	682	11046	<u>MARKING PAINT FOR LOCATING, T.RIVERA, JAN.'21 - P.I</u>	01/20/2021	403.02	.00	<u>25-6150_MAINT. & REPAIRS - SYSTEM (PI)</u>	0	1/21		
Total 682:						2,518.84	.00					
Total SELECT CUT STAKES AND WOOD PRODUCTS:						2,518.84	.00					
ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	2601466		<u>PRE-EMPLOYMENT DRUG SCREEN, M. GOMEZ, JAN'21</u>	01/09/2021	35.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	1/21		
Total 2601466:						35.00	.00					
Total ST. LUKE'S HEALTH SYSTEM:						35.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160: 0715191	11048	<u>1 EA CASE OF COFFEE, 3 EA CANISTER OF CREAM, 2 EA SLEEVES OF CUPS, FOR CITY HALL, JAN'21</u>	01/13/2021	72.44	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/21		
992	TREASURE VALLEY COFFEE	2160: 0715191		<u>1 EA 50 CT COUGH DROPS, 1 EA 100 CT IBUPROFEN, FOR CITY HALL, JAN'21</u>	01/13/2021	13.50	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	0	1/21		
Total 2160: 0715191:						85.94	.00					
992	TREASURE VALLEY COFFEE	2160:07156443	11058	<u>1 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, FOR MAINTENANCE SHOP, JAN'21</u>	01/15/2021	28.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	1/21		
Total 2160:07156443:						28.10	.00					
992	TREASURE VALLEY COFFEE	2160:07156489	11058	<u>7 EA 5-GALLON WATER BOTTLES, 1 EA WATER COOLER RENTAL, FOR CITY HALL, JAN'21</u>	01/15/2021	58.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	1/21		

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				<u>JAN. '21</u>	01/26/2021	213.20	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	1/21		
1844	TREASURE VALLEY FIRE PROTECTION INC	121-013	11090	<u>REPAIRING THE BACKFLOW FLOW VALVE FOR CITY HALL FIRE SYSTEM, S. HOWELL, JAN. '21-PI</u>	01/26/2021	82.00	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/21		
Total 121-013:						820.00	.00					
Total TREASURE VALLEY FIRE PROTECTION INC:						820.00	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	433841632		<u>COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155</u>	01/15/2021	412.85	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	1/21		
Total 433841632:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UTILITY REFUND #10												
2044	UTILITY REFUND #10	302436.00		<u>RIVERWOOD HOMES, 721 E PASCUA DR, UTILITY REFUND</u>	12/28/2020	51.72	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2044	UTILITY REFUND #10	302436.00		<u>RIVERWOOD HOMES, 721 E PASCUA DR, UTILITY REFUND</u>	12/28/2020	27.91	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 302436.00:						79.63	.00					
Total UTILITY REFUND #10:						79.63	.00					
UTILITY REFUND #11												
2062	UTILITY REFUND #11	10030.01		<u>JORY HALL, 330 W 2ND ST, UTILITY REFUND</u>	01/20/2021	82.07	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	10030.01		<u>JORY HALL, 330 W 2ND ST, UTILITY REFUND</u>	01/20/2021	105.26	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	10030.01		<u>JORY HALL, 330 W 2ND ST, UTILITY REFUND</u>	01/20/2021	45.32	.00	<u>26-4975 SOLID WASTE USER</u>				

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								FEES	0	1/21		
Total 10030.01:						232.65	.00					
2062	UTILITY REFUND #11	10040.00		JORY HALL, 238 N AVENUE C AVE, UTILITY REFUND	01/20/2021	50.42	.00	20-4500_METERED WATER SALES	0	1/21		
2062	UTILITY REFUND #11	10040.00		JORY HALL, 238 N AVENUE C AVE, UTILITY REFUND	01/20/2021	71.13	.00	21-4600_SEWER USER FEES	0	1/21		
2062	UTILITY REFUND #11	10040.00		JORY HALL, 238 N AVENUE C AVE, UTILITY REFUND	01/20/2021	56.41	.00	26-4975_SOLID WASTE USER FEES	0	1/21		
Total 10040.00:						177.96	.00					
2062	UTILITY REFUND #11	110360.02		DREW B CAMPBELL, 495 N SHADY GROVE WAY, UTILITY REFUND	01/22/2021	33.47	.00	20-4500_METERED WATER SALES	0	1/21		
2062	UTILITY REFUND #11	110360.02		DREW B CAMPBELL, 495 N SHADY GROVE WAY, UTILITY REFUND	01/22/2021	34.29	.00	21-4600_SEWER USER FEES	0	1/21		
2062	UTILITY REFUND #11	110360.02		DREW B CAMPBELL, 495 N SHADY GROVE WAY, UTILITY REFUND	01/22/2021	25.64	.00	26-4975_SOLID WASTE USER FEES	0	1/21		
Total 110360.02:						93.40	.00					
2062	UTILITY REFUND #11	111730.01		STEVEN THOMAS, 538 N KATSURA AVE, UTILITY REFUND	01/20/2021	71.78	.00	20-4500_METERED WATER SALES	0	1/21		
2062	UTILITY REFUND #11	111730.01		STEVEN THOMAS, 538 N KATSURA AVE, UTILITY REFUND	01/20/2021	76.56	.00	21-4600_SEWER USER FEES	0	1/21		
2062	UTILITY REFUND #11	111730.01		STEVEN THOMAS, 538 N KATSURA AVE, UTILITY REFUND	01/20/2021	58.79	.00	26-4975_SOLID WASTE USER FEES	0	1/21		

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Total 111730.01:						207.13	.00					
2062	UTILITY REFUND #11	160110.03		<u>MCKENZIE LAVELLA A MILES, 412 W HESSTON ST. UTILITY REFUND</u>	01/22/2021	116.51	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	160110.03		<u>MCKENZIE LAVELLA A MILES, 412 W HESSTON ST. UTILITY REFUND</u>	01/22/2021	55.50	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	160110.03		<u>MCKENZIE LAVELLA A MILES, 412 W HESSTON ST. UTILITY REFUND</u>	01/22/2021	47.04	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 160110.03:						219.05	.00					
2062	UTILITY REFUND #11	160540.01		<u>BRITTON LATULIPPE, 1367 N CATERPILLAR AVE. UTILITY REFUND</u>	01/22/2021	71.11	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	160540.01		<u>BRITTON LATULIPPE, 1367 N CATERPILLAR AVE. UTILITY REFUND</u>	01/22/2021	83.26	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	160540.01		<u>BRITTON LATULIPPE, 1367 N CATERPILLAR AVE. UTILITY REFUND</u>	01/22/2021	75.81	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 160540.01:						230.18	.00					
2062	UTILITY REFUND #11	162095.04		<u>ROBERT A MILLER, 172 E POPLIN ST. UTILITY REFUND</u>	01/22/2021	6.59	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	162095.04		<u>ROBERT A MILLER, 172 E POPLIN ST. UTILITY REFUND</u>	01/22/2021	8.99	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	162095.04		<u>ROBERT A MILLER, 172 E POPLIN ST. UTILITY REFUND</u>	01/22/2021	6.48	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 162095.04:						22.06	.00					

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2062	UTILITY REFUND #11	200215.01		<u>JOSHUA L CLYMER, 239 E STRIPED OWL DR. UTILITY REFUND</u>	01/20/2021	42.25	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	200215.01		<u>JOSHUA L CLYMER, 239 E STRIPED OWL DR. UTILITY REFUND</u>	01/20/2021	53.73	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	200215.01		<u>JOSHUA L CLYMER, 239 E STRIPED OWL DR. UTILITY REFUND</u>	01/20/2021	45.64	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/21		
Total 200215.01:						141.62	.00					
2062	UTILITY REFUND #11	200710.01		<u>SHEA STEPHENS, 2082 N DUCK HAWK AVE. UTILITY REFUND</u>	01/13/2021	57.76	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	200710.01		<u>SHEA STEPHENS, 2082 N DUCK HAWK AVE. UTILITY REFUND</u>	01/13/2021	69.71	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	200710.01		<u>SHEA STEPHENS, 2082 N DUCK HAWK AVE. UTILITY REFUND</u>	01/13/2021	52.50	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/21		
Total 200710.01:						179.97	.00					
2062	UTILITY REFUND #11	201000.01		<u>MICHAEL HOOKER, 312 E WOOD OWL DR. UTILITY REFUND</u>	01/20/2021	30.44	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	201000.01		<u>MICHAEL HOOKER, 312 E WOOD OWL DR. UTILITY REFUND</u>	01/20/2021	35.31	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	201000.01		<u>MICHAEL HOOKER, 312 E WOOD OWL DR. UTILITY REFUND</u>	01/20/2021	28.15	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	1/21		
Total 201000.01:						93.90	.00					
2062	UTILITY REFUND #11	20510.03		<u>CALEB R CALLAGHAN, 479 E BLUE SKY DR. UTILITY REFUND</u>	01/13/2021	26.66	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		

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2062	UTILITY REFUND #11	20510.03		<u>CALEB R CALLAGHAN, 479 E BLUE SKY DR. UTILITY REFUND</u>	01/13/2021	30.61	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	20510.03		<u>CALEB R CALLAGHAN, 479 E BLUE SKY DR. UTILITY REFUND</u>	01/13/2021	22.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 20510.03:						80.13	.00					
2062	UTILITY REFUND #11	21141.02		<u>PAUL WINWARD, 870 W SHARP LN. UTILITY REFUND</u>	01/20/2021	36.33	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	21141.02		<u>PAUL WINWARD, 870 W SHARP LN. UTILITY REFUND</u>	01/20/2021	13.51	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	21141.02		<u>PAUL WINWARD, 870 W SHARP LN. UTILITY REFUND</u>	01/20/2021	9.40	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 21141.02:						59.24	.00					
2062	UTILITY REFUND #11	260185.02		<u>MASON SHIPPY, 1783 N PEWTER AVE. UTILITY REFUND</u>	01/13/2021	7.16	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	260185.02		<u>MASON SHIPPY, 1783 N PEWTER AVE. UTILITY REFUND</u>	01/13/2021	7.29	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	260185.02		<u>MASON SHIPPY, 1783 N PEWTER AVE. UTILITY REFUND</u>	01/13/2021	5.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 260185.02:						20.32	.00					
2062	UTILITY REFUND #11	265102.02		<u>MICHELLE GOLDIE, 2176 W BEIGE ST. UTILITY REFUND</u>	01/13/2021	70.24	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	265102.02		<u>MICHELLE GOLDIE, 2176 W BEIGE ST. UTILITY REFUND</u>	01/13/2021	6.94	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	265102.02		<u>MICHELLE GOLDIE, 2176 W BEIGE ST. UTILITY REFUND</u>	01/13/2021	5.54	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		

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Total 265102.02:						82.72	.00					
2062	UTILITY REFUND #11	278028.02		<u>KYLE D HARDY, 2872 W PEAR APPLE ST, UTILITY REFUND</u>	01/20/2021	37.79	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	278028.02		<u>KYLE D HARDY, 2872 W PEAR APPLE ST, UTILITY REFUND</u>	01/20/2021	41.18	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	278028.02		<u>KYLE D HARDY, 2872 W PEAR APPLE ST, UTILITY REFUND</u>	01/20/2021	34.89	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 278028.02:						113.86	.00					
2062	UTILITY REFUND #11	278032.03		<u>JERRY W CHENEY, 2914 W PEAR APPLE ST, UTILITY REFUND</u>	01/22/2021	32.25	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	278032.03		<u>JERRY W CHENEY, 2914 W PEAR APPLE ST, UTILITY REFUND</u>	01/22/2021	38.01	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	278032.03		<u>JERRY W CHENEY, 2914 W PEAR APPLE ST, UTILITY REFUND</u>	01/22/2021	27.64	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 278032.03:						97.90	.00					
2062	UTILITY REFUND #11	278104.03		<u>THE DAVID & HELEN TIDWELL FAMILY, 3049 W FUJI CT, UTILITY REFUND</u>	01/22/2021	18.21	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	278104.03		<u>THE DAVID & HELEN TIDWELL FAMILY, 3049 W FUJI CT, UTILITY REFUND</u>	01/22/2021	23.23	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	278104.03		<u>THE DAVID & HELEN TIDWELL FAMILY, 3049 W FUJI CT, UTILITY REFUND</u>	01/22/2021	17.58	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 278104.03:						59.02	.00					

