



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

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

**City Council Meeting**  
**AGENDA**  
**Tuesday, December 21, 2021**

**6:00 P.M. REGULAR CITY COUNCIL**

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

***ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.***

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

**2. Invocation:**

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

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

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

- A.** Regular City Council Meeting Minutes Dated December 7, 2021
- B.** Accounts Payable Dated December 16, 2021, in the amount of \$779,871.40
- C.** Findings of Fact and Conclusions of law.
  - 1.** Case No. 21-03-CPF (Combination Preliminary and Final Plat) Arbor Ridge Villas.
  - 2.** Case No. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) – Ewing Meadows Subdivision.
- D.** Resolutions
  - 1.** Resolution R68-2021 Fitz Roy Park Closing Authorization

**5. External Reports or Requests:**

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.

## 6. *Public Hearings:*

### A. **Kuna Parking Lot Resolution R60-2021 and Ordinance 2021-36 Bobby Withrow, Parks/Facilities Director ACTION ITEM**

#### 1. **Resolution R60-2021**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- Setting Forth Findings; and
- Establishing City Parks Department Parking Lot Regulations; and
- Establishing City Parks Department Parking Lot Permit Fees; and
- Directing the City Clerk; and
- Setting an Effective Date.

#### 2. **Ordinance 2021-36**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 3 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE “PURPOSE” TO INCLUDE REGULATION OF CITY PARKING LOTS; AND
- AMENDING SECTION 4 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE “SCOPE” TO INCLUDE CITY PARKING LOTS; AND
- AMENDING SECTION 5 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE BY THE ADDITION OF A NEW DEFINITION “CITY PARKING LOT”; AND
- AMENDING CHAPTER 2 OF TITLE 11 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR CITY PARKING LOT REGULATIONS AND FEES; AND
- AMENDING AND RECODIFYING EXISTING SECTION 11 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE AMENDING BY THE ADDITION THERETO OF A NEW SUBSECTION (F) PROVIDING FOR IMPOUNDING OF UNLAWFULLY PARKED VEHICLES AND RECODIFYING TO SECTION 12 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*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*

**B. Resolution R69-2021 Kuna Irrigation System Policies, Jared Empey, City Treasurer**  
**ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM POLICIES WHICH INCLUDE:
- ESTABLISHING THE CITY’S IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND
- ESTABLISHING THE CITY IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND
- REPEALING PRIOR CITY IRRIGATION SYSTEM POLICIES; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- PROVIDING AN EFFECTIVE DATE.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**C. CBH Grand Prado Fire Impact Fee Appeal ACTION ITEM**

City Council of the City of Kuna, Idaho will conduct a hearing on the appeal by Cory Barton Homes – CBH Homes of the Kuna Rural Fire District’s (KRFD) Board of Commissioners Decision regarding the refund of fire district impact fees paid as provided in Kuna City Code Section 12-2-13. This appeal is related to a requested refund of fire district impact fees that were paid for homes located within Gran Prado Subdivision No. 1.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**7. Business Items:**

- A. Case No. 21-04-LS (Lot Split) – Anderson Lot Split: CS PROPERTY DEVELOPMENT, LLC is requesting to lot split a 115-acre parcel zoned agriculture. The parcel will be split into an approximately 7.25 – acre parcel and an approximately 107.75 – acre parcel. The subject site is located near the NEC of S Cloverdale Road and W Barker Street, Kuna, ID 83634, within section 3, Township 1 North, Range 1 East; (APN: S2103336400). Doug Hansen, Planner II ACTION ITEM**

- B.** Consideration to approve contingency request for \$8,500 to replace hand rail at the Kuna Senior Center. Bobby Withrow, Parks/Facilities Director **ACTION ITEM**

## **8. Ordinances:**

- A.** Consideration to approve Ordinance 2021-34 **ACTION ITEM**

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R5070500080 OWNED BY INHIRA LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings  
Consideration to approve Ordinance*

- B.** Consideration to approve Ordinance 2021-35 **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. S1321141880 AND S1321141920 OWNED BY ROBIN L SANDERS AND DIANA J SANDERS 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  
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, December 7, 2021**

**6:00 P.M. REGULAR CITY COUNCIL**

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

***ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.***

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

*(Timestamp 00:00:09)*

**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:**

- Marc Bybee, City Attorney – In Person
- Chris Engels, City Clerk – In Person
- Jared Empey, City Treasurer – In Person
- Bobby Withrow, Parks Director – In Person
- Mike Fratusco, Kuna Police Chief – In Person
- Jace Hellman, P & Z Director – In Person
- Doug Hanson, P & Z – In Person
- Troy Behunin, P & Z – In Person
- Morgan Treasure, Economic Development Director – In Person
- Nancy Stauffer, HR Director – In Person
- Bill Gigray, City Attorney – Via Zoom

**2. Invocation:**

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

*(Timestamp 00:00:26)*

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

*(Timestamp 00:00:49)*

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.

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

- A. Regular City Council Meeting Minutes Dated November 16, 2021
- B. Accounts Payable Dated December 2, 2021, in the amount of \$1,532,179.12
- C. Resolutions

- 1. Resolution R61-2021

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING R57-2021 TO R61-2021 AND APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH KELLER ASSOCIATES, INC. FOR SCOPE OF WORK FOR AVENUE B SIDEWALK IMPROVEMENTS FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

- 2. Resolution R62-2021

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R66-2020; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

- 3. Resolution R63-2021

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO: MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND AUTHORIZING THE MAYOR, CITY TREASURER AND CITY ATTORNEY TO COMPLETE THE CITY’S PERFORMANCE OF THE FINAL ORDER OF CONDEMNATION ISSUED BY THE COURT IN FOURTH DISTRICT COURT OF THE STATE OF IDAHO ADA COUNTY IN CASE NO. CV01-21-11245 ENTITLED CITY OF KUNA V. UNION PACIFIC ET AL; ANDDIRECTING THE CITY CLERK; AND PROVIDING AN EFFECTIVE DATE.

- 4. Resolution R64-2021

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE “CROSS ACCESS EASEMENT” AGREEMENT WITH

ADA COUNTY HIGHWAY DISTRICT (ACHD), A BODY POLITIC AND CORPORATE OF THE STATE OF IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. Resolution R65-2021

- Pulled from consent and moved to business

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA: SETTING FORTH CERTAIN PURPOSES; AUTHORIZING THE MAYOR TO EXECUTE THE PROJECT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF KUNA AND BRISBIE, LLC DIRECTING THE CITY CLERK; AND SETTING AN EFFECTIVE DATE.

6. Resolution R66-2021

- Pulled from consent and moved to business

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA: SETTING FORTH CERTAIN PURPOSES; AUTHORIZING THE MAYOR TO EXECUTE THE INFRASTRUCTURE AGREEMENT BETWEEN THE CITY OF KUNA AND BRISBIE, LLC DIRECTING THE CITY CLERK; AND SETTING AN EFFECTIVE DATE.

7. Resolution R67-2021

- Pulled from consent and moved to business

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA: SETTING FORTH CERTAIN PURPOSES; AUTHORIZING THE MAYOR TO EXECUTE THE WATER AND WASTEWATER SERVICE AGREEMENT BETWEEN THE CITY OF KUNA AND BRISBIE, LLC DIRECTING THE CITY CLERK; AND SETTING AN EFFECTIVE DATE.

**D. Findings of Fact and Conclusion of Law**

1. Case No. 21-06-AN (Annexation) - 1113 & 1169 N Black Cat Road
2. Case No. 21-12-S (Preliminary Plat) - Lugarno Terra North Subdivision
3. Case No. 20-13-S (Preliminary Plat) - Lugarno Terra South Subdivision

**E. Final Plat**

1. Case No. 21-19-FP (Final Plat) Rising Sun No. 1

**Motion To:** Approve the Consent Agenda with items C5, C6 and C7 moved to business for discussion

**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:*

## 6. *Public Hearings:*

*(Timestamp 00:03:48)*

### A. **Case No. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) – Ewing Meadows Subdivision. Doug Hansen, Planner II ACTION ITEM**

Sterling Land Development Inc, on behalf of YES Development, LLC requests a Rezone for approximately 80.75 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The Applicant also requests Preliminary Plat approval in order to subdivide the approximately 80.75 acres into 315 total lots (294 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APNs: S1315212403, S1315244600, S1315214551).

Planner II Doug Hanson presented the application and approval conditions and stood for questions.

Bonnie Leighton, applicant, presented their request for Council and stood for questions.

Brian Sinderhoff, applicant, presented further information for their request and stood for questions.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

Against:

Theresa Holderson, spoke for Cindy Geison who submitted late testimony. In opposition of the development.

Dave Reinhart, Kuna School District, testified on behalf of the school district.

City Council commented and expressed concerns.

**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:** Approve Case No. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) Ewing Meadows Subdivision.

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

**B. Consideration to approve Case No. 21-03-CPF (Combination Preliminary & Final Plat)**

**Arbor Ridge Villas. Troy Behunin, Senior Planner ACTION ITEM**

Centurion Engineers, Inc., on behalf of Challenger Development, LLC, requests approval to subdivide three (3) existing lots within Arbor Ridge Sub No. 5, into nine (9) total lots using the Combination Plat process, for a site located at the northwest corner of School Avenue and Ardell Road, Kuna, Idaho  
*(Timestamp 01:02:49)*

Senior Planner Troy Behunin reviewed the application and details and stood for questions.

David Crawford from Centurion Engineers provided information of the project and asked for consideration and stood for questions.

*Open Public Hearing*  
*Receive evidence*  
*Consideration to close evidence presentation and proceed to deliberation*

**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:** Approve Case No. 21-03-CPF (Combination Preliminary & Final Plat) Arbor Ridge Villas.

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

**C. Resolution R57-2021 – Adopting a New Fee Schedule for the Planning and Zoning, Building and Public Works Departments.** Jace Hellman, Planning and Zoning Director

**ACTION ITEM**

*(Timestamp 01:14:11)*

Planning and Zoning Director, Jace Hellman reviewed the request and stood for questions.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**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:** Approve Resolution No. R57-2021.

**Motion By:** Council Member McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

**Recused:** None

**Absent:** None

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

**8. Business Items:**

*(Timestamp 01:18:12)*

**A. Budget Report 2021, Jared Empey, City Treasurer** ACTION ITEM

**1. Cash Statement**

**2. Budget Results**

City Treasurer Jared Empey provided a review and stood for questions.

**B. Contingency Request, Solid Waste Trailer, Jared Empey, City Treasurer** ACTION ITEM

*(Timestamp 01:29:37)*

Jared Empey, City Treasurer reviewed the contingency request and stood for questions.

**Motion To:** Approve the Contingency Request from Sewer Fund Contingency for a Solid Waste Trailer.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**C. Canvas Election Results for November 2021 Election, Chris Engels, City Clerk ACTION ITEM**

*(Timestamp 01:34:18)*

Chris Engels, City Clerk, reviewed the election results.

- Warren Christensen
- Chris Bruce
- John Laraway

**Motion To:** Approve and accept the Canvas Election Results for the November 2021 Election.

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Cardoza

**Further Discussion:** None

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

**D. Consideration to Approve Resolution R65-2021 (Moved from consent for further discussion)**  
*(Timestamp 01:35:40)*

Council Member Laraway asked about the letter from the Economic Development Director.

Jace Hellman, P&Z Director, responded to the question.

Bill Gigray, City Attorney, responded to the question.

Morgan Treasure, Economic Development Director, responded to Council Member Laraway.

Council Member Cardoza asked about Police Fees.

Chief Fratusco, Kuna Police Department and Jared Empey, City Treasurer, responded to Council Member Cardoza.

**Motion To:** Approve Resolution R65-2021

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**Further Discussion:** None

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

**E. Consideration to Approve Resolution R66-2021 (Moved from consent for further discussion)**  
*(Timestamp 01:54:18)*

**Motion To:** Approve Resolution R66-2021  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Motion Passed:** 4-0-0

**F.** Consideration to Approve Resolution R67-2021 **(Moved from consent for further discussion)**  
*(Timestamp 01:54:30)*

Council Member Cardoza asked about where the waste water will be retreating.

Jace Hellman, P&Z Director responded.

Bill Gigray and Marc Bybee, City Attorneys, responded to Council Member Cardoza.

Council Member Cardoza asked about litigation payment and it applying to police only.

Morgan Treasure, Economic Development Director, responded to Council Member Cardoza.

**Motion To:** Approve Resolution R67-2021  
**Motion By:** Council President McPherson  
**Motion Seconded:** Council Member Christensen  
**Further Discussion:** None  
**Motion Passed:** 4-0-0

## **9. Ordinances:**

*(Timestamp 02:13:31)*

**A.** Consideration to approve Ordinance 2021-33 **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 AMH DEVELOPMENT 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*  
*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2021-33

**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 2021-33

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**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

- B.** Consideration to approve Ordinance 2021-32A **ACTION ITEM**  
(Timestamp 02:15:55)

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. S1531233600, S1531300000, S2006121115, S2006417205, S2006417265, S2007111100, S2006417500 AND S2007111200 OWNED BY RAY AND SUSAN MONTIERTH, AND S2006121150 OWNED BY PLEASANT VALLEY AGRICULTURE LLC WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTIES; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Motion To:** Waive three readings of Ordinance 2021-32A

**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 2021-32A

**Motion By:** Council President McPherson

**Motion Seconded:** Council Member Christensen

**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

**10. Executive Session:**

**10. Mayor/Council Announcements:**

Mayor Stear announced the future land use open house at City Hall and the Holiday Parade taking place Downtown.

**11. Adjournment: 8:26**

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

*Minutes prepared by Nathan Stanley, Deputy City Clerk*

*Date Approved: CCM 12.21.2021*

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
<b>A COMPANY, INC.</b>												
1463	A COMPANY, INC.	114-12641251		STANDARD PORTABLE RESTROOM RENTAL & ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 11/30/21 - 12/27/21 - ECONOIMC VILLAGE	11/30/2021	505.96	.00	01-6135 PUBLIC ENTERTAINMENT	0	12/21		
Total 114-12641251:						505.96	.00					
1463	A COMPANY, INC.	114-12653308		STANDARD PORTABLE RESTROOM RENTAL, #T273, BI-WEEKLY, 11/8/21 - 12/5/21 - CITY FARM	12/07/2021	99.96	.00	21-6090 FARM EXPENDITURES	0	12/21		
Total 114-12653308:						99.96	.00					
1463	A COMPANY, INC.	114-12653311		ADA WHEELCHAIR ACCESSIBLE & STANDARD PORTABLE RESTROOM RENTAL, #ADA493 & #KK099, WEEKLY SERVICE, 11/8/21 - 12/5/21 - GREENBELT AT CITY HALL	12/07/2021	327.53	.00	01-6212 RENT-EQUIPMENT	1004	12/21		
Total 114-12653311:						327.53	.00					
1463	A COMPANY, INC.	114-12653314		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL, #ADANO#10, WEEKLY SERVICE, 11/8/21 - 12/5/21 - THE FARM PARK	12/07/2021	214.32	.00	01-6212 RENT-EQUIPMENT	1004	12/21		
Total 114-12653314:						214.32	.00					

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 2  
 Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1463	A COMPANY, INC.	114-12653319		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL. #ADA188. WEEKLY SERVICE. 11/08/21 - 12/05/21 - ARBOR RIDGE PARK	12/07/2021	214.32	.00	01-6212 RENT- EQUIPMENT	1004	12/21		
Total 114-12653319:						214.32	.00					
1463	A COMPANY, INC.	114-12653322		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL. #ADA392. BI-WEEKLY. 11/8/21 - 12/5/21 - SADIE CREEK PARK	12/07/2021	172.96	.00	01-6212 RENT- EQUIPMENT	1004	12/21		
Total 114-12653322:						172.96	.00					
1463	A COMPANY, INC.	114-12653324		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL. #ADA412. WEEKLY SERVICE. 11/8/21 - 12/5/21 - NICHOLSON PARK	12/07/2021	218.92	.00	01-6212 RENT- EQUIPMENT	1004	12/21		
Total 114-12653324:						218.92	.00					
1463	A COMPANY, INC.	114-12653328		ADA PORTABLE RESTROOM RENTAL. #ADA397. BI-WEEKLY. 11/8/21 - 12/5/21 - WINCHESTER PARK	12/07/2021	172.96	.00	01-6212 RENT- EQUIPMENT	1004	12/21		
Total 114-12653328:						172.96	.00					
1463	A COMPANY, INC.	114-12675250		ADA WHEELCHAIR ACCESSIBLE PORTABLE RESTROOM RENTAL. WEEKLY SERVICE. 12/10/21 - 1/6/22 - BUTLER PARK	12/13/2021	212.57	.00	01-6212 RENT- EQUIPMENT	1004	12/21		
Total 114-12675250:						212.57	.00					
Total A COMPANY, INC.:						2,139.50	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 3  
Dec 16, 2021 11:44AM

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
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	12102021ACH		<u>ACHD IMPACT FEE, NOV. '21</u>	12/10/2021	112,448.00	112,448.00	<u>30-2081 ACHD IMPACT FEE</u>	0	12/21	12/10/2021	
Total 12102021ACHDI:						112,448.00	112,448.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						112,448.00	112,448.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	092510		<u>SHERIFF SERVICE CONTRACT FOR DECEMBER 2021</u>	12/01/2021	226,256.00	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	12/21		
Total 092510:						226,256.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						226,256.00	.00					
<b>ADVANCED COMMUNICATIONS, INC.</b>												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081218		<u>INTERNET SERVICES AT THE PARKS</u>	12/01/2021	164.75	164.75	<u>01-6290 UTILITIES</u>	1004	12/21	12/10/2021	
Total IN-800108121841:						164.75	164.75					
Total ADVANCED COMMUNICATIONS, INC.:						164.75	164.75					
<b>AKK INVESTMENTS LLC</b>												
2074	AKK INVESTMENTS LLC	62	12599	<u>PLUMBING CORRECTION NOTICES, D. STEPHENS, NOV'21 - BUILDING INSPECTION</u>	11/11/2021	152.00	152.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/21	12/10/2021	
Total 62:						152.00	152.00					
2074	AKK INVESTMENTS LLC	69	12658	<u>SIGNS, J.REID, NOV'21 - P&amp;Z</u>	11/30/2021	110.00	110.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	12/21	12/10/2021	
Total 69:						110.00	110.00					



City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 5  
Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>'21-SEWER</u>	11/30/2021	46.20	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
1804	ALPHA HOME PEST CONTROL, LLC	79028		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-PI</u>	11/30/2021	17.60	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
Total 79028:						110.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	79044		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-PARKS</u>	11/30/2021	95.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	12/21		
Total 79044:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	79047		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-SENIOR CENTER</u>	11/30/2021	95.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	12/21		
Total 79047:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	79049		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-ADMIN</u>	11/30/2021	26.60	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
1804	ALPHA HOME PEST CONTROL, LLC	79049		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-WATER</u>	11/30/2021	24.70	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
1804	ALPHA HOME PEST CONTROL, LLC	79049		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-SEWER</u>	11/30/2021	24.70	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
1804	ALPHA HOME PEST CONTROL, LLC	79049		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-PI</u>	11/30/2021	9.50	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
1804	ALPHA HOME PEST CONTROL, LLC	79049		<u>COMMERCIAL QUARTERLY PEST CONTROL, DEC. '21-P&amp;Z</u>	11/30/2021	9.50	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	12/21		
Total 79049:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						395.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 6  
Dec 16, 2021 11:44AM

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
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	86528		<u>MONTHLY BACTERIA SAMPLES , NOV. '21-WATER</u>	11/30/2021	505.40	.00	<u>20-6152 M &amp; R - LABORATORY COSTS</u>	0	12/21		
Total 86528:						505.40	.00					
1	ANALYTICAL LABORATORIES	86529		<u>LAB TESTING, NOV. '21</u>	11/30/2021	936.70	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	12/21		
Total 86529:						936.70	.00					
Total ANALYTICAL LABORATORIES:						1,442.10	.00					
<b>BIG SKY RENTALS LLC</b>												
1846	BIG SKY RENTALS LLC	10065	12610	<u>RENT HONDA GENERATOR, R. DAVILA, NOV'21</u>	11/05/2021	218.00	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	12/21		
Total 10065:						218.00	.00					
1846	BIG SKY RENTALS LLC	10118	12672	<u>PROPANE FOR FORKLIFT, T. SHAFFER, NOV. '21</u>	11/17/2021	47.24	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21		
Total 10118:						47.24	.00					
1846	BIG SKY RENTALS LLC	10127	12690	<u>HONDA GENERATOR RENTAL, J.DALRYMPLE, NOV.'21</u>	11/19/2021	218.00	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	12/21		
Total 10127:						218.00	.00					
Total BIG SKY RENTALS LLC:						483.24	.00					
<b>BOERGER, LLC</b>												
1805	BOERGER, LLC	34014289	11846	<u>FL 518 BORGER ROTARY PUMP, M. NADEAU, JUN.'21</u>	06/24/2021	17,794.80	17,794.80	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	1057	12/21	12/10/2021	





City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 9  
 Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>DUSTERS, 1 PACK MINTS, FOR CITY HALL, DEC'21 - ADMIN</u>	12/10/2021	46.62	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		
1795	BUYWYZ LLC	174632	12776	<u>1 PACK SELF-ADHESIVE COLOR NOTEPADS, 1 PACK SELF-ADHESIVE YELLOW NOTEPADS, 1 PACK DOUBLE SIDED TAPE, 1 PACK POWER DUSTERS, 1 PACK MINTS, FOR CITY HALL, DEC'21 - WATER</u>	12/10/2021	31.90	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		
1795	BUYWYZ LLC	174632	12776	<u>1 PACK SELF-ADHESIVE COLOR NOTEPADS, 1 PACK SELF-ADHESIVE YELLOW NOTEPADS, 1 PACK DOUBLE SIDED TAPE, 1 PACK POWER DUSTERS, 1 PACK MINTS, FOR CITY HALL, DEC'21 - SEWER</u>	12/10/2021	31.90	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
1795	BUYWYZ LLC	174632		<u>1 PACK SELF-ADHESIVE COLOR NOTEPADS, 1 PACK SELF-ADHESIVE YELLOW NOTEPADS, 1 PACK DOUBLE SIDED TAPE, 1 PACK POWER DUSTERS, 1 PACK MINTS, FOR CITY HALL, DEC'21 - P</u>	12/10/2021	12.27	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 174632:						174.18	.00					
Total BUYWYZ LLC:						710.40	.00					
<b>CAMPBELL TRACTOR &amp; IMPLEMENT COMPANY</b>												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N00147	12695	<u>HYDRAULIC PUMP &amp; CYLINDER FOR GATOR SNOW PLOW, S. HOWELL, NOV'21</u>	11/29/2021	719.81	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total N00147:						719.81	.00					
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N00678	12734	<u>DOOR HANDLE FOR GATOR, S. HOWELL, NOV'21-PARKS</u>	12/06/2021	124.06	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total N00678:						124.06	.00					

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 10  
 Dec 16, 2021 11:44AM

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 CAMPBELL TRACTOR & IMPLEMENT COMPANY:						843.87	.00					
<b>CASELLE INC</b>												
1239	CASELLE INC	113719		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2022-ADMIN</u>	12/01/2021	661.20	.00	01-6052 <u>CONTRACT SERVICES</u>	0	12/21		
1239	CASELLE INC	113719		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2022-WATER</u>	12/01/2021	452.40	.00	20-6052 <u>CONTRACT SERVICES</u>	0	12/21		
1239	CASELLE INC	113719		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2022-SEWER</u>	12/01/2021	452.40	.00	21-6052 <u>CONTRACT SERVICES</u>	0	12/21		
1239	CASELLE INC	113719		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 01/01-01/31/2022-PI</u>	12/01/2021	174.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	12/21		
Total 113719:						1,740.00	.00					
Total CASELLE INC:						1,740.00	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 11/25-12/24/2021-WATER</u>	11/25/2021	23.61	23.61	20-6255 <u>TELEPHONE EXPENSE</u>	0	12/21	12/10/2021	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 11/25-12/24/2021-SEWER</u>	11/25/2021	23.61	23.61	21-6255 <u>TELEPHONE EXPENSE</u>	0	12/21	12/10/2021	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 11/25-12/24/2021-PI</u>	11/25/2021	9.00	9.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	12/21	12/10/2021	
Total 2089221136586B11252021:						56.22	56.22					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES AT THE SHOP, 11/25-12/24/2021-PARK</u>	11/25/2021	100.58	100.58	01-6255 <u>TELEPHONE</u>	1004	12/21	12/10/2021	
Total 2089229322801B11252021:						100.58	100.58					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 11  
 Dec 16, 2021 11:44AM

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 CENTURYLINK:						156.80	156.80					
<b>COASTLINE EQUIPMENT COMPANY</b>												
1788	COASTLINE EQUIPMENT COMPANY	859717	12730	<u>WASHERS FOR JOHN DEERE BACKHOE, S. HOWELL, NOV. '21</u>	12/01/2021	30.96	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total 859717:						30.96	.00					
Total COASTLINE EQUIPMENT COMPANY:						30.96	.00					
<b>COMPRESSOR - PUMP &amp; SERVICE IN</b>												
909	COMPRESSOR - PUMP & SERVICE IN	0191445-IN		<u>PERFORMED TROUBLE SHOOT/REPAIRS, C. OSWALD</u>	11/10/2021	495.00	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21		
Total 0191445-IN:						495.00	.00					
Total COMPRESSOR - PUMP & SERVICE IN:						495.00	.00					
<b>CONRAD &amp; BISCHOFF INC</b>												
2020	CONRAD & BISCHOFF INC	IN-531250-21	12735	<u>1499 GALLONS UNLEADED GASOLINE, T. SHAFFER, DEC'21</u>	12/02/2021	4,945.27	.00	<u>21-6300 FUEL</u>	0	12/21		
Total IN-531250-21:						4,945.27	.00					
Total CONRAD & BISCHOFF INC:						4,945.27	.00					
<b>COUGAR EXCAVATION</b>												
1344	COUGAR EXCAVATION	12292020CE		<u>PROSPECTOR GRAVITY LINE &amp; RETAINAGE</u>	12/29/2020	25,563.15	.00	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	12/21		
Total 12292020CE:						25,563.15	.00					
Total COUGAR EXCAVATION:						25,563.15	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 12  
Dec 16, 2021 11:44AM

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
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	8815	12800	<u>DISCOVERY LIFT STATION TROUBLESHOOT AND REWIRE, T. FLEMING, DEC'21</u>	12/13/2021	425.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total 8815:						425.00	.00					
Total CUSTOM ELECTRIC, INC.:						425.00	.00					
<b>D &amp; A DOOR &amp; SPECIALTIES INC</b>												
1861	D & A DOOR & SPECIALTIES INC	SI027749-1	12357	<u>WATER OFFICE DOOR REPLACEMENT, T. SHAFFER, SEPT. '21-WATER</u>	12/01/2021	264.00	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
1861	D & A DOOR & SPECIALTIES INC	SI027749-1	12357	<u>WATER OFFICE DOOR REPLACEMENT, T. SHAFFER, SEPT. '21-PI</u>	12/01/2021	66.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
Total SI027749-1:						330.00	.00					
Total D & A DOOR & SPECIALTIES INC:						330.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	12005	12747	<u>EXTRA PIECE OF WIRE FOR MAG CHLORIDE PUMP REPAIRS, HOWELL, DEC.'21</u>	12/02/2021	7.99	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total 12005:						7.99	.00					
75	D & B SUPPLY	12725	12761	<u>CHAIN SAW OIL AND 2 CYLCE OIL FOR SAWS FOR TREE REMOVAL, J. MORFIN, DEC' 21</u>	12/06/2021	48.97	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		
Total 12725:						48.97	.00					
75	D & B SUPPLY	13456	12790	<u>MATERIALS FOR WATERLINE REPAIR, J.DURHAM, DEC.'21</u>	12/10/2021	30.57	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		

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 13456:						30.57	.00					
75	D & B SUPPLY	18108	12736	<u>EXTENSION WIRE &amp; CIGARETTE LIGHTER ADAPTER FOR WIRING MAG CHLORIDE SPRAYER, S.HOWELL, DEC.'21</u>	12/01/2021	24.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total 18108:						24.98	.00					
75	D & B SUPPLY	18119	12741	<u>BRAD NAILER FOR FLEET, J.ADAMS, DEC.'21-FLEET</u>	12/01/2021	164.98	.00	<u>01-6175 SMALL TOOLS</u>	0	12/21		
75	D & B SUPPLY	18119	12741	<u>BRAD NAILER FOR FLEET, J.ADAMS, DEC.'21-WATER</u>	12/01/2021	66.00	.00	<u>20-6175 SMALL TOOLS</u>	0	12/21		
75	D & B SUPPLY	18119	12741	<u>BRAD NAILER FOR FLEET, J.ADAMS, DEC.'21-SEWER</u>	12/01/2021	66.00	.00	<u>21-6175 SMALL TOOLS</u>	0	12/21		
75	D & B SUPPLY	18119	12741	<u>BRAD NAILER FOR FLEET, J.ADAMS, DEC.'21-PI</u>	12/01/2021	33.00	.00	<u>25-6175 SMALL TOOLS</u>	0	12/21		
Total 18119:						329.98	.00					
75	D & B SUPPLY	19046	12773	<u>BAR AND CHAIN OIL AND 2 CYCLE OIL FOR TREE REMOVAL, J. MORFIN, DEC. '21</u>	12/08/2021	30.67	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		
Total 19046:						30.67	.00					
75	D & B SUPPLY	19056	12775	<u>PUMP FOR MAG CHLORIDE TANK &amp; HOSE, S. HOWELL, DEC.'21</u>	12/08/2021	566.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/21		
Total 19056:						566.98	.00					
75	D & B SUPPLY	26025	12764	<u>2 SNOW BLOWERS, J. MORFIN, DEC'21</u>	12/06/2021	959.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 14  
Dec 16, 2021 11:44AM

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 26025:						959.98	.00					
75	D & B SUPPLY	39273	12795	<u>3 SNOW SHOVELS FOR SEWER TRUCK, R. DAVILA, DEC '21</u>	12/10/2021	74.97	.00	<u>21-6175 SMALL TOOLS</u>	0	12/21		
Total 39273:						74.97	.00					
75	D & B SUPPLY	76175	12793	<u>PARTS FOR THE MAG CHLORIDE PUMP REPAIR, R. WARWICK, DEC '21</u>	12/10/2021	20.67	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total 76175:						20.67	.00					
75	D & B SUPPLY	98741	12785	<u>REPLACE NUTS ON SCREEN BAND AT HEADWORKS, M.NADEAU, DEC '21</u>	12/09/2021	11.12	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total 98741:						11.12	.00					
Total D & B SUPPLY:						2,106.88	.00					
<b>DENNIS DILLON RV LLC</b>												
2064	DENNIS DILLON RV LLC	7016823	12685	<u>NEW WINCH REPLACEMENT CABLE FOR HONDA SIDE BY SIDE, J. DURHAM, NOV. '21</u>	11/18/2021	155.40	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total 7016823:						155.40	.00					
Total DENNIS DILLON RV LLC:						155.40	.00					
<b>DIGLINE</b>												
25	DIGLINE	0067100-IN		<u>DIG FEES, NOV 2021-WATER</u>	11/30/2021	309.58	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	12/21		
25	DIGLINE	0067100-IN		<u>DIG FEES, NOV 2021-SEWER</u>	11/30/2021	309.58	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 15  
Dec 16, 2021 11:44AM

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
25	DIGLINE	0067100-IN		<u>DIG FEES, NOV 2021-PI</u>	11/30/2021	117.94	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	11/21		
Total 0067100-IN:						737.10	.00					
Total DIGLINE:						737.10	.00					
<b>DMH ENTERPRISES</b>												
1745	DMH ENTERPRISES	12102021DMH		<u>PLUMBING PERMITS, NOVEMBER 2021</u>	12/10/2021	11,249.40	11,249.40	<u>01-6052 CONTRACT SERVICES</u>	1005	12/21	12/10/2021	
Total 12102021DMH:						11,249.40	11,249.40					
Total DMH ENTERPRISES:						11,249.40	11,249.40					
<b>DUBOIS CHEMICALS INC</b>												
512	DUBOIS CHEMICALS INC	IN-2206435		<u>POLYMER FOR DEWATERING SOLIDS BLD, T. SHAFFER,</u>	11/30/2021	3,150.00	.00	<u>21-6151 M &amp; R - PROCESS CHEMICALS</u>	0	12/21		
Total IN-2206435:						3,150.00	.00					
512	DUBOIS CHEMICALS INC	IN-2210718	12765	<u>2 TOTES CHLORINE, D. CROSSLEY, DEC. '21</u>	12/10/2021	1,493.56	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	12/21		
Total IN-2210718:						1,493.56	.00					
Total DUBOIS CHEMICALS INC:						4,643.56	.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	6387426		<u>REFILL PROPANE TANK AT 475 SHORTLINE RD, DEC '21-FLEET -PARKS</u>	12/08/2021	187.03	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	12/21		
1731	ED STAUB & SONS PETROLEUM, INC	6387426		<u>REFILL PROPANE TANK AT 475 SHORTLINE RD, DEC. '21- FLEET-WATER</u>	12/08/2021	74.81	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 16  
 Dec 16, 2021 11:44AM

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
1731	ED STAUB & SONS PETROLEUM, INC	6387426		<u>REFILL PROPANE TANK AT 475 SHORTLINE RD. DEC. '21- FLEET-SEWER</u>	12/08/2021	74.81	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
1731	ED STAUB & SONS PETROLEUM, INC	6387426		<u>REFILL PROPANE TANK AT 475 SHORTLINE RD. DEC. '21- FLEET-PI</u>	12/08/2021	37.40	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	12/21		
Total 6387426:						374.05	.00					
1731	ED STAUB & SONS PETROLEUM, INC	6387649		<u>PROPANE DELIVERED TO 201 AVE A WATER TOWER. DEC. '21 -PARKS</u>	12/08/2021	81.98	.00	<u>01-6290 UTILITIES</u>	1004	12/21		
Total 6387649:						81.98	.00					
Total ED STAUB & SONS PETROLEUM, INC:						456.03	.00					
<b>ELAM &amp; BURKE</b>												
796	ELAM & BURKE	193159A		<u>PROFESSIONAL SERVICES, URBAN RENEWAL, EAST KUNA PLAN. 10/03-10/31/2021</u>	10/31/2021	45.00	.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	12/21		
Total 193159A:						45.00	.00					
796	ELAM & BURKE	193588		<u>LEGAL SERVICES, URBAN RENEWAL-GENERAL REPRESENTATION, 11/02- 11/30/2021</u>	11/30/2021	112.50	.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	12/21		
Total 193588:						112.50	.00					
796	ELAM & BURKE	193589		<u>KUNA EAST FEASIBILITY REVIEW, URBAN RENEWAL, 11/18-11/30/2021</u>	11/30/2021	1,437.50	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	12/21		
Total 193589:						1,437.50	.00					
Total ELAM & BURKE:						1,595.00	.00					



City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 18  
 Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>HAMILTON, DEC '21</u>	12/07/2021	9.82	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	12/21		
Total 8138113:						9.82	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	8143690	12782	<u>QUICK CONNECTOR, COUPLING, M. NADEAU, DEC'21</u>	12/11/2021	29.96	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total 8143690:						29.96	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						39.78	.00					
<b>FREUND PROPERTIES LLC</b>												
2014	FREUND PROPERTIES LLC	3698		<u>CMIT MARATHON &amp; GUARDIAN ONLINE SUPPORT, DEC. '2021-ADMIN</u>	12/01/2021	1,748.76	1,748.76	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3698		<u>CMIT MARATHON &amp; GUARDIAN ONLINE SUPPORT, DEC. '2021-WATER</u>	12/01/2021	1,196.52	1,196.52	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3698		<u>CMIT MARATHON &amp; GUARDIAN ONLINE SUPPORT, DEC. '2021-SEWER</u>	12/01/2021	1,196.52	1,196.52	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3698		<u>CMIT MARATHON &amp; GUARDIAN ONLINE SUPPORT, DEC. '2021-PI</u>	12/01/2021	460.20	460.20	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
Total 3698:						4,602.00	4,602.00					
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-CITY HALL-ADMIN</u>	12/01/2021	189.53	189.53	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-CITY HALL-WATER</u>	12/01/2021	129.68	129.68	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-CITY HALL-SEWER</u>	12/01/2021	129.68	129.68	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 19  
 Dec 16, 2021 11:44AM

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
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-CITY HALL-PI</u>	12/01/2021	49.86	49.86	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-PUBLIC WORKS- WATER</u>	12/01/2021	249.38	249.38	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-PUBLIC WORKS- SEWER</u>	12/01/2021	249.38	249.38	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-PUBLIC WORKS-PI</u>	12/01/2021	94.99	94.99	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-PARKS</u>	12/01/2021	712.50	712.50	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-UB-ADMIN</u>	12/01/2021	59.38	59.38	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-UB-WATER</u>	12/01/2021	78.38	78.38	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-UB-SEWER</u>	12/01/2021	78.38	78.38	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-UB-PI</u>	12/01/2021	21.36	21.36	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-SEWER</u>	12/01/2021	712.50	712.50	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	12/21	12/10/2021	
2014	FREUND PROPERTIES LLC	3777		<u>IT TICKETS AND SUPPORT- NOV. '2021-BUILDING</u>	12/01/2021	95.00	95.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1005	12/21	12/10/2021	
Total 3777:						2,850.00	2,850.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 20  
Dec 16, 2021 11:44AM

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 FREUND PROPERTIES LLC:						7,452.00	7,452.00					
<b>ICON ENTERPRISES, INC.</b>												
1631	ICON ENTERPRISES, INC.	218185		<u>ANNUAL WEB HOSTING, REDESIGN, AND SSL CERTIFICATE, 12/01/2021-11/30/2022-ADMIN</u>	12/01/2021	2,209.87	.00	<u>01-6052 CONTRACT SERVICES</u>	0	12/21		
1631	ICON ENTERPRISES, INC.	218185		<u>ANNUAL WEB HOSTING, REDESIGN, AND SSL CERTIFICATE, 12/01/2021-11/30/2022-WATER</u>	12/01/2021	1,512.01	.00	<u>20-6052 CONTRACT SERVICES</u>	0	12/21		
1631	ICON ENTERPRISES, INC.	218185		<u>ANNUAL WEB HOSTING, REDESIGN, AND SSL CERTIFICATE, 12/01/2021-11/30/2022-SEWER</u>	12/01/2021	1,512.01	.00	<u>21-6052 CONTRACT SERVICES</u>	0	12/21		
1631	ICON ENTERPRISES, INC.	218185		<u>ANNUAL WEB HOSTING, REDESIGN, AND SSL CERTIFICATE, 12/01/2021-11/30/2022-PI</u>	12/01/2021	581.55	.00	<u>25-6052 CONTRACT SERVICES</u>	0	12/21		
Total 218185:						5,815.44	.00					
1631	ICON ENTERPRISES, INC.	218195		<u>PAYMENT, INTEGRATION &amp; CIVIC REC ANNUAL FEE, 12/02/2021-12/01/2022</u>	12/02/2021	6,075.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	0	12/21		
Total 218195:						6,075.00	.00					
Total ICON ENTERPRISES, INC.:						11,890.44	.00					
<b>IDAHO HUMANE SOCIETY</b>												
833	IDAHO HUMANE SOCIETY	12/2021		<u>ANIMAL CONTROL CONTRACT SERVICES FOR DECEMBER 2021</u>	12/01/2021	11,171.00	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	12/21		
Total 12/2021:						11,171.00	.00					
Total IDAHO HUMANE SOCIETY:						11,171.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 21  
Dec 16, 2021 11:44AM

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
<b>IDAHO MATERIALS &amp; CONSTRUCTION</b>												
418	IDAHO MATERIALS & CONSTRUCTION	5717485	12716	<u>SAND ROAD BASE FOR STOCK, M. MEADE, NOV. '21</u>	11/29/2021	226.11	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		
Total 5717485:						226.11	.00					
418	IDAHO MATERIALS & CONSTRUCTION	5721056		<u>ROAD BASE FOR STOCK, M. MEADE, NOV. '21</u>	11/30/2021	114.31	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		
Total 5721056:						114.31	.00					
Total IDAHO MATERIALS & CONSTRUCTION:						340.42	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	12012021IP		<u>ELECTRIC SERVICE 10/06-11/17/2021-STREETS</u>	12/01/2021	2,010.03	2,010.03	<u>01-6290 UTILITIES</u>	1002	12/21	12/10/2021	
Total 12012021IP:						2,010.03	2,010.03					
38	IDAHO POWER CO	12032021IP		<u>ELECTRIC SERVICE 10/15-11/15/21-PI</u>	11/24/2021	929.84	929.84	<u>25-6290 UTILITIES EXPENSE</u>	0	12/21	12/03/2021	
Total 12032021IP:						929.84	929.84					
Total IDAHO POWER CO:						2,939.87	2,939.87					
<b>IDAHO TOOL &amp; EQUIPMENT, INC.</b>												
1667	IDAHO TOOL & EQUIPMENT, INC.	2111-011650	12639	<u>TOOLS FOR SEWER PLANT, T. FELMING, NOV'21</u>	11/10/2021	1,876.62	.00	<u>21-6175 SMALL TOOLS</u>	0	12/21		
Total 2111-011650:						1,876.62	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						1,876.62	.00					
<b>INTERMOUNTAIN GAS CO</b>												



City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 23  
Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>10/26-11/23/2021-P&amp;Z</u>	11/24/2021	15.14	15.14	<u>01-6290 UTILITIES</u>	1003	12/21	12/03/2021	
Total 48263466511242021:						151.52	151.52					
Total INTERMOUNTAIN GAS CO:						1,628.25	410.74					
<b>INTERSTATE ALL BATTERY CENTER</b>												
434	INTERSTATE ALL BATTERY CENTER	190210101425	12755	<u>18 EACH BATTERIES FOR EMERGENCY LIGHTS AT TREATMENT PLANT-WATER</u>	12/06/2021	78.08	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
434	INTERSTATE ALL BATTERY CENTER	190210101425	12755	<u>18 EACH BATTERIES FOR EMERGENCY LIGHTS AT TREATMENT PLANT-SEWER</u>	12/06/2021	78.08	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
434	INTERSTATE ALL BATTERY CENTER	190210101425		<u>18 EACH BATTERIES FOR EMERGENCY LIGHTS AT TREATMENT PLANT-PI</u>	12/06/2021	29.74	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
Total 1902101014257:						185.90	.00					
Total INTERSTATE ALL BATTERY CENTER:						185.90	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	11262021-1202		<u>SANITATION RECEIPT TRANSFER 11/26-12/02/2021</u>	12/03/2021	32,073.22	32,073.22	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/21	12/03/2021	
230	J & M SANITATION, INC.	11262021-1202		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 11/26-12/02/2021</u>	12/03/2021	-3,168.83	-3,168.83	<u>01-4170 FRANCHISE FEES</u>	0	12/21	12/03/2021	
Total 11262021-12022021:						28,904.39	28,904.39					
230	J & M SANITATION, INC.	12012021JMS		<u>SLUDGE REMOVAL FOR NOV '21</u>	12/01/2021	4,120.61	.00	<u>21-6153 M &amp; R - SLUDGE DISPOSAL</u>	0	12/21		
230	J & M SANITATION, INC.	12012021JMS		<u>MAINTENANCE YARD CONTINUED RENT. TEMP BOX RENT &amp; PICKUPS FOR NOV. '21-ADMIN</u>	12/01/2021	1,016.88	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 24  
 Dec 16, 2021 11:44AM

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
230	J & M SANITATION, INC.	12012021JMS		MAINTENANCE YARD CONTINUED RENT, TEMP BOX RENT & PICKUPS FOR NOV. '21- WATER	12/01/2021	695.76	.00	20-6212 RENT - EQUIPMENT	0	12/21		
230	J & M SANITATION, INC.	12012021JMS		MAINTENANCE YARD CONTINUED RENT, TEMP BOX RENT & PICKUPS FOR NOV. '21- SEWER	12/01/2021	695.76	.00	21-6212 RENT- EQUIPMENT	0	12/21		
230	J & M SANITATION, INC.	12012021JMS		MAINTENANCE YARD CONTINUED RENT, TEMP BOX RENT & PICKUPS FOR NOV. '21- PI	12/01/2021	267.60	.00	25-6212 RENT - EQUIPMENT	0	12/21		
Total 12012021JMS:						6,796.61	.00					
230	J & M SANITATION, INC.	12032021-120		SANITATION RECEIPT TRANSFER 12/03-12/09/2021	12/10/2021	72,662.36	72,662.36	26-7000 SOLID WASTE SERVICE FEES	0	12/21	12/10/2021	
230	J & M SANITATION, INC.	12032021-120		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 12/03-12/09/2021	12/10/2021	-7,179.04	-7,179.04	01-4170 FRANCHISE FEES	0	12/21	12/10/2021	
Total 12032021-12092021:						65,483.32	65,483.32					
Total J & M SANITATION, INC.:						101,184.32	94,387.71					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	3853687		ENTERPRISE PAYMENT MONTHLY SOLUTIONS FOR NOV. 2021-ADMIN	12/01/2021	48.59	.00	01-6052 CONTRACT SERVICES	0	12/21		
1328	JACK HENRY & ASSOCIATES, INC.	3853687		ENTERPRISE PAYMENT MONTHLY SOLUTIONS FOR NOV. 2021-WATER	12/01/2021	33.25	.00	20-6052 CONTRACT SERVICES	0	12/21		
1328	JACK HENRY & ASSOCIATES, INC.	3853687		ENTERPRISE PAYMENT MONTHLY SOLUTIONS FOR NOV. 2021-SEWER	12/01/2021	33.25	.00	21-6052 CONTRACT SERVICES	0	12/21		
1328	JACK HENRY & ASSOCIATES, INC.	3853687		ENTERPRISE PAYMENT MONTHLY SOLUTIONS FOR NOV. 2021-PI	12/01/2021	12.79	.00	25-6052 CONTRACT SERVICES	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 25  
 Dec 16, 2021 11:44AM

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 3853687:						127.88	.00					
Total JACK HENRY & ASSOCIATES, INC.:						127.88	.00					
<b>JONATHAN STRICKLAND</b>												
1976	JONATHAN STRICKLAND	616		<u>JANITORIAL SERVICES FOR DEC'21. FOR TREATMENT PLANT - WATER</u>	12/02/2021	126.00	.00	<u>20-6025 JANITORIAL</u>	0	12/21		
1976	JONATHAN STRICKLAND	616		<u>JANITORIAL SERVICES FOR DEC'21. FOR TREATMENT PLANT - SEWER</u>	12/02/2021	126.00	.00	<u>21-6025 JANITORIAL</u>	0	12/21		
1976	JONATHAN STRICKLAND	616		<u>JANITORIAL SERVICES FOR DEC'21. FOR TREATMENT PLANT - PI</u>	12/02/2021	48.00	.00	<u>25-6025 JANITORIAL</u>	0	12/21		
Total 616:						300.00	.00					
1976	JONATHAN STRICKLAND	617		<u>JANITORIAL SERVICES FOR DEC'21 - SENIOR CENTER</u>	12/02/2021	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	12/21		
Total 617:						446.00	.00					
1976	JONATHAN STRICKLAND	618		<u>JANITORIAL SERVICES FOR DEC'21. FOR CITY HALL - ADMIN</u>	12/02/2021	212.80	.00	<u>01-6025 JANITORIAL</u>	0	12/21		
1976	JONATHAN STRICKLAND	618		<u>JANITORIAL SERVICES FOR DEC'21. FOR CITY HALL - WATER</u>	12/02/2021	145.60	.00	<u>20-6025 JANITORIAL</u>	0	12/21		
1976	JONATHAN STRICKLAND	618		<u>JANITORIAL SERVICES FOR DEC'21. FOR CITY HALL - SEWER</u>	12/02/2021	145.60	.00	<u>21-6025 JANITORIAL</u>	0	12/21		
1976	JONATHAN STRICKLAND	618		<u>JANITORIAL SERVICES FOR DEC'21. FOR CITY HALL - PI</u>	12/02/2021	56.00	.00	<u>25-6025 JANITORIAL</u>	0	12/21		
Total 618:						560.00	.00					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 26  
 Dec 16, 2021 11:44AM

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 JONATHAN STRICKLAND:						1,306.00	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0148450		<u>FINAL ENGINEERING FOR ZAMZOWS PARK, DEC'21</u>	12/06/2021	16,019.70	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1268	12/21		
Total 0148450:						16,019.70	.00					
Total J-U-B ENGINEERS, INC.:						16,019.70	.00					
<b>KAMAN INDUSTRIAL TECHNOLOGIES</b>												
396	KAMAN INDUSTRIAL TECHNOLOGIES	A232320	12738	<u>BEARING INSERTS AND BAND SCREENS IN HEADWORKS BUILDING, M.NADEAU, DEC.'21</u>	12/01/2021	1,720.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total A232320:						1,720.00	.00					
396	KAMAN INDUSTRIAL TECHNOLOGIES	A469977	12786	<u>LIP SEALS, M. NADEAU, DEC'21 - SEWER</u>	12/09/2021	74.18	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total A469977:						74.18	.00					
Total KAMAN INDUSTRIAL TECHNOLOGIES:						1,794.18	.00					
<b>KNIFE RIVER CORPORATION - MOUNTAIN WEST</b>												
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	294696		<u>RECYCLED ASPHALT FOR DANSKIN, D. CROSSLEY, NOV. '21</u>	11/30/2021	112.20	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total 294696:						112.20	.00					
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	294702	12723	<u>RECYCLED ASPHALT, M. MEADE, NOV'21</u>	11/30/2021	150.40	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		
Total 294702:						150.40	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 27  
Dec 16, 2021 11:44AM

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
1524	KNIFE RIVER CORPORATION - MOUNTAIN WEST	294981	12723	<u>RECYCLED ASPHALT FOR STOCK, M. MEADE, NOV'21</u>	12/01/2021	328.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/21		
Total 294981:						328.00	.00					
Total KNIFE RIVER CORPORATION - MOUNTAIN WEST:						590.60	.00					
<b>KUNA JT. SCHOOL DISTRICT NO. 3</b>												
199	KUNA JT. SCHOOL DISTRICT NO. 3	12121		<u>FIBER OPTIC LEASE FOR NOVEMBER 2021-ADMIN</u>	12/01/2021	114.00	.00	01-6255 TELEPHONE	0	12/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	12121		<u>FIBER OPTIC LEASE FOR NOVEMBER 2021-WATER</u>	12/01/2021	78.00	.00	20-6255 TELEPHONE EXPENSE	0	12/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	12121		<u>FIBER OPTIC LEASE FOR NOVEMBER 2021-SEWER</u>	12/01/2021	78.00	.00	21-6255 TELEPHONE EXPENSE	0	12/21		
199	KUNA JT. SCHOOL DISTRICT NO. 3	12121		<u>FIBER OPTIC LEASE FOR NOVEMBER 2021-PI</u>	12/01/2021	30.00	.00	25-6255 TELEPHONE EXPENSE	0	11/21		
Total 12121:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A125526	12584	<u>NAILS FOR ECON VILLAGE BENCH, J. MORFIN, NOV. '21</u>	11/02/2021	2.15	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/21		
Total A125526:						2.15	.00					
499	KUNA LUMBER	A126008	12713	<u>4 TUBES OF VOLCOM, J. WEBB, NOV'21 - WATER</u>	11/23/2021	28.77	.00	20-6150 M & R - SYSTEM	0	12/21		
499	KUNA LUMBER	A126008	12713	<u>4 TUBES OF VOLCOM, J. WEBB, NOV'21 - PI</u>	11/23/2021	7.19	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/21		

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 A126008:						35.96	.00					
499	KUNA LUMBER	A126059	12721	<u>BOARDS FOR FRAMING AT CITY HALL, J. ADAMS, NOV. '21-ADMIN</u>	11/29/2021	13.60	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126059		<u>BOARDS FOR FRAMING AT CITY HALL, J. ADAMS, NOV. '21-WATER</u>	11/29/2021	9.31	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126059		<u>BOARDS FOR FRAMING AT CITY HALL, J. ADAMS, NOV. '21-SEWER</u>	11/29/2021	9.31	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126059		<u>BOARDS FOR FRAMING AT CITY HALL, J. ADAMS, NOV. '21-PI</u>	11/29/2021	3.58	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
Total A126059:						35.80	.00					
499	KUNA LUMBER	A126083	12727	<u>WOOD SHIMS, SPRAY TEXTURE, PADLOCK KEY FOR CITY HALL BASEMENT, J. ADAMS, NOV. '21</u>	11/30/2021	26.80	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126083	12727	<u>WOOD SHIMS, SPRAY TEXTURE, PADLOCK KEY FOR CITY HALL BASEMENT, J. ADAMS, NOV. '21-WATER</u>	11/30/2021	18.34	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126083	12727	<u>WOOD SHIMS, SPRAY TEXTURE, PADLOCK KEY FOR CITY HALL BASEMENT, J. ADAMS, NOV. '21-SEWER</u>	11/30/2021	18.34	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126083	12727	<u>WOOD SHIMS, SPRAY TEXTURE, PADLOCK KEY FOR CITY HALL BASEMENT, J. ADAMS, NOV. '21-PI</u>	11/30/2021	7.04	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
Total A126083:						70.52	.00					
499	KUNA LUMBER	A126113	12744	<u>HOSE FITTINGS FOR SEWER PLANT, T. HAMILTON, DEC'21 - SEWER</u>	12/01/2021	14.02	.00	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 29  
Dec 16, 2021 11:44AM

