



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, May 18, 2021

6:00 P.M. REGULAR CITY COUNCIL

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

1. **Call to Order and Roll Call**

(Timestamp 00:00:11)

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 – In Person
Chris Engels, City Clerk – In Person
Jared Empey, City Treasurer – In Person
Nancy Stauffer, Human Resources Director – In Person
Paul Stevens, Public Works Director – Via Zoom
Bobby Withrow, Parks Director – In Person
Mike Fratusco, Kuna Police Chief – In Person
Jace Hellman, P & Z Director – In Person

2. **Invocation: None**

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

(Timestamp 00:00:32)

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

(Timestamp 00:01:00)

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

- A. Regular City Council Meeting Minutes Dated May 4, 2021
- B. Accounts Payable Dated May 13, 2021 in the amount of \$1,074,184.12
- C. Consideration to approve Case No. 21-05-FP (Final Plat) Caspian Subdivision No. 1 which contains 41 single-family buildable lots and twelve (12) common lots, on approximately 15.38 acres (APN No: S1235346620).

Motion To: Approve the Consent Agenda as published
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
Voting No: None
Absent: Christensen
Motion Passed: 3-0-1

5. External Reports or Requests: None
(Timestamp 00:01:33)

- A. Ada County Assessor, Robert H. McQuade

Ada County Assessor, Robert McQuade reviewed the values of Kuna as well as the anticipated value increases next year and the reasons. He discussed appeals and the various numbers for the preceding years. Mr. McQuade discussed the tax burden between residential and commercial. He stood for questions.

City Treasurer Jared Empey asked about HB 389.

Mr. McQuade hasn't done an analysis but discussed last year's tax bill and the offset with CARES funds.

City Attorney, Bill Gigray asked about the August 1 date and when the Idaho Tax Commission is going to interpret HB389.

Mr. McQuade responded he just received a six-page memo and hasn't been able to review yet. He suggested contacting the Idaho Tax Commission.

Mayor Stear asked about the tax burden between residential and commercial.

Mr. McQuade is reluctant to forecast. The market is what they use for his work. The homeowner's exception has the biggest impact.

City Attorney, Bill Gigray asked if Mr. McQuade if the legislature obtain any information.

Mr. McQuade said he didn't know.

6. Public Hearings:

(Timestamp 00:25:05)

- A. 20-12-S (Preliminary Plat) Lugarno Terra North Subdivision:** Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

<http://kunacity.id.gov/DocumentCenter/View/7547/Lugarno-Terra-North-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case and Close the Public Hearing

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

Motion To: Table the Public Hearing 20-12-S to a date uncertain

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Absent: Christensen

Motion Passed: 3-0-1

(Timestamp 00:26:07)

- B. 20-13-S (Preliminary Plat) Lugarno Terra South Subdivision:** Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

<http://kunacity.id.gov/DocumentCenter/View/7548/Lugarno-Terra-South-Packet-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Potential Motions:

Consideration to either:

Option 1: Approve or Deny Case and Close the Public Hearing
Option 2: Continue the Public Hearing to a time and date certain.

Motion To: Table the Public Hearing 20-13-S to a date uncertain

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Absent: Christensen

Motion Passed: 3-0-1

8. Business Items: None

9. Ordinances: None

10. Executive Session: None

11. Mayor/Council Announcements:

(Timestamp 00:27:00)

Mayor Stear reviewed the launch of the Kuna Market Village.

Chris Engels, City Clerk reviewed the Kuna Hometown Fair.

12. Adjournment: 6:30 PM



Stear

Joe L. Stear, Mayor

ATTEST:

Chris Engels
Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk

Date Approved: CCM 06.01.2021