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2062	UTILITY REFUND #11	278135.02		<u>WILLIAM SHAW, 8859 S ROYAL GALA AVE, UTILITY REFUND</u>	01/13/2021	33.29	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	278135.02		<u>WILLIAM SHAW, 8859 S ROYAL GALA AVE, UTILITY REFUND</u>	01/13/2021	38.98	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	278135.02		<u>WILLIAM SHAW, 8859 S ROYAL GALA AVE, UTILITY REFUND</u>	01/13/2021	31.67	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 278135.02:						103.94	.00					
2062	UTILITY REFUND #11	280685.02		<u>KEVIN RAY, 1154 W HEARTLAND DR, UTILITY REFUND</u>	01/13/2021	28.57	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	280685.02		<u>KEVIN RAY, 1154 W HEARTLAND DR, UTILITY REFUND</u>	01/13/2021	25.30	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	280685.02		<u>KEVIN RAY, 1154 W HEARTLAND DR, UTILITY REFUND</u>	01/13/2021	20.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 280685.02:						74.69	.00					
2062	UTILITY REFUND #11	330058.01		<u>STACY L STEFFENSEN, 1816 N SNOWFIELD PL, UTILITY REFUND</u>	01/19/2021	33.23	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2062	UTILITY REFUND #11	330058.01		<u>STACY L STEFFENSEN, 1816 N SNOWFIELD PL, UTILITY REFUND</u>	01/19/2021	37.03	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	330058.01		<u>STACY L STEFFENSEN, 1816 N SNOWFIELD PL, UTILITY REFUND</u>	01/19/2021	27.10	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 330058.01:						97.36	.00					
2062	UTILITY REFUND #11	80310.04		<u>DYLAN SCHUL, 1131 W OPAL CT, UTILITY REFUND</u>	01/20/2021	15.30	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		

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2062	UTILITY REFUND #11	80310.04		<u>DYLAN SCHUL, 1131 W OPAL CT, UTILITY REFUND</u>	01/20/2021	17.50	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
2062	UTILITY REFUND #11	80310.04		<u>DYLAN SCHUL, 1131 W OPAL CT, UTILITY REFUND</u>	01/20/2021	12.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	1/21		
Total 80310.04:						45.78	.00					
2062	UTILITY REFUND #11	80551.01A		<u>BME, INC, 1299 N SCHOOL AVE, UTILITY REFUND</u>	01/21/2021	110.86	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
Total 80551.01A:						110.86	.00					
Total UTILITY REFUND #11:						2,543.74	.00					
UTILITY REFUND #9												
2004	UTILITY REFUND #9	277582.00		<u>CBH, 759 W NANNYBERRY ST, UTILITY REFUND</u>	12/28/2020	50.20	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	277582.00		<u>CBH, 759 W NANNYBERRY ST, UTILITY REFUND</u>	12/28/2020	25.60	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 277582.00:						75.80	.00					
2004	UTILITY REFUND #9	292113.00		<u>CBH, 2472 W MALCOLM CT, UTILITY REFUND</u>	12/21/2020	34.47	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	292113.00		<u>CBH, 2472 W MALCOLM CT, UTILITY REFUND</u>	12/21/2020	24.79	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 292113.00:						59.26	.00					
2004	UTILITY REFUND #9	292122.00		<u>CBH, 8713 S HOBAN AVE, UTILITY REFUND</u>	12/28/2020	50.70	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	292122.00		<u>CBH, 8713 S HOBAN AVE, UTILITY REFUND</u>	12/28/2020	25.10	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		

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Total 292122.00:						75.80	.00					
2004	UTILITY REFUND #9	293043.00		<u>CBH, 3306 W REMEMBRANCE DR, UTILITY REFUND</u>	12/28/2020	41.81	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	293043.00		<u>CBH, 3306 W REMEMBRANCE DR, UTILITY REFUND</u>	12/28/2020	33.99	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 293043.00:						75.80	.00					
2004	UTILITY REFUND #9	293059.00		<u>CBH, 3486 W CHARLENE ST, UTILITY REFUND</u>	12/21/2020	41.03	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	293059.00		<u>CBH, 3486 W CHARLENE ST, UTILITY REFUND</u>	12/21/2020	34.79	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 293059.00:						75.82	.00					
2004	UTILITY REFUND #9	293060.00		<u>CBH, 3502 W CHARLENE ST, UTILITY REFUND</u>	12/28/2020	41.17	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	293060.00		<u>CBH, 3502 W CHARLENE ST, UTILITY REFUND</u>	12/28/2020	34.63	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 293060.00:						75.80	.00					
2004	UTILITY REFUND #9	293067.00		<u>CBH, 6687 S ALLEGIANCE AVE, UTILITY REFUND</u>	12/28/2020	9.74	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	293067.00		<u>CBH, 6687 S ALLEGIANCE AVE, UTILITY REFUND</u>	12/28/2020	2.24	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 293067.00:						11.98	.00					
2004	UTILITY REFUND #9	302424.00		<u>BALT LLC, 738 E PASCUA DR, UTILITY REFUND</u>	12/21/2020	28.53	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	302424.00		<u>BALT LLC, 738 E PASCUA DR, UTILITY REFUND</u>	12/21/2020	45.55	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		

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Total 302424.00:						74.08	.00					
2004	UTILITY REFUND #9	302431.00		<u>SCHROEDER ENTERPRISES, 9151 S CIPOLLETTI WAY, UTILITY REFUND</u>	12/28/2020	15.83	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	302431.00		<u>SCHROEDER ENTERPRISES, 9151 S CIPOLLETTI WAY, UTILITY REFUND</u>	12/28/2020	9.27	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 302431.00:						25.10	.00					
2004	UTILITY REFUND #9	323009.00		<u>TODD CAMPBELL CUSTOM HOMES, 2255 E WHITETAIL ST, UTILITY REFUND</u>	12/28/2020	23.38	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	323009.00		<u>TODD CAMPBELL CUSTOM HOMES, 2255 E WHITETAIL ST, UTILITY REFUND</u>	12/28/2020	1.45	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 323009.00:						24.83	.00					
2004	UTILITY REFUND #9	323087.00		<u>TRESIDIO HOME, 2192 E BEXLEY ST, UTILITY REFUND</u>	12/28/2020	34.39	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	323087.00		<u>TRESIDIO HOME, 2192 E BEXLEY ST, UTILITY REFUND</u>	12/28/2020	41.41	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 323087.00:						75.80	.00					
2004	UTILITY REFUND #9	330315.00		<u>TOLL BROS INC, 2132 N THORNDALE AVE, UTILITY REFUND</u>	12/28/2020	39.80	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	330315.00		<u>TOLL BROS INC, 2132 N THORNDALE AVE, UTILITY REFUND</u>	12/28/2020	36.00	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 330315.00:						75.80	.00					

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2004	UTILITY REFUND #9	330354.00		<u>TOLL BROS INC, 2057 N WINDMILL WAY, UTILITY REFUND</u>	12/28/2020	34.92	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	330354.00		<u>TOLL BROS INC, 2057 N WINDMILL WAY, UTILITY REFUND</u>	12/28/2020	41.03	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
Total 330354.00:						75.95	.00					
2004	UTILITY REFUND #9	341017.00		<u>CBH HOMES, 3335 W EARLY LIGHT DR, UTILITY REFUND</u>	12/21/2020	31.10	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	341017.00		<u>CBH HOMES, 3335 W EARLY LIGHT DR, UTILITY REFUND</u>	12/21/2020	40.05	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
Total 341017.00:						71.15	.00					
2004	UTILITY REFUND #9	341020.00		<u>CBH, 3277 W EARLY LIGHT DR, UTILITY REFUND</u>	12/28/2020	34.05	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	341020.00		<u>CBH, 3277 W EARLY LIGHT DR, UTILITY REFUND</u>	12/28/2020	41.77	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
Total 341020.00:						75.82	.00					
2004	UTILITY REFUND #9	341056.00		<u>CBH, 6000 S NORDEAN AVE, UTILITY REFUND</u>	12/28/2020	34.12	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	341056.00		<u>CBH, 6000 S NORDEAN AVE, UTILITY REFUND</u>	12/28/2020	41.70	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		
Total 341056.00:						75.82	.00					
2004	UTILITY REFUND #9	341068.00		<u>CBH, 5919 S DONAWAY AVE, UTILITY REFUND</u>	12/28/2020	27.96	.00	<u>20-4500_METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	341068.00		<u>CBH, 5919 S DONAWAY AVE, UTILITY REFUND</u>	12/28/2020	32.98	.00	<u>21-4600_SEWER USER FEES</u>	0	1/21		

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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
Total 341068.00:						60.94	.00					
2004	UTILITY REFUND #9	341070.00		<u>CBH, 5879 S DONAWAY AVE, UTILITY REFUND</u>	12/28/2020	48.81	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	341070.00		<u>CBH, 5879 S DONAWAY AVE, UTILITY REFUND</u>	12/28/2020	26.96	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 341070.00:						75.77	.00					
2004	UTILITY REFUND #9	341071.00		<u>CBH, 5861 S DONAWAY AVE, UTILITY REFUND</u>	12/28/2020	34.05	.00	<u>20-4500 METERED WATER SALES</u>	0	1/21		
2004	UTILITY REFUND #9	341071.00		<u>CBH, 5861 S DONAWAY AVE, UTILITY REFUND</u>	12/28/2020	41.77	.00	<u>21-4600 SEWER USER FEES</u>	0	1/21		
Total 341071.00:						75.82	.00					
Total UTILITY REFUND #9:						1,237.14	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	63562PB	11087	<u>STROBE LIGHT FOR TRUCK, M.MEADE, JAN '21</u>	01/25/2021	439.46	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	1/21		
Total 63562PB:						439.46	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						439.46	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	210101	11049	<u>2 CASES OF LARGE NITRILE GLOVES, 2 CASES OF XL NITRILE GLOVES, T. SHAFFER, JAN'21</u>	01/13/2021	1,117.56	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	1/21		
Total 210101:						1,117.56	.00					
Total WESTERN STATES CHEM:						1,117.56	.00					

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WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	12312020WPG		<u>LEGAL FEES FOR DECEMBER 2020-ADMIN</u>	12/31/2020	5,164.45	5,164.45	<u>01-6202 PROFESSIONAL SERVICES</u>	0	1/21	01/15/2021	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	12312020WPG		<u>LEGAL FEES FOR DECEMBER 2020-P&Z</u>	12/31/2020	648.00	648.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	1/21	01/15/2021	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	12312020WPG		<u>LEGAL FEES UPR-EMINENT DOMAIN, DECEMBER 2020</u>	12/31/2020	775.00	775.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1207	1/21	01/15/2021	
Total 12312020WPGN:						6,587.45	6,587.45					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						6,587.45	6,587.45					
Grand Totals:						346,752.33	270,925.85					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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

