

## 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, July 6, 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 00:00:30)*

##### **COUNCIL MEMBERS PRESENT:**

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

##### **CITY STAFF PRESENT:**

Bill Gigray, City Attorney – 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 – In Person  
Bobby Withrow, Parks Director – In Person  
Mike Fratusco, Kuna Police Chief – In Person  
Jace Hellman, P & Z Director – In Person  
Doug Hanson, Planner II – In Person

#### 2. *Invocation: None*

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

*(Timestamp 00:00:48)*

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

*(Timestamp 00:01:11)*

*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 June 15, 2021
- B. Accounts Payable Dated June 30, 2021 in the amount of \$866,074.69
- C. Findings of Fact & Conclusions of Law for Case No. 21-02-AN (Annexation) Markovetz
- D. Findings of Fact and Conclusions of Law for Case No. 21-01-AN (Annexation) Coffelt
- E. Resolution No. R23-2021 E-signature Policy

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA; MAKING CERTAIN FINDINGS, ESTABLISHING THE CITY OF KUNA ELECTRONIC SIGNATURE POLICY PROVIDING A: TITLE; AND DEFINITIONS; AND REQUIREMENTS FOR ACCEPTING ELECTRONIC SIGNATURES; AND DOCUMENTS AND USES; AND AUTOMATED DOCUMENT WORKFLOW; AND TREATMENT OF DOCUMENTS; AND DESIGNATION OF AUTHORITY TO USE ELECTRONIC SIGNATURE; AND DIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

- F. Resolution No. R25-2021 Greyhawk 12 Bond

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY GREYHAWK LAND COMPANY, LLC, FOR GREYHAWK SUBDIVISION NO. 12 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**Motion To:** Approve the Consent Agenda as published

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

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

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

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

**6. Public Hearings:**

*(Timestamp 00:01:58)*

- A. Case No. 21-01-OA – Ordinance No. 2021-16 An Ordinance of the City Council of the City of Kuna: Jace Hellman, Planning & Zoning Director ACTION ITEM

- REPEALING SECTION 2 OF CHAPTER 4 OF TITLE 6 KUNA CITY CODE; AND
- AMENDING CHAPTER 4 OF TITLE 6 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 2 PROVIDING SUBDIVISION PUBLIC IMPROVEMENTS STANDARDS INCLUDING DEFINITIONS, STANDARDS FOR ACCESS, BIKE LANES, CURB AND GUTTER, FENCING, FIBER OPTIC CONDUIT, FINAL LOT GRADE, IRRIGATION SYSTEMS, IRRIGATION DITCHES, LANDSCAPE, OPEN SPACE AND PARK AREAS, PARKING LOTS, SANITARY SEWER, SCHOOL BUS STAGING AREA, SIDEWALK, STORMWATER DRAINAGE, STREETS AND ALLEYS, STREET LIGHTING, SURVEY MONUMENTS, TRAFFIC CALMING, UTILITIES AND WATER SUPPLY SYSTEM; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE

Jace Hellman, Planning and Zoning Director, reviewed Ordinance 2021-16 and stood for questions.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve summary publication*

**Motion To:** Close the evidence presentation and proceed to deliberation

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0-0

**Motion To:** Waive 3 readings

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance 2021-16 and close the public hearing.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

**Motion Passed:** 4-0-0

**Motion To:** Approve Ordinance Summary Publication

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Recused:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

**7. Business Items:**

*(Timestamp 00:07:30)*

- A. 21-01-LS (Lot Split) Coffelt - Addison Coffelt requests to split an approximately 4.00-acre parcel into three new parcels. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).  
ACTION ITEM

Doug Hansen, Planner II, reviewed application 21-01-LS and stood for questions.

Bill Gigray, City Attorney, answered council members questions.

**Motion To:** Approve 21-01-LS (Lot Split)  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Absent:** None  
**Motion Passed:** 4-0-0

- B. 21-03-LLA (Lot Line Adjustment) 684 W Trini Street – Jessica Reid, Planning Services Specialist. Benjamin Thompson requests Lot Line Adjustment approval to adjust his property line to encompass the approximately 2,134 SF he is purchasing from his neighbor located at 914 N Pilar Court. ACTION ITEM

*(Timestamp 00:12:53)*

Jessica Reid, Planning and Zoning Staff reviewed 21-03-LLA and stood for questions.

**Motion To:** Approve 21-03-LLA (Lot Line Adjustment)  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Absent:** None  
**Motion Passed:** 3-1-0  
**Council Member Cardoza abstained**

- C. Consideration to approve Resolution No. R24-2021, Bobby Withrow, Parks/Facilities Director ACTION ITEM

*(Timestamp 00:15:44)*

Bobby Withrow, Parks Director reviewed Rising Sun Park (Resolution No. R24-2021) and stood for questions

**Motion To:** Approve Resolution No. R24-2021

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Absent:** None

**Motion Passed:** 4-0-0

- D.** Upgrading the irrigation system at the City Farm for the City sewer lagoons. Greg McPherson, Council President ACTION ITEM  
(Timestamp 00:20:50)

Greg McPherson, Council President reviewed the irrigation system at the City Farm.

Council members asked questions and moved forward with permission for getting formal bids with no objections.

## **8. Ordinances:**

(Timestamp 00:42:55)

- A.** Consideration to approve Ordinance No. 2021-15 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S BLACKS CREEK LP.; 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*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance No. 2021-15

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Motion Passed:** 4-0-0

**Absent:** None

**Motion To:** Approve Ordinance No. 2021-15

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Approved by the Following Roll Call Vote:**

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

**Voting No:** None

**Absent:** None

**Motion Passed:** 4-0-0

**9. Executive Session:** None

**10. Mayor/Council Announcements:**

*(Timestamp 00:44:50)*

Mayor Stear reviewed the popsicles with the mayor event.

**11. Adjournment:**

**6:45**



Joe L. Stear, Mayor

ATTEST:

  
Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk  
Date Approved: CCM 07.20.2021*



**CITY OF KUNA**

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

**SIGN-UP SHEET**

July 6, 2021 – City Council Public Hearing

Case Name: Public Improvement Standards (6-4-2)

Case No: 21-01-OA (Ordinance Amendment)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR		NEUTRAL		IN OPPOSITION	
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