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 A126113:						14.02	.00					
499	KUNA LUMBER	A126125	12746	<u>PAIN</u> T SUPPLIES AND TRASH <u>CAN FOR CITY HALL</u> <u>BASEMENT, J. ADAMS, DEC'21-</u> <u>ADMIN</u>	12/02/2021	44.03	.00	<u>01-6140 MAINT. &amp;</u> <u>REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126125	12746	<u>PAIN</u> T SUPPLIES AND TRASH <u>CAN FOR CITY HALL</u> <u>BASEMENT, J. ADAMS, DEC'21-</u> <u>WATER</u>	12/02/2021	30.12	.00	<u>20-6140 MAINT. &amp;</u> <u>REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126125	12746	<u>PAIN</u> T SUPPLIES AND TRASH <u>CAN FOR CITY HALL</u> <u>BASEMENT, J. ADAMS, DEC'21-</u> <u>SEWER</u>	12/02/2021	30.12	.00	<u>21-6140 MAINT &amp;</u> <u>REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	A126125	12746	<u>PAIN</u> T SUPPLIES AND TRASH <u>CAN FOR CITY HALL</u> <u>BASEMENT, J. ADAMS, DEC'21-</u> <u>PI</u>	12/02/2021	11.59	.00	<u>25-6140 MAINT &amp;</u> <u>REPAIR BUILDING</u>	0	12/21		
Total A126125:						115.86	.00					
499	KUNA LUMBER	A126153	12754	<u>2 EA SEALANT, 2 EA VOLCUM</u> <u>SEALANT, CAULK GUN FOR</u> <u>ARBOR RIDGE IRRIGATION</u> <u>BOX, J. WEBB, DEC'21-PI</u>	12/03/2021	32.42	.00	<u>25-6150 MAINT. &amp;</u> <u>REPAIRS - SYSTEM</u> <u>(PI)</u>	0	12/21		
Total A126153:						32.42	.00					
499	KUNA LUMBER	A126269	12784	<u>PVC COIL FOR MAG CHLORIDE</u> <u>SPRAYER REPAIR, R.</u> <u>WARWICK, DEC'21</u>	12/09/2021	8.99	.00	<u>01-6142 MAINT. &amp;</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	1004	12/21		
Total A126269:						8.99	.00					
499	KUNA LUMBER	A126357	12801	<u>2 EA NYLON ROPE FOR SHOP,</u> <u>J. MORFIN, DEC. '21</u>	12/14/2021	9.88	.00	<u>01-6150</u> <u>MAINTENANCE &amp;</u> <u>REPAIRS - SYSTEM</u>	1004	12/21		



City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 31  
 Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>DEC'21-SEWER</u>	12/01/2021	10.43	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B157854	12743	<u>TRIM FOR CITY HALL BASEMENT DOOR, J. ADAMS, DEC'21-PI</u>	12/01/2021	4.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
Total B157854:						40.10	.00					
499	KUNA LUMBER	B157905	12750	<u>PAINT FOR CITY HALL BASEMENT, J. ADAMS, DEC. '21 -ADMIN</u>	12/03/2021	25.98	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B157905	12750	<u>PAINT FOR CITY HALL BASEMENT, J. ADAMS, DEC. '21 -WATER</u>	12/03/2021	17.78	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B157905	12750	<u>PAINT FOR CITY HALL BASEMENT, J. ADAMS, DEC. '21 -SEWER</u>	12/03/2021	17.78	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
499	KUNA LUMBER	B157905	12750	<u>PAINT FOR CITY HALL BASEMENT, J. ADAMS, DEC. '21 -PI</u>	12/03/2021	6.84	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
Total B157905:						68.38	.00					
499	KUNA LUMBER	B157920	12757	<u>GLUE FOR SENIOR CENTER CARPET, S. HOWELL, DEC. '21</u>	12/03/2021	5.39	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	12/21		
Total B157920:						5.39	.00					
499	KUNA LUMBER	B157926	12759	<u>GALVANIZED NIPPLE FOR PUMP 2 CHLORINATOR LINE, C. MCDANIEL, DEC.'21</u>	12/03/2021	3.86	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
Total B157926:						3.86	.00					
499	KUNA LUMBER	B158038	12772	<u>GRINDER BLADES, K.NOLAN, DEC.'21</u>	12/08/2021	7.18	.00	<u>20-6175 SMALL TOOLS</u>	0	12/21		



City of Kuna

## Payment Approval Report - City Council Approval

Page: 33

Report dates: 12/3/2021-12/16/2021

Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>CONTRACT OVERAGE</u> <u>CHARGE FOR 11/03-12/02/2021.</u> <u>MODEL#MPC4504EX &amp; SERIAL</u> <u>#C737M540155 &amp; C737M540938-</u> <u>ADMIN</u>	12/03/2021	117.53	.00	<u>01-6142 MAINT. &amp;</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1014144		<u>CONTRACT BASE RATE</u> <u>CHARGE FOR 12/03-01/02/2022.</u> <u>CONTRACT OVERAGE</u> <u>CHARGE FOR 11/03-12/02/2021.</u> <u>MODEL#MPC4504EX &amp; SERIAL</u> <u>#C737M540155 &amp; C737M540938-</u> <u>WATER</u>	12/03/2021	109.14	.00	<u>20-6142 MAINT. &amp;</u> <u>REPAIRS-</u> <u>EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1014144		<u>CONTRACT BASE RATE</u> <u>CHARGE FOR 12/03-01/02/2022.</u> <u>CONTRACT OVERAGE</u> <u>CHARGE FOR 11/03-12/02/2021.</u> <u>MODEL#MPC4504EX &amp; SERIAL</u> <u>#C737M540155 &amp; C737M540938-</u> <u>SEWER</u>	12/03/2021	109.14	.00	<u>21-6142 MAINT. &amp;</u> <u>REPAIRS -</u> <u>EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1014144		<u>CONTRACT BASE RATE</u> <u>CHARGE FOR 12/03-01/02/2022.</u> <u>CONTRACT OVERAGE</u> <u>CHARGE FOR 11/03-12/02/2021.</u> <u>MODEL#MPC4504EX &amp; SERIAL</u> <u>#C737M540155 &amp; C737M540938-</u> <u>PI</u>	12/03/2021	41.98	.00	<u>25-6142 MAINT. &amp;</u> <u>REPAIRS -</u> <u>EQUIPMENT</u>	0	12/21		
1619	LOCAHAN LLC	AR1014144		<u>CONTRACT BASE RATE</u> <u>CHARGE FOR 12/03-01/02/2022.</u> <u>CONTRACT OVERAGE</u> <u>CHARGE FOR 11/03-12/02/2021.</u> <u>MODEL#MPC4504EX &amp; SERIAL</u> <u>#C737M540155 &amp; C737M540938-</u> <u>P&amp;Z</u>	12/03/2021	41.97	.00	<u>01-6142 MAINT. &amp;</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	1003	12/21		
Total AR1014144:						419.76	.00					
Total LOCAHAN LLC:						419.76	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	0024657611		<u>HYDRAULIC GAS CYLINDER</u> <u>RENTAL, NOV:'21</u>	11/30/2021	44.06	.00	<u>21-6150 M &amp; R -</u> <u>SYSTEM</u>	0	12/21		

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 0024657611:						44.06	.00					
Total MATHESON TRI-GAS INC:						44.06	.00					
<b>NICK'S CUSTOM CURBS &amp; DECORATIVE CONCRET</b>												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1100		<u>CONCRETE WALL, GROUTING, EXCAVATION, BACK FILL TRENCH, FOR WELL #12, DEC'21 - WATER</u>	12/10/2021	2,500.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1246	12/21		
Total 1100:						2,500.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						2,500.00	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	247160		<u>CREDIT/RETURNED ITEM FROM INV #246191, 2 EA OIL FILTERS, NOV'21 - WATER</u>	11/04/2021	-1.01	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	12/21		
470	PARTS, INC.	247160		<u>CREDIT/RETURNED ITEM FROM INV #246191, 2 EA OIL FILTERS, NOV'21 - PI</u>	11/04/2021	-.25	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	12/21		
Total 247160:						-1.26	.00					
470	PARTS, INC.	248463	12724	<u>1 BOX OF RAGS, D. CROSSLEY, NOV'21 - WATER</u>	11/30/2021	31.99	.00	<u>20-6175 SMALL TOOLS</u>	0	12/21		
Total 248463:						31.99	.00					
470	PARTS, INC.	248582	12748	<u>1 EA GREASE FITTING, 1 EA BRAKE CLEANER, FOR JOHN DEERE TRACTOR, FARM SUPPLIES, DEC'21 - FARM</u>	12/02/2021	7.65	.00	<u>21-6090 FARM EXPENDITURES</u>	0	12/21		
Total 248582:						7.65	.00					
470	PARTS, INC.	248658	12758	<u>1 EA TRUCK CLIP FOR HITCH, DEC'21 - SEWER</u>	12/03/2021	8.40	.00	<u>21-6175 SMALL TOOLS</u>	0	12/21		

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 248658:						8.40	.00					
470	PARTS, INC.	248890		<u>CREDIT/RETURNED ITEM FROM INV #221897, 2 EA O-RING, DEC'21 - ADMIN</u>	12/09/2021	-2.74	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/21		
470	PARTS, INC.	248890		<u>CREDIT/RETURNED ITEM FROM INV #221897, 2 EA O-RING, DEC'21 - WATER</u>	12/09/2021	-1.87	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/21		
470	PARTS, INC.	248890		<u>CREDIT/RETURNED ITEM FROM INV #221897, 2 EA O-RING, DEC'21 - SEWER</u>	12/09/2021	-1.87	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	12/21		
470	PARTS, INC.	248890		<u>CREDIT/RETURNED ITEM FROM INV #221897, 2 EA O-RING, DEC'21 - PI</u>	12/09/2021	-.72	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	12/21		
Total 248890:						-7.20	.00					
Total PARTS, INC.:						39.58	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	1163257		<u>ALARM SERVICE &amp; LABOR, FOR CEDAR WELL, DEC'21 - WATER</u>	12/01/2021	30.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/21		
1021	PEAK ALARM COMPANY, INC	1163257		<u>ALARM SERVICE &amp; LABOR, FOR CEDAR WELL, DEC'21 - PI</u>	12/01/2021	7.50	.00	25-6140 MAINT & REPAIR BUILDING	0	12/21		
Total 1163257:						37.50	.00					
Total PEAK ALARM COMPANY, INC:						37.50	.00					
<b>RICOH USA, INC. (MAINTENANCE)</b>												
1422	RICOH USA, INC. (MAINTENANCE)	5063308234		<u>COPY CHARGES, MODEL #IMC2000, SERIAL #C86262110, 11/1/2 - 11/30/21 - PARKS</u>	12/01/2021	10.73	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/21		
Total 5063308234:						10.73	.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
Total RICOH USA, INC. (MAINTENANCE):						10.73	.00					
<b>RIMI INC</b>												
1991	RIMI INC	12102021RIMI		<u>COMMERCIAL MECHANICAL PERMITS, NOVEMBER 2021</u>	12/10/2021	42.74	42.74	<u>01-6052 CONTRACT SERVICES</u>	1005	12/21	12/10/2021	
Total 12102021RIMI:						42.74	42.74					
Total RIMI INC:						42.74	42.74					
<b>SELECT CUT STAKES AND WOOD PRODUCTS</b>												
1725	SELECT CUT STAKES AND WOOD PRODUCTS	742		<u>SURVEY MARKING PAINT &amp; MARKING STICKS, FOR TREATMENT PLANT, DEC'21 - WATER</u>	12/07/2021	2,003.83	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	12/21		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	742		<u>SURVEY MARKING PAINT &amp; MARKING STICKS, FOR TREATMENT PLANT, DEC'21 - SEWER</u>	12/07/2021	2,003.83	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	742		<u>SURVEY MARKING PAINT &amp; MARKING STICKS, FOR TREATMENT PLANT, DEC'21 - PI</u>	12/07/2021	763.36	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	12/21		
Total 742:						4,771.02	.00					
Total SELECT CUT STAKES AND WOOD PRODUCTS:						4,771.02	.00					
<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	216002439	12769	<u>1 BOX BUSINESS CARDS, FOR D. CROSSLEY, DEC'21 - WATER</u>	12/09/2021	16.17	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		
1435	TAYLOR CORPORATION	216002439	12769	<u>1 BOX BUSINESS CARDS, FOR D. CROSSLEY, DEC'21 - SEWER</u>	12/09/2021	16.17	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
1435	TAYLOR CORPORATION	216002439		<u>1 BOX BUSINESS CARDS, FOR D. CROSSLEY, DEC'21 - PI</u>	12/09/2021	6.15	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 216002439:						38.49	.00					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 37  
 Dec 16, 2021 11:44AM

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 TAYLOR CORPORATION:						38.49	.00					
<b>TECHNOLOGY SOLUTIONS LLC</b>												
1823	TECHNOLOGY SOLUTIONS LLC	4286		<u>P&amp;Z REMODEL, NEW CABLE PARTS, J. LORENTZ, DEC'21</u>	12/14/2021	1,755.32	.00	<u>01-6045 CONTINGENCY</u>	1254	12/21		
Total 4286:						1,755.32	.00					
Total TECHNOLOGY SOLUTIONS LLC:						1,755.32	.00					
<b>TOTAL EQUIP &amp; RENTAL OF CANYON COUNTY</b>												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P00870	12766	<u>TOOLCAT AXLE FOR PARKS, DEC. '21</u>	12/10/2021	480.93	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total P00870:						480.93	.00					
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P00871	12791	<u>HYDRAULIC BELTS FOR PARKS TOOLCAT, S. HOWELL, DEC.'21</u>	12/10/2021	44.50	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total P00871:						44.50	.00					
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P00873	12792	<u>BELT TENSIONER PULLY FOR PARKS BOBCAT, S. HOWELL, DEC'21</u>	12/10/2021	268.32	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	12/21		
Total P00873:						268.32	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						793.75	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:07958116	12756	<u>3 EA 5-GALLON WATTER BOTTLES, FOR CITY HALL, DEC'21 - ADMIN</u>	12/03/2021	6.49	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07958116	12756	<u>3 EA 5-GALLON WATTER BOTTLES, FOR CITY HALL, DEC'21 - WATER</u>	12/03/2021	4.45	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		

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
992	TREASURE VALLEY COFFEE	2160:07958116	12756	<u>3 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, DEC'21 - SEWER</u>	12/03/2021	4.45	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07958116	12756	<u>3 EA 5-GALLON WATER BOTTLES, FOR CITY HALL, DEC'21 - PI</u>	12/03/2021	1.71	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 2160:07958116:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:07981374	12752	<u>1 CASE OF COFFEE, 2 EA SLEEVES OF CUPS, 3 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, DEC'21 - WATER</u>	12/03/2021	37.61	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07981374	12752	<u>1 CASE OF COFFEE, 2 EA SLEEVES OF CUPS, 3 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, DEC'21 - SEWER</u>	12/03/2021	37.61	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
992	TREASURE VALLEY COFFEE	2160:07981374	12752	<u>1 CASE OF COFFEE, 2 EA SLEEVES OF CUPS, 3 EA 5-GALLON WATER BOTTLES, FOR TREATMENT PLANT, DEC'21 - PI</u>	12/03/2021	14.33	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 2160:07981374:						89.55	.00					
992	TREASURE VALLEY COFFEE	2160:07981394	12756	<u>3 EA 5-GALLON WATER BOTTLES, DEC'21 - PARKS</u>	12/03/2021	17.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	12/21		
Total 2160:07981394:						17.10	.00					
Total TREASURE VALLEY COFFEE:						123.75	.00					
<b>U.S. BANK (VISA)</b>												
1444	U.S. BANK (VISA)	008513269000	12696	<u>SUNCOAST LEARNING, IDAHO RURAL WATER ASSOCIATION, FOR B.WITHROW WATER CLASS FOR LICENSE, NOV'21 - PARKS</u>	11/22/2021	150.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 39  
 Dec 16, 2021 11:44AM

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 00851326900010462482:						150.00	.00					
1444	U.S. BANK (VISA)	042912990002		<u>ADOBE, MEMBERSHIP RECURRING CHARGE, OCT'21 - WATER</u>	10/26/2021	14.27	.00	<u>20-6075 DUES &amp; MEMBERSHIPS</u>	0	12/21		
1444	U.S. BANK (VISA)	042912990002		<u>ADOBE, MEMBERSHIP RECURRING CHARGE, OCT'21 - SEWER</u>	10/26/2021	14.27	.00	<u>21-6075 DUES &amp; MEMBERSHIPS</u>	0	12/21		
1444	U.S. BANK (VISA)	042912990002		<u>ADOBE, MEMBERSHIP RECURRING CHARGE, OCT'21 - PI</u>	10/26/2021	5.44	.00	<u>25-6075 DUES &amp; MEMBERSHIPS EXPENSE</u>	0	12/21		
Total 04291299000266133635:						33.98	.00					
1444	U.S. BANK (VISA)	263813074000	12586	<u>WALMART, CITY HALL HOLIDAY LIGHTS &amp; TIMERS, NOV'21 - PARKS</u>	11/02/2021	35.94	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 2638130740000057566:						35.94	.00					
1444	U.S. BANK (VISA)	263813094000	12589	<u>WALMART, HOLIDAY LIGHTS, NOV'21 - PARKS</u>	11/04/2021	455.42	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 26381309400002625038:						455.42	.00					
1444	U.S. BANK (VISA)	263813154000	12643	<u>WALMART, CHRISTMAS LIGHTS, NOV'21 - PARKS</u>	11/10/2021	140.64	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 26381315400001698525:						140.64	.00					
1444	U.S. BANK (VISA)	310613180833	12655	<u>AMAZON, MONTHLY PLANNERS 2022, NOV'21 - P&amp;Z</u>	11/14/2021	63.16	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	12/21		
Total 31061318083355472618:						63.16	.00					
1444	U.S. BANK (VISA)	310613272007	12697	<u>ISA, ARBORIST EXAM, J.MORFIN, NOV'21 - PARKS</u>	11/22/2021	280.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 40  
 Dec 16, 2021 11:44AM

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 31061327200712300253:						280.00	.00					
1444	U.S. BANK (VISA)	316813068370	12577	<u>ALBERTSONS, WATER FOR CITY HALL CONFERENCE ROOM, N. STANLEY, NOV'21 - ADMIN</u>	11/01/2021	3.61	.00	<u>01-6155 MEETINGS/COMMI TTEES</u>	0	12/21		
1444	U.S. BANK (VISA)	316813068370	12577	<u>ALBERTSONS, WATER FOR CITY HALL CONFERENCE ROOM, N. STANLEY, NOV'21 - WATER</u>	11/01/2021	2.47	.00	<u>20-6155 MEETINGS/COMMI TTEES</u>	0	12/21		
1444	U.S. BANK (VISA)	316813068370	12577	<u>ALBERTSONS, WATER FOR CITY HALL CONFERENCE ROOM, N. STANLEY, NOV'21 - SEWER</u>	11/01/2021	2.47	.00	<u>21-6155 MEETINGS/COMMI TTEES</u>	0	12/21		
1444	U.S. BANK (VISA)	316813068370	12577	<u>ALBERTSONS, WATER FOR CITY HALL CONFERENCE ROOM, N. STANLEY, NOV'21 - PI</u>	11/01/2021	.96	.00	<u>25-6155 MEETING/COMMIT TEES</u>	0	12/21		
Total 31681306837001318371:						9.51	.00					
1444	U.S. BANK (VISA)	316813278370	12706	<u>ALBERTSONS, 4 GALLONS OF DISTILLED WATER, FOR LAB, D.CROSSLEY, NOV'21 - SEWER</u>	11/22/2021	5.56	.00	<u>21-6152 M &amp; R - LABORATORY COSTS</u>	0	12/21		
Total 31681327837001249209:						5.56	.00					
1444	U.S. BANK (VISA)	330913014007	12556	<u>IDAHO BUREAU OF OCCUPATIONAL LICENSES, J.LISH, LICENSE UPGRADE, OCT'21 - WATER</u>	10/27/2021	20.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
1444	U.S. BANK (VISA)	330913014007	12556	<u>IDAHO BUREAU OF OCCUPATIONAL LICENSES, J.LISH, LICENSE UPGRADE, OCT'21 - PI</u>	10/27/2021	5.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
Total 33091301400742000137:						25.00	.00					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 41  
 Dec 16, 2021 11:44AM

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
1444	U.S. BANK (VISA)	330913074005	12581	<u>DOPL, T.SHAFER LICENSE RENEWAL, NOV'21 - SEWER</u>	11/02/2021	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
Total 33091307400541006545:						30.00	.00					
1444	U.S. BANK (VISA)	330913074005	12581	<u>DOPL, T.SHAFER LICENSE RENEWAL, NOV'21 - SEWER</u>	11/02/2021	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
Total 33091307400541006669:						30.00	.00					
1444	U.S. BANK (VISA)	330913074005	12581	<u>DOPL, T.SHAFER LICENSE RENEWAL, NOV'21 - SEWER</u>	11/02/2021	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
Total 33091307400541007428:						30.00	.00					
1444	U.S. BANK (VISA)	330913074005	12581	<u>DOPL, T.SHAFER LICENSE RENEWAL, NOV'21 - SEWER</u>	11/02/2021	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
Total 33091307400541007592:						30.00	.00					
1444	U.S. BANK (VISA)	330913084007	12591	<u>IBOL, LICENSE APPLICATION, K.NOLAN, NOV'21 - WATER</u>	11/03/2021	80.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
1444	U.S. BANK (VISA)	330913084007	12591	<u>IBOL, LICENSE APPLICATION, K.NOLAN, NOV'21 - PI</u>	11/03/2021	20.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		
Total 33091308400748000050:						100.00	.00					
1444	U.S. BANK (VISA)	330913104005	12604	<u>IBOL, DPOL, T. HAMILTON, LICENSE RENEWAL, D. CROSSLEY, NOV'21 - SEWER</u>	11/05/2021	30.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	12/21		

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 33091310400544003213:						30.00	.00					
1444	U.S. BANK (VISA)	374613070013	12562	<u>TRACTOR SUPPLY, 3 EA HEATERS, 3 EA TANKS, J.MORFIN, OCT'21 - PARKS</u>	10/28/2021	631.72	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/21		
Total 37461307001372109288:						631.72	.00					
1444	U.S. BANK (VISA)	430113220101	12668	<u>THE HOME DEPOT, 2 EA CLIMBING HARNESS &amp; 2 EA LANYARD, NOV'21 - PARKS</u>	11/17/2021	179.92	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	12/21		
Total 43011322010194000482:						179.92	.00					
1444	U.S. BANK (VISA)	450013020008		<u>DOLLAR TREE, JANITORIAL SUPPLIES FOR TREATMENT PLANT, OCT'21 - WATER</u>	10/28/2021	4.20	.00	<u>20-6025 JANITORIAL</u>	0	12/21		
1444	U.S. BANK (VISA)	450013020008		<u>DOLLAR TREE, JANITORIAL SUPPLIES FOR TREATMENT PLANT, OCT'21 - SEWER</u>	10/28/2021	4.20	.00	<u>21-6025 JANITORIAL</u>	0	12/21		
1444	U.S. BANK (VISA)	450013020008		<u>DOLLAR TREE, JANITORIAL SUPPLIES FOR TREATMENT PLANT, OCT'21 - PI</u>	10/28/2021	1.60	.00	<u>25-6025 JANITORIAL</u>	0	12/21		
Total 45001302000873034181:						10.00	.00					
1444	U.S. BANK (VISA)	450013154001	12643	<u>WALMART, CHRISTMAS LIGHTS, NOV'21 - PARKS</u>	11/10/2021	480.16	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 45001315400188248762:						480.16	.00					
1444	U.S. BANK (VISA)	476013163006		<u>ALL AMERICAN DIESEL SERVICE, F550 EHAUST FILTER CLEANING, NOV'21 - SEWER</u>	11/12/2021	1,173.99	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	12/21		
Total 47601316300619867485:						1,173.99	.00					



City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 44  
 Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>J. PEREZ, NOV '21 - PARKS</u>	11/08/2021	75.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	12/21		
1444	U.S. BANK (VISA)	593013129000	12617	<u>IDAHO NURSERY AND LANDSCAPE ASSOCIATION, ARBORIST TRAINING WORKSHOP 2021, CLASS FOR B. VILLANUEVA, NOV '21 - PARKS</u>	11/08/2021	75.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	12/21		
Total 59301312900019611038:						225.00	.00					
1444	U.S. BANK (VISA)	753913019000	12557	<u>POSTY CARDS INC, POST CARDS FOR EMPLOYEES, FOR N. STAUFFER, OCT'21 - ADMIN</u>	10/28/2021	43.63	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	12/21		
1444	U.S. BANK (VISA)	753913019000		<u>POSTY CARDS INC, POST CARDS FOR EMPLOYEES, FOR N. STAUFFER, OCT'21 - WATER</u>	10/28/2021	57.59	.00	<u>20-5950 TEAM BUILDING, ONBOARDING</u>	0	12/21		
1444	U.S. BANK (VISA)	753913019000		<u>POSTY CARDS INC, POST CARDS FOR EMPLOYEES, FOR N. STAUFFER, OCT'21 - SEWER</u>	10/28/2021	57.59	.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	12/21		
1444	U.S. BANK (VISA)	753913019000		<u>POSTY CARDS INC, POST CARDS FOR EMPLOYEES, FOR N. STAUFFER, OCT'21 - PI</u>	10/28/2021	15.69	.00	<u>25-5950 TEAM BUILDING, ONBOARDING</u>	0	12/21		
Total 75391301900017079995:						174.50	.00					
1444	U.S. BANK (VISA)	893013225124	12663	<u>ORIENTAL TRADING COMPANY, CHRISTMAS CANDY, S. JONES, NOV '21</u>	11/17/2021	42.65	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	1032	12/21		
Total 89301322512400197251:						42.65	.00					
1444	U.S. BANK (VISA)	899313286001	12703	<u>1000 BULBS.COM, STREET LIGHT REPLACEMENTS, LEDS BULBS, S. HOWELL, NOV'21 - STREET LIGHTS</u>	11/23/2021	647.21	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1002	12/21		
Total 89931328600164737577:						647.21	.00					

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 45  
 Dec 16, 2021 11:44AM

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
1444	U.S. BANK (VISA)	921613001007	12551	<u>PARCHMENT UNIV DOCS, GRADUATE VERIFICATION, N. STAUFFER, OCT'21 - ADMIN</u>	10/27/2021	11.28	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		
1444	U.S. BANK (VISA)	921613001007	12551	<u>PARCHMENT UNIV DOCS, GRADUATE VERIFICATION, N. STAUFFER, OCT'21 - WATER</u>	10/27/2021	.29	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		
1444	U.S. BANK (VISA)	921613001007	12551	<u>PARCHMENT UNIV DOCS, GRADUATE VERIFICATION, N. STAUFFER, OCT'21 - SEWER</u>	10/27/2021	.29	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
1444	U.S. BANK (VISA)	921613001007	12551	<u>PARCHMENT UNIV DOCS, GRADUATE VERIFICATION, N. STAUFFER, OCT'21 - PI</u>	10/27/2021	.14	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 92161300100723713929:						12.00	.00					
1444	U.S. BANK (VISA)	921613011002		<u>LOWES, SEWER OFFICE, OCT'21 - WATER</u>	10/28/2021	166.63	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	12/21		
1444	U.S. BANK (VISA)	921613011002		<u>LOWES, SEWER OFFICE, OCT'21 - SEWER</u>	10/28/2021	166.63	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
1444	U.S. BANK (VISA)	921613011002		<u>LOWES, SEWER OFFICE, OCT'21 - PI</u>	10/28/2021	63.48	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
Total 92161301100293524481:						396.74	.00					
1444	U.S. BANK (VISA)	921613011005	12408	<u>AMAZON, LIGHTS FOR ECON VILLAGE, OCT'21 - PARKS</u>	10/28/2021	215.88	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 92161301100542506271:						215.88	.00					
1444	U.S. BANK (VISA)	921613051004	12559	<u>AMAZON, REPLACEMENT MOVIE PROJECTOR BULB, J. LORENTZ, OCT'21 - PARKS</u>	11/01/2021	87.98	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 92161305100462082432:						87.98	.00					
1444	U.S. BANK (VISA)	921613051006		<u>AMAZON, LIGHTS FOR ECON VILLAGE, NOV'21 - PARKS</u>	11/01/2021	17.99	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		