7	Commission and Council Review Application			X
8	Design Review Application			X
9	Vicinity Map			X
10	Site Photos			X
11	Flood Map			X
12	Site Conditions Map			X
13	Soil Map			X
14	Original Development Agreement			X
15	Common Area Maintenance Agreement			X
16	Legal Description			X
17	Affidavit of Legal Interest			X
18	Warranty Deed			X
19	Letter of Intent			X
20	Commitment to Property Posting			X
21	Subdivision Name Reservation			X
22	Preliminary Plat			X
23	Landscape Plan			X
24	Neighborhood Meeting Certification			X
25	Agency Transmittal			X
26	City Engineers Comments			X
27	Applicant's Response to City Engineer Comments			X
28	Ada County Highway District			X
29	Boise Project Board of Control Comments			X
30	Central District Health Department Comments			X
31	Department of Environmental Quality Comments			X
32	Applicant's Response to Comments			X
33	COMPASS Comments			X
34	Economic Development Comments			X
35	Applicant's Response to Economic Development Comments			X
36	Idaho Transportation Department Comments			X
37	Planning and Zoning Commission Mailer			X
38	Planning and Zoning Commission KMN Legal Notice			X
39	Planning and Zoning Commission Proof of Property Posting			X
40	City Council Mailer			X
41	City Council KMN Legal Notice			X
42	City Council Proof of property Posting			X
43	Craig Shroades Written Testimony			X
44	Mckenzie Basaluda Written Testimony			X
45	Becky Higgs Written Testimony			X
46	Katie Mueller Written Testimony			X

47	Travis Caldwell Written Testimony			X
48	Sight Distance Package			X
49	Kuna Rural Fire District Additional Comment			X
50	Kuna Police Department Additional Comment			X
51	Ada County Highway District Additional Comment			X
52	City Council Signed Meeting Minutes 12.1.2020			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on August 11, 2020, The FCO's were approved by the Planning and Zoning Commission on August 25, 2020. The Council heard this on December 1, 2020 and tabled it to December 15, 2020, January 5, 2021 and January 19, 2021. The FCO's have been requested to go Council on February 2, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's August 11, 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:

Penelope Constantikes, Riley Planning LLC

1.3.1.3 Neighboring Property Owners appearing in opposition:

Ramon Herrera, 664 S Willow Springs Place, Kuna, ID 83634; testified.

Becky Higgs, 704 S Willow Springs Place, Kuna, ID 83634; testified.

Ron Piper, 636 S Willow Springs Place, Kuna, ID 83634; did not testify.

Josh Golden, 612 S Willow Springs Place, Kuna, ID 83634; testified.

Homer Mason, 588 S Willow Springs Place, Kuna, ID 83634; testified.

1.3.1.4 Neighboring Property Owners appearing in support:

Tom Bevan, 4202 N Marcliffe, Boise, ID 83704; did not testify.

1.3.1.5 Neighboring Property Owners appearing neutral:

None.

1.3.2 The Council's November 17, 2020 hearing was tabled to December 1, 2020:

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

1.3.3.1 City Staff:

Doug Hanson, Planner II

1.3.3.2 Appearing for the Applicant:

Penelope Constantikes, Riley Planning LLC.

1.3.3.3 Neighboring Property Owners appearing in opposition:

None.

- 1.3.3.4 Neighboring Property Owners appearing in support:
None.
- 1.3.3.5 Neighboring Property Owners appearing neutral:
None.
- 1.3.4 The Council's December 15, 2020 hearing was tabled to January 5, 2021:
- 1.3.5 The Council's January 5, 2021 hearing was tabled to January 19, 2021:
- 1.3.6 Those who testified at the Council's January 19, 2021 hearing are as follows, to-wit:
 - 1.3.6.1 City Staff:
Doug Hanson, Planner II.
 - 1.3.6.2 Appearing for the Applicant:
Mike Engebritson, Engebritson Land Survey's, LLC.
 - 1.3.6.3 Neighboring Property Owners appearing in opposition:
None.
 - 1.3.6.4 Neighboring Property Owners appearing in support:
None.
 - 1.3.6.5 Neighboring Property Owners appearing neutral:
None.

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 November 17, 2020 hearing on the preliminary plat and rezone for Monarch Landing 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>	October 21, 2020

- 3.1.2.2** Notice for the November 17, 2020 hearing containing the description of the property proposed to be developed was mailed on the November 6, 2020 to all known and affected property owners within three hundred fifty (350) feet of the boundaries of the area described in the application.
- 3.1.2.3** Notice for the November 17, 2020 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on November 5 2020. A Proof of Property Posting was provided to staff on November 6, 2020.
- 3.1.2.4** Notice for the November 17, 2020 and December 1, 2020, December 15, 2020, January 5, 2021 and January 19, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

- 3.2.1** The land for proposed Rezone is comprised of one parcel totaling approximately 19.24 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
CCI Group, LLC	12.24 acres	Ag. – Agriculture	S1326141870
Fred & Sharon Wheeler	7.00	Ag. – Agriculture	S1326142025

- 3.2.2** None of the landowners of the parcels at issue opposed rezoning.
- 3.2.3** The Parcel is currently in Kuna City Limits and has a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map identifies the subject parcels as Mixed Use.
- 3.2.4** The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	M-1	Light Industrial – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	Ag.	Neighborhood Commercial – Kuna City
	M-1	Light Industrial – Kuna City
	R1, RUT	Low Density Residential & Rural Residential – Ada County
West	R-6	Medium-Density Residential – Kuna City

- 3.2.5** The Property was annexed into Kuna City Limits on July 5, 2006.
- 3.2.6** The proposed project site contains no residences or outbuildings. The vegetation on-site is consistent with that of farmed fields and pasture for livestock.

- 3.2.7** The site has an estimated average slope of 3% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches across a majority of proposed development area, however there are some areas where bedrock depth is between 20” and 40” along the southern boundaries of the development area.

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 is for a subdivision that would include 89 lots (78 buildable lots and 11 common lots).
- 3.3.3** The applicant requested a R-6 (Medium Density Residential) zoning district.

3.4 Testimony of the City Planner

- 3.4.1 Conclusions:** The City Planner, in a staff report to the City Council dated November 17, 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** On September 12, 2019 Planning and Zoning staff held a pre-application meeting with the applicant, Public Works, the Parks Department, The Kuna School District, Kuna Rural Fire District and Kuna Police Department to discuss the project. The applicant held a neighborhood meeting with land owners within 350 ft of the proposed project area on February 1, 2020 and four (4) residents attended the meeting. Neighborhood meeting minutes as well as mailed materials have been added to this packet.
- 3.4.1.2** Staff views this project to be in concert with the FLUM as this project has limited frontage adjacent to Swan Falls and the fronting parcels will be reserved for the Mixed-Use component should they develop in the future.
- 3.4.1.3** The applicant is proposing to rezone the approximately (approx) 19.22-acres already Kuna City Limits from Agriculture (Ag) to an R-6 zone Medium Density Residential (MDR). The applicant is proposing 78 lots over the approx 19.22 ac, with a gross density for the project at 4.05 dwelling units per acre (DUA). The net density is proposed to be 5.61 (DUA). The applicant has proposed 11 common lots totaling 2.83 ac, which equals approx 14.7% total open space. KCC 5-17 requires developments with a range of 51 to 100 dwelling units to devote 7.50% of the development area to useable open space. Staff notes the applicant has chosen to place the useable open space in Lot 35, Block 1(L 35,B 1) and is approx. 1.83 acres in size, or approx 9.5% of the site. While staff and the Parks Department prefer to see useable open space located centrally, with walking paths through long blocks of lots, staff views the open space to be in compliance with Kuna City Code. Staff notes that part of L 35, B 1 is also designated as a storm water retention area. Therefore, staff recommends that the applicant be conditioned to work with the City engineer to ensure that the area designated for “open space” and as water retention, is able to serve both purposes and maintain the proper open space requirements; see condition # 17. The original Sera Sole project from 2006 was part of the

LID, however, according to the Public Works Department, this project has no reserved sewer connections.

- 3.4.1.4** With this Preliminary Plat, the applicant is proposing to widen Swan Falls Road along the east property line. Swan Falls Road is listed a north-south Minor Arterial Road according to Kuna’s Street Circulation Map. The sidewalk width requirement for Arterial Roads is an eight-foot sidewalk with vertical curb and gutter. Staff would note that the applicant will be required to install curb/gutter and sidewalks in accordance with KCC 5-17-13 and 6-4-2. The existing subdivisions to the south and west, did not provide future stub streets and this subdivision will not be required to provide a stub to the south or the west. Applicant shall be conditioned to satisfy the Kuna Rural Fire Districts requirements at time of final design for the EMS ingress/egress.
- 3.4.1.5** The installation of streetlights are required public improvements are a required public improvement listed under Kuna City Code 6-4-2. Staff was unable to locate any proposed locations of streetlights on the preliminary plat or the landscape plan. Staff will require the applicant to work with staff in order to comply with KCC and install street lights a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to “Dark Sky” standards and shall use LED lighting throughout the site.
- 3.4.1.6** Kuna’s Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section G of this staff report. Staff has reviewed the proposed preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. Staff recommends the applicant be conditioned to work with Kuna’s staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency’s requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No’s 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat) and approves Case No. 20-05-DR (Design Review), the applicant be subject to the conditions of approval listed in section “K” of this report, as well as any additional conditions requested by the City Council.

3.4.2 Staff Recommendations: As a result of the review, Planner II, Doug Hanson, recommended that if the City Council approves case nos. 20-01-ZC (Rezone) and 20-02-S (Preliminary Plat), the applicant be subject to the following conditions of approval, including two additional conditions:

- 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 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.
- 3.4.2.1.3** 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** 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.
- 3.4.2.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.4.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
- 3.4.2.1.7** 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.
- 3.4.2.2** 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.
- 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. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.4.2.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
- 3.4.2.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
- 3.4.2.6** Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

- 3.4.2.7** Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
- 3.4.2.8** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
- 3.4.2.9** Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
- 3.4.2.10** 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.
- 3.4.2.11** Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and/or ACHD underground facilities and must honor all vision triangles.
- 3.4.2.12** The applicant shall install sod wherever the landscape plan (dated March 23, 2020) identifies “Lawn” and provide staff an updated landscaping plan accommodating the requested change.
- 3.4.2.13** All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
- 3.4.2.14** If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
- 3.4.2.15** Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
- 3.4.2.16** Applicant shall work with the City engineer to ensure that the area designated for “open space” and as water retention, is able to serve both purposes and maintain the proper open space requirements.
- 3.4.2.17** 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.
- 3.4.2.18** Developer/owner/applicant shall follow staff, City Engineer’s and other agency recommended requirements as applicable.
- 3.4.2.19** Developer/owner/applicant shall comply with all local, state and federal laws.
- 3.4.2.20** Applicant work with staff to enhance the landscaping plan to include a heavy landscaping buffer between the subdivision and light industrial uses to the north.

- 3.4.2.21** Developer/owner/applicant will 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.
- 3.4.2.22** Developer/owner/applicant shall work with Planning and Zoning and the City Engineer to provide a note on the final plat stating that the property to the north of the subdivision is classified with and M-1 (Light Industrial) zoning district classification.