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 92161305100604492440:						17.99	.00					
1444	U.S. BANK (VISA)	921613070000	12590	<u>NASHVILLE METAL ART, COUNCIL CHAMBERS PLEDGE OF ALLEGIANCE METAL FLAG, C.ENGELS, NOV'21</u>	11/03/2021	760.67	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 92161307000025443594:						760.67	.00					
1444	U.S. BANK (VISA)	921613071009	12586	<u>THE HOME DEPOT, HOLIDAY LIGHTS, TIMERS, BATTERIES, FOR CITY HALL AREA, NOV'21 - PARKS</u>	11/02/2021	861.58	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 92161307100955066007:						861.58	.00					
1444	U.S. BANK (VISA)	921613080000	12600	<u>NASHVILLE METAL ART, MOUNTING HARDWARE KIT FOR METAL FLAG, FOR COUNCIL CHAMBERS, N. STANLEY, NOV'21</u>	11/04/2021	33.57	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 92161308000033665583:						33.57	.00					
1444	U.S. BANK (VISA)	921613081004	12579	<u>AMAZON, 3 EA STAPLERS, NOV'21 - BUILDING INSPECTION</u>	11/04/2021	49.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	12/21		
Total 92161308100439777418:						49.50	.00					
1444	U.S. BANK (VISA)	921613081009	12602	<u>VISTA PRINT, CHRISTMAS LIGHTS BUS TOUR TICKETS, J. EDINGER, NOV'21</u>	11/04/2021	42.33	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	12/21		
1444	U.S. BANK (VISA)	921613081009	12602	<u>VISTA PRINT, R. CARDOZA'S RETIREMENT PARTY INVITATIONS, J. EDINGER, NOV'21</u>	11/04/2021	53.56	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	1031	12/21		
1444	U.S. BANK (VISA)	921613081009	12602	<u>VISTA PRINT, CITY OF KUNA HOLIDAY CARDS, J. EDINGER, NOV'21</u>	11/04/2021	182.83	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	1031	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 47  
 Dec 16, 2021 11:44AM

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 921613081009944551169:						278.72	.00					
1444	U.S. BANK (VISA)	921613091005	12589	<u>THE HOME DEPOT. HOLIDAY LIGHTS, NOV'21 - PARKS</u>	11/04/2021	466.32	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	12/21		
Total 92161309100509568563:						466.32	.00					
1444	U.S. BANK (VISA)	921613091005	12608	<u>VICTORY GREENS EMISSIONS, TRUCK #24, S. HOWELL, NOV '21 - PARKS</u>	11/05/2021	20.00	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	12/21		
Total 92161309100510188062:						20.00	.00					
1444	U.S. BANK (VISA)	921613091006	12614	<u>LOWES, TRASH CANS, D. CROSSLEY, FOR SEWER OFFICE, NOV'21 - SEWER</u>	11/05/2021	30.92	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	12/21		
Total 92161309100622763331:						30.92	.00					
1444	U.S. BANK (VISA)	921613091006	12615	<u>VICTORY GREENS EMISSIONS, TRUCK #26, S. HOWELL, NOV'21 - SEWER</u>	11/05/2021	20.00	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	12/21		
Total 92161309100631056396:						20.00	.00					
1444	U.S. BANK (VISA)	921613121009	12597	<u>AMAZON, 1 EA TANKLESS WATER HEATER, 1 EA FLAG POLE LIGHT, J. LORENTZ, NOV'21 - PARKS</u>	11/08/2021	204.98	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	12/21		
Total 92161312100927474779:						204.98	.00					
1444	U.S. BANK (VISA)	921613131001	12618	<u>AMAZON, LED LIGHT STRIP, FOR FLAG, N. STANLEY, NOV'21</u>	11/09/2021	18.86	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 48  
 Dec 16, 2021 11:44AM

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 92161313100162057767:						18.86	.00					
1444	U.S. BANK (VISA)	921613141004		AMAZON, 3 EA REFRIGERATION MOTOR, T. SHAFFER, FOR TREATMENT PLANT, NOV'21 - WATER	11/10/2021	75.79	.00	20-6150 M & R - SYSTEM	0	12/21		
1444	U.S. BANK (VISA)	921613141004		AMAZON, 3 EA REFRIGERATION MOTOR, T. SHAFFER, FOR TREATMENT PLANT, NOV'21 - SEWER	11/10/2021	75.79	.00	21-6150 M & R - SYSTEM	0	12/21		
1444	U.S. BANK (VISA)	921613141004		AMAZON, 3 EA REFRIGERATION MOTOR, T. SHAFFER, FOR TREATMENT PLANT, NOV'21 - PI	11/10/2021	28.87	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	12/21		
Total 92161314100462879281:						180.45	.00					
1444	U.S. BANK (VISA)	921613141005	12648	KUNA CHAMBER OF COMMERCE, ANNUAL DINNER GALA TICKETS, FOR M. TREASURE & C. BRUCE, NOV'21	11/10/2021	80.00	.00	01-6155 MEETINGS/COMMITTEES	0	12/21		
Total 92161314100542489812:						80.00	.00					
1444	U.S. BANK (VISA)	921613161008	12642	AMAZON, BADGE MAKER, FOR CITY HALL, NOV'21 - ADMIN	11/12/2021	353.02	.00	01-6165 OFFICE SUPPLIES	0	12/21		
1444	U.S. BANK (VISA)	921613161008	12642	AMAZON, BADGE MAKER, FOR CITY HALL, NOV'21 - WATER	11/12/2021	241.54	.00	20-6165 OFFICE SUPPLIES	0	12/21		
1444	U.S. BANK (VISA)	921613161008	12642	AMAZON, BADGE MAKER, FOR CITY HALL, NOV'21 - SEWER	11/12/2021	241.54	.00	21-6165 OFFICE SUPPLIES	0	12/21		
1444	U.S. BANK (VISA)	921613161008	12642	AMAZON, BADGE MAKER, FOR CITY HALL, NOV'21 - PI	11/12/2021	92.90	.00	25-6165 OFFICE SUPPLIES	0	12/21		
Total 92161316100866175201:						929.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 49  
 Dec 16, 2021 11:44AM

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
1444	U.S. BANK (VISA)	921613201001	12660	AMAZON, 2 EA COOKIE ORNAMENTS, N. STANLEY, NOV'21	11/16/2021	52.54	.00	01-6155 MEETINGS/COMMITTEES	1032	12/21		
Total 92161320100130092269:						52.54	.00					
1444	U.S. BANK (VISA)	921613201001	12660	AMAZON, 2 EA UGLY SWEATER COOKIE KIT, N. STANLEY, NOV'21	11/16/2021	63.99	.00	01-6155 MEETINGS/COMMITTEES	1032	12/21		
Total 92161320100158952865:						63.99	.00					
1444	U.S. BANK (VISA)	921613211006	12662	AMAZON, 1 EA CALENDAR, FOR TREATMENT PLANT, D. CROSSLEY, NOV'21 - WATER	11/17/2021	9.72	.00	20-6165 OFFICE SUPPLIES	0	12/21		
1444	U.S. BANK (VISA)	921613211006	12662	AMAZON, 1 EA CALENDAR, FOR TREATMENT PLANT, D. CROSSLEY, NOV'21 - SEWER	11/17/2021	9.72	.00	21-6165 OFFICE SUPPLIES	0	12/21		
1444	U.S. BANK (VISA)	921613211006	12662	AMAZON, 1 EA CALENDAR, FOR TREATMENT PLANT, D. CROSSLEY, NOV'21 - PI	11/17/2021	3.70	.00	25-6165 OFFICE SUPPLIES	0	12/21		
Total 92161321100685544614:						23.14	.00					
1444	U.S. BANK (VISA)	921613220000	12681	POKER DEPOT, RICHARD CARDOZAS RETIREMENT GIFT, C. ENGELS, NOV'21	11/18/2021	139.11	.00	01-6160 MISCELLANEOUS EXPENSES	0	12/21		
Total 92161322000026526208:						139.11	.00					
1444	U.S. BANK (VISA)	921613231005	12688	EXPEDIA, HOLIDAY INN EXPRESS HOTEL & SUITES TWIN FALLS, 2 ROOMS FOR 11/30/21 - 12/2/21, FOR J.MORFIN, J.PEREZ & B. VILLANUEVA, FOR ARBORIST TRAINING, NOV'21 - PARKS	11/19/2021	407.76	.00	01-6265 TRAINING & SCHOOLING	1004	12/21		

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 92161323100538289050:						407.76	.00					
1444	U.S. BANK (VISA)	921613261006	12662	<u>AMAZON, 2 EA CALENDARS, FOR TREATMENT PLANT, D. CROSSLEY, NOV'21 - WATER</u>	11/22/2021	9.90	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	12/21		
1444	U.S. BANK (VISA)	921613261006	12662	<u>AMAZON, 2 EA CALENDARS, FOR TREATMENT PLANT, D. CROSSLEY, NOV'21 - SEWER</u>	11/22/2021	9.90	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	12/21		
1444	U.S. BANK (VISA)	921613261006	12662	<u>AMAZON, 2 EA CALENDARS, FOR TREATMENT PLANT, D. CROSSLEY, NOV'21 - PI</u>	11/22/2021	3.77	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	12/21		
Total 92161326100606001038:						23.57	.00					
1444	U.S. BANK (VISA)	921613261006	12660	<u>AMAZON, 3 EA YARD FLAG POLE, N. STANLEY, NOV'21</u>	11/22/2021	55.97	.00	<u>01-6070 DONATIONS EXPENSE</u>	0	12/21		
Total 92161326100633409345:						55.97	.00					
1444	U.S. BANK (VISA)	921613271009	12710	<u>FAT KID CAKE COMPANY, BREAKFAST BREADS, VETERAN'S MEMORIAL DEDICATION, J.EDINGER, NOV'21</u>	11/23/2021	50.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	12/21		
Total 92161327100914754046:						50.00	.00					
1444	U.S. BANK (VISA)	921613281002	12714	<u>ICC, LICENSE RENEWAL, S.BARKER, NOV'21 - BUILDING INSPECTION</u>	11/24/2021	145.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1005	12/21		
Total 92161328100290456504:						145.00	.00					
1444	U.S. BANK (VISA)	921613281006	12712	<u>AMAZON, 40 EA CELL PHONE CASES, NOV'21 - ADMIN</u>	11/24/2021	902.58	.00	<u>01-6175 SMALL TOOLS</u>	0	12/21		
1444	U.S. BANK (VISA)	921613281006	12712	<u>AMAZON, 40 EA CELL PHONE CASES, NOV'21 - WATER</u>	11/24/2021	617.55	.00	<u>20-6175 SMALL TOOLS</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 51  
 Dec 16, 2021 11:44AM

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
1444	U.S. BANK (VISA)	921613281006	12712	<u>AMAZON, 40 EA CELL PHONE CASES, NOV'21 - SEWER</u>	11/24/2021	617.55	.00	<u>21-6175 SMALL TOOLS</u>	0	12/21		
1444	U.S. BANK (VISA)	921613281006	12712	<u>AMAZON, 40 EA CELL PHONE CASES, NOV'21 - PI</u>	11/24/2021	237.52	.00	<u>25-6175 SMALL TOOLS</u>	0	12/21		
Total 92161328100642899492:						2,375.20	.00					
Total U.S. BANK (VISA):						14,110.60	.00					
<b>UNITED OIL</b>												
316	UNITED OIL	521906	12763	<u>15 GALLON OIL, WEST WELL &amp; CRIMSON PI STATION, J.COX, DEC'21 - WATER</u>	12/06/2021	85.68	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	12/21		
316	UNITED OIL	521906	12763	<u>15 GALLON OIL, WEST WELL &amp; CRIMSON PI STATION, J.COX, DEC'21 - SEWER</u>	12/06/2021	85.68	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	12/21		
316	UNITED OIL	521906	12763	<u>15 GALLON OIL, WEST WELL &amp; CRIMSON PI STATION, J.COX, DEC'21 - PI</u>	12/06/2021	32.64	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	12/21		
Total 521906:						204.00	.00					
Total UNITED OIL:						204.00	.00					
<b>UTILITY REFUND #10</b>												
2044	UTILITY REFUND #10	304005.00		<u>GALLERY HOMES BY VARRIALE, 775 E MERINO ST, UTILITY REFUND</u>	12/10/2021	50.91	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2044	UTILITY REFUND #10	304005.00		<u>GALLERY HOMES BY VARRIALE, 775 E MERINO ST, UTILITY REFUND</u>	12/10/2021	2.27	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304005.00:						53.18	.00					
2044	UTILITY REFUND #10	323027.00		<u>TED MASON SIGNATURE HOMES, 1867 N RYDE AVE, UTILITY REFUND</u>	11/12/2021	72.40	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

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
2044	UTILITY REFUND #10	323027.00		<u>TED MASON SIGNATURE HOMES, 1867 N RYDE AVE, UTILITY REFUND</u>	11/12/2021	64.49	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 323027.00:						136.89	.00					
Total UTILITY REFUND #10:						190.07	.00					
<b>UTILITY REFUND #13</b>												
2106	UTILITY REFUND #13	100180.02		<u>WILLIAM BAIRD, 238 S ALLIE AVE, UTILITY REFUND</u>	12/10/2021	118.75	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	100180.02		<u>WILLIAM BAIRD, 238 S ALLIE AVE, UTILITY REFUND</u>	12/10/2021	8.63	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	100180.02		<u>WILLIAM BAIRD, 238 S ALLIE AVE, UTILITY REFUND</u>	12/10/2021	6.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 100180.02:						134.20	.00					
2106	UTILITY REFUND #13	110130.04		<u>LISA J CLAY, 573 N ORCHARD AVE, UTILITY REFUND</u>	12/08/2021	3.92	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	110130.04		<u>LISA J CLAY, 573 N ORCHARD AVE, UTILITY REFUND</u>	12/08/2021	4.90	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	110130.04		<u>LISA J CLAY, 573 N ORCHARD AVE, UTILITY REFUND</u>	12/08/2021	3.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 110130.04:						12.27	.00					
2106	UTILITY REFUND #13	120130.02		<u>DAVID A SHAPIRO, 536 N FLAUSON AVE, UTILITY REFUND</u>	12/02/2021	33.72	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	120130.02		<u>DAVID A SHAPIRO, 536 N FLAUSON AVE, UTILITY REFUND</u>	12/02/2021	43.48	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	120130.02		<u>DAVID A SHAPIRO, 536 N FLAUSON AVE, UTILITY REFUND</u>	12/02/2021							

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 53  
 Dec 16, 2021 11:44AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				<u>REFUND</u>	12/02/2021	32.19	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
	Total 120130.02:					109.39	.00					
2106	UTILITY REFUND #13	121490.03		<u>BEN OAKLEAF, 843 N MEADOWSWEET AVE, UTILITY REFUND</u>	12/13/2021	38.95	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	121490.03		<u>BEN OAKLEAF, 843 N MEADOWSWEET AVE, UTILITY REFUND</u>	12/13/2021	46.19	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	121490.03		<u>BEN OAKLEAF, 843 N MEADOWSWEET AVE, UTILITY REFUND</u>	12/13/2021	36.95	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
	Total 121490.03:					122.09	.00					
2106	UTILITY REFUND #13	121565.03		<u>SHAYLON D FENSTERMAKER, 863 N CRANESBILL AVE, UTILITY REFUND</u>	12/08/2021	30.19	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	121565.03		<u>SHAYLON D FENSTERMAKER, 863 N CRANESBILL AVE, UTILITY REFUND</u>	12/08/2021	37.70	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	121565.03		<u>SHAYLON D FENSTERMAKER, 863 N CRANESBILL AVE, UTILITY REFUND</u>	12/08/2021	29.59	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
	Total 121565.03:					97.48	.00					
2106	UTILITY REFUND #13	121715.02A		<u>BOISE HOUSE BUYERS LLC, 1892 W SEGO PRARIE ST, UTILITY REFUND</u>	12/09/2021	93.28	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
	Total 121715.02A:					93.28	.00					
2106	UTILITY REFUND #13	140580.01		<u>CHESTER L PENN, 248 N SUNBIRD AVE, UTILITY REFUND</u>	12/09/2021	28.40	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 54  
Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	140580.01		<u>CHESTER L PENN, 248 N SUNBIRD AVE, UTILITY REFUND</u>	12/09/2021	7.35	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	140580.01		<u>CHESTER L PENN, 248 N SUNBIRD AVE, UTILITY REFUND</u>	12/09/2021	8.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 140580.01:						43.77	.00					
2106	UTILITY REFUND #13	150670.01		<u>RICHARD W SCOTT, 1285 N ANDREW DR, UTILITY REFUND</u>	12/09/2021	100.98	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	150670.01		<u>RICHARD W SCOTT, 1285 N ANDREW DR, UTILITY REFUND</u>	12/09/2021	-30.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 150670.01:						70.98	.00					
2106	UTILITY REFUND #13	170730.01		<u>AARON GLOVER, 1815 W POTOSI WAY, UTILITY REFUND</u>	12/08/2021	33.04	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	170730.01		<u>AARON GLOVER, 1815 W POTOSI WAY, UTILITY REFUND</u>	12/08/2021	42.17	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	170730.01		<u>AARON GLOVER, 1815 W POTOSI WAY, UTILITY REFUND</u>	12/08/2021	30.84	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 170730.01:						106.05	.00					
2106	UTILITY REFUND #13	173220.02		<u>JOSHUA LINDSEY BROWN, 535 S TAILINGS AVE, UTILITY REFUND</u>	12/09/2021	97.50	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 173220.02:						97.50	.00					
2106	UTILITY REFUND #13	180960.04		<u>KENYON HESS, 1411 N TASAVOL AVE, UTILITY REFUND</u>	12/02/2021	93.48	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 55  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	180960.04		<u>KENYON HESS, 1411 N TASAVOL AVE, UTILITY REFUND</u>	12/02/2021	2.12	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	180960.04		<u>KENYON HESS, 1411 N TASAVOL AVE, UTILITY REFUND</u>	12/02/2021	1.77	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 180960.04:						97.37	.00					
2106	UTILITY REFUND #13	181570.02		<u>CHRISTOPHER R RIGG, 1426 W CASTRO DR, UTILITY REFUND</u>	12/02/2021	30.88	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	181570.02		<u>CHRISTOPHER R RIGG, 1426 W CASTRO DR, UTILITY REFUND</u>	12/02/2021	43.08	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	181570.02		<u>CHRISTOPHER R RIGG, 1426 W CASTRO DR, UTILITY REFUND</u>	12/02/2021	19.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 181570.02:						93.53	.00					
2106	UTILITY REFUND #13	183760.02		<u>CRESTIN N JOHNSON, 1195 W CASTRO DR, UTILITY REFUND</u>	12/13/2021	56.69	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	183760.02		<u>CRESTIN N JOHNSON, 1195 W CASTRO DR, UTILITY REFUND</u>	12/13/2021	48.49	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	183760.02		<u>CRESTIN N JOHNSON, 1195 W CASTRO DR, UTILITY REFUND</u>	12/13/2021	32.49	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 183760.02:						137.67	.00					
2106	UTILITY REFUND #13	191140.02		<u>R&amp;A REAL ESTATE LLC, 1615 N LINDER RD, UTILITY REFUND</u>	12/09/2021	207.57	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 191140.02:						207.57	.00					
2106	UTILITY REFUND #13	201920.03		<u>DARRYL HOPKINS, 244 E CHAPPAROSA DR, UTILITY REFUND</u>	12/08/2021	77.15	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 56  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	201920.03		<u>DARRYL HOPKINS, 244 E CHAPPAROSA DR. UTILITY REFUND</u>	12/08/2021	79.75	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	201920.03		<u>DARRYL HOPKINS, 244 E CHAPPAROSA DR. UTILITY REFUND</u>	12/08/2021	60.19	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 201920.03:						217.09	.00					
2106	UTILITY REFUND #13	20989.01		<u>FLOYD HATCH, 605 S SWAN FALLS RD, UTILITY REFUND</u>	12/02/2021	8.49	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 20989.01:						8.49	.00					
2106	UTILITY REFUND #13	21151.01		<u>VITO ROSATI, 361 S SCHOOL AVE, UTILITY REFUND</u>	12/08/2021	133.16	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	21151.01		<u>VITO ROSATI, 361 S SCHOOL AVE, UTILITY REFUND</u>	12/08/2021	33.13	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	21151.01		<u>VITO ROSATI, 361 S SCHOOL AVE, UTILITY REFUND</u>	12/08/2021	32.19	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 21151.01:						198.48	.00					
2106	UTILITY REFUND #13	221570.02		<u>THOMAS E KIRKHAM, 1078 E RUTHERGLEN ST, UTILITY REFUND</u>	12/09/2021	47.86	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	221570.02		<u>THOMAS E KIRKHAM, 1078 E RUTHERGLEN ST, UTILITY REFUND</u>	12/09/2021	47.75	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	221570.02		<u>THOMAS E KIRKHAM, 1078 E RUTHERGLEN ST, UTILITY REFUND</u>	12/09/2021	37.71	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 221570.02:						133.32	.00					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 57  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	240795.01		<u>NATHAN S PRICE, 914 E ENSOLARADO ST, UTILITY REFUND</u>	12/08/2021	19.04	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	240795.01		<u>NATHAN S PRICE, 914 E ENSOLARADO ST, UTILITY REFUND</u>	12/08/2021	24.06	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	240795.01		<u>NATHAN S PRICE, 914 E ENSOLARADO ST, UTILITY REFUND</u>	12/08/2021	17.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 240795.01:						60.34	.00					
2106	UTILITY REFUND #13	250370.03		<u>RYAN TAYLOR NIELSON, 910 S JUMP ROPE PL, UTILITY REFUND</u>	12/09/2021	103.07	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	250370.03		<u>RYAN TAYLOR NIELSON, 910 S JUMP ROPE PL, UTILITY REFUND</u>	12/09/2021	13.16	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	250370.03		<u>RYAN TAYLOR NIELSON, 910 S JUMP ROPE PL, UTILITY REFUND</u>	12/09/2021	9.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 250370.03:						125.25	.00					
2106	UTILITY REFUND #13	255035.04		<u>RIDGE ALLEN SACKMAN, 906 S LIBRARY AVE, UTILITY REFUND</u>	12/13/2021	33.57	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	255035.04		<u>RIDGE ALLEN SACKMAN, 906 S LIBRARY AVE, UTILITY REFUND</u>	12/13/2021	40.38	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	255035.04		<u>RIDGE ALLEN SACKMAN, 906 S LIBRARY AVE, UTILITY REFUND</u>	12/13/2021	35.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 255035.04:						109.46	.00					
2106	UTILITY REFUND #13	268031.03		<u>JARED RAGOZZINE, 2835 W AQUAMARINE ST, UTILITY REFUND</u>	12/13/2021	38.40	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 58  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	268031.03		<u>JARED RAGOZZINE, 2835 W AQUAMARINE ST. UTILITY REFUND</u>	12/13/2021	57.11	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	268031.03		<u>JARED RAGOZZINE, 2835 W AQUAMARINE ST. UTILITY REFUND</u>	12/13/2021	33.26	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 268031.03:						128.77	.00					
2106	UTILITY REFUND #13	268128.02		<u>TREVOR TUCKER, 2475 W QUILCEDA ST. UTILITY REFUND</u>	12/09/2021	97.50	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 268128.02:						97.50	.00					
2106	UTILITY REFUND #13	274020.02		<u>JAMES A WILLIAMS, 2291 W SOLDOTNA CT. UTILITY REFUND</u>	12/02/2021	302.94	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	274020.02		<u>JAMES A WILLIAMS, 2291 W SOLDOTNA CT. UTILITY REFUND</u>	12/02/2021	120.11	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	274020.02		<u>JAMES A WILLIAMS, 2291 W SOLDOTNA CT. UTILITY REFUND</u>	12/02/2021	210.53	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 274020.02:						633.58	.00					
2106	UTILITY REFUND #13	27608202		<u>JEREMIAH T POPE, 2253 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	12/01/2021	68.22	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 27608202:						68.22	.00					
2106	UTILITY REFUND #13	277301.03		<u>PARKER GORDON, 2251 N DOE AVE. UTILITY REFUND</u>	12/09/2021	60.19	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 277301.03:						60.19	.00					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 59  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	277402.02		<u>JORDAN PRESLER, 221 W STRIPED OWL ST. UTILITY REFUND</u>	12/08/2021	38.74	.00	<u>20-4500_METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	277402.02		<u>JORDAN PRESLER, 221 W STRIPED OWL ST. UTILITY REFUND</u>	12/08/2021	48.12	.00	<u>21-4600_SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	277402.02		<u>JORDAN PRESLER, 221 W STRIPED OWL ST. UTILITY REFUND</u>	12/08/2021	19.97	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	12/21		
Total 277402.02:						106.83	.00					
2106	UTILITY REFUND #13	278076.02		<u>JONATHON E BARKER, 2945 W MARGIL CT. UTILITY REFUND</u>	12/08/2021	4.27	.00	<u>20-4500_METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	278076.02		<u>JONATHON E BARKER, 2945 W MARGIL CT. UTILITY REFUND</u>	12/08/2021	3.46	.00	<u>21-4600_SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	278076.02		<u>JONATHON E BARKER, 2945 W MARGIL CT. UTILITY REFUND</u>	12/08/2021	2.72	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	12/21		
Total 278076.02:						10.45	.00					
2106	UTILITY REFUND #13	300545.02		<u>GREGORY LOEHR, 2573 N HOSE GULCH AVE. UTILITY REFUND</u>	12/08/2021	18.83	.00	<u>20-4500_METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	300545.02		<u>GREGORY LOEHR, 2573 N HOSE GULCH AVE. UTILITY REFUND</u>	12/08/2021	20.26	.00	<u>21-4600_SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	300545.02		<u>GREGORY LOEHR, 2573 N HOSE GULCH AVE. UTILITY REFUND</u>	12/08/2021	16.47	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	12/21		
Total 300545.02:						55.56	.00					
2106	UTILITY REFUND #13	303039.02		<u>TARAS SHULGAN, 2451 N DESTINY AVE, UTILITY REFUND</u>	12/08/2021	6.46	.00	<u>20-4500_METERED WATER SALES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 60  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	303039.02		<u>TARAS SHULGAN, 2451 N DESTINY AVE, UTILITY REFUND</u>	12/08/2021	6.93	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	303039.02		<u>TARAS SHULGAN, 2451 N DESTINY AVE, UTILITY REFUND</u>	12/08/2021	4.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 303039.02:						18.02	.00					
2106	UTILITY REFUND #13	31010.03		<u>MATT H BRYDEN, 381 S HAYWARD AVE, UTILITY REFUND</u>	12/08/2021	85.19	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	31010.03		<u>MATT H BRYDEN, 381 S HAYWARD AVE, UTILITY REFUND</u>	12/08/2021	8.58	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	31010.03		<u>MATT H BRYDEN, 381 S HAYWARD AVE, UTILITY REFUND</u>	12/08/2021	6.41	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 31010.03:						100.18	.00					
2106	UTILITY REFUND #13	340067.02		<u>SHON SHAMPAIN, 1504 W MALAD RIVER ST, UTILITY REFUND</u>	12/08/2021	30.69	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	340067.02		<u>SHON SHAMPAIN, 1504 W MALAD RIVER ST, UTILITY REFUND</u>	12/08/2021	39.29	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	340067.02		<u>SHON SHAMPAIN, 1504 W MALAD RIVER ST, UTILITY REFUND</u>	12/08/2021	27.46	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 340067.02:						97.44	.00					
2106	UTILITY REFUND #13	40200.01		<u>LARRY G LARSEN, 680 N ELM AVE, UTILITY REFUND</u>	12/13/2021	434.48	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	40200.01		<u>LARRY G LARSEN, 680 N ELM AVE, UTILITY REFUND</u>	12/13/2021	562.27	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 61  
 Dec 16, 2021 11:44AM

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
2106	UTILITY REFUND #13	40200.01		<u>LARRY G LARSEN, 680 N ELM AVE, UTILITY REFUND</u>	12/13/2021	362.72	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 40200.01:						1,359.47	.00					
2106	UTILITY REFUND #13	91270.02		<u>MICHAEL EBELING, 884 N QUARTZITE AVE, UTILITY REFUND</u>	12/02/2021	29.04	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2106	UTILITY REFUND #13	91270.02		<u>MICHAEL EBELING, 884 N QUARTZITE AVE, UTILITY REFUND</u>	12/02/2021	28.64	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
2106	UTILITY REFUND #13	91270.02		<u>MICHAEL EBELING, 884 N QUARTZITE AVE, UTILITY REFUND</u>	12/02/2021	22.60	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	12/21		
Total 91270.02:						80.28	.00					
Total UTILITY REFUND #13:						5,092.07	.00					
<b>UTILITY REFUND #9</b>												
2004	UTILITY REFUND #9	277207.00		<u>CBH, 875 W SMALLWOOD CT, UTILITY REFUND</u>	11/12/2021	47.99	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	277207.00		<u>CBH, 875 W SMALLWOOD CT, UTILITY REFUND</u>	11/12/2021	56.97	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 277207.00:						104.96	.00					
2004	UTILITY REFUND #9	277209.00		<u>CBH, 849 W SMALLWOOD CT, UTILITY REFUND</u>	11/15/2021	53.81	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	277209.00		<u>CBH, 849 W SMALLWOOD CT, UTILITY REFUND</u>	11/15/2021	61.02	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 277209.00:						114.83	.00					
2004	UTILITY REFUND #9	277210.00		<u>CBH, 844 W BUTTONBUSH CT, UTILITY REFUND</u>	11/15/2021	38.95	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 62  
Dec 16, 2021 11:44AM

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
2004	UTILITY REFUND #9	277210.00		<u>CBH, 844 W BUTTONBUSH CT, UTILITY REFUND</u>	11/15/2021	41.32	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 277210.00:						80.27	.00					
2004	UTILITY REFUND #9	277212.00		<u>CBH, 865 W BUTTONBUSH CT, UTILITY REFUND</u>	12/09/2021	42.23	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	277212.00		<u>CBH, 865 W BUTTONBUSH CT, UTILITY REFUND</u>	12/09/2021	3.41	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 277212.00:						45.64	.00					
2004	UTILITY REFUND #9	281059.00		<u>STACY CONSTRUCTION, 2162 N OPAL FALLS WAY, UTILITY REFUND</u>	12/09/2021	43.66	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 281059.00:						43.66	.00					
2004	UTILITY REFUND #9	282041.00		<u>CBH, 2851 N CORAL FALLS AVE, UTILITY REFUND</u>	11/12/2021	34.14	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	282041.00		<u>CBH, 2851 N CORAL FALLS AVE, UTILITY REFUND</u>	11/12/2021	38.31	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 282041.00:						72.45	.00					
2004	UTILITY REFUND #9	282058.00		<u>CBH, 1420 W TREEHOUSE ST, UTILITY REFUND</u>	11/12/2021	47.81	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	282058.00		<u>CBH, 1420 W TREEHOUSE ST, UTILITY REFUND</u>	11/12/2021	57.33	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 282058.00:						105.14	.00					
2004	UTILITY REFUND #9	293211.00		<u>CBH, 3561 W REMEMBRANCE DR, UTILITY REFUND</u>	11/12/2021	63.39	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	293211.00		<u>CBH, 3561 W REMEMBRANCE DR, UTILITY REFUND</u>	11/12/2021	68.94	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 63  
 Dec 16, 2021 11:44AM

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 293211.00:						132.33	.00					
2004	UTILITY REFUND #9	302534.00		<u>BALT LLC, 828 E OSORNO DR, UTILITY REFUND</u>	11/12/2021	30.43	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	302534.00		<u>BALT LLC, 828 E OSORNO DR, UTILITY REFUND</u>	11/12/2021	25.30	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 302534.00:						55.73	.00					
2004	UTILITY REFUND #9	303502.00		<u>HUBBLE HOMES, 2456 N RIDGE CREEK AVE, UTILITY REFUND</u>	12/10/2021	54.81	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	303502.00		<u>HUBBLE HOMES, 2456 N RIDGE CREEK AVE, UTILITY REFUND</u>	12/10/2021	6.15	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 303502.00:						60.96	.00					
2004	UTILITY REFUND #9	303613.00		<u>HUBBLE HOMES, 2759 N RAPID CREEK WAY, UTILITY REFUND</u>	11/24/2021	61.13	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	303613.00		<u>HUBBLE HOMES, 2759 N RAPID CREEK WAY, UTILITY REFUND</u>	11/24/2021	15.98	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 303613.00:						77.11	.00					
2004	UTILITY REFUND #9	303614.00		<u>HUBBLE HOMES, 2775 N RAPID CREEK WAY, UTILITY REFUND</u>	11/12/2021	96.57	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	303614.00		<u>HUBBLE HOMES, 2775 N RAPID CREEK WAY, UTILITY REFUND</u>	11/12/2021	20.40	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 303614.00:						116.97	.00					
2004	UTILITY REFUND #9	304508.00		<u>CBH, 2472 E FITZ ROY ST, UTILITY REFUND</u>	11/16/2021	39.17	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 64  
 Dec 16, 2021 11:44AM

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
2004	UTILITY REFUND #9	304508.00		<u>CBH, 2472 E FITZ ROY ST, UTILITY REFUND</u>	11/16/2021	38.39	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304508.00:						77.56	.00					
2004	UTILITY REFUND #9	304520.00A		<u>CBH, 2988 N MOONSHADOW AVE, UTILITY REFUND</u>	11/19/2021	105.56	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 304520.00A:						105.56	.00					
2004	UTILITY REFUND #9	304522.00		<u>CBH, 2956 N MOONSHADOW AVE, UTILITY REFUND</u>	12/10/2021	49.30	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 304522.00:						49.30	.00					
2004	UTILITY REFUND #9	304541.00A		<u>CBH, 3101 N NIGHT OWL AVE, UTILITY REFUND</u>	11/23/2021	135.20	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 304541.00A:						135.20	.00					
2004	UTILITY REFUND #9	304544.00		<u>CBH, 3070 N NIGHT OWL AVE, UTILITY REFUND</u>	11/24/2021	36.46	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	304544.00		<u>CBH, 3070 N NIGHT OWL AVE, UTILITY REFUND</u>	11/24/2021	33.52	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304544.00:						69.98	.00					
2004	UTILITY REFUND #9	304550.00		<u>CBH, 3091 N MOONSHADOW AVE, UTILITY REFUND</u>	11/16/2021	61.17	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	304550.00		<u>CBH, 3091 N MOONSHADOW AVE, UTILITY REFUND</u>	11/16/2021	65.25	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304550.00:						126.42	.00					
2004	UTILITY REFUND #9	304555.00		<u>CBH, 3005 N MOONSHADOW AVE, UTILITY REFUND</u>	11/16/2021	57.78	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 65  
 Dec 16, 2021 11:44AM

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
2004	UTILITY REFUND #9	304555.00		<u>CBH, 3005 N MOONSHADOW AVE, UTILITY REFUND</u>	11/16/2021	61.50	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 304555.00:						119.28	.00					
2004	UTILITY REFUND #9	320134.00		<u>HAYDEN HOMES, 1821 E PORTER ST, UTILITY REFUND</u>	12/10/2021	54.79	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	320134.00		<u>HAYDEN HOMES, 1821 E PORTER ST, UTILITY REFUND</u>	12/10/2021	1.22	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 320134.00:						56.01	.00					
2004	UTILITY REFUND #9	323036.00		<u>TODD CAMPBELL CUSTOM HOMES, 2154 E TIMBER TRAIL ST, UTILITY REFUND</u>	12/10/2021	70.50	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 323036.00:						70.50	.00					
2004	UTILITY REFUND #9	323048.00		<u>TODD CAMPBELL CUSTOM HOMES, 1876 N PEAKHURT AVE, UTILITY REFUND</u>	11/18/2021	87.42	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	323048.00		<u>TODD CAMPBELL CUSTOM HOMES, 1876 N PEAKHURT AVE, UTILITY REFUND</u>	11/18/2021	72.02	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 323048.00:						159.44	.00					
2004	UTILITY REFUND #9	323073.00A		<u>TODD CAMPBELL CUSTOM HOMES, 2207 E TIMBER TRAIL ST, UTILITY REFUND</u>	11/18/2021	90.34	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 323073.00A:						90.34	.00					
2004	UTILITY REFUND #9	323077.00A		<u>TODD CAMPBELL CUSTOM HOMES, 2118 E TROPHY ST, UTILITY REFUND</u>	11/18/2021	90.34	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		

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 323077.00A:						90.34	.00					
2004	UTILITY REFUND #9	323104.00		<u>TODD CAMPBELL CUSTOM HOMES, 1922 N RYDE AVE, UTILITY REFUND</u>	12/10/2021	157.99	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 323104.00:						157.99	.00					
2004	UTILITY REFUND #9	330404.00A		<u>TOLL BROS INC, 2193 N HOSE GULCH AVE, UTILITY REFUND</u>	12/10/2021	63.78	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
Total 330404.00A:						63.78	.00					
2004	UTILITY REFUND #9	330409.00		<u>TOLL BROS INC, 2203 N HOSE GULCH AVE, UTILITY REFUND</u>	11/12/2021	55.70	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	330409.00		<u>TOLL BROS INC, 2203 N HOSE GULCH AVE, UTILITY REFUND</u>	11/12/2021	62.86	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 330409.00:						118.56	.00					
2004	UTILITY REFUND #9	330434.00		<u>TOLL BROS INC, 1217 E FORT ERIE ST, UTILITY REFUND</u>	11/12/2021	60.21	.00	<u>20-4500 METERED WATER SALES</u>	0	12/21		
2004	UTILITY REFUND #9	330434.00		<u>TOLL BROS INC, 1217 E FORT ERIE ST, UTILITY REFUND</u>	11/12/2021	60.04	.00	<u>21-4600 SEWER USER FEES</u>	0	12/21		
Total 330434.00:						120.25	.00					
Total UTILITY REFUND #9:						2,620.56	.00					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	79436		<u>STATEMENT PRINTING &amp; POSTAGE FOR NOV'21 - ADMIN</u>	11/30/2021	2,564.92	.00	<u>01-6190 POSTAGE &amp; BILLING</u>	0	12/21		
857	VALLI INFORMATION SYSTEMS, INC	79436		<u>STATEMENT PRINTING &amp; POSTAGE FOR NOV'21 - WATER</u>	11/30/2021	1,754.94	.00	<u>20-6190 POSTAGE &amp; BILLING</u>	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

Page: 67  
 Dec 16, 2021 11:44AM

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
857	VALLI INFORMATION SYSTEMS, INC	79436		STATEMENT PRINTING & POSTAGE FOR NOV'21 - SEWER	11/30/2021	1,754.94	.00	21-6190 POSTAGE & BILLING	0	12/21		
857	VALLI INFORMATION SYSTEMS, INC	79436		STATEMENT PRINTING & POSTAGE FOR NOV'21 - PI	11/30/2021	674.98	.00	25-6190 POSTAGE & BILLING	0	12/21		
Total 79436:						6,749.78	.00					
857	VALLI INFORMATION SYSTEMS, INC	79437		LOCKBOX TRANSACTIONS FOR NOV'21 - ADMIN	11/30/2021	81.05	.00	01-6505 BANK FEES	0	12/21		
857	VALLI INFORMATION SYSTEMS, INC	79437		LOCKBOX TRANSACTIONS FOR NOV'21 - WATER	11/30/2021	55.45	.00	20-6505 BANK FEES	0	12/21		
857	VALLI INFORMATION SYSTEMS, INC	79437		LOCKBOX TRANSACTIONS FOR NOV'21 - SEWER	11/30/2021	55.45	.00	21-6505 BANK FEES	0	12/21		
857	VALLI INFORMATION SYSTEMS, INC	79437		LOCKBOX TRANSACTIONS FOR NOV'21 - PI	11/30/2021	21.33	.00	25-6505 BANK FEES	0	12/21		
Total 79437:						213.28	.00					
Total VALLI INFORMATION SYSTEMS, INC:						6,963.06	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9893893778		MODEM SERVICE FOR WELL HOUSES, 10/29-11/28/21 - WATER	11/28/2021	261.55	261.55	20-6255 TELEPHONE EXPENSE	0	12/21	12/10/2021	
1575	VERIZON WIRELESS	9893893778		MODEM SERVICE FOR LIFT STATIONS, 10/29-11/28/21 - SEWER	11/28/2021	372.15	372.15	21-6255 TELEPHONE EXPENSE	0	12/21	12/10/2021	
1575	VERIZON WIRELESS	9893893778		MODEM SERVICE FOR WELL HOUSES, 10/29-11/28/21 - P.I	11/28/2021	85.16	85.16	25-6255 TELEPHONE EXPENSE	0	12/21	12/10/2021	
Total 9893893778:						718.86	718.86					
1575	VERIZON WIRELESS	9894050738		TABLET SERVICE, 11/2-12/1/21 - ADMIN	12/01/2021	47.40	.00	01-6255 TELEPHONE	0	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 68  
Dec 16, 2021 11:44AM

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
1575	VERIZON WIRELESS	9894050738		<u>TABLET SERVICE, 11/2-12/1/21 - P&amp;Z</u>	12/01/2021	89.77	.00	01-6255 <u>TELEPHONE</u>	1003	12/21		
1575	VERIZON WIRELESS	9894050738		<u>TABLET SERVICE, 11/2-12/1/21 - PARKS</u>	12/01/2021	27.83	.00	01-6255 <u>TELEPHONE</u>	1004	12/21		
1575	VERIZON WIRELESS	9894050738		<u>TABLET SERVICE, 11/2-12/1/21 - BUILDING INSPECTION</u>	12/01/2021	37.70	.00	01-6255 <u>TELEPHONE</u>	1005	12/21		
1575	VERIZON WIRELESS	9894050738		<u>TABLET SERVICE, 11/2-12/1/21 - WATER</u>	12/01/2021	102.51	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050738		<u>TABLET SERVICE, 11/2-12/1/21 - SEWER</u>	12/01/2021	113.28	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050738		<u>TABLET SERVICE, 11/2-12/1/21 - P.I</u>	12/01/2021	30.34	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	12/21		
Total 9894050738:						448.83	.00					
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - ADMIN</u>	12/01/2021	44.30	.00	01-6255 <u>TELEPHONE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - P &amp; Z</u>	12/01/2021	7.64	.00	01-6255 <u>TELEPHONE</u>	1003	12/21		
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - PARKS</u>	12/01/2021	201.63	.00	01-6255 <u>TELEPHONE</u>	1004	12/21		
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - WATER</u>	12/01/2021	195.64	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - SEWER</u>	12/01/2021	171.20	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - P.I</u>	12/01/2021	51.69	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050739		<u>CELL SERVICE, 11/2-12/1/21 - ECONOMIC DEVELOPMENT</u>	12/01/2021	30.54	.00	01-6255 <u>TELEPHONE</u>	4000	12/21		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 69  
Dec 16, 2021 11:44AM

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 9894050739:						702.64	.00					
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - ADMIN</u>	12/01/2021	58.75	.00	<u>01-6255 TELEPHONE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - P &amp; Z</u>	12/01/2021	23.01	.00	<u>01-6255 TELEPHONE</u>	1003	12/21		
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - PARKS</u>	12/01/2021	194.95	.00	<u>01-6255 TELEPHONE</u>	1004	12/21		
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - BUILDING INSPECTION</u>	12/01/2021	51.30	.00	<u>01-6255 TELEPHONE</u>	1005	12/21		
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - WATER</u>	12/01/2021	117.02	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - SEWER</u>	12/01/2021	188.85	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/21		
1575	VERIZON WIRELESS	9894050740		<u>CELL PHONE SERVICE, 11/2-12/1/21 - P.I</u>	12/01/2021	33.06	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/21		
Total 9894050740:						666.94	.00					
Total VERIZON WIRELESS:						2,537.27	718.86					
<b>W.W. GRAINGER</b>												
162	W.W. GRAINGER	9136476513	12340	<u>SHOP SHELIVING- ORGINIZATION, C. OSWALD, DEC. '21-WATER</u>	12/01/2021	1,004.99	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	12/21		
162	W.W. GRAINGER	9136476513	12340	<u>SHOP SHELIVING- ORGINIZATION, C. OSWALD, DEC. '21-PI</u>	12/01/2021	251.25	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	12/21		
Total 9136476513:						1,256.24	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021Page: 70  
Dec 16, 2021 11:44AM

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 W.W. GRAINGER:						1,256.24	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0566133		<u>RECORDS DESTRUCTION.</u> <u>11/01/21 - 11/30/21 - ADMIN</u>	12/01/2021	12.54	.00	<u>01-6052</u> <u>CONTRACT</u> <u>SERVICES</u>	0	12/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0566133		<u>RECORDS DESTRUCTION.</u> <u>11/01/21 - 11/30/21 - WATER</u>	12/01/2021	8.58	.00	<u>20-6052</u> <u>CONTRACT</u> <u>SERVICES</u>	0	12/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0566133		<u>RECORDS DESTRUCTION.</u> <u>11/01/21 - 11/30/21 - SEWER</u>	12/01/2021	8.58	.00	<u>21-6052</u> <u>CONTRACT</u> <u>SERVICES</u>	0	12/21		
1633	WESTERN RECORDS DESTRUCTION, INC.	0566133		<u>RECORDS DESTRUCTION.</u> <u>11/01/21 - 11/30/21 - PI</u>	12/01/2021	3.30	.00	<u>25-6052</u> <u>CONTRACT</u> <u>SERVICES</u>	0	12/21		
Total 0566133:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	211711		<u>2 CASES NITRILE GLOVES XL.</u> <u>T. SHAFFER, NOV'21 - SEWER</u>	11/10/2021	718.13	.00	<u>21-6230 SAFETY</u> <u>TRAINING &amp;</u> <u>EQUIPMENT</u>	0	12/21		
Total 211711:						718.13	.00					
Total WESTERN STATES CHEM:						718.13	.00					
<b>WESTERN TRAILERS SALES CO</b>												
2066	WESTERN TRAILERS SALES CO	33511	11223	<u>2022 NEW WESTERN 53'</u> <u>EXPRESS, SOLIDS TRAILER</u> <u>VIN #5DN155343NB001163. FOR</u> <u>TREATMENT PLANT.</u> <u>T.SHAFFER, DEC'21 - SEWER</u>	12/01/2021	96,973.20	96,973.20	<u>21-6045</u> <u>CONTINGENCY</u>	1247	12/21	12/10/2021	
Total 33511:						96,973.20	96,973.20					

City of Kuna

 Payment Approval Report - City Council Approval  
 Report dates: 12/3/2021-12/16/2021

 Page: 71  
 Dec 16, 2021 11:44AM

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 WESTERN TRAILERS SALES CO:						96,973.20	96,973.20					
<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302021WPG		<u>LEGAL FEES &amp; EXPENSES FOR NOVEMBER 2021-ADMIN</u>	11/30/2021	3,438.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	12/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302021WPG		<u>LEGAL FEES &amp; EXPENSES FOR NOVEMBER 2021-P&amp;Z</u>	11/30/2021	1,641.50	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	12/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302021WPG		<u>LEGAL FEES &amp; EXPENSES FOR NOVEMBER 2021-SEWER</u>	11/30/2021	108.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	12/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302021WPG		<u>LEGAL FEES &amp; EXPENSES FOR NOVEMBER 2021-PI</u>	11/30/2021	1,865.67	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	12/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302021WPG		<u>LEGAL FEES &amp; EXPENSES FOR NOVEMBER 2021-UPR</u>	11/30/2021	1,476.68	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1207	12/21		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	11302021WPG		<u>LEGAL FEES &amp; EXPENSES FOR NOVEMBER 2021-PROFESSIONAL SERVICES</u>	11/30/2021	5,067.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	4000	12/21		
Total 11302021WPGN:						13,596.85	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						13,596.85	.00					
Grand Totals:						779,871.40	383,746.61					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 12/3/2021-12/16/2021

Page: 72  
Dec 16, 2021 11:44AM

---

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
----------	-------------	----------------	------	-------------	--------------	-----------------------	-------------	----------------------	---------------	-----------	-----------	--------

---

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Treasurer: \_\_\_\_\_

---

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

---



<b>9</b>	Legal Descriptions			X
<b>10</b>	Neighborhood Meeting Certification			X
<b>11</b>	Subdivision Name Reservation			X
<b>12</b>	Agency Transmittal			X
<b>13</b>	Public Works/City Engineer			X
<b>14</b>	Ada County Highway District (ACHD)			X
<b>15</b>	Boise Project Board of Control (BPBC)			X
<b>16</b>	Central District Health Department (CDHD)			X
<b>17</b>	Department of Environmental Quality (DEQ)			X
<b>18</b>	Kuna Melba News Legal Notice Publication for P&Z			X
<b>19</b>	Photograph of Property Posting for PnZ			X
<b>20</b>	Proof of Property Posting for PnZ			X
<b>21</b>	Legal Notice Mailer & Confirmation of Mailing (300' Mailer) for PnZ			X
<b>22</b>	Kuna Melba News Affidavit of Publication for PnZ			X
<b>23</b>	Kuna Melba News Legal Notice Publication for CC			X
<b>24</b>	Photograph of Property Posting for CC			X
<b>25</b>	Proof of Property Posting for CC			X
<b>26</b>	Legal Notice Mailer & Confirmation of Mailing (300' Mailer) for CC			X
<b>27</b>	Kuna Melba News Affidavit of Publication for CC			X
<b>28</b>	Commission FCO's			X
<b>29</b>	Commission Public Hearing Minutes			X

## 1.2 Public Hearing

**1.2.1** City Council heard this on December 5, 2021. The FCO's have been requested to go to the City Council on December 21, 2021. Neighborhood Meeting notices were mailed to residents within 300 feet of the proposed subject site and the meeting was held on May 17, 2021. A Legal Notice was published in the Kuna Melba News Newspaper on November 17, 2021, as well as a Legal Notice being mailed by the City to residents within 300 feet, on November 17, 2021. The Applicant posted a sign on the property on November 11, 2021.

## 1.3 Witness Testimony

**1.3.1** Those who testified at the Commission's October 5, 2021, hearing are as follows, to-wit:

**1.3.1.1** City Staff:  
Troy Behunin, Planner III

**1.3.1.2** Appearing for the Applicant:  
David Crawford, Centurion Engineers, INC., 5505 W Franklin Road, Boise, ID 83705

- 1.3.1.3 Neighboring property owner’s appearing In Favor:  
None
- 1.3.1.4 Neighboring property owner’s appearing Neutral:  
None
- 1.3.1.5 Neighboring property owner’s appearing In Opposition:  
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 December 7, 2021 public hearing on the Combination Preliminary and Final Plat for Arbor Ridge Villas Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News</i>	November 17, 2021

**3.1.2.2** Notice for the December 7, 2021, hearing containing the description of the property proposed to be developed, was mailed on November 17, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

**3.1.2.3** Notice for the December 7, 2021, hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on November 11, 2021. A Proof of Property Posting was provided to staff on November 15, 2021.

**3.1.2.4** Notice for the December 7, 2021, hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and City Website.

**3.2 Findings Regarding The Combination Preliminary & Final Plat**

**3.2.1** The land proposed for subdivision is comprised of one parcel totaling approx. 2.04 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Challenger Development, LLC	2.04 acres	C-1 – Neighborhood Commercial	S1314244201

**3.2.2** The proposal is for a subdivision that would yield nine (9) total lots.

**3.2.3** The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

<b>North</b>	R-4, RR	Medium Density Residential – Kuna City Rural Residential – Ada County
<b>South</b>	R-4	Medium Density Residential – Kuna City
<b>East</b>	R-4	Medium Density Residential – Kuna City
<b>West</b>	RR	Rural Residential – Ada County

**3.2.4** All technical requirements listed in KCC 6-2-3 were provided on the Combination Preliminary and Final Plat.

**3.2.5** The subject site is located at the northwest corner of School Avenue and Ardell Road, Kuna, Idaho. Ingress/egress will be taken from the existing School Avenue and Ardell Road.

**3.2.6** The subject site is located at the northwest corner of School Avenue and Ardell Road within the previously approved Arbor Ridge Sub. PUD. Ingress/egress will be taken from improved access points on School Avenue and Ardell Road previously approved by ACHD.

**3.2.7** ACHD has recommended the Applicant adhere to the following guidelines for their Combined Preliminary and Final Plat request:

**3.2.7.1** Comply with Conditions of Approval of Arbor Ridge Subdivision/KPP-01-03 for the frontage improvements for Ardell Road and School Avenue;

**3.2.7.2** Construct one (1) 24 foot-wide curb return type driveway onto Ardell Road 300 feet west of School Avenue;

**3.2.7.3** Construct one (1) 24 foot-wide curb return type driveway onto School Avenue 200 feet north of Ardell Road;

**3.2.7.4** Submit civil plans to ACHD Development Services for review and approval.

**3.3 Testimony of the City Planner**

**3.3.1 Conclusions:** The City Planner, in a staff report to the City Council dated December 7, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

**3.3.1.1** The Applicant requests approval for a Combined Preliminary & Final Plat in order to subdivide approximately 2.04 acres into nine (9) total lots. The property is zoned C-1 (Neighborhood Commercial) and is known as lots 17,

18 & 19 all in Block 15, within Arbor Ridge Sub No. 5. The subject site is located at the northwest corner of School Avenue and Ardell Road in Kuna, Idaho, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN: S1314244201).