3.5 Other Testimony

- 3.5.1** 8/11/2020 Public Hearing – Penelope Constantikes, Riley Planning LLC, testified about the specifics of the project highlighting that it is an infill development requiring less infrastructure improvements to be made and its close proximity to the downtown area. Penelope addressed that their team would work closely with Kuna Rural Fire District to meet their standards for a secondary site access.
- 3.5.2** 8/11/2020 Public Hearing – Ramon Herrera, 664 S Willow Springs Place, testified about his opposition to the development because of an increase to traffic downtown and Swan Falls. He also expressed his concern of the magnitude at which homes are being built and the burden to the taxpayers, schools and first responders.
- 3.5.3** 8/11/2020 Public Hearing – Becky Higgs, 704 S Willow Springs Place, stated that she is a critical care nurse and works closely with paramedics and first responders. Her main concern is emergency service response times. She also has concerns with the traffic on Swan Falls Road and its lack of sidewalks or shoulders.
- 3.5.4** 8/11/2020 Public Hearing – Josh Golden, 612 S Willow Springs Place, testified about his concern of having new neighbors to the north, and that the empty field to be developed was a buffer between their homes and the industrial uses to the north. He also discussed that he has seen a number of bird species use the proposed development area and that his community uses the field to watch firework for Kuna Days.
- 3.5.5** 8/11/2020 Public Hearing – Homer Mason, 588 S Willow Springs Place, testified about the safety of Swan Falls Road and access to emergency services.
- 3.5.6** 8/11/2020 Public Hearing (Rebuttal) – Penelope Constantikes, Riley Planning LLC, rebutted that developments are what pay for needed infrastructure improvements, generating money for new roadways and fire stations as infrastructure is reactive not proactive. She received no indication from Kuna School District indicating that there was no capacity. ACHD did not indicate any issues with sight distance and access to Swan Falls Road.
- 3.5.7** 12/1/2020 Public Hearing – Penelope Constantikes, Riley Planning LLC, agreed with the conditions of approval as outlined in the staff report. She went on to discuss the landscape buffer that would be put in place to screen the property from the commercial uses of the industrial property to the north.
- 3.5.8** 1/19/2021 Public Hearing – Mike Engebritson, Engebritson Land Survey's, LLC, discussed the sight distance analysis that had been conducted at the request of the Council on the 12/1/2020 public hearing. He also discussed accident information on the intersection of Swan Falls and Stagecoach Road received from ITD.

**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 §§ 50-13 & 67-65, and Kuna City Code §1-14-3.

**V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE**

- 5.1** The City of Kuna has authority to rezone lands within its boundaries pursuant to I.C. § 67-6511.
- 5.2** Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 5.3** The Rezone, proposed by the Rezone Application in Case No. 19-08-ZC, would comply with the comprehensive plan.

**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
REZONE AND PRELIMINARY PLAT**

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:

- 7.1** That the Rezone application (Case No. 20-01-ZC) is approved
- 7.2** That the Preliminary Plat application (Case No. 20-02-S) is approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 2nd day of February, 2021.

Joe Stear, Mayor

**RESOLUTION NO. R05-2021
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “COOPERATIVE AGREEMENT” BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION, PURSUANT TO THE TERMS OF THE AGREEMENT; 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 “*Cooperative Agreement*” with Valley Regional Transit, in substantially the form as attached hereto as “**EXHIBIT A**” is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute the 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 2nd day of February, 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of February, 2021.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

COOPERATIVE AGREEMENT
BETWEEN
VALLEY REGIONAL TRANSIT
AND
CITY OF KUNA
FOR
PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION

THIS COOPERATIVE AGREEMENT (“**Agreement**”) is entered into this 1 day of October 2020 by and between VALLEY REGIONAL TRANSIT, a regional public transportation authority authorized under Chapter 21, Title 40, Idaho Code (“**Authority**”), and the City of Kuna, a municipal corporation organized, existing and authorized under Chapter 1, Title 50, Idaho Code (“**City**”)

RECITALS

- a. **Authority** is the regional public transportation authority created to serve Ada and Canyon Counties, pursuant to Chapter 21, Title 40, Idaho Code, and as a result of November 3, 1998 public referendum. **Authority** provides publicly funded or publicly subsidized transportation services and programs in Ada and Canyon counties.
- b. **City** is a municipal corporation authorized under Chapter 1, Title 50, Idaho Code.
- c. Idaho Code § 40-2109(7) provides that **Authority** may enter into cooperative agreements with the state, other authorities, counties, cities and highway districts under the provisions of Idaho Code § 67-2328, which expressly authorizes public agencies to enter into agreements with one another for cooperative action for purposes within the power, privilege, or authority of said agencies.
- d. Idaho Code § 40-2110 provides that counties, cities, highway districts and other governmental entities in the region may enter into cooperative agreements with the regional public transportation authority in order to contribute funds from any source in recognition of costs of the authority.
- e. **Authority** develops funding requests through an approved cost allocation methodology. There are four categories involved in generating the initial funding request: general assessments, service and capital contributions, and special assessments.
- f. **Authority** has budgeted **\$9,819** for **City** to contribute to support services, capital and regional overhead expenses. **City** has budgeted the same amount representing the City’s fair share of support for services, capital, and regional overhead.
- g. **Authority** generally follows the allocation methodology to designate how **City** contributions are used. However, **Authority** may leverage **City** contributions as local match to optimize utilization of both local and federal sources of funding to ensure the most effective use of all revenue sources.

AGREEMENT

NOW, THEREFORE, in consideration of foregoing recitals, which are made a part of this **Agreement** and not mere recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed as follows:

Section 1. Term

This **Agreement** shall be in effect from the **1st day of October 2020**, and will terminate on the **30th day of September 2021**, unless earlier terminated pursuant the mutual written agreement of the parties hereto.

Section 2. Purpose

The purpose of this **Agreement** is:

(a) For **City** to pay **\$9,819** to **Authority** for Fiscal Year 2021 expenses pertaining to services, capital, and regional overhead required to support the regional transportation services within the **City's** jurisdiction.

(b) For **Authority** to use **City's** contribution for service, capital, and regional overhead expenses included in the annual FY2021 budget to support services within **City's** jurisdiction.

(c) For **Authority** to leverage **City's** contribution with matching federal funding to optimize all revenue sources available for operations, capital, and regional overhead.

Section 3. Compliance

Authority, in using said **City's** contribution shall comply with all conditions required by applicable federal, state and local laws and regulations, and shall maintain, in accordance with generally accepted accounting practices and principles, records and books of account regarding said assessments and operating costs.

Section 4. Payment

(a) **City** shall pay its annual contribution of **\$9,819** within 30 days of invoice.

(b) **Authority** shall provide **City** a quarterly status report on capital or other special projects.

(c) Payment shall be made directly to **Authority** at the following address, unless **City** is notified in writing by **Authority** of a new address:

Valley Regional Transit
700 NE 2nd St Suite 100
Meridian, Idaho 83642

(d) **City's** address, for the purpose of invoice, notice or correspondence, unless **Authority** is notified in writing by **City** of a new address, is as follows:

City of Kuna
PO Box 13
Kuna, Idaho 83634

Section 5. Contact Information

(a) **Authority** point of contact for this agreement is:

Jason Jedry, Controller, jjedry@valleyregionaltransit.org, 208.258.2709

(b) **City** point of contact for this agreement is:

Chris Engels, City Clerk, cengels@kunaid.gov

Section 6. Miscellaneous

(a) Each party hereto represents and warrants that each person executing this **Agreement** on behalf of such party is, at the time of such execution, duly authorized to do so by such party's governing body, and is fully vested with the authority to bind such party in all respects.

(b) If any provision of this **Agreement** is held invalid, illegal, or unenforceable, the remainder shall be construed to conform to the intent of the parties, and shall survive the severed provisions.

(c) Except as provided otherwise herein, this **Agreement** and any attachments hereto constitute the entire **Agreement** between **Authority** and **City** concerning the subject matter hereof. The provisions of this **Agreement** shall be construed as a whole and not strictly for or against any party.

(d) The captions and headings in this **Agreement** are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions or agreements contained herein.

(e) This **Agreement** is not intended to create, nor shall it in any way be interpreted or construed to create, any third party beneficiary rights in any person not a party hereto.

(f) This **Agreement** shall be binding on the parties hereto, and their successors and assigns.

Section 6. Indemnification

To the extent permissible by law, **Authority** shall indemnify, defend, protect and hold harmless **City**, and its officers, agents and employees, from and against any and all liabilities, losses, suits, claims, judgments, fines or demands arising by reason of injury or death of any person or damage to any property, including all reasonable costs for investigation and defense thereof (including but not limited to attorney fees, court costs, and expert fees), of any nature whatsoever (collectively, "Claims") arising out of or incident to this **Agreement**, and any renewal or extension thereof, and arising out of or caused by the negligent or intentional acts or omissions of **Authority**, its officers, agents and employees, regardless of where the injury, death, or damage may occur, except to the extent any such Claims arise out of or are caused by the negligent or intentional act or omission of **City** or its officers, agents and employees. **City** shall give to **Authority** reasonable notice of any such Claims. **Authority** shall notify **City** of the counsel to be used in carrying out its obligations hereunder. **City** must state any reasonable objection that it may have regarding the use of said counsel. The provisions of this section shall be deemed to be a separate contract between the parties and shall survive the expiration or any default, termination or forfeiture

of this **Agreement**, and any renewal or extension thereof. Notwithstanding anything to the contrary in the foregoing, **City's** right to indemnification pursuant to the foregoing shall be limited to indemnification for such Claims for which **City** incurs actual liability or expense. The foregoing indemnification includes, without limitation, any Claim arising out of or caused by the noncompliance of any services, programs, or activities provided by **Authority** under this **Agreement** with all applicable federal, state, and local statutes, regulations, and requirements, including, but not limited to, the Americans with Disabilities Act (ADA). Notwithstanding anything to the contrary in the foregoing, (i) no employee or officer of **Authority** shall be personally liable to **City** under this **Agreement**, (ii) with respect to third party Claims, both **Authority** and **City** expressly reserve any and all of the privileges and immunities available to them, if any, under Idaho law, and (iii) the agreement of **Authority** to hold harmless or indemnify **City** shall be limited to, and be payable only from, **Authority's** available insurance or self-insurance coverage for liability assumed by contract available as a part of its general liability insurance program."

EXECUTED and effective as of the date first above written.

Valley Regional Transit:

City of Kuna:



Kelli Badesheim
Executive Director

Joe Stear
Mayor



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
Phone: (208) 387-7722
Fax: (208) 922-5816
Email: jempey@kunaid.gov

MEMORANDUM

Date: January 26, 2021
To: Mayor and City Council
From: Jared Empey, City Treasurer
Subject: Contingency Request, Irrigation Fund

As the City has seen significant growth over the last several years and irrigation connection fees have remained the same since at least February 2009, staff sees it necessary to review the amount of irrigation hookup fees to verify that a sufficient amount is being charged to recoup amounts for current operations and reimbursement. To determine the appropriateness of the connection fee, staff requests funds in the amount of \$17,000 from irrigation contingency to complete this study based on a quote received from Keller Associates.

**RESOLUTION NO. R06-2021
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION, PHASE III, 4TH STREET FOR THE CITY OF 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 PROFESSIONAL SERVICES AGREEMENT with JUB Engineering, Inc. for the consideration to approve \$500,000 for the continuation of Downtown Revitalization for Phase III, Kuna, Idaho, in substantially the form, 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 authorize and approved on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of February 2021.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of February 2021.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA, IDAHO
PROFESSIONAL SERVICES AGREEMENT

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

THE PARTIES AGREE AS FOLLOWS:

1. SCOPE OF WORK:

KUNA engages *CONTRACTOR* to assist the City of Kuna with designing 4th Street Improvements as detailed in "**Exhibit A**" attached hereto.

2. KUNA'S RESPONSIBILITIES:

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. CONTRACTOR'S RESPONSIBILITIES:

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

4. RISK ALLOCATION:

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

5. PAYMENT:

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount

not to exceed the total sum of **\$500,000** for said services rendered from for the Project. The parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein.

6. RIGHT OF CONTROL:

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

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

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

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

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

9. LICENSES AND LAW:

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

10. FRINGE BENEFITS:

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

11. WORKER'S COMPENSATION:

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

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

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

13. DATE OF COMPLETION:

This contract shall be completed on or before December 31, 2022.