**3.3.1.2** Applicant intends to develop this parcel into nine (9) separate lots; one (1) lot of the nine (9) will be used for parking lot purposes.

**3.3.1.3** In accordance with KCC 6-2-3-B: Preliminary Plat. an applicant may request an application to be processed as both preliminary and Final so long as the request meets the following criteria;

**3.3.1.3.1** The application does not exceed 10 lots;

**3.3.1.3.2** No new street dedication or widening is involved; and

**3.3.1.3.3** No special development considerations are involved.

**3.3.1.3.4** The applicants request fulfills the listed criteria and is therefore eligible to make the request.

**3.3.1.4** While this use may not be consistent with the current Comprehensive Plan or the City's FLUM, at time of original approvals it was an allowed use. After the approvals were obtained in January 2003, the land use matrix, Comprehensive Plan and FLUM changed, and now the use/site is considered a non-conforming use. As such, the Comp Plan nor the FLUM will agree with zone or the use, however, staff views the use to be consistent with those originally approved in 2003.

**3.3.1.5** The subject site is currently a vacant lot, fully improved and ready for development. This application is within Phase No. 5 of the previously approved and nearly built out Arbor Ridge PUD which included Annexation, Preliminary Plat, and Design Review for the common area landscaping and eight (8) multi-family buildings.

**3.3.1.6** Following the applications review, staff has determined the Combination Preliminary Plat & Final Plat request is within technical compliance with Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan.

**3.3.2 Staff Recommendations:** As a result of the review, Planner III, Troy Behunin, recommends that if the City Council approves Case No. 21-03-CPF (Combination Preliminary and Final Plat), the Applicant be subject to the following Conditions of Approval:

**3.3.2.1** 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:

**3.3.2.1.1** The City Engineer shall approve all sewer connections and grading plans.

- 3.3.2.1.2** The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- 3.3.2.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
- 3.3.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 3.3.2.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.3.2.1.6** No public street construction may be commenced without approval and permit from Ada County Highway District.
- 3.3.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
- 3.3.2.2** 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.
- 3.3.2.3** Compliance with Idaho Code §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.
- 3.3.2.4** 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 Irrigation System (KMIS) of the City.
- 3.3.2.5** Connection to all City Services (Sewer, Water, & Pressurized Irrigation) is required. The Applicant shall conform to all corresponding Master Plans.
- 3.3.2.6** Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 3.3.2.7** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- 3.3.2.8** Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).

- 3.3.2.9** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 3.3.2.10** Landscaping cannot 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.
- 3.3.2.11** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary and Final Plats and are subject to Administrative Determination to rule if the revision is substantial.
- 3.3.2.12** Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 3.3.2.13** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.
- 3.3.2.14** It is the responsibility of the developer or his engineer to coordinate the stricter requirement between agencies and the City of Kuna standards.
- 3.3.2.15** Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 3.3.2.16** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 3.3.2.17** Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance as recommended by Kuna Public Works Staff.
- 3.3.2.18** The Applicant shall comply with all local, state and federal laws.
- 3.3.2.19** Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting Kuna City Engineer's signature on the Final Plat Mylar.

### **3.4 Other Testimony**

- 3.4.1** 12/7/2021 Public Hearing – David Crawford, Centurion Engineers, INC. 5505 W Franklin Road, Boise, ID 83705 presented that this application is in technical compliance with KCC. He also testified about how the Arbor Ridge PUD project has progressed since it was

originally approved and started in 2006. Mr. Crawford explained the effort was to place the already approved buildings on their own lots.

**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.
- 4.3 The Kuna City Council has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

**V**

**CONCLUSIONS OF LAW**

**RE: APPLICATION FOR COMBINATION PRELIMINARY AND FINAL PLAT**

- 5.1 The City of Kuna has authority to approve *Preliminary* and *Final Plats* within its boundaries pursuant to I.C. §50-13 & §67-65.
- 5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Combination Preliminary and Final Plats 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 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §50-13 & §67-65 and Article 12, section 2.

**VI**

**ORDER OF APPROVAL BY CITY COUNCIL FOR APPLICATION OF COMBINATION PRELIMINARY AND FINAL 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:

- 6.1 That the Combination Preliminary and Final Plat application (Case No. 21-03-CPF) is hereby approved.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 7th day of December, 2021.

\_\_\_\_\_  
Joe Stear, Mayor



<b>2.5</b>	Vicinity Map			X
<b>2.6</b>	Legal Description			X
<b>2.27</b>	Legal Description Updated			X
<b>2.28</b>	Legal Description Parcel S1315212403			X
<b>2.29</b>	Legal Description Parcel S1315214551			X
<b>2.30</b>	Legal Description Parcel S1315244600			X
<b>2.7</b>	Warranty Deed			X
<b>2.8</b>	Affidavit of Legal Interest			X
<b>2.9</b>	Neighborhood Meeting Certification			X
<b>2.10</b>	Subdivision Name Reservation			X
<b>2.11</b>	Preliminary Plat			X
<b>2.32</b>	Updated Preliminary Plat			X
<b>2.12</b>	Landscape Plan			X
<b>2.36</b>	Updated Landscape Plan			X
<b>2.13</b>	Lot Maintenance Agreement			X
<b>2.14</b>	Commitment to Property Posting			X
<b>2.16</b>	TIS Executive Summary			X
<b>2.17</b>	Agency Transmittal			X
<b>2.18</b>	Ada County Development Services			X
<b>2.19</b>	Central District Health Department			X
<b>2.20</b>	Boise Project Board of Control			X
<b>2.21</b>	Department of Environmental Quality			X
<b>2.22</b>	Nampa Meridian Irrigation District			X
<b>2.23</b>	COMPASS			X
<b>2.24</b>	City Engineer			X
<b>2.31</b>	City Engineer Updated Comments			X
<b>2.38</b>	City Engineer Memo 10.26.21			X
<b>2.37</b>	Ada County Highway District			X
<b>2.43</b>	Kuna School District			X

## 1.2 Hearings

**1.2.1** City Council heard this on December 7, 2021. The FCO's have been requested to go to the City Council on December 21, 2021.

## 1.3 Witness Testimony

**1.3.1** Those who testified at the Council's December 7, 2021 hearing are as follows, to-wit:

- 1.3.1.1** City Staff:  
Doug Hanson, Planner II
- 1.3.1.2** Appearing for the Applicant:  
Bonnie Layton, 690 S Industry Way, Suite 10, Meridian, ID 83642 - Testified  
Brian Sinderhoff, 1159 E Iron Eagle Drive, Suite 170-K, Eagle, ID 83616
- 1.3.1.3** Appearing in Favor:  
None
- 1.3.1.4** Appearing Neutral:  
David Reinhart, 711 E Porter, Kuna, ID 83634 - Testified
- 1.3.1.5** Appearing Against:  
Teresa Haldorson, 8066 E Buffalo Creek Lane, Meridian, ID 83642 – Testified

**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 City Code and Idaho Statutes.

**3.1.2 Notice Provided**

**3.1.2.1** Notice was published for the December 7, 2021 hearing on the Rezone and Preliminary Plat for Ewing Meadows Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba Newspaper</i>	November 17, 2021

**3.1.2.2** Notice for the December 7, 2021 hearing containing the description of the property proposed to be developed, was mailed on November 17, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

**3.1.2.3** Notice for the December 7, 2021 hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on November 29, 2021. A Proof of Property Posting was provided to staff on November 29, 2021.

**3.2 Findings Regarding Rezone**

**3.2.1** The land for proposed Rezone is comprised of three parcels totaling approximately 80.75 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
YES Development, LLC	77.738 acres	A – Agriculture	S1315212403
YES Development, LLC	0.211 acres	A – Agriculture	S1315244600
YES Development, LLC	0.031 acres	A – Agriculture	S1315214551

**3.2.2** The landowner of the parcel at issue did not oppose rezoning.

**3.2.3** The parcels are in Kuna City Limits and have a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map (FLUM) identifies the subject properties as Medium Density Residential.

**3.2.4** The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

<b>North</b>	RR	Rural Residential – Ada County
	R-4	Medium Density Residential – Kuna City
<b>South</b>	RR	Rural Residential – Ada County
	R-4	Medium Density Residential – Kuna City
<b>East</b>	RR	Rural Residential – Ada County
	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-4	Medium Density Residential – Kuna City

**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 single Subdivision that would include 315 lots (294 residential lots, and 21 common lots).

**3.3.3** The Applicant requested the R-6 (Medium Density Residential) zoning district.

**3.3.4** Per the Ada County Highway District (ACHD) report and the submitted Traffic Impact Study (TIS), the current roadway segments of Ten Mile Road between Ardell and Hubbard Road and Ten Mile Road between Hubbard Road and Columbia Road will not meet minimum operational thresholds at the buildout of this development in their current configuration. Additionally, the intersections of Ten Mile Road and Columbia Road, Hubbard Road and Ten Mile Road, and Hubbard Road and Linder Road will not meet minimum operational thresholds with the buildout of this development in their current configuration. However, ACHD has listed mitigation improvements to be completed by

certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report.

- 3.3.5** Hubbard Road runs the northern frontage of the proposed subject site. Hubbard Road is listed as a minor arterial on the City of Kuna Master Street Map (MSM); it is currently improved with two (2) travel lanes, 24 feet of pavement and no curb, gutter or sidewalk abutting the site within 50 feet of right-of-way (ROW). The Applicant will be required to construct Hubbard Road as half of a 46-foot street section with gravel shoulder and borrow ditch, eight (8) foot wide detached sidewalk and 20 to 30-foot landscape buffer in accordance with ACHD policy and KCC standards. There are two (2) existing driveways on Hubbard Road; the Applicant will be required to close the two existing driveways in accordance with ACHD Policy and KCC standards.
- 3.3.6** Ardell Road runs the southern frontage of the proposed subject site. Ardell Road is listed as a mid-mile collector on the MSM, and is currently improved with two (2) travel lanes, 24 feet of pavement and no curb, gutter or sidewalk abutting the site within 50 feet of right-of-way (ROW). The Applicant will be required to construct Ardell Road as half of a 36-foot street section with vertical curb, gutter, four (4) to eight (8) foot wide irrigated planter strip, eight (8) foot wide detached sidewalk and 20-foot landscape buffer in accordance with ACHD policy and KCC standards.
- 3.3.7** The Applicant proposes to construct an entirely new section of Shayla Avenue along the property's eastern frontage. Shayla Avenue is listed as a north-south Mid Mile Collector on the MSM. The applicant will be required to construct Shayla Avenue as half of a 36-foot street section with 12 additional feet of pavement widening, vertical curb, gutter, four (4) to eight (8) foot wide irrigated planter strip, eight (8) foot wide detached sidewalk and 20-foot landscape buffer in accordance with ACHD policy and KCC standards. The Applicant should be required to coordinate the location of Shayla Avenue with the proposed development Sabino's Rocky Ridge to the north as ACHD will require the alignment of Shayla Avenue to align with Shayla Avenue on the north side of Hubbard Road.
- 3.3.8** The proposed development will construct internal local roads as 36-foot street sections with rolled curb and gutter within 40 feet of ROW, with an eight (8) foot wide planter strip and 5-foot-wide detached sidewalks located outside of the right-of-way. The Applicant shall be conditioned to provide a permanent ROW easement to two (2) feet behind back of sidewalk for any sidewalk placed outside of the dedicated ROW. The Applicant shall be conditioned to measure all front building setbacks from back of sidewalk, not back of property line on all internal local roads. A number of internal local roads are proposed to be constructed at a length greater than 750 feet, the Applicant should be required to work with ACHD to redesign the roadways to reduce length or include passive design elements. The applicant should be conditioned to submit a revised Preliminary Plat to ACHD showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first Final Plat.
- 3.3.9** The project proposes to construct one local street, Malad Creek Street, to intersect the proposed collector, Shayla Avenue, located 1,250-feet north of Ardell Road ACHD recommends Malad Creek Street to be shifted south due to the proximity of the canal

and its location near the property line splitting the two adjacent parcels to the east of the site (S1315120800 and S1315131200) to alleviate impacting the construction of the bridge when the adjacent parcel(s) develop. Staff supports this recommendation.

### 3.4 Testimony of the City Planner

**3.4.1 Conclusions:** The City Planner, in a staff report to the City Council dated December 7, 2021, 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** The Applicant held a Neighborhood Meeting with residents within 300 ft of the proposed project area on May 6, 2021. There was a total of seven (7) residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application. The proposed application has been noticed to all property owners within 300 feet and published in the Kuna Melba News.

**3.4.1.2** The properties are currently zoned A (Agriculture) within Kuna City Limits. The Applicant is proposing to Rezone approximately 80.75 acres to an R-6 (Medium Density Residential) zone and to subdivide the approximate 80.75 acres into 315 total lots (294 residential and 21 common).

**3.4.1.3** 13.21 acres, or 16.4% of the project, is proposed to be open space, including all end caps, buffers, parks, and pathways. A total of 7.72 acres or, 9.5% of the project, is considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space are parks with grassy play areas, a tot lot, picnic tables and benches. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 251-300 homes/dwelling units to devote 9.50% of the development area to useable open space; staff views the proposed open space for Ewing Meadows to be in compliance with KCC.

**3.4.1.4** The Ewing Meadows Subdivision application represents approximately 294 residential sewer connections. Per Exhibit 2.31, Public Works staff conditionally supports the Ewing Meadows Subdivision development with current design. The Developer plans to design and construct a lift Station in the northwest corner of the property. Public Works recommends that the south portion of the development gravity into Crimson Point Lift Station. The remaining property should gravity into the future regional lift station to the north, which may eliminate the need for a lift station and temporary telemetry work with the Crimson Point Lift Station and force main. If the future northern regional lift station is not operational within Ewing Meadow Subdivision's time constraints, the Developer may design a temporary lift station that will discharge to the force main currently used by the Crimson Point Lift Station. To avoid pumping conflicts, the Developer may design telemetry to work with the Crimson Point Lift Station and force main. The Developer shall take financial responsibility of any required upgrades (such as SCADA or system) that may be needed to support their project. The Developer shall also take responsibility of any and all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The Developer shall disconnect from the Crimson Point force main and connect to the future

regional lift station when it is online. It will be the responsibility of the developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, Central District Health (CDH), and ACHD for construction and decommissioning throughout the project. Public Works recommends a Development Agreement between the City and Developer as a condition of the zoning between the City and the Developer to document each parties' obligations for the creative temporary sewer alternative. Planning and Zoning would agree with Public Works recommendation.

- 3.4.1.5** The installation of streetlights is a required public improvement listed under KCC 6-4-2. The Applicant shall be required to work with staff in order to comply with KCC and install street lights at 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.
- 3.4.1.6** A Design Review application for common area landscaping and open space was included as a part of the overall application. Staff will require the Applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection.
- 3.4.1.7** The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.
- 3.4.1.8** Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, the Rezone, Preliminary Plat and landscape plan appear to comply with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan, if the sewer infrastructure improvements recommended by the Public Works department are completed. The applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. The City Council approved Case Nos. 21-04-ZC (Rezone) and 21-05-S (Preliminary Plat), the Applicant shall be subject to the Conditions of Approval listed in section "X" of the staff memo, 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, recommends if the City Council Approves of Case Nos. 21-04-ZC (Rezone) and 21-05-S (Preliminary Plat), the Applicant be subject to the following Conditions of Approval:

- 3.4.2.1** The Developer/Owner/Applicant 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 Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
  - 3.4.2.1.5** The Kuna Municipal Irrigation System (KMIS) 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.
- 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 KMIS of the City.
- 3.4.2.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

- 3.4.2.6** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
- 3.4.2.7** Buffers, 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.
- 3.4.2.8** Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- 3.4.2.9** Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
- 3.4.2.10** Developer/Owner/Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 3.4.2.11** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- 3.4.2.12** Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).
- 3.4.2.13** All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.
- 3.4.2.14** 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.
- 3.4.2.15** 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.
- 3.4.2.16** If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.
- 3.4.2.17** Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- 3.4.2.18** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the quiet hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

- 3.4.2.19** Developer/Owner/Applicant is hereby notified of Kuna’s weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 3.4.2.20** Developer/Owner/Applicant, 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 process.
- 3.4.2.21** Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 3.4.2.22** Developer/Owner/Applicant shall comply with all local, state and federal laws.
- 3.4.2.23** Developer/Owner/Applicant shall not request Final Plat approval until the City’s Public Works Director issues the Will-Serve Letter to the applicant that states the City’s Crimson Point Lift Station, future regional lift station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
- 3.4.2.24** In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
- 3.4.2.25** Developer/Owner/Applicant shall provide a permanent right-of-way easement to two (2) feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
- 3.4.2.26** Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- 3.4.2.27** Developer/Owner/Applicant shall submit a revised Preliminary Plat to ACHD showing redesigned roadways for internal local roads greater than 750 feet in length for review and approval prior to plan approval and ACHD’s signature on the first Final Plat.
- 3.4.2.28** Developer/Owner/Applicant shall work with Neil Durrant, the neighboring property owner in addressing his concerns on traffic mitigation issues.
- 3.4.2.29** Developer/Owner/Applicant shall enter into a Development Agreement with the City and the developer to document each parties’ obligations for a creative temporary sewer alternative.

### **3.5 Other Testimony**

- 3.5.1** 12/7/2021 Public Hearing – Bonnie Layton, NV5, testified about the specifics of the project including: the consistency with Kuna City Code and the Comprehensive Plan, future

roadway construction to accompany the development, open space and amenities and the willingness to work with the Kuna School District.

- 3.5.2** 12/7/2021 Public Hearing – Brian Sinderhoff, testified about the changes to the project that have been made to accommodate the Planning and Zoning Commission, ACHD and neighboring property owners.
- 3.5.3** 12/7/2021 Public Hearing – Teresa Haldorson, testified on behalf of Cindy Giesen who had concerns about unplanned growth, the density of the project, need for additional infrastructure and the impact on Kuna schools.
- 3.5.4** 12/7/2021 Public Hearing – David Reinhart, testified about the number of students a development of this size would generate. He explained that Kuna School District would be working with developers for collecting voluntary support fees moving forward and the applicant has agreed to participate.
- 3.5.5** 10/26/2021 Public Hearing – Bonnie Layton, rebutted that she felt the project met the requirements of Kuna City Code and the Comprehensive Plan, and that the Developer was in agreement with all Conditions of the City and ACHD.

**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. 21-04-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. 21-04-ZC) is approved.
- 7.2 That the Preliminary Plat application (Case No. 21-05-S) is approved.

**BY ACTION OF THE CITY COUNCIL** of the City of Kuna at its regular meeting held on the 21<sup>st</sup> day of December, 2021.

\_\_\_\_\_  
Joe Stear, Mayor

**RESOLUTION NO. R68-2021**  
**CITY OF KUNA**  
**ADA COUNTY, STATE OF IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;**

- **Making certain Findings;**
- **Receiving and Approving the Appraisal Report of the 8.335-acre real property dated August 12, 2021 as the prospective date of value prepared by Sam L. Langston, MAI Idaho CGA #195; and**
- **Receiving and Approving the Fitz Roy Park Improvements Paid by Greg & Heidi Johnson through September 30, 2021; and**
- **Authorizing the Mayor to execute and the City Clerk to attest, the City’s acceptance of a Park Dedication Deed by and between Gregory Johnson and Heidi B. Johnson, husband and wife as “Grantors” and the City of Kuna as “Grantee;” for the grant and conveyance of an 8.335-acre parcel together with improvements thereon to the City of Kuna; and**
- **Authorizing the Mayor to execute the Donee Acknowledgement IRS Form 8283 Noncash Charitable Contribution; and**
- **Authorizing the Mayor and/or the City Parks Director to execute the closing Settlement Statement any and all other closing documents as may be required to complete this transaction at Empire Title & Escrow at 2541 E. Gala Street, Suite 100 Meridian, Idaho; and**
- **Approving and authorizing the City Treasurer to execute a Donation Letter for the 8.335-acre real property to be conveyed and accepted at closing by the Park Dedication Deed; and**
- **Approving and authorizing the City Treasurer to execute a Donation Letter for the improvements constructed and installed upon the 8.335-acre real property to be conveyed and accepted at closing by the Park Dedication Deed; and**
- **Approving and authorizing the City Parks Department Director to execute the Certificate of Completion for the Phase 1 of the Fitz Roy Park, Patagonia Subdivision; and**
- **Authorizing the City Treasure to pay all closing costs associated with the closing of the conveyance of the Park at Empire Title & Escrow including the payment of the premium for standard coverage title insurance, and payment of one half of the escrow fees, and one half of other costs of the closing of the conveyance of the Park Dedication Deed; and**
- **Declaring, upon the completion and closing of all documents associated with the grant and conveyance of the subject 8.335-acre real property to the City, that the same shall**

**henceforth be public park and recreational place for the benefit of the general public known and dedicated as “Fitz Roy Park.”**

- **Directing the City Clerk to retain this resolution in the official records and certify; and**
- **Setting an Effective Date.**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Kuna, Ada County, state of Idaho:

### **Section 1: Findings**

It is hereby found by the City Council that:

- 1.1** That The City entered into that certain agreement with Gregory and Heidi Johnson, husband and wife, entitled Park Development and Conveyance Agreement (the “Park Development Agreement”); and
- 1.2** The Park Development Agreement provided that Gregory and Heidi Johnson, as the land owners of certain real property in Patagonia Subdivision Phase 6 lying within the City of Kuna, to develop, construct and then convey to the City of Kuna an 8.335-acre parcel as Phase 1 of a 2 Phase park development plan upon certain terms and conditions there in which included that the City would accept the same and own, maintain and operate it as a public park and would complete Phase 2 of the park development plan; and
- 1.3** The City Parks Director has informed the City Council that Gregory and Heidi Johnson have completed Phase 1 of the park development plan and have provided proof of their development costs and provided an appraisal of the land value of the subject 8.335-acre parcel; and
- 1.4** Gregory and Heidi Johnson are now prepared to proceed with the closing of the grant and conveyance of the 8.335-acre parcel together with the improvements thereon to the City in accordance with the Park Development Agreement; and
- 1.5** It is necessary for the City of Kuna comply with its covenants in the Park Development Agreement to authorize agents of the City to execute the necessary documents to complete this conveyance and to acknowledge and approve the donation by Gregory and Heidi Johnson and to name and declare the completed Phase 1 park as the Fitz Roy Park and authorize the payment of title insurance and closing costs.

**NOW, THEREFORE BE IT FURTHER RESOLVED** by the City Council of the City of Kuna, Ada County, state of Idaho that:

**Section 2:** The **Appraisal Report** of the 8.335-acre real property dated August 12, 2021 as the prospective date of value prepared by Sam L. Langston, MAI Idaho CGA #195 is accepted and approved; and

**Section 3:** The **Fitz Roy Park Improvements Paid statement** provided by Greg & Heidi Johnson through September 30, 2021 is accepted and approved; and

**Section 4:** The Mayor and City Clerk are authorized to execute the City's acceptance of the **Park Dedication Deed**, which grants and conveys an 8.335-acre parcel together with improvements thereon to the City of Kuna, by and between Gregory Johnson and Heidi B. Johnson, husband and wife as "Grantors" and the City of Kuna as "Grantee;" a true and correct copy of which is attached hereto and marked "**Exhibit 1**" and by this reference incorporated herein. The real property and improvements, which are the subject of the Park Dedication Deed, are hereinafter in this Resolution referred to as (the "Park"); and

**Section 5:** The Mayor is authorized to execute the Donee **Acknowledgement IRS Form 8283 Noncash Charitable Contribution**," a true and correct copy of which is attached hereto and marked "**Exhibit 2**" and by this reference incorporated herein; and

**Section 6:** The Mayor and/or the City Parks Director are authorized to execute the closing **Settlement Statement** any and all other closing documents as may be required to complete the conveyance of the Park transaction at Empire Title & Escrow at 2541 E. Gala Street, Suite 100 Meridian, Idaho; and

**Section 7:** The City Treasurer is authorized to execute the **real property "Donation Letter,"** for the 8.335-acre **real property** to be conveyed and accepted at closing by the Park Dedication Deed, a true and correct copy of the form of the letter is attached hereto and marked "**Exhibit 3**" and by this reference incorporated herein; and

**Section 8:** The City Treasurer is authorized to execute "**Donation Letter,**" for the **improvements** constructed and installed upon the 8.335-acre real property to be conveyed and accepted at closing by the Park Dedication Deed, a true and correct copy of the form of the letter is attached hereto and marked "**Exhibit 4**" and by this reference incorporated herein; and

**Section 9:** The City Parks and Recreation Director is authorized to execute that certain "**Certificate of Completion,**" a true and correct copy of the form of the certificate is attached hereto and marked "**Exhibit 5**" and by this reference incorporated herein, acknowledging the completion of the improvements in the Park pursuant to the Park Development Agreement; and

**Section 10:** The City Treasure is authorized **to pay all closing costs associated with the closing** of the conveyance of the Park at Empire Title & Escrow, including the payment of the premium for standard coverage title insurance, and payment of one half of the escrow fees, and one half of other costs of the closing of the conveyance of the Park Dedication Deed; and

**Section 11:** Upon the completion and closing of all documents associated with the grant and conveyance of the Park to the City, that the same shall henceforth be a City of Kuna public park

and recreational place for the benefit of the general public known and dedicated as “**Fitz Roy Park;**” and

**Section 12: The City Clerk is hereby directed** to retain this resolution in the official records of the City of Kuna and to provide a certified copy of this resolution to the closing agent at Empire Title & Escrow at 2541 E. Gala Street, Suite 100 Meridian, Idaho; and

**Section 13. Effective Date** This resolution shall be in full force and effect after its passage, approval.

**PASSED BY THE COUNCIL** of Kuna Idaho this \_\_\_\_ of \_\_\_\_\_, 2021.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT 1 Deed of Gift (Park Conveyance)**  
**After Recording**  
**Return to:**

Hethe Clark  
 Clark Wardle LLP  
 PO Box 639  
 Boise, Idaho 83701

**FOR RECORDING INFORMATION**

---

**PARK DEDICATION DEED**

THIS INDENTURE made and entered into as of the Effective Date (defined below), by and between Gregory Johnson and Heidi B. Johnson, husband and wife (the “**Grantor**”), and The City of Kuna, a municipal corporation (hereinafter referred to as the “**Grantee**”), whose current address is 751 W. 4<sup>th</sup> Street, Kuna, Idaho 83634.

**WITNESSETH:**

Grantor does hereby give, devise, and convey to Grantee, for the purposes herein provided, all that real property described on **Exhibit A** attached hereto and made a part hereof, together with all appurtenances and improvements located thereon or therein and subject to all easements thereon or relating thereto (the “**Park Property**”), for the use and benefit of the public as a public park and recreational area forever, subject to the following conditions, restrictions, and covenants that Grantee hereby agrees to truly and faithfully keep, maintain, observe, and perform:

1. **Name of Park.** Grantee shall name and style the public park located on the Park Property and it shall forever be known and designated as the “**Fitz Roy Park**” and by no other name.