14. WARRANTY:

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

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

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

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

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-

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

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

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

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

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

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

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

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
 - B. Terminate this Agreement.

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

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

16. NON-WAIVER:

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

17. CHOICE OF LAW:

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

18. ENTIRE AGREEMENT:

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

19. SEVERABILITY:

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

20. ATTORNEY FEES:

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

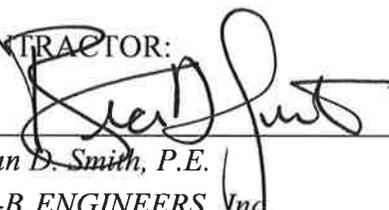
DATED this _____ day of _____, 2021

KUNA:

KUNA

Joe Stear
Mayor

CONTRACTOR:

By 

Brian D. Smith, P.E.
J-U-B ENGINEERS, Inc.
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642
Its Executive Vice President

ATTEST:

Chris Engels City Clerk

Form and content approved by _____, as attorney *KUNA*.



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

**City of Kuna
4th Street Improvements
Exhibit A – Scope of Services, Schedule, and Basis of Fee**

This Agreement for Professional Services, dated January 28, 2021, between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the attached Scope of Services for the design phase of this project. Kuna deems and J-U-B Engineers Inc. agrees that the 4th Street Improvements to be directly “associated” with the original Main Street contract.

With the Concept Development for 4th Street near completion, this next phase will develop a third preferred alternative from the previous two concept plans, produce 3-D project renderings and an overall project concept cost estimate. The following steps will include both Preliminary Design & Final Design that includes supplemental survey, right-of-way (RW) research, geotechnical investigation and testing, drainage design, public involvement, and an environmental evaluation. This Scope will get the City through an approved Final Design “Shelf Ready” package with a construction estimate and ability to best determine how to phase construction along the project corridor based upon available funding. This Scope does not include PS&E plans for construction, bidding assistance, or construction engineering and inspection services.

PART 1 - SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

J-U-B ENGINEERS will develop a preferred alternative, and one set of preliminary & final design plans and estimates for the City to determine how to break out and phase the different construction package along 4th Street between N Linder Avenue and N School Avenue.

The tasks outlined in this scope of services focus on developing a preferred alternative, preliminary design, final design, and final design approval from the City Council. Tasks for 100% PS&E, advertisement & bidding assistance, construction engineering & inspection services, or construction engineer of record services are excluded and can be added as a separate contract/additional services to the prime contract:

- Task 1 – Project Management and Meetings
- Task 2 – Public Involvement
- Task 3 – Final Concept Plan/Preferred Alternative
- Task 4 – Environmental
- Task 5 – Geotechnical Investigation
- Task 6 – Preliminary Design
- Task 7 – Final Design / Plans, Specifications, and Estimate
- Task 8 – Management Reserve

Assumptions

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

- The project will be completed in US Customary Units using AutoCAD Civil 3-D 2011;
- The project will utilize Idaho Standards for Public Works Construction (ISPWC) standard drawings and construction specifications and standard ISPWC pay item designations for construction items where applicable. Ada County Highway District (ACHD) supplemental specifications will be utilized when needed. Special provisions will be used as necessary for more project specific pay items;
- Plans will be completed on standard J-U-B title block / border and NOT on an ITD title block. Plans will not include pay item summary sheets or a clearance summary sheet;
- Roll Plot Plan submittal to the City will occur at 1) 30% Concept Design;
- Design Plan submittals to the City will occur at 1) 50% Preliminary Design; 2) 90% Final Design.
- Geotechnical recommendations will be based on typical pavement section recommendations confirmed by ACHD. Geotechnical report will be used for drainage design;
- All work will be completed within existing right of way as provided by City and ACHD documentation; no formal right of way plans will be required for this project and all improvements will be within the right-of-way;
- Environmental documentation will be prepared to satisfy the Idaho Transportation Department (ITD) and Federal Highway Administration (FHWA). It is anticipated FHWA funds will be utilized during construction.
- If applicable, a separate environmental document, under a separate contract, will be developed for approval by the Idaho Department of Commerce per the Community Development Block Grant (CDBG) requirements;
- Subsurface Utility Exploration may be included in the work plan, if necessary. For the purposes of preliminary design, as-built drawings provided by the City and utility companies within the corridor will be used;
- It is anticipated that drainage improvements will be limited to within the existing project limits and public right of way and no “off-site” drainage improvements will be designed or constructed as a part of this scope of services.
- City staff to provide utility data to J-U-B including water, sewer, irrigation, right-of-way, drainage information, etc.
- City to provide on-going review of J-U-B’s work within a time frame acceptable to the City and J-U-B, if applicable.
- Three (3) Steering Committee meetings will be limited to 1.5-2 hours each.
- The Steering Committee will consist of up to 12 members representing stakeholders, property owners, funding agencies, City Council members, etc.
- City to provide all mailings, if necessary.
- City staff to be the liaison with the City Council.
- 100% PS&E, advertisement & bidding assistance, construction engineering & inspection services, or construction engineer of record services are not included under this contract but can be added as a separate contract/additional services to the prime contract.

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

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

TASK 001 – PROJECT MANAGEMENT AND MEETINGS

Subtask 001

- a. **Kick-off Meeting:** J-U-B will prepare for and conduct a kick-off meeting with City staff, along with ACHD, ITD and possibly Local Highway Technical Assistance Council (LHTAC) staff, if applicable, for the purpose of discussing the project approach and obtaining information that may be available from the City and ACHD, reviewing project schedule, etc. The kick-off meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning design efforts.

This meeting will focus on discussing in detail the goals and issues associated with the project, reviewing previously completed studies and engineering efforts in the downtown corridor, obtaining as-built drawings from the City, discussing lines of communication, as well as identifying other pertinent issues associated with this project. The intent of this meeting is to review the project scope, schedule and budget and to develop consensus from all team members.

- b. **Council Meeting:** Project Manager and Client/Funding Manager will attend a council meeting to discuss preliminary design prior to beginning final design. J-U-B will prepare two (2) exhibits and a project write-up, provide technical background information, and answer questions specific to the project. It is anticipated that one (1) council meeting is required during the design phase of the project.
- c. **Utility Research Meeting:** Prepare agenda and conduct meeting with appropriate City utility divisions or Public Utility Companies to gather record drawings, field knowledge and any historical data available. Record minutes and incorporate research into design.
- d. **Progress Meetings:** Facilitate progress meetings with the City staff to discuss project status, provide task order status summaries, present deliverables, and receive direction from the City. It is anticipated that four (4) progress meetings will be required during the preliminary and final design phase of the project.
- e. **Coordination with ACHD (Design Reviews):** Meetings with the Ada County Highway District to discuss project status, timeline, property owner coordination, existing utility coordination and design standards. It is anticipated that two (2) progress meetings are required. One (1) in preliminary design and one (1) in the final design phase of the project.
- f. **Design Review Meetings:** J-U-B will attend a preliminary design and final design review meeting with the City staff and ACHD to discuss project specific comments. It is anticipated that two (4-hour) meetings will be included as a part of this task. J-U-B's project manager and project engineer will attend each of the design review meetings.
- g. **Monthly Update with Staff:** Prepare monthly project updates including: job to date invoicing summary, percent complete, cost estimate updates and exhibit. It is anticipated that twelve (12) monthly updates will be included as a part of this task.
- h. **Project Management, Administration and Tracking:** Prepare updated project schedule according to subsequent tasks with milestones, project management, and coordination with the project team and Public Works staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

Deliverables:

- Kick-off meeting minutes;
- Utility research meeting minutes;
- Progress meeting minutes will be distributed via e-mail to team members within three (3) business days;
- Summary of design review comments including written resolution of each comment;
- Council exhibits and write-up for council meeting

TASK 002 – PUBLIC INVOLVEMENT

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

Subtask 001

- a. **Project Mailings:** J-U-B will write, design, and mail up to two (2) project-information piece during the project. It is anticipated a project mailing will occur at project initiation.
- b. **Steering Committee Meetings:** J-U-B will convene and facilitate up to three (3) Steering Committee meetings throughout the design process. Funding agencies will also be invited to participate to explore funding options and assist with developing the phasing and implementation plan.
- c. **Public Open House:** J-U-B will prepare and attend two (2) Public Open Houses. J-U-B will prepare all materials in relation to the open houses, and coordinate placing meeting flyers in strategic locations around town, sign-in sheets, comment forms, displays, and set-up and tear-down of the meeting. J-U-B will also prepare Public Open House Summaries that includes all public comments.
- d. **Summary of Public Involvement Activities:** J-U-B will prepare a Summary Report of all public involvement activities.

Assumptions:

- City will produce a list of Steering Committee members, key stakeholders and mailing list.
- City will be responsible for distribution of project mailings, social media updates, etc.

Deliverables:

- Up to two (2) mailers
- Steering Committee Meeting Notes
- Public Open House Summaries
- Summary of Public Involvement Activities

Task 003 – FINAL CONCEPT OPTION / PREFERRED ALTERNATIVE**Subtask 001**

- a. **Typical Section Options:** J-U-B will prepare (1) “Preferred Alternative” typical section option (total of 3) based on input provided by stakeholders, property owners and the Steering Committee.
- b. **Project Concept Layout Options:** J-U-B will prepare one (1) additional “Preferred Alternative” project concept/layout option (total of 3) overlaid on an aerial map based on input provided by stakeholders, property owners and the Steering Committee.
- c. **Draft Strategic Funding Plan:** J-U-B will prepare a draft strategic funding plan based upon the preferred alternative and available funding sources and direction from the City.

Deliverables:

- Up to three (3) Typical Sections (2 previously prepared)
- Up to three (3) Project Concept Layout Options (2 previously prepared)
- Draft Strategic Funding Plan

TASK 004 – ENVIRONMENTAL

Overview

This task will be to prepare one environmental document for review and approval by ITD, which is a requirement of using federal funds through FHWA. If applicable (if the CLIENT receives additional CDBG funds), there will be a separate environmental document prepared under a separate contract for approval by the Idaho Department of Commerce, a requirement of the CDBG funding. Each review agency has unique requirements, so two (2) documents and two (2) separate approvals would be needed.

Subtask 001

- a. **Cultural Resources** - J-U-B will work with a Cultural Resources consultant, Stevens Historical Research Associates (SHRA) to prepare a Cultural Survey as required by ITD and FHWA. The purpose of the report will be to obtain environmental clearance for the project from the State Historic Preservation Office (SHPO). The Cultural Report will include both phases of the project. The scope of this task will be dependent upon funding sources involved.
- b. **Environmental Evaluation (EE) Report** – J-U-B will prepare an EE report in ITD’s format. This task includes the preparation of the EE form, Hazardous Materials Review, Endangered Species Review and Stormwater Evaluation. A narrative will be prepared that will summarize the environmental resources within the project area, potential impacts, and permitting requirements. This task is limited to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE. J-U-B will prepare and submit to appropriate agencies for review and approval. This task will be completed during the preliminary design phase.
- c. **Environmental Re-Evaluation (RE) Report** – J-U-B will prepare a RE report to note any project changes since preliminary design. This task will be completed as part of the PS&E package. J-U-B will prepare required forms and a brief narrative noting any project changes, environmental commitments, and/or any change in permitting requirements. This task is limited to two (2) versions of the RE: (1) Draft, and (2) Final RE. J-U-B will prepare and submit to appropriate agencies for review and approval.

Assumptions

- No Effect Finding for Cultural Resources
- No 404 permit is anticipated, therefore, it is not included in this scope of work

- No Archaeological work is included in this scope of work

Deliverables

- Approved Cultural Report. If any impacted cultural resources are identified and mitigation is required, an additional services contract would be necessary.
- Approved EE and RE:
 - Up to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE
 - Up to two (2) versions of the RE: (1) Draft, and (2) Final RE

Task 005 – GEOTECHNICAL INVESTIGATION

Subtask 001

- a. **Geotechnical Investigation:** J-U-B will contract with Strata to provide drilling and subsurface soil investigation, percolation testing for underground seepage bed design and typical section design along the project corridor to meet ACHD standards.

Deliverables:

- Geotechnical Investigation Report

TASK 006 – PRELIMINARY DESIGN

Subtask 001

- a. **Initial Site Walk Through** - J-U-B team members, project stakeholders, and key staff personnel from the City and ACHD will walk the project to further identify potential issues in the field and discuss concerns or past issues the City or ACHD may have within the corridor. These issues are anticipated to include drainage, impacts to adjacent properties, utilities, etc.

J-U-B will prepare, invite attendees, conduct, and document the meeting.

Deliverables:

- Meeting Minutes and Action items
- b. **Obtain Preliminary Utility Information and Mapping** - J-U-B will provide utility companies (i.e. power, gas, cable, telephone) with formal notification of the project, including authorization to make design engineering expenditures. J-U-B will also request that utility companies provide the City with current plans of their facilities located within the proposed project limits to be incorporated into the base mapping.

Deliverables:

- Copies of the Utility Submittal Letters;
 - Copies of information and documents received from utilities;
- c. **Right of Way & Easement Research** - J-U-B will research existing right of way, property lines and existing easement information within the 4th Street project limits between N Linder Ave to N School Ave limits. The following tasks are assumed:
- Title Reports for existing parcels that front on 4th Street. Up to 42 title reports (lot book reports) are assumed (\$400/title report);

- Review Title reports for existing RW & Easement information;
- Update topographic base mapping and linework for locations of existing RW, property lines and easement information;

Assumptions:

- Acquisition of right-of-way is not expected.
- A formal record of survey is not anticipated or included as a part of this scope of services.
- Survey data will be incorporated into plan sheets and DTM surface

Deliverables:

- Copies of Title Reports

d. Utility Potholing

J-U-B will work with a subcontractor to facilitate underground utility location and verification:

- Updated Digline Request to mark existing utilities.
- Facilitate utility potholing to identify location and depth of existing unknown utility lines that may be in conflict along the project corridor. Up to 20 potholes are assumed.
- Supplemental topo to pick up utility markings and pothole locations.
- Update existing utility information.

Deliverables:

- Update Base Maps for Preliminary Design;
- Data will be incorporated into plan sheets and DTM surface

e. Refine Project Charter

Using the planning documents developed by the City, J-U-B will author the Charter detailing the design standards such as:

- Typical Section,
- Design Speed,
- Design Vehicle,
- Current and Future Traffic Volumes,
- Project Description,
- Define the Purpose and Need.

J-U-B will coordinate with ACHD and City for approval of the Charter.

Deliverables:

- Approved Charter
- Copy of Charter to ITD for Approval.

f. Draft Drainage Report / Hydraulic Calculations

Drainage patterns and hydraulics along 4th Street will be evaluated early in the design process to identify potential problem areas. Information from the kick-off meeting site

visit pertaining to drainage/hydraulics will be reviewed to further identify potential drainage design improvements and/or issues related to the proposed roadway improvements. Drainage design criteria for the project will be developed and reviewed with the City.

J-U-B will develop a preliminary layout for the drainage design for 4th Street, including new storm drain pipes, catch basins, etc.

Drainage computations will be completed in accordance with City roadway development guidelines and ACHD recommendations.

Assumptions:

- All drainage improvements will be within the project limits;
- No “off-site” drainage improvements will be designed or constructed unless directed by the City as an additional scope of services.

Deliverables:

- Draft Drainage Report
- Drainage computations in accordance with ACHD guidelines;

g. Develop Preliminary Design Plans

Based on input received from the City and key stakeholders, in addition to the field evaluation and preliminary utility and drainage design, J-U-B will develop the preliminary curb and gutter horizontal and vertical alignment. The preliminary design will be completed in accordance with ISPWC/ACHD standards, the AASHTO Green Book, and MUTCD requirements.

Turning movements will be evaluated at intersections to determine if “bulb-out” features can be accommodated while not inhibiting design vehicle turning capabilities.

Permanent signing / traffic control patterns are not anticipated to change as a result of this project. Existing stop control conditions at the intersections within the project limits will remain.

Pedestrian level lighting plans will be developed showing the proposed light locations.

Decorative sidewalk areas / brick paver areas will be identified on the preliminary design plans, and locations for landscaping areas will be delineated on the plans. J-U-B’s Landscape Architects will coordinate with the City and develop a conceptual layout of landscaping (trees, planting beds, etc.) and irrigation plans for the delineated areas. J-U-B will identify and show water service, irrigation conduit and controller locations on the project plans. Alternate irrigation sources and innovative irrigation solutions will be considered.

Preliminary demolition plans will be prepared showing removal limits and outlining any removal items to be completed by City forces as “in-kind”. J-U-B will perform an internal QC review of the preliminary plans and assemble the documents for distribution for the preliminary design review meeting.

Preliminary Design Plan Sheet Estimate

1 – Title Sheet / Sheet Index

1 – General Notes Sheet
2 – Legends Sheets
1 – Total Ownership / Survey Control Map
6 – Demolition / Removal Sheets
6 – Drainage Plans
1 – Typical Section
6 – Plan & Profile Sheets
8 – Landscaping Plans
4 – Electrical/Lighting plans
8 – Pressure Irrigation/Water Supply plan
8 – Gravity Irrigation Plan/Details
<u>52 – Total Sheets</u>

h. Calculate Preliminary Quantities

Preliminary quantities for each anticipated bid item will be calculated to allow for preliminary construction cost estimate development. Quantities will be itemized based on **ISPWC** standard pay item nomenclature. Estimated quantities for “in-kind” work to be completed by the City will also be developed as a part of this task.

i. Prepare Preliminary Construction Cost Opinion

A preliminary engineer’s opinion of probable construction cost will be developed based on quantities developed throughout preliminary design. The cost opinion will include contingencies associated with a 50% level plan set. A summary of the preliminary cost opinion will be submitted to the City for review as a part of the 50% design review meeting.

j. Internal QC/QA Review - The assembled final design package will receive a quality control check by J-U-B design experts. Redline changes will be discussed and modifications made to the plans, specifications, and estimate as needed and documentation will occur in the project file.

k. Draft Phasing and Implementation Plan: J-U-B will prepare a draft phasing and implementation plan based upon final design, available funding sources and direction from the City on how best to break out the construction phasing and initial package for advertisement.

Deliverables:

- 50% Preliminary Plans
- 50% Preliminary Engineer's Cost Opinion
- 50% Preliminary supplemental specifications
- Preliminary Design Review Comment Response Matrix
- Draft Phasing and Implementation Plan

TASK 007 – FINAL DESIGN

Subtask 001

- a. **Ongoing Utility Company Coordination** - J-U-B will coordinate with affected utilities within the corridor based on information obtained from preliminary design and will incorporate information received from utility companies into the project design. Utility plans will show the location of existing utilities and any proposed relocations that will be required as a part of the roadway improvements. These utility plans will be forwarded to the utility companies for their review and verification that the utilities are accurately depicted. It is anticipated that these plans will also be used by the utility companies in preparing “in-house” construction documents for relocating their respective utilities.

Deliverables:

- Written minutes of conversations with utility companies;
 - Copies of the Draft Utility Plan Submittal Letters;
 - Copies of information and documents received from utilities.
- b. **Final Drainage Design** - The preliminary drainage design will be expanded and included in final design report. It is anticipated that all drainage in the corridor will be handled through catch basins and piping and connect to existing piping that conveys the storm water runoff off site or directed to subsurface discharge facilities. Catch basins and storm drain piping will be sized based on drainage runoff computations and shown on the roadway construction plans.

Deliverables:

- Finalized drainage report sealed by a licensed professional engineer;

c. **Develop Final Design Plans**

Based on input and comments received from the Preliminary Design Review, City and key stakeholders, the Final Design Plans will move into 90% Plans, Specs & Estimate for council approval. Bid pay items matching ISPWC Standards will be used on the plan sheets to identify pay item requirements for construction.

- **Roadway Plan and Profile Design** - Final roadway plan and profiles will be developed based on input / design comments received from the City on the preliminary design plans submitted as a part of preliminary design tasks. Roadway design will include final horizontal alignment and curb vertical profile data.

Design features including connection requirements to existing commercial driveways, curb/gutter horizontal and vertical profiles, sidewalks, etc. will be included on the construction documents.

- **Signing and Pavement Marking** - for the roadway and intersections will be prepared in accordance with ITD and MUTCD standards and recommendations and included on the roadway plans. Plans will include station and offset for sign locations, striping limits, striping symbols, and striping details.
- **Intersection / ADA Grading Design** - There are three (3) street intersections within the 4th Street corridor that may include bulb-outs, ADA, and other detailed

improvements. Detailed plan view drawings of each of these intersections will be prepared at a larger scale to show curb returns, horizontal geometry, and detailed vertical transition requirements to match existing surface conditions of the approach streets. Horizontal and vertical control including finish grades, station and offset for the transitions / curb returns will be shown. It is anticipated that detail drawings will include one intersection per sheet resulting in twelve (12) detail sheets (Intersections of School Ave, Maple Ave, Avenue E, Locust Ave, Avenue D, Marteesnon Ave, Avenue C, Elm Ave, Avenue B, Franklin Ave, Avenue A, and Linder Ave.).

- **Finalize Typical Sections** - The typical sections will include dimensional details for the proposed roadway structural section (i.e. pavement section thickness) as well as curb and gutter, and sidewalk configurations within the corridor.
- **Develop Construction Detail Sheets** - J-U-B will prepare construction detail sheets for non-standard construction items that are not included within the ISPWC or ITD standard details. These items are anticipated to include streetscape items (i.e. pavers, decorative concrete), lighting pole foundations, conduit connection details, weatherproof outlet boxes, etc.
- **Electrical / Lighting** - This task includes the preparation of electrical/lighting plans for 4th Street. The electrical plan will show conduit locations, conductor size requirements, pedestrian light locations, and an electrical line diagram.
- **Irrigation Water Supply Plans**- Detailed landscaping and irrigation plans will be included in the construction documents. J-U-B will coordinate with the City to finalize locations for irrigation water supply line connection points and controllers.
- **Gravity Irrigation Water Supply Plans**- Detailed gravity irrigation plans will be included in the construction documents. J-U-B will coordinate with the City to finalize locations for irrigation water supply line connection points and structures.
- **Construction Traffic Control Plans** - Construction traffic control plans including construction phasing requirements will be prepared by J-U-B for review and approval by the City as a part of this task. Limits of road closure, detours, locations of traffic delineators, and details will be included within the construction plans.
- **Erosion and Sediment Control Plan** - J-U-B will prepare an erosion and sediment control plan and template to be included in the construction documents. The plan will include Best Management Practices (BMP) for protecting existing drainage features, locations for fiber wattle installations, concrete clean-out locations, BMP details, etc. Assumption: A SWPPP will not be required.

- **Final Design Plan Sheet Estimate**

1 – Title Sheet / Sheet Index
1 – General Notes Sheet
2 – Legends Sheets
1 – Total Ownership / Survey Control Map
6 – Demolition / Removal Sheets
6 – Drainage Plans
2 – Drainage Details
1 – Typical Sections
6 – Plan & Profile Sheets
12 – Intersection/Grading Plan Sheets
8 – Landscaping Plans
6 – Electrical/Lighting plan
8 – Pressure Irrigation/Water Supply plan
10 – Gravity Irrigation Plan/Details
4 – Construction Traffic Control
6 – Erosion and Sediment Control Plan
<u>80 – Total Sheets</u>

I. Prepare Contract Documents & Supplemental Specifications - The project will be designed using ISPWC standard construction specifications for technical specifications and bid documents. Contract documents will include;

- Advertisement for Bids
- Instruction to Bidders
- Bid Form and Bid Bond
- Standard Form Agreement
- Performance and Payment Bonds
- Notice of Award
- Notice to Proceed
- General Conditions
- Supplemental Conditions

Supplemental specifications will be completed for “non-standard” construction items that are not found within the ISPWC construction specifications.

m. Calculate Construction Quantities - Bid pay item roadway quantities will be calculated for inclusion with the bid forms for each phase. Pavement section quantities will be calculated from the typical sections. Pay items will generally conform to ISPWC designated bid items and supplemented with special provision bid items as needed.

- n. **Prepare Final Construction Cost Opinion** - A preliminary engineer's opinion of probable construction cost will be developed based on quantities developed throughout final design. The cost opinion will include contingencies associated with a 90% level plan set. A summary of the final cost opinion will be submitted to the City for review as a part of the 90% design review meeting.
- o. **Internal QC/QA Review** - The assembled final design package will receive a quality control check by J-U-B design experts. Redline changes will be discussed and modifications made to the plans, specifications, and estimate as needed and documentation will occur in the project file.

Deliverables:

- 90% Preliminary Plans
 - 90% Preliminary Engineer's Cost Opinion
 - 90% Preliminary supplemental specifications
 - Final Design Comment Response Matrix
- p. **Draft Phasing and Implementation Plan:** J-U-B will prepare a draft phasing and implementation plan based upon final design, available funding sources and direction from the City on how best to break out the construction phasing and initial package for advertisement.
- q. **Council Approval of Final Design** - This task includes a final design summary, 90% engineers estimate, and construction phasing plan for consideration and approval from the City Council to proceed with breaking out 100% PS&E for Package 1.

Assumptions:

- Until each of the funding sources and federal-aid has been identified and construction monies have been obligated for the 4th Street Improvements, the City and J-U-B will not be able to accurately determine the limits of construction and how much of the design along 4th Street to include in the first 100% PS&E package for construction.
- Upon 90% final design completion, the City will have an accurate engineers' estimate, amounts available from Federal-aid and other sources, and monies required for City match.

Deliverables:

- 90% Engineers Estimate
- Draft Phasing and Implementation Plan for Construction
- Draft Funding Plan

TASK 8 – MANAGEMENT RESERVE FUND

Subtask 001

- The Management Reserve Fund establishes a pre-authorized budget for additional tasks that may be requested by the CLIENT's Authorized Representative and performed by J-U-B upon mutual agreement of scope, budget, and schedule.
- J-U-B will not exceed the pre-authorized amount without CLIENT approval.

PART 2 - SCHEDULE OF SERVICES

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

Task Number	Task	Anticipated Schedule
Tasks 1-8	Concept Approval, Preliminary and Final Design	Schedule will be in accordance with the City of Kuna's contract schedule. Final Design Approval, 12/15/2021

NOTE on Coronavirus and Schedule: J-U-B is committed to meeting your project schedule commitments as delineated above. As our response to the COVID-19 pandemic, J-U-B is engaging in safety procedures in help to protect clients, staff, their families, and the public. Our staff or offices may be subject to quarantine or other interruptions. Since COVID-19 impacts are beyond J-U-B's control, we are not responsible for the force majeure impacts to delivery timelines, or subsequent project delays and related claims, costs, or damages. Should circumstances related to the COVID-19 issue arise with J-U-B staff or in a J-U-B office that will impact our delivery schedule, we will notify you of the circumstances and mutually agree to a schedule adjustment.

PART 3 - BASIS OF FEE

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

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

COMPENSTATION

The CITY will pay J-U-B for its services and reimbursable expenses on a not to exceed basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Tasks 1	Project Management and Meetings	PM	\$ 40,380
Tasks 2-5	Pubic Involvement, Final Concept Plan, Environmental, Geotechnical, Preliminary/Final Design.	DESIGN / PI	\$ 419,620
Task 6	Management Reserve	Reserve	\$ 40,000
		TOTAL (Lump Sum N.T.E.)	\$ 500,000

EXHIBIT 1-C: WORK BREAKDOWN STRUCTURE
BASIS OF FEE ESTIMATE



Project Title, Client:
Project Number:
Prepared By:

City of Kuna, 4th Street Improvements
07-21-
TAB

Task Number	Subtask Number	Task/Subtask Name / Activity Description	Program Manager - Senior	Project Engineer	CAD Designer - Senior	CAD Technician - Designer	PLS - Discipline Lead	Survey Crew man	(2- TLG Practitioner - Senior	Environmental Specialist - Lead	Planner - Senior	Planner - Lead	Administrative Assistant	PFA - Lead	J-U-B Expenses	Subconsultant Expenses	Total Compensation
001		Project Management	127	31	8	0	0	0	11	11	19	3	12	7	0	\$0	\$40,380
001	001	Project Management	127	31	8	0	0	0	11	11	19	3	12	7	\$0	\$0	\$40,380
		Kick-off Meeting	3	3					3	3	3	3		1			\$2,970
		City Council Meeting (1) Assumed	4								4						\$1,510
		Utility Research Meeting (1) Assumed	4	4													\$1,430
		Progress Meeting (4) Assumed	8	8					8	8	8						\$6,580
		Coordination with ACHD (2) Assumed	4	4							4						\$2,100
		Design Review Meetings (2) Assumed	12	12	8												\$5,340
		Monthly Update to Staff (12) Assumed	12										12				\$3,080
		Project Management, Administration and Tracking	80											6			\$17,370
002		Public Involvement	14	10	0	0	0	0	48	0	48	26	2	0	400	\$0	\$24,550
002	001	Public Involvement	14	10	0	0	0	0	48	0	48	26	2	0	\$400	\$0	\$24,550
		Project Mailings (2 assumed)	2						4		4	2					\$2,030
		Steering Committee Meetings (3 assumed)	6	6					24		24	16			\$200		\$12,570
		Public Open House (2 assumed)	4	4					16		16	8			\$200		\$8,090
		Summary of Public Involvement Activities	2						4		4		2				\$1,860
003		Final Concept Option / Preferred Alternative	12	36	24	12	0	0	0	0	32	16	0	0	300	\$0	\$20,060
003	001	Final Concept Option / Preferred Alternative	12	36	24	12	0	0	0	0	32	16	0	0	\$300	\$0	\$20,060
		Typical Section Options		4	16	8					4						\$4,180
		Project Concept Layout Options	8	32	8	4					4				\$240		\$8,790
		Draft Strategic Funding Plan	4								24	16			\$60		\$7,090
004		Environmental	6	0	0	0	0	0	0	84	2	8	0	0	\$0	\$27,083	\$40,510
004	001	Environmental	6	0	0	0	0	0	0	84	2	8	0	0	\$0	\$27,083	\$40,510
		Cultural Resources	2							16		2				\$27,083	\$29,820
		Environmental Evaluation (EE) Report	2							48	2	2					\$7,170
		Environmental Re-Evaluation (RE) Report	2							20		4					\$3,520
005		Geotechnical Investigation	8	16	0	0	4	0	0	0	0	0	0	0	\$0	\$42,350	\$47,140
005	001	Geotechnical Investigation	8	16	0	0	4	0	0	0	0	0	0	0	\$0	\$42,350	\$47,140
		Geotechnical Investigation	8	16			4									\$42,350	\$47,140
006		Preliminary Design	71	160	254	178	53	8	0	8	12	16	6	0	\$200	\$39,715	\$147,180
006	001	Preliminary Design	71	160	254	178	53	8	0	8	12	16	6	0	\$200	\$39,715	\$147,180
		Initial Site Walk Through	4	4	4												\$1,950
		Obtain Preliminary Utility Information and Mapping					4										\$740
		Right of Way & Easement Research	2			24	42									\$16,800	\$27,510
		Utility Potholing	2	32			2	8								\$20,000	\$27,210
		Refine Project Charter	2							8							\$1,440
		Draft Drainage Report / Hydraulic Calculations		16	32												\$6,530
		Title Sheet / Sheet Index (1)		2		6											\$930
		General Notes Sheet (1)	1	2		4	1										\$1,110
		Legend Sheets (2)		4	4	8											\$1,950
		Total Ownership / Survey Control Map (1)			8		4										\$1,780
		Demolition / Removal Sheets (6)		4	24	20											\$5,810
		Drainage Plans (6)	2	8	24	20											\$6,820
		Typical Sections (1)			4	4											\$940
		Plan & Profile Sheets (6)	2	10	50	20											\$10,500
		Landscaping Plans (8)			8	20											\$3,140
		Electrical/Lighting Plans (4)			8	4										\$2,915	\$4,380
		Pressure Irrigation / Water Supply Plans (8)	4	10	30	20											\$8,320
		Gravity Irrigation Plan/Details (8)	2	20	8	20											\$6,520

EXHIBIT 1-C: WORK BREAKDOWN STRUCTURE
BASIS OF FEE ESTIMATE



Project Title, Client:
Project Number:
Prepared By:

City of Kuna, 4th Street Improvements
07-21-
TAB

Task Number	Subtask Number	Task/Subtask Name / Activity Description	Program Manager - Senior	Project Engineer	CAD Designer - Senior	CAD Technician - Designer	PLS - Discipline Lead	Survey Crew man)	(2- TLG Practitioner - Senior	Environmental Specialist - Lead	Planner - Senior	Planner - Lead	Administrative Assistant	PFA - Lead	J-U-B Expenses	Subconsultant Expenses	Total Compensation
		Prepare preliminary supplemental specifications	16		24								4				\$6,670
		Calculate preliminary quantities		20	10												\$4,260
		Prepare Preliminary Construction Cost Opinion	2	4													\$1,010
		Draft Phasing and Implementation Plan	8	16							4	16			\$100		\$6,980
		Internal QA/QC Review	16														\$3,360
		Meeting Prep/Coordination	8	8	16	8					8		2		\$100		\$7,320
007		Final Design	92	224	386	254	4	0	0	0	20	24	8	0	\$100	\$2,915	\$140,180
007	001	Final Design	92	224	386	254	4	0	0	0	20	24	8	0	\$0	\$0	\$140,180
		Ongoing Utility Company Coordination	4	30									4				\$5,470
		Final Drainage Report / Hydraulic Calculations		40	20												\$8,520
		Title Sheet / Sheet Index (1)			2	2											\$470
		General Notes Sheet (1)	1		2												\$470
		Legend Sheets (2)			4												\$520
		Total Ownership / Survey Control Map (1)				8	4										\$1,580
		Demolition / Removal Sheets (6)		10	20	20											\$6,180
		Drainage Plans (6)	4	10	30	20											\$8,320
		Drainage Details (2)	2		8	20											\$3,560
		Typical Sections (1)			4	8											\$1,360
		Plan & Profile Sheets (6)	4	10	40	30											\$10,670
		Intersection/Grading Plan Sheets (12)	9	40	80	20											\$20,310
		Landscaping Plans (8)	2		16	20											\$4,600
		Electrical/Lighting Plans (6)			8	10										\$2,915	\$5,010
		Pressure Irrigation / Water Supply Plans (8)	2		40	38											\$9,610
		Gravity Irrigation Plan/Details (10)	2	10	40	20											\$9,200
		Construction Traffic Control (4)			30	10											\$4,950
		Erosion & Sediment Control Plans (6)		30	8	20											\$7,580
		Prepare final contract documents & supplemental specifications	24		16								2				\$7,210
		Calculate final quantities		20	10												\$4,260
		Prepare final Construction Cost Opinion	2		8												\$1,460
		Internal QA/QC Review	24														\$5,040
		Meeting Prep/Coordination	4	8		8							2		\$100		\$3,060
		Final Phasing and Implementation Plan	4	16							4	16			\$60		\$6,100
		Final Strategic Funding Plan	4								16	8			\$60		\$4,670
008		Management Reserve	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$40,000	\$40,000
008	001	Management Reserve	0	0	0	0	0	0	0	0	0	0	0	\$0	\$40,000	\$40,000	
		Management Reserve														\$40,000	\$40,000
Total Hours			330	477	672	444	61	8	59	103	133	93	28	7			2,415
Total Costs			\$69,300	\$70,600	\$87,360	\$46,620	\$11,290	\$1,680	\$9,910	\$13,180	\$22,340	\$12,560	\$1,320	\$670	\$1,120	\$152,063	\$500,000

(Space above reserved for recording)

**ORDINANCE NO. 2021-04
CITY OF KUNA, IDAHO**

**COLLIAS FAMILY TRUST, NARRAGANSETT PROPERTIES LLC, HOLTON
EQUIDEBT LLC, COLLIAS STEPHANOS J
MUNICIPAL ANNEXATION AND ZONING**

**A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF KUNA:**

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S2006220000 AND S2101310000 OWNED BY COLLIASFAMILYTRUST, S2006231100 AND S2101130000 OWNED BY NARRAGANSETTPROPERTIESLLC, S2101110050 OWNED BY HOLTONEQUIDEBTLLC, S2101120620 AND S2101120640 OWNED BY COLLIASSTEPHANOSJ 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, COLLIASFAMILYTRUST, (The "Owners") of Ada County Assessor's Parcel No. S2006220000 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the "Real Properties").

WHEREAS, NARRAGANSETTPROPERTIESLLC, (The "Owners") of Ada County Assessor's Parcel No. S2006231100 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the "Real Properties").

WHEREAS, HOLTONEQUIDEBTLLC, (The “Owners”) of Ada County Assessor’s Parcel No. S210110050 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the “Real Properties”).

WHEREAS, COLLIASSTEPHANOSJ, (The “Owners”) of Ada County Assessor’s Parcel Nos. S2101120620 and S2101120640 [legally described in Exhibit A-1 attached hereto and by this reference herein incorporated] (the “Real Properties”).

WHEREAS, COLLIASFAMILYTRUST, (The “Owners”) of Ada County Assessor’s Parcel No. S2101310000 [legally described in Exhibit A-2 attached hereto and by this reference herein incorporated] (the “Real Properties”).

WHEREAS, NARRAGANSETTPROPERTIESLLC, (The “Owners”) of Ada County Assessor’s Parcel No. S2101130000 [legally described in Exhibit A-2 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 owners have filed with the City the following written request and application:

- Annexation of Parcel Nos. S2006220000, S2006231100, S210110050, S2101120620, S2101120640 with a M-1 zoning district classification.
- Annexation of Parcel Nos. S2101130000, S2101310000 with a M-2 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 October 27, 2020, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on November 10, 2020) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A-1 and A-2 and the M-1 and M-2 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on December 15, 2020 on the Owner’s application and request for the Real Properties annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on January 5, 2020) wherein the City Council determined that the Owner’s written request and application for annexation of parcel nos. S2006220000, S2006231100, S210110050, S2101120620, S2101120640 should be granted with M-1 zoning district classifications and parcel nos., S2101130000, S2101310000 should be granted with M-2 zoning district classifications.

WHEREAS, the zoning classifications of M-1 and M-2 are 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 Properties 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 Properties, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as parcel nos. S2006220000, S2006231100, S210110050, S2101120620, S2101120640, S2101130000, S2101310000 and more particularly and legally described in “Exhibit A-1” through “Exhibit A-2”– Legal Descriptions 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 M-1 and M-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the Real Properties described in Section 2 above in the M-1 and M-2 zoning land use classifications.

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 2nd day of February, 2021.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A-1
LEGAL DESCRIPTION

COLLIASFAMILYTRUST, NARRAGANSETTPROPERTIESLLC,
HOLTONEQUIDEBTLLC, COLLIASSTEPHANOSJ
MUNICIPAL ANNEXATION

A Re-Zone area being the N1/2 of the NE1/4 of Section 1, Township 1 North, Range 1 East, Boise Meridian, AND the W1/2 of the NW1/4 of Section 6, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, Being more particularly described as follows:

BEGINNING at the North One Quarter corner of Section 1, Township 1 North, Range 1 East, Boise Meridian, thence on the north section line of said Section 1, South 89° 47' 45" East, 2661.18 feet, to the Northeast section corner of said Section 1;
Thence on the north section line of said Section 6, South 89° 25' 58" East, 1378.26 feet, to the West One Sixteenth corner;
Thence South 00° 30' 05" West, 2662.65 feet, to the Center-West One Sixteenth corner;
Thence North 89° 17' 55" West, 1349.31 feet, to the East One Quarter corner of said Section 1;
Thence on the east section line of said Section 1, North 00° 07' 21" West, 1329.84 feet, to the North One Sixteenth corner;
Thence South 89° 56' 30" West, 2657.89 feet, to the Center-North One Sixteenth corner;
Thence North 00° 15' 37" West, 1342.03 feet to the **POINT OF BEGINNING**.

The above described area contains 164.87 acres, more or less.

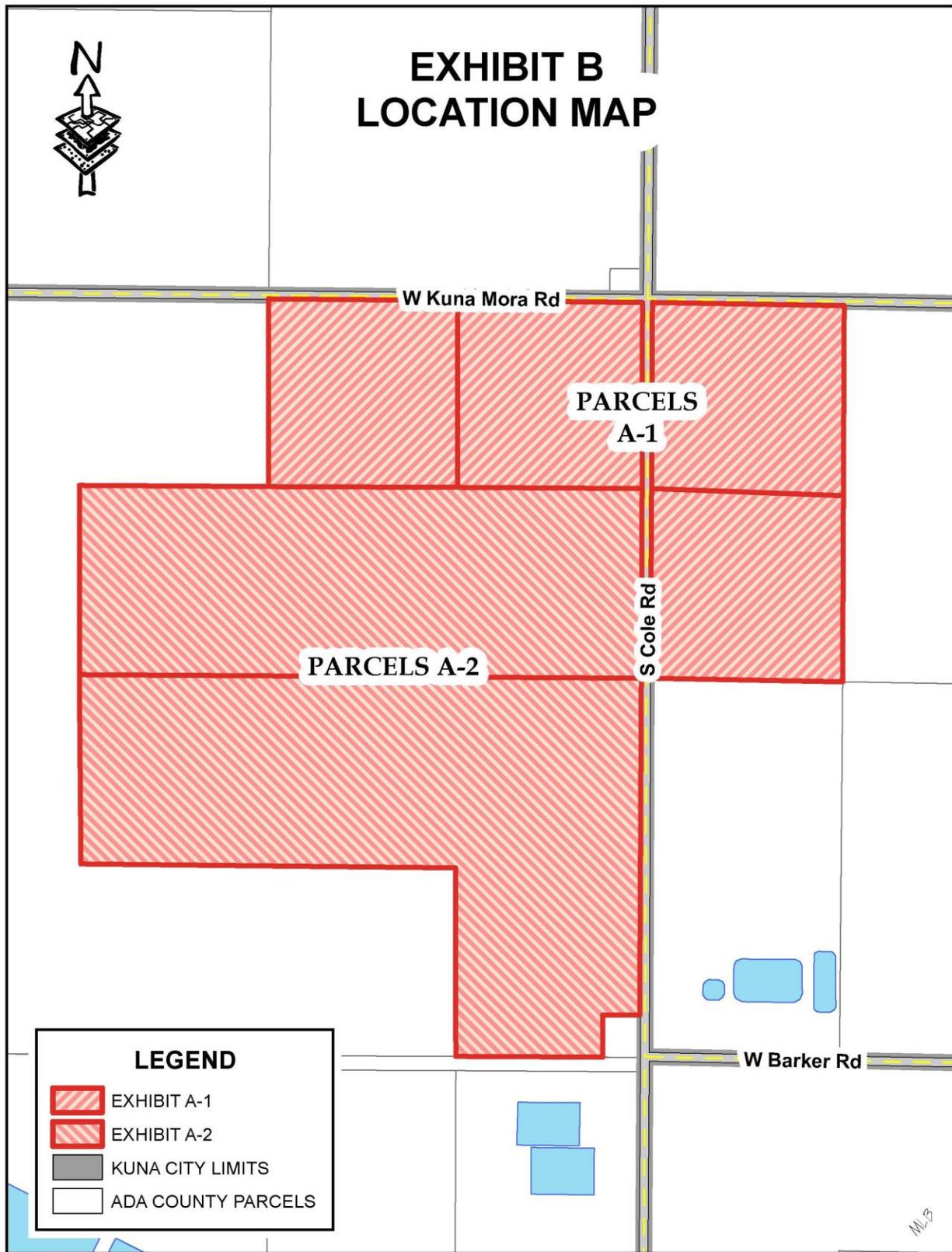
EXHIBIT A-2
LEGAL DESCRIPTION

COLLIASFAMILYTRUST, NARRAGANSETTPROPERTIESLLC
MUNICIPAL ANNEXATION

A Re-Zone area being the S 1/2 of the NE1/4, the N1/2 of the SE1/4, the SE1/4 of the NW1/4, the NE1/4 of the SW1/4, and the SE1/4 of the SE1/4 **excepting** therefrom the south 295.00 feet of the east 295.00 feet of said SE1/4 of the SE1/4, all in section 1, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, Being more particularly described as follows:

BEGINNING at the East One Quarter corner of said Section 1, Township 1 North, Range 1 East, Boise Meridian, thence on the east section line of said Section 1, South 00° 07' 20" East, 2364.92 feet;
Thence South 89° 55' 11" West, 295.00 feet;
Thence South 00° 07' 20" East, 295.00 feet, to a point on the south section line of said Section 1;
Thence on said south section line, South 89° 55' 11" West, 1029.14 feet, to the East One Sixteenth corner;
Thence North 00° 11' 28" West, 1330.49 feet, to the South-East One Sixteenth corner;
Thence South 89° 56' 33" West, 1325.75 feet, to the Center-South Sixteenth corner;
Thence South 89° 53' 35" West, 1324.35 feet, to the South-West One Sixteenth corner;
Thence North 00° 15' 30" West, 1332.69 feet, to the Center-West One Sixteenth corner;
Thence North 00° 23' 38" West, 1328.23 feet, to the North-West One Sixteenth corner;
Thence North 89° 56' 30" East, 1327.41 feet, to the Center-North One Sixteenth corner;
Thence North 89° 56' 30" East, 2657.89 feet, to the North One Sixteenth corner;
Thence on the east section line of said Section 1, South 00° 07' 21" East, 1329.84 feet to the **POINT OF BEGINNING**.

The above described area contains 281.49 acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2021-05
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[1099 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 1099 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.**

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 1099 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 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 2nd day of February 2021.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Chris Engels, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
1099 LLC
ATHLETA SUBDIVISION**

A parcel of land being a portion of the SE1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet;

Thence North 89°45'08" West, perpendicular to said east line, a distance of 48.00 feet to the westerly right of way line of North Ten Mile Road and the **POINT OF BEGINNING**;

Thence continuing North 89°45'08" West, perpendicular to said east line, a distance of 147.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING**.

The above described parcel contains 178,750 square feet or 4.104 acres, more or less.