2. **Use of Park.** The Park Property shall forthwith be set apart, dedicated, treated, and maintained by the governing authorities of Grantee as a public park and recreation place for the benefit and use of the general public, subject to the following restrictions:

- a. The Park Property will be accessible by the general public upon completion of the Phase 1 Improvements (as defined in that certain Park Development and Conveyance Agreement dated December 29, 2020), except during temporary closures related to the construction or maintenance of required improvements to the Park Property.
- b. No later than October 31, 2022, Grantee shall complete construction of the Phase 2 Improvements on the Park Property, in compliance with the design approved by Grantor. This construction deadline may be extended for one (1), six-month period by Grantor, upon receipt of a written extension request from Grantee. Grantor’s response to such extension request from Grantee shall be in writing and shall not be unreasonably delayed, conditioned, or denied.

- c. Grantee shall not permit the use of the Park Property or its facilities for commercial use, profit, or gain of any individual, or commercial advertising.

3. **Additional Rules Permitted.** Grantee shall exercise its police powers to keep and maintain said property as a public park, for the purposes of pleasure and recreation, free of public nuisances. Grantee shall have power and authority to adopt additional reasonable rules and regulations for the use of the Park Property by the public consistent with the above-stated purposes and restrictions.

4. **Restriction on Transfer.** The Park Property is to be used for the purposes set forth herein, and it is one of the express conditions of this conveyance that such property shall not be sold, transferred, exchanged, or encumbered by Grantee, but shall be kept and used perpetually only for such purposes.

5. **Adequate Maintenance.** Subject to annual appropriation by the Kuna City Council, Grantee shall keep and maintain the Park Property in a good and reasonable condition.

6. **No Use as Public Access.** The Park Property shall not be used or maintained for roadway access to adjoining privately-held property, nor shall the Park Property or any portion thereof be permitted to be used as a thoroughfare or highway.

7. **Acknowledgment.** In executing below, Grantee acknowledges: (a) no goods or services were or will be provided by Grantee to Grantor in exchange for the contribution of the Park Property by Grantor; and (b) Grantee presently plans to use the Park Property in accordance with the restrictions set forth herein.

Grantee shall fully, truly, and faithfully observe, keep, and comply with each and all of the aforesaid covenants, conditions, and restrictions.

**If any portion of the Park Property dedicated by this instrument shall not be used and maintained for any of the stated purposes, or if any portion of such Park Property shall cease to be used and maintained for any of such purposes, or if any portion of such property shall be used for any other purpose inconsistent with such purposes, then all the right, title, and interest in and to the described Park Property and to the improvements on such Park Property shall be conveyed to a non-profit corporation as identified by Grantor, Grantor's heirs, or assigns.**

*[end of text – signatures on following page]*



said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT A TO PARK DEDICATION DEED**  
**Legal Description of the Park Property**

Legal Description  
Park Site (Lot 37 Block 11)  
Patagonia Subdivision No. 6

A parcel located in the NE ¼ of the SW ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwest corner of the SW ¼ of said Section 7, from which an Aluminum Cap monument marking the northeast corner of the SW ¼ of said Section 7 bears S 89°19'20" E a distance of 2561.82 feet;

Thence S 89°19'20" E along the northerly boundary of said SW ¼ a distance of 1227.13 feet to a Brass cap monument marking the northwest corner of the NE ¼ of said SW ¼; also being the Initial Point of Rice Ridge Subdivision, as shown in Book 68 of Plats on Pages 6919 thru 6920, records of Ada County, Idaho;

Thence along the easterly boundary of said Rice Ridge Subdivision S 0°21'14" W a distance of 51.00 feet to the **POINT OF BEGINNING**;

Thence leaving said easterly boundary S 89°19'20" E a distance of 689.58 feet to a 1/2 inch diameter rebar on the westerly boundary of the proposed Patagonia Subdivision No. 4;

Thence along the westerly boundary of said proposed Patagonia Subdivision No. 4 the following courses and distances:

Thence S 0°28'13" W a distance of 301.32 feet to a 5/8 inch diameter rebar;

Thence S 38°27'29" W a distance of 423.96 feet to a 5/8 inch diameter rebar;

Thence N 55°26'08" W along said westerly boundary, and along the northerly boundary of Patagonia Subdivision No. 3, as shown in Book 115 of Plats on Pages 17107 thru 17111, records of Ada County, Idaho, a distance of 157.98 feet to a 5/8 inch diameter rebar;

Thence continuing along said northerly boundary N 89°38'46" W a distance of 296.69 feet to a 5/8 inch diameter rebar marking the northwesterly corner of said Patagonia Subdivision No. 3, said point being on the easterly boundary of said Rice Ridge Subdivision and the westerly boundary of said NE ¼ of the SW ¼;

Thence along said boundary N 0°21'14" E a distance of 550.00 feet to the **POINT OF BEGINNING**.

This parcel contains 8.335 acres.

Clinton W. Hansen, PLS  
 Land Solutions, PC  
 July 12, 2019



Park Site  
 Patagonia No. 6  
 Job No. 19-60  
 Page 1 of 1

**EXHIBIT 2**

**Form 8283**

Form **8283**  
(Rev. December 2021)  
Department of the Treasury  
Internal Revenue Service

**Noncash Charitable Contributions**

▶ **Attach one or more Forms 8283 to your tax return if you claimed a total deduction of over \$500 for all contributed property.**

▶ **Go to [www.irs.gov/Form8283](http://www.irs.gov/Form8283) for instructions and the latest information.**

OMB No. 1545-0074

Attachment Sequence No. **155**

Name(s) shown on your income tax return

Gregory B. and Heidi M. Johnson

**Identifying number**

On file

**Note:** Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

**Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities**—List in this section **only** an item (or a group of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities and certain other property even if the deduction is more than \$5,000. See instructions.

**Part I Information on Donated Property**—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description and condition of donated property (For a vehicle, enter the year, make, model, and mileage. For securities and other property, see instructions.)
A		<input type="checkbox"/>	
B		<input type="checkbox"/>	
C		<input type="checkbox"/>	
D		<input type="checkbox"/>	
E		<input type="checkbox"/>	

**Note:** If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

**Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities, Vehicles, Intellectual Property or Inventory Reportable in Section A)**—Complete this section for one item (or a group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions reportable in Section A). Provide a separate form for each item donated unless it is part of a group of similar items. A qualified appraisal is generally required for items reportable in Section B. See instructions.

**Part I Information on Donated Property**

2 Check the box that describes the type of property donated.

- |  |   |   |
|--|---|---|
| a <input type="checkbox"/> Art* (contribution of \$20,000 or more)   | e <input checked="" type="checkbox"/> Other Real Estate | i <input type="checkbox"/> Vehicles                     |
| b <input type="checkbox"/> Qualified Conservation Contribution       | f <input type="checkbox"/> Securities                   | j <input type="checkbox"/> Clothing and household items |
| c <input type="checkbox"/> Equipment                                 | g <input type="checkbox"/> Collectibles**               | k <input type="checkbox"/> Other                        |
| d <input type="checkbox"/> Art* (contribution of less than \$20,000) | h <input type="checkbox"/> Intellectual Property        |   |

\* Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

\*\* Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

**Note:** In certain cases, you must attach a qualified appraisal of the property. See instructions.

3	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If any tangible personal property or real property was donated, give a brief summary of the overall physical condition of the property at the time of the gift.	(c) Appraised fair market value
A	<u>8.3 acres of land</u>	<u>unimproved land, except for added landscaping</u>	<u>1,125,000</u>
B	<u>Landscaping improvements to 8.3 acres</u>	<u>improvements requested by Donee. Installed prior to donation</u>	<u>750,330</u>
C			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	(h) Amount claimed as a deduction (see instructions)	(i) Date of contribution (see instructions)
A	<u>7/12/2019</u>	<u>Purchase</u>	<u>650,750</u>		<u>1,125,000</u>	
B	<u>2019-2021</u>	<u>Purchase</u>	<u>750,330</u>		<u>750,330</u>	
C						

For Paperwork Reduction Act Notice, see separate instructions.

Cat. No. 62299J

Form **8283** (Rev. 12-2021)

Name(s) shown on your income tax return	Identifying number
---	--------------------

**Part II Partial Interests and Restricted Use Property (Other Than Qualified Conservation Contributions)—** Complete lines 4a through 4e if you gave less than an entire interest in a property listed in Section B, Part I. Complete lines 5a through 5c if conditions were placed on a contribution listed in Section B, Part I; also attach the required statement. See instructions.

**4a** Enter the letter from Section B, Part I that identifies the property for which you gave less than an entire interest ▶ \_\_\_\_\_  
If Section B, Part II applies to more than one property, attach a separate statement.

**b** Total amount claimed as a deduction for the property listed in Section B, Part I: **(1)** For this tax year . . . ▶ \_\_\_\_\_  
**(2)** For any prior tax years ▶ \_\_\_\_\_

**c** Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization in Section B, Part V, below):  
Name of charitable organization (donee) \_\_\_\_\_  
Address (number, street, and room or suite no.) \_\_\_\_\_ City or town, state, and ZIP code \_\_\_\_\_

**d** For tangible property, enter the place where the property is located or kept ▶ \_\_\_\_\_

**e** Name of any person, other than the donee organization, having actual possession of the property ▶ \_\_\_\_\_

	Yes	No
<b>5a</b> Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>b</b> Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire? . . . . .	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>c</b> Is there a restriction limiting the donated property for a particular use? . . . . .	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part III Taxpayer (Donor) Statement—**List each item included in Section B, Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Section B, Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Section B, Part I and describe the specific item. See instructions.

▶ \_\_\_\_\_

Signature of taxpayer (donor) ▶ \_\_\_\_\_ Date ▶ \_\_\_\_\_

**Part IV Declaration of Appraiser**

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c).

**Sign Here** Appraiser signature ▶ \_\_\_\_\_ Date ▶ \_\_\_\_\_  
Appraiser name ▶ \_\_\_\_\_ Title ▶ \_\_\_\_\_

Business address (including room or suite no.) \_\_\_\_\_ Identifying number \_\_\_\_\_  
City or town, state, and ZIP code \_\_\_\_\_

**Part V Donee Acknowledgment**

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ▶ \_\_\_\_\_

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? . . . . . ▶  Yes  No

Name of charitable organization (donee)	Employer identification number	
Address (number, street, and room or suite no.)	City or town, state, and ZIP code	
Authorized signature	Title	Date





<b>Fitz Roy Park</b>				
<b>Improvements Paid by Greg &amp; Heidi Johnson</b>				
<b>Through September 30, 2021</b>				
<b>Trx Date</b>	<b>Trans Description</b>	<b>Jrnl</b>	<b>Trans Ref</b>	<b>Amount</b>
6/30/19	Breckon Land Design, Inc - project design	PJ	5797	3,995.00
7/23/19	Land Solutions - Plat prep	PJ	4075	2,800.00
7/28/19	Apex Excavation - Split bill - excavation of ditch section for park	PJ	1083 park	1,857.50
7/31/19	Idaho Site Works - Retainage for pay app 1	PJ	RET pay app 1	6,000.00
7/31/19	Idaho Site Works - Pay app 1	PJ	Pay app1	114,000.00
8/9/19	Breckon Land Design, Inc - design	PJ	5821	3,282.50
8/30/19	Breckon Land Design, Inc - Fitz Roy Park	PJ	5883	1,285.00
8/31/19	Idaho Site Works - Fitz Roy Park	PJ	Pay App 2	125,823.04
8/31/19	Idaho Site Works - Retainage - pay app 2	PJ	RET pay app 2	6,622.27
9/30/19	Breckon Land Design, Inc - Patagonia Park	PJ	5900	1,997.50
9/30/19	Idaho Site Works - Park Pay app #3	PJ	Park app 3	40,910.99
9/30/19	Idaho Site Works - retention	PJ	RET Park App 3	2,153.21
11/29/19	Breckon Land Design, Inc - Color plans - park	PJ	5957	600.00
1/3/20	United Electric - Locate trench box, run conduit for park	PJ	3241	1,055.85
2/25/20	Land Solutions - Fitz Roy Park	PJ	4369	1,125.00
3/2/20	Central District Health - Patagonia 6	CDJ	1162 (Pata Dev ck.)	218.00
3/21/20	Land Solutions - Patagonia 6 (park)	PJ	4408	660.00
3/25/20	Kent Brown Planning Services - Patagonia 6 plat routing	PJ	20160907	3,500.00
3/25/20	C. Wright Construction Co., In - final bill - Mason Creek St Pata 6/ park portion	PJ	14449	36,196.30
4/7/20	City of Kuna - WIP - Lots & Developments	CDJ	6606	675.00
4/23/20	Alloway Electric Co., Inc. - Sprinkler time clock - park	PJ	49726	950.81
4/30/20	Idaho Site Works - Fitz Roy Park pay app 4	PJ	Park app 4	81,680.02
4/30/20	Idaho Site Works - retainage pay app 4 Park	PJ	RET Park pay app 4	4,298.95
5/20/20	Land Solutions - Pata 6 - Park	PJ	4514	1,500.00
5/31/20	Syman - Fitz Roy Park (4) inspections	PJ	26227	292.00
6/25/20	Kent Brown Planning Services - Pata 6 plat routing	PJ	20200626	1,000.00
6/29/20	Patagonia 6 plat fee e-check service charge	GENJ	Pata 6 plat fee	1.75
6/29/20	Patagonia 6 plat fee e-check	GENJ	Pata 6 plat fee	1,249.00
6/30/20	Syman - (6) inspections of Park	PJ	26624	438.00
6/30/20	Clark Wardle, LLP - City of Kuna correspondence	PJ	30287 PARK	319.00
7/27/20	Land Solutions - Staking for Sewer location Park from Pata 4	PJ	4599	250.00
7/31/20	Syman - 2 inspections	PJ	26999	146.00
8/13/20	United Electric - Repair 1" conduit cut & pulled apart by Idaho Site Works	PJ	3414	318.26
8/14/20	Idaho Site Works - United Elec bill #3414 to repair conduit cut/pulled apart by landscapers	PJ	Ret charge	-318.26
8/31/20	Syman - Fitz Roy Park	PJ	27434	146.00
9/21/20	Land Solutions - Fitz Roy Park - parking lot staking	PJ	4700	350.00
9/25/20	C. Wright Construction Co., In - Fitz Roy Park pathway	PJ	14559	51,049.25
9/30/20	Syman - Fitz Roy Park (2) inspections	PJ	27879	146.00
10/27/20	United Electric - Fitz Roy park - irrigation electric	PJ	3429	1,250.00
10/31/20	Syman - 4 inspections	PJ	28309	292.00
10/31/20	Idaho Site Works - Pay app 5 Fitz Roy Park	PJ	App 5 PARK	174,577.63
10/31/20	Idaho Site Works - retention pay app 5 - Park	PJ	RET Pay App 5 PARK	9,188.30
11/30/20	Syman - Fitz Roy Park (4) inspections	PJ	28699	292.00
12/30/20	Robell Fence - Park fencing	PJ	20190595	750.00
12/31/20	Syman - 3 site inspections	PJ	29193	219.00
1/22/21	Meridian Fence, LLC - Patagonia 4/Fitz Roy Park fence repairs	PJ	473308	1,550.71
1/31/21	Syman	PJ	29591	219.00
2/28/21	Syman - PARK	PJ	29984	365.00
3/18/21	Idaho Site Works - Patagonia 6 Fitz Roy Park - RETENTION	PJ	RET App 10	3,142.00
3/18/21	Idaho Site Works - Fitz Roy Park app 10 (no app 9)	PJ	Park App 10	59,708.07
3/29/21	Syman - Fitz Roy Park bag removal/replacement	PJ	30310	276.38
3/31/21	Syman - Fitz Roy Park	PJ	30471	146.00
8/31/2021	Turf Co - mow	Bill	33766 (John. Inv)	300.00
				<b>750,850.03</b>

**EXHIBIT 5 Certificate of Completion**

**CERTIFICATE OF COMPLETION**

**Project:** Fitz Roy Park, Patagonia Subdivision  
**Landowner:** Gregory and Heidi Johnson  
**City Department:** City of Kuna Parks & Recreation Department

The undersigned hereby confirm that the construction of Phase 1 of Fitz Roy Park (the “Property”) as defined in that certain Park Development and Conveyance Agreement, dated effective December 29, 2020, between the City of Kuna (“Kuna”), and Landowner (the “Agreement”) has been completed as of the date last signed below (the “Effective Date”), subject to the following additional conditions:

- All warranties, including those granted in Section 2 of the Agreement, shall begin as of the Effective Date.
- As of December 23, 2021, the City shall be immediately responsible for all maintenance of park, including landscaping. Such maintenance includes, without limitation, turf, irrigation, and planters.
- Idaho Site Works shall provide a one (1) year warranty on its work, along with training to any City staff as necessary.
- The Westpark Companies shall be responsible for repair of two (2) asphalt areas in the pathway of the park, as identified during the most recent site visit. Given the lateness of the year, these repairs will occur after the spring thaw.
- Landowner will, at Kuna’s request, employ commercial reasonable efforts to ensure the Patagonia Subdivision Homeowners Association, Inc. conveys to Kuna Lot 7, Block 11 of Patagonia Subdivision No. 4, as shown on the plat thereof recorded in the records of Ada County on December 26, 2019 as Instrument No. 2019-129922.

**CITY OF KUNA:**

**LANDOWNER:**

\_\_\_\_\_  
By: \_\_\_\_\_  
Dated: \_\_\_\_\_

\_\_\_\_\_  
GREGORY B. JOHNSON  
Dated: \_\_\_\_\_

\_\_\_\_\_  
HEIDI JOHNSON

Dated: \_\_\_\_\_



# CITY OF KUNA

P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Telephone (208) 922-5546  
Email: [CEngels@kunaID.gov](mailto:CEngels@kunaID.gov)

## MEMORANDUM

TO: Mayor Stear and Council  
FROM: Chris Engels, City Clerk  
RE: Parking Lot Public Hearing Stakeholder Noticing and Testimony  
DATE: December 16, 2021

Mayor and Council,

### Public Notification:

The City Clerk's office in coordination with the Parks Director took the following steps to ensure notification of the Parking Lot Public Hearing for stakeholders and the community at large.

- The Public Hearing was noticed in the Kuna Melba News as required on December 8 and 15, 2021.
- Each business surrounding the Bernie Fisher Parking lot received a copy of the Public Hearing notice with the Resolution to set fees and conditions. Options to provide input or testimony was included.
- All trucks and trailers received a letter from the City Clerk with a copy of the notice and the Resolution to set fees and conditions. Options to provide input or testimony was included.

### Testimony/Input:

- Testimony/Input below was received December 10, 2021. It was received in person by City Clerk Chris Engels in the Bernie Fisher Parking lot.
  - Two drivers agreed they would move but asked when, how the process would proceed and if the dirt lot would be groomed. Both indicated they are only home a day or so at a time but do leave their trucks and trailers there or just their trailers and take home their truck.
  - A third driver expressed that there should have been an agreement from 2009 to let trucks park in Bernie Fisher Parking lot so they didn't take them home to park. He didn't like the move to the end of 2<sup>nd</sup> Street because the lot wasn't asphalted and as he leaves his trailer and takes home his truck, he was concerned his trailer would sink in mud. He did not support the change and felt like COVID has increased the number of

users to the parking lot. *(Records were searched but no agreement with the city was located for truck use of Bernie Fisher Parking lot)*

- Additional general comments were received by two other drivers during Special Event noticing and they indicated they would move parking lots, just asked to be notified when. One already park in the lot at the end of 2<sup>nd</sup> Street after finding out about the request.
- Tim Crawford from Kuna Machine contacted the City Clerk and is willing to work through any permits or needs and expressed that he wants to be a good neighbor.

Thank you,

Chris Engels  
City Clerk

**RESOLUTION NO. R60-2021**  
**CITY OF KUNA**  
**ADA COUNTY, STATE OF IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;**

- **Setting Forth Findings; and**
- **Establishing City Parks Department Parking Lot Regulations; and**
- **Establishing City Parks Department Parking Lot Permit Fees; and**
- **Directing the City Clerk; and**
- **Setting an Effective Date.**

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Kuna, Ada County, state of Idaho:

**Section 1: Findings**

It is hereby found by the City Council that:

- 1.1** Kuna City Code Section 11-2-11 A (3) provides that the City Clerk or the Department Director who has jurisdiction over any City Parking Lot is authorized to promulgate parking permit regulations and fees governing a City Parking Lot under their jurisdiction subject to the approval of the City Council and requirements of Kuna City Code Section 11-2-11 A (3); and
- 1.2** The City of Kuna Parks Department Parking Lot is a City Parking Lot under the jurisdiction of the City Parks & Recreation Department Director; and
- 1.3** The City Parks & Recreation Department Director has promulgated parking permit regulations and fees which are proposed to govern vehicular parking on the City of Kuna Parks Department Parking Lot which are set forth in this Resolution (the “City of Kuna Parks Department Parking Lot Parking Permit Regulations and Fees”); and
- 1.4** The City Council provided and published notice of its intent to make a decision on the proposed Kuna Parks Department Parking Lot Parking Permit Fee and held a public hearing on the 21<sup>st</sup> day of December, 2021; and
- 1.5** The proposed “City of Kuna Parks Department Parking Lot Parking Permit Regulations and Fees” are fair and reasonable and in compliance with the requirements of Kuna City Code Section 11-2-11 (3). The Parks Director, in coordination with the City Clerk, may waive fees based on circumstances.

## **Section 2: City of Kuna Parks Department Parking Lot Permit Regulations**

**2.1 Title of Regulations:** These regulations shall be known and cited as the “City of Kuna Parks Department Parking Lot Permit Regulations.”

**2.2 Administration of Parking Lot Regulations and Parking Permits:** The City of Kuna Parks & Recreation Director shall prepare, in coordination with the City Clerk’s office, the form of permit applications, permits and shall administer permit issuance and permit fee collection.

**2.3 Parking Regulations:** No person shall park any vehicle upon the City of Kuna Parks Department Parking Lot:

**2.3.1** In violation of the provisions of chapter 2 of title 11 Kuna City Code.

**2.3.2** For more than the posted time limit unless:

- the vehicle owner or driver has been issued a City Parks & Recreation Department Parking Lot Permit by the City provided such permit is displayed; and
- the vehicle is parked in accordance with these permit regulations and requirements.

**2.3.3** In any space designated for “permit parking only” or “employee” parking.

**2.3.4** For a period of time greater than authorized by the permit issued.

**2.3.5** That contains hazardous waste as defined by The Resource Conservation and Recovery Act or a controlled substance as defined by Idaho Law.

**2.3.6** Which is heavy equipment not designed for use for transportation.

**2.3.7** That exceeds 106,000 pounds in gross weight.

**2.3.8** That exceeds 115 feet in length inclusive of trailer (s) and overhang.

## **Section 3: City of Kuna Parks Department Parking Lot Permits and Fees:**

**3.1** A City Parks & Recreation Department Parking Lot Permit (the “Permit”) may be issued for a vehicle that is in compliance with the Parking Regulations of Section 2.3 of this Policy based on available space as determined by the Parks Director, in coordination with the City Clerk, and are issued to the owner for use by and display on one vehicle and are not transferable to any other vehicle without a Permit reissuance, upon application of the owner, for the duration of the term of the originally issued Permit.

**3.2** A Permit may be issued for one six (6) months or twelve (12) months in duration.

**3.3** The following are the permit fees for the issuance of a City of Kuna Parks Department Parking Lot Permit:

**3.1.1** Semi Truck and Trailer Fee at \$5.00 per six months.

**3.1.2** Truck Fee at \$5.00 per six months.

**3.1.3** Commercial Pickup and Passenger Car Fee at \$5.00 per six months.

**Section 4: Directing the City Clerk**

**4.1** The Clerk is hereby directed to retain this Resolution in the official records of the City and publish the same on the City’s websites.

**Section 5. Effective Date**

**5.1** This resolution shall be in full force and effect after its passage, approval.

**PASSED BY THE COUNCIL** of Kuna Idaho this \_\_\_\_ of \_\_\_\_\_ 2021.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**ORDINANCE NO. 2021-36**  
**CITY OF KUNA, IDAHO**

**AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO**

- **AMENDING SECTION 3 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE “PURPOSE” TO INCLUDE REGULATION OF CITY PARKING LOTS; AND**
- **AMENDING SECTION 4 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE “SCOPE” TO INCLUDE CITY PARKING LOTS; AND**
- **AMENDING SECTION 5 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE BY THE ADDITION OF A NEW DEFINITION “CITY PARKING LOT”; AND**
- **AMENDING CHAPTER 2 OF TITLE 11 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR CITY PARKING LOT REGULATIONS AND FEES; AND**
- **AMENDING AND RECODIFYING EXISTING SECTION 11 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE AMENDING BY THE ADDITION THERETO OF A NEW SUBSECTION (F) PROVIDING FOR IMPOUNDING OF UNLAWFULLY PARKED VEHICLES AND RECODIFYING TO SECTION 12 OF CHAPTER 2 OF TITLE 11 KUNA CITY CODE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

**Section 1: That section 3 of chapter 2 of title 11 Kuna City Code is hereby amended to read as follows:**

**11-2-3: PURPOSE**

The purpose of this Chapter is to promote the public health, safety, and general welfare of the City by providing for safe and orderly use of highways and alleys within the City and to regulate parking upon City parking lots.

**Section 2: That section 4 of chapter 2 of title 11 is hereby amended to read as follows:**

**11-2-4: SCOPE**

This Chapter sets forth policies, standards, requirements, and procedures applicable to standing, stopping and parking motor vehicles, commercial vehicles, recreational vehicles, and trailers

within City boundaries, including but not limited to parking on any highways and alleys, and parking within residential districts and business districts and upon City parking lots.

**Section 3: That section 5 of chapter 2 of title 11 is hereby amended to read as follows:**

### **11-2-5: DEFINITIONS**

**ALLEY:** Means a public way of limited use intended only to provide access to the rear or side of lots or buildings in urban districts.

**BUSINESS DISTRICT:** The territory contiguous to and including a highway when within any six hundred (600) feet along the highway there are buildings in use for business or industrial purposes, including hotels, banks or office buildings, railroad stations and public buildings which occupy at least three hundred (300) feet of frontage on one side or three hundred (300) feet collectively on both sides of the highway.

**CHAPTER:** Chapter 2, Title 11 of the Kuna City Code.

**CITY:** City of Kuna, Idaho.

**CITY PARKING LOTS:** Unless otherwise expressly provided, the term "city parking lots," or any derivation thereof used in this chapter, shall mean any City-owned or maintained off-street parking facility including facilities, or portions thereof, leased from, or licensed by, the City for parking purposes.

**COMMERCIAL VEHICLE:** For the purposes of this Chapter, a motor vehicle or combination of motor vehicles designed or used to transport passengers or property if the motor vehicle:

- A. Has a manufacturer's gross combination weight rating (GCWR) in excess of twenty-six thousand (26,000) pounds inclusive of a towed unit with a manufacturer's gross vehicle weight rating (GVWR) of more than ten thousand (10,000) pounds; or
- B. Has a manufacturer's gross vehicle weight rating (GVWR) in excess of twenty-six thousand (26,000) pounds; or
- C. Is designed to transport sixteen (16) or more people, including the driver; or
- D. Is of any size and is used in the transportation of materials found to be hazardous for the purposes of the hazardous material transportation act and which require the motor vehicle to be placarded under the hazardous materials regulations (49 CFR part 172, subpart F).

A motor vehicle used in a ridesharing arrangement that has a seating capacity for not more than fifteen (15) persons, including the driver, shall not be a "commercial vehicle" under the provisions of this Chapter.

**DRIVEWAY:** Means a private road giving access from a public way to a building on abutting grounds; this shall include paved, concrete, gravel, or other designated parking areas on private property in front of residential structures.

**HIGHWAY:** Means the entire width between the boundary lines of every way publicly maintained when any part is open to the use of the public for vehicular travel, with jurisdiction extending to

the adjacent property line, including sidewalks, shoulders, berms and rights-of-way not intended for motorized traffic. The term "street" is interchangeable with highway.

**MOTOR VEHICLE:** Every vehicle that is self-propelled, and for the purpose of titling and registration meets federal motor vehicle safety standards as defined in section 49-107, Idaho Code. Motor vehicle does not include vehicles moved solely by human power, electric personal assistive mobility devices, personal delivery devices, electric-assisted bicycles, and motorized wheelchairs or other such vehicles that are specifically exempt from titling or registration requirements under title 49, Idaho Code.

**PARK or PARKING:** Means the standing of a vehicle, whether occupied or not, other than temporarily for the purpose of and while actually engaged in loading or unloading property or passengers.

**RECREATIONAL VEHICLE:** Means a motor home, travel trailer, fifth-wheel trailer, park model recreational vehicle, truck camper or folding camping trailer, with or without motive power, designed for recreational or emergency occupancy. It does not include pick-up hoods, shells, or canopies designed, created or modified for occupational usage. School buses or van type vehicles which are converted to recreational use, are defined as recreational vehicles.

**RESIDENTIAL DISTRICT:** The territory contiguous to and including a highway not comprising a business district when the property on the highway for a distance of three hundred (300) feet or more is in the main improved with residences, or residences and buildings in use for business.

**STAND or STANDING:** Means the halting of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in receiving or discharging passengers.

**STREET:** See "Highway."

**TRAILER:** Includes the following:

- A. General. Every vehicle without motive power designed for carrying persons or property and for being drawn by a motor vehicle.
- B. Fifth-wheel trailer. A vehicular unit equipped in the same manner as a travel trailer but constructed with a raised forward section that allows a bi-level floor plan. This style is designed to be towed by a vehicle equipped with a device known as a fifth-wheel hitch, which is typically installed in the bed of a pickup truck.
- C. Fold down camping trailer. A vehicular portable unit mounted on wheels and constructed with collapsible partial side walls, which fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters, for recreational, camping or travel use.
- D. Pole trailer. Every vehicle without motive power designed to be drawn by another vehicle and attached to the towing vehicle by means of a reach or pole or by being boomed or otherwise secured to the towing vehicle, and ordinarily used for transporting long or irregularly shaped loads such as poles, pipes, or structural members capable, generally, of sustaining themselves as beams between the supporting connections.

- E. Semitrailer. Every vehicle without motive power, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by the towing vehicle.
- F. Travel trailer. A vehicular unit, mounted on wheels designed to provide temporary living quarters for recreational, camping, travel or emergency use and of such size or weight as not to require special highway movement permits when towed by a motorized vehicle.
- G. Utility trailer. A trailer or semitrailer designed primarily to be drawn behind a passenger car or pickup truck for domestic and utility purposes. Utility or domestic use shall include a farm trailer while being used to haul agricultural products or livestock from farm to storage, market or processing plant, or returning therefrom.
- H. Watercraft Trailer: A trailer designed to carry a boat or other watercraft, whether or not the boat or other watercraft is presently on the trailer.

VEHICLE: Every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, excepting devices used exclusively upon stationary rails or tracks.

**Section 4: Amending Chapter 2 of Title 11 Kuna City Code by the addition of a new section 11 to read as follows:**

**11-2-11 CITY PARKING LOTS REGULATIONS AND PERMIT FEES.**

A. No person shall park any vehicle on any City parking lot:

- 1) For more than the posted time limit applicable to such parking space in any single day unless the vehicle owner or driver has been issued a permit by the City provided such permit is displayed and said vehicle is parked in accordance with the permit regulations and requirements.
- 2) In any space designated for "permit" or "employee" parking.
- 3) The City Clerk or the Department Director, who has jurisdiction over any City Parking Lot, is authorized to promulgate parking permit regulations and fees governing a City Parking Lot under their jurisdiction, subject to the following:
  - (a.) compliance with any relevant the public hearing and notice as required by law for the establishment of fees.
  - (b.) City employees shall not be required to pay for permits fees to park while engaged in their employment duties.
  - (c.) Approval of by City Council.
- 4) In violation of the provisions of this Chapter

**Section 5: Recodifying and Amending section 11 of chapter 2 of title 11 Kuna City Code to read as follows:**

**11-2-112: DESIGNATION AS INFRACTION; APPLICABLE PROCEDURE; ISSUING CITATIONS; PENALTIES AND IMPOUNDING UNLAWFULLY PARKED VEHICLES**

- A. A violation of a provision of this Chapter is designated as an infraction, as that term is defined in Idaho Code section 18-111, and such infractions shall be prosecuted as contemplated by the Idaho Infraction Rules promulgated by the Idaho Supreme Court.
- B. An infraction under this Chapter may be issued by any peace officer having jurisdiction within City boundaries by issuing an Idaho Uniform Citation, in which he shall certify that he has reasonable grounds to believe and does believe that the person cited committed the infraction contrary to law.
- C. A peace officer may issue a citation under this Chapter by affixing an Idaho Uniform Citation to a vehicle that is parked in violation of a provision of this Chapter. Where a citation is affixed to a vehicle, the peace officer shall issue the citation to the registered owner of the vehicle. However, where a peace officer has probable cause to believe a person other than the registered owner parked the vehicle in question in violation of this Chapter, the peace officer shall cite that person instead of the registered owner.
- D. Peace officers are authorized to affix a citation to an illegally parked vehicle every two (2), or more, hours until the car is moved. This provision applies to any violation of this Chapter, including cars parked in spaces designated for a person with a disability.
- E. Except where specifically designated otherwise in this Chapter, any person who is found to have violated a provision of this Chapter shall be punished by a fine of twenty dollars (\$20).
- F. **IMPOUNDING UNLAWFULLY PARKED VEHICLES:** All police officers and traffic control officers of the City are authorized and empowered to remove or cause to be removed all vehicles parked, caused to be parked or left parked upon any street or City parking lot or area contrary to the provisions of this chapter, or illegally parked, and to store the vehicle, and the owner or operator of the vehicle shall be liable for any reasonable towing and storage charges

### Section 6: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

### Section 7: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

CITY OF KUNA

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

---

Chris Engels, City Clerk

W:\Work\K\Kuna, City of 25721\Parking Lot Policy\Parks Department Parking Lot\Ordinance No. \_\_\_\_ Amending Chapter 2 of Title 11 Parks Department Parking Lot 9.10.2021 JH.docx

**RESOLUTION NO. R69-2021  
CITY OF KUNA, IDAHO**

**THE CITY OF KUNA CITY IRRIGATION SYSTEM POLICIES**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:**

- **MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND**
- **ESTABLISHING THE CITY IRRIGATION SYSTEM POLICIES WHICH INCLUDE:**
- **ESTABLISHING THE CITY'S IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND**
- **ESTABLISHING THE CITY IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND**
- **ESTABLISHING THE CITY IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND**
- **ESTABLISHING THE CITY IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND**
- **ESTABLISHING THE CITY IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND**
- **ESTABLISHING THE CITY IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND**
- **REPEALING PRIOR CITY IRRIGATION SYSTEM POLICIES; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, AS FOLLOWS:**

**SECTION 1: FINDS OF AUTHORITY AND PURPOSE:** The following findings set forth the authority and purposes of the City Council for the establishment of the City Irrigation System Fees and Policies as provided in this Resolution:

- 1.1** The City of Kuna, has established, pursuant to chapter 18 of title 50 Idaho Code, a city irrigation system and to establish boundaries within the City within which the City will supply and deliver irrigation water; and
- 1.2** The City of Kuna, is authorized by Idaho Code Section 50-1801 to acquire by purchase, contract, eminent domain or otherwise to operate, maintain, construct, improve, enlarge and extend its irrigation system which includes canals, ditches, conduits and rights of way for

ditches, canals, and conduits for the use of the City in supplying irrigation water to and distributing the same throughout the City; and

- 1.3** The City of Kuna is authorized by Idaho Code Section 50-1802 to regulate, control and supervise the distribution of all water used by the City inhabitants for irrigation purposes; and
- 1.4** The City of Kuna is authorized by Idaho Code Section 50-1806 to defray the expense of conveying, controlling, distributing and apportioning of the system's irrigation water, and the city may assess and apportion the cost thereof against the several water user or landowners using the same, according to the length of time each user or landowner may use such water, and to collect such money and keep it in a separate fund to be known as the "Irrigation Fund" of the city for the purpose of paying such expense, including the assessment of irrigation district, canal or irrigation companies providing the irrigation water.
- 1.5** The Mayor and City Council are required by Idaho Code Section 50-1807 to *"...,on or before the second Wednesday of February of each year, meet and make an estimate of the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said city irrigation system for the current fiscal year. Said estimate shall also include a reasonable sum not to exceed ten percent (10%) of the total estimate for anticipated unpaid and delinquent taxes and such sum as may be necessary to retire outstanding warrants, indebtedness, sinking funds, bonds and interest of a city irrigation system, and shall spread the same upon their minutes and shall thereupon apportion to each lot, piece or parcel of land within the boundaries of such irrigation system in proportion to the benefits received by such lot, piece or parcel of land growing out of the maintenance and operation of such irrigation system...."*

- 1.6** Section 7-8-5 of the Kuna City Code authorizes the City of Kuna, Idaho to charge hook-up fees set forth in a rate schedule adopted by the City Council as a condition for connection to the City Irrigation System; and
- 1.7** Section 7-8-12 of the Kuna City Code authorizes the City to charge fines and costs for unauthorized connection to the City System; and
- 1.8** The City has retained Justin Walker, P.E. of Keller Associates, Inc. to conduct a Pressure Irrigation Connection Fee Study for the purpose of recommending adjustments to the City's connection fees for its pressurized irrigation system (the "Study"); and
- 1.9** The Study was prepared and submitted to the City Treasurer dated August 5, 2021 and includes an analysis of the proposed connection fee for the pressurized irrigation system based upon asset inventory provided by the City and recent master and facility plans with updated costs to reflect current replacement construction costs based upon the Engineer News Record index and engineering judgement; and
- 1.10** The City Treasurer submitted the Study and made recommendations to the City Council for proposed new Homeowner Association Connection and Irrigation Supply fees and Residential and Commercial Property Connection fee increases (greater than 5%) which were preliminarily determined by the City Council to be reasonable; and
- 1.11** The City Council is required pursuant to Idaho Code Section 63-1311A to hold a public hearing and provide notice of its intention to impose the new Homeowner Connection and Irrigation Supply fees and the Residential and Commercial Property Connection fee increases which was properly noticed and was held on the 21<sup>st</sup> day of December, 2022 regarding the inclusion of the new City Irrigation System fees and fee increases to be charged as identified in the notice of intention to impose the new Homeowner Connection and Irrigation Supply fees and the Residential and Commercial Property Connection fee increases; and

- 1.12** A City Council’s intention and purpose for establishing these policies, is to assure that the City’s General Fund does not pay for any extension, enlargement, up keep, maintenance or assessments due to irrigation districts and or canal or irrigation companies in the administration of the City Irrigation System; and
- 1.13** The City Council in order to exercise its authority and perform its responsibilities, in the administration of the City Irrigation System, does hereby establish the City Irrigation System fees, charges, assessments, billing, capital improvement fund, gravity flow to pressurized irrigation, water allotment, and use policies as herein provided.

**SECTION 2: CITY IRRIGATION SYSTEM FEES POLICY:** The following are the City of Kuna City Irrigation System Fees Policy:

**2.1. Connection Fees:** Connection to the City Irrigation System shall be determined as follows:

**2.1.1 Irrigation Connection Fees Residential:** Residential connection to the City Irrigation System fees are as follows:

**2.1.1.1 Irrigation Main Connection Fee:** Each residential property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand three hundred and seventy dollars (\$1,370.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus eight and nine tenths cents (\$0.089) per square foot for area exceeding ten thousand (10,000) square feet.

**2.1.1.2 Irrigation Pressurized Supply Connection Fee:** Each residential property to be connected to a System pressurized irrigation pump station shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the

property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars (\$1,150.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus twelve and nine tenths cents (\$0.129) per square foot for area exceeding ten thousand (10,000) square feet.

**2.1.2 Irrigation Connection Fees Commercial:** Commercial connection to the City Irrigation System fees are as follows:

**2.1.2.1 Irrigation Main Connection Fees:** Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand three hundred and seventy dollars (\$1,370.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus eight and nine tenths cents (\$0.089) per square foot for landscaped area exceeding seven thousand (7,000) square feet.

**2.1.2.2 Irrigation Pressurized Supply Connection Fee:** Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars (\$1,150.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus twelve and nine tenths cents (\$0.129) per square foot for landscaped area exceeding seven thousand (7,000) square feet.

**2.1.3 Irrigation Connection Fees Homeowners Associations:** Homeowners connection to the City Irrigation System fees are as follows:

**2.1.3.1 Irrigation Main Connection Fee:** Each Homeowners Association property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand three hundred and seventy dollars (\$1,370.00) for each lot or parcel up to forty thousand (40,000) square feet in total area plus eight and nine tenths cents (\$0.089) per square foot for landscaped area exceeding forty thousand (40,000) square feet.

**2.1.3.2 Irrigation Pressurized Supply Connection Fee:** Each Homeowners Association property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars (\$1,150.00) for each lot or parcel up to forty thousand (40,000) square feet in total area plus twelve and nine tenths cents (\$0.129) per square foot for landscaped area exceeding forty thousand (40,000) square feet.

**2.1.4 Previous Connections:** In instances where an improvement on a property has previously been connected to the pressurized irrigation system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only.

**2.1.5 Conversion to Pressure Irrigation:** In instances where a parcel was annexed into the corporate limits of the City of Kuna prior to January 1, 1998, was not annexed and connected into the pressurized system of the City Irrigation System, and subsequently desires to connect to the pressurized system, the applicable connection fees are 50% of the full amount chargeable per Sections 2.1.1 through 2.1.3 above. After January 1, 2023, the connection fees shall return to the full.

**2.1.6 Connection Fee Financing Arrangements:** Property owners desiring to connect to the City's Irrigation System under terms of Section 2.1.5 and Section 6 above are permitted to execute a note for the applicable connection fees up to the full amount for said fees amortized over twelve years at four percent (4%) interest and payable monthly on the utility bill. The Mayor is authorized to execute the note on behalf of the City and revenues (with interest collected) are to be credited to the same accounts to which the fees would have been credited if not amortized. Only connection fees are approved for amortization for the amount chargeable per Sections 2.1.1 through 2.1.3 above.

**2.2 City Irrigation System Service Lines and Connection Fees and Charges:** City Irrigation System Service Line Connecting Fees and Charges are as follows:

**2.2.1 Connection Services:** Each irrigation service line provided at the expense of the City shall be assessed for completing services and connections in accordance with the following schedule:

1"	Service	\$ 223/ea
1 1/2"	Service	\$ 279/ea
2"	Service	\$ 334/ea
3" & larger	Service	Time & Material
1/2 Street Asphalt Patch		See Resolution R01-2020A
Full Street Asphalt Patch		See Resolution R01-2020A

- 2.2.2 Short Notice Line Location Charges:** The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight (48) hours notification is required prior to excavation by any party. Line locations without forty-eight (48) hours' notice will be billed to the requesting party at the rate fifty dollars (\$50.00) per request. There will be no charge for line locations during times of individual hazard or public emergency.
- 2.2.3 Re-connect Fee:** A re-connect fee of fifteen dollars (\$15.00), if performed during normal work hours or fifty dollars (\$50.00) if performed after normal work hours, which shall be paid prior to the account being reconnected, or as subsequently adopted by resolution of City Council, shall be charged to any account to reconnect service following disconnection for non-payment or for any other reason not in the discretion of the City of Kuna or its agents. This fee shall be applied separately for each request and must be paid before reconnection can occur.
- 2.2.4 Tampering Fee:** A tampering fee of one hundred dollars (\$100.00), or as subsequently adopted by resolution of City Council, shall be charged to any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection and must be paid before reconnection can occur.

**2.2.5 Unauthorized Connection Fee:** In the event a parcel connects to the pressurized irrigation system without authorization, meaning without having paid connection fees and receiving explicit approval to connect, it shall be presumed that the parcel owner has petitioned to connect, but without authorization. The City may collect a tampering fee as provided in Section 2.2.4 and disconnect the parcel from service, or collect full payment of connection fees and commence billing monthly assessment charges, or commence charging monthly amortization of the connection fees as provided in Section 2.1.6 and commence billing monthly assessment charges. In the event the parcel does not have a water right for use of the water, and one cannot be provided, the only option available is to collect a tampering fee and disconnect the parcel from service.

**SECTION 3: CITY IRRIGATION SYSTEM ASSESSMENT METHOD POLICIES:** The following are the City of Kuna City Irrigation System Assessment Method Policies:

**3.1 City Irrigation System Uniform Irrigation Water Supply Assessment Method and Payment Policy:** The following is the City Irrigation System Uniform Irrigation Water Supply Assessment Method and Payment Policy which establishes a uniform method of the determination and allocation of assessments for the delivery of City Irrigation System irrigation water, as follows:

**3.1.1 Pressurized Irrigation Service Assessments:** Each parcel or lot receiving pressurized irrigation service shall receive an annual assessment, consisting of the sum of three components, which are defined and computed as follows:

**3.1.1.1 Assessment Expense:** All accounts shall be assessed six dollars (\$6.00) per account to defray the cost of preparing, mailing and collecting the assessment.

**3.1.1.2 Base Assessment:** Each parcel or lot shall be assessed at the rate of sixty dollars and no cents (\$60.00) per acre, but with a minimum assessment

per account of sixty dollars and no cents (\$60.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation district, with any amounts remaining to contribute to capital replacement and maintenance costs.

**3.1.1.3 Operations Assessment:** Any properties with pressure irrigation service shall be assessed annually seventy dollars and no cents (\$70.00) per account for a property up to ten thousand (10,000) square feet in total area. The added assessment for accounts larger than ten thousand (10,000) square feet shall be five dollars and no cents (\$5.00) per thousand (1,000) square feet for the portion of the property exceeding ten thousand (10,000) square feet in area.

**3.1.1.4 Capital Reimbursement Assessment:** Any property with pressurized irrigation service, which has not paid connection fees as a precedent condition for connection, shall pay a stepped increase annually for capital reimbursement fee of 5 percent (5%) for the 2022 irrigation season for the amount of the total connection fee. This assessment is particularly applicable to landscaped common lots and is in addition to the annual Assessment Expense, Base Assessment and Operations Assessment. Forty-one percent (41%) of the monies collected shall be credited to the account designated for Pressure Irrigation Trunk Line Fees and fifty-nine percent (59%) to the account designated for Pressure Irrigation Supply Fees. Properties subject to this fee, which subsequently pay the applicable one-time connection fees, shall thereafter be excused from payment of the capital reimbursement fee.

**3.1.2 Gravity Irrigation Service Assessment:** Each parcel or lot receiving gravity irrigation service from the City Irrigation System shall receive an annual assessment, consisting of the sum of three components, which are defined and computed as follows:

- 3.1.2.1 Assessment Expense:** All accounts shall be assessed six dollars (\$6.00) per account to defray the cost of preparing, mailing and collecting the assessment.
- 3.1.2.2 Base Assessment:** Each parcel or lot shall be assessed at the rate of sixty dollars (\$60.00) per acre, but with a minimum assessment per account of twenty dollars (\$20.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation district, with any amounts remaining to contribute to capital replacement and maintenance costs.
- 3.1.2.3 Operations Assessment:** Any properties with gravity irrigation service shall be assessed at the rate of twenty-six dollars (\$26.00) per account for a property less than one acre in total area. The added assessment for residential accounts one acre and larger shall be five dollars and no cents (\$5.00) per acre for the portion of the property exceeding one acre in area.
- 3.1.3 Potable Water Irrigation (Special Cases) Assessments and Fees Policy:** The following is the City Irrigation System Potable Water Irrigation (Special Cases) Assessments and Fees Policy: Properties which have constructed pressurized irrigation facilities, which are intended to be connected in the future to the City's pressurized irrigation system, but which have not yet completed the connection, and which currently receive their irrigation supply from the City's potable system, shall be billed as a potable water account and assessed a City Irrigation System assessment expense and a base assessment but will not be assessed as an operations assessment. At such time as the connection to the pressurized irrigation system is completed, the property shall be converted to an assessed irrigation account.
- 3.1.4 Partial Year Assessment:** For purposes of calculating partial year assessments, the irrigation season is presumed to be April 10th to October 10th. For initial connections made during the course of the irrigation season (such as properties newly annexed into

the City Irrigation System), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Operations Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at the time of building permit issuance, and in instances where a building permit is not being issued, at or before the time of connection.

- 3.1.5 Full Year Assessment:** Initial connections made before the commencement of the irrigation season (before April 10th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll, less any vacant lot assessments that have been paid.
- 3.1.6 Dual Assessment:** In the event a parcel receives an assessment from the City Irrigation System, and also receives and pays an assessment from the property's underlying irrigation district for the same irrigation season, the amount paid to the irrigation district the parcel is within, shall be credited to the account with the City Irrigation System. This policy presumes the city does not receive an assessment from the underlying irrigation district for the same parcel.
- 3.1.7 Vacant Lot Assessment:** A non-irrigated parcel of one acre or less in area which has access to pressure irrigation and which is eligible for a building permit for either residential or commercial purposes, but which has not yet exercised that right at the time of assessment, shall be assessed twenty-six dollars and no cents (\$26.00) per buildable parcel. Vacant lots larger than one acre in size are assessed as a gravity irrigation lot. In the event a building permit is obtained on said parcel after the time of assessment, but before the end of the irrigation season, said parcel shall be treated as a "partial year" or "full year" assessment, as defined above, with credit given for the vacant lot assessment already paid.
- 3.1.8 Assessments Due:** Assessments are due and payable on April 1st or the first business day thereafter.

**SECTION 4: CITY IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT**

**POLICY:** The following is the City Irrigation System Customer Billing and Payment Policy:

- 4.1 **Annual Billings:** All irrigation accounts which do not also have a potable water account shall be billed annually, with courtesy reminders until paid, and be subject to shut-off of the irrigation service if payment is delinquent as provided in Idaho Code 50-1807.
- 4.2 **Monthly Billings:** Each residential or commercial property that is served by potable water that also has a City Irrigation System account shall be billed for the annual irrigation assessment, as part of their municipal utilities billing statement, in equal monthly installments until paid in full, and be subject to shut-off of the potable water service in addition to other statutory remedies if the monthly payments are delinquent as provided in Kuna City Code.
- 4.3 **Opt Out Provision:** A City Irrigation System irrigation account holder may opt out of the monthly billing program at their option, and choose to pay the annual irrigation assessment in a lump sum payment due as provided for in Title 50, Section 18, Idaho Code. The City shall cause a notice to be mailed out to all City Irrigation System/potable water account holders informing them of their option of opting out of the monthly billing program and providing the address to inform the city of the same.
- 4.4 **Monthly Rates:** The monthly installments for payment of the 2022 annual irrigation assessment shall be nine (9) equal installments. After retirement of the 2022 annual irrigation assessment, the monthly installments shall end until re-started by the 2023 annual irrigation assessment resolution.
- 4.5 **New Service Accounts:** Requests to subdivide an account into additional accounts or aggregate existing accounts under single ownership, into fewer accounts, may be made by application in person at Kuna City Hall between 8:00 a.m. and 5:00 p.m. during normal workdays. Customers will be billed five dollars (\$5.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the

benefit or to the expense of the resulting accounts, shall be treated as “Partial Year Assessments” and prorated from the date of the request. Adjustments to the expense of an account shall be payable at the date of request and adjustments to the credit of an account shall be processed as an account payable in conformance with city procedures.

- 4.6 Delinquencies:** All delinquent accounts shall be processed in accordance with the provisions of Idaho State Code.

**SECTION 5: CITY IRRIGATION SYSTEM CAPITAL IMPROVEMENTS FUND POLICY:**

The following is the City Irrigation System Capital Improvements Fund Policy:

- 5.1** All funds collected from connection fees (Irrigation Main, Pressurized Supply Connection fees) shall be deposited in the City Irrigation System Fund and may be used only for initial construction, reimbursements according to adopted policies or replacement of City Irrigation System Facilities.

**SECTION 6: CITY IRRIGATION CONVERSION FROM GRAVITY FLOW TO PRESSURIZED IRRIGATION POLICY:**

It is hereby declared to be the policy of the City of Kuna that it is in the general public’s interest to convert from gravity flow irrigation to pressure irrigation where pressure irrigation service is available which conversion is mandatory in the following circumstances:

- 6.1** The number of properties served by a delivery ditch, and using the same, falls below a number which can be efficiently served. It shall be presumed that every delivery ditch requires five miner’s inches of lost carrying water to operate and that each property is entitled to one miner’s inch of delivered water. A delivery ditch shall be considered “not efficient” if the carrying water equals or exceeds the delivered water.
- 6.2** The delivery ditch has a history of two or more instances of accidental flooding of nearby properties.

- 6.3 Drainage facilities are missing or inadequate to protect the gravity served properties.
- 6.4 In instances where mandatory conversion is ordered by the City, the fifty percent reduction in connection fees and amortization shall be applied as outlined in Sections 2.1.5 and 2.1.6 above.

## **SECTION 7: CITY IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT**

**POLICY:** The following is the City Irrigation System Lot and Parcel Water Allotment Policy:

- 7.1 **Lot and Parcel Allotment Limitation:** No lot or parcel is entitled to receive delivery of a quantity of irrigation water which exceeds the allotment of irrigation water provided for that parcel by the irrigation district within which the lot or parcel lies.

## **SECTION 8: CITY IRRIGATION SYSTEM WATER USE AND ENFORCEMENT**

**POLICY:** The following is the City Irrigation System Water Use and Enforcement Policy:

- 8.1 **Authorized Regulated and Prohibited Uses:** It is hereby declared to be in the public's best interest that City Irrigation System irrigation water be used efficiently for its intended irrigation purpose, and the following are the authorized regulated and prohibited uses of City Irrigation System irrigation water:

- 8.1.1 **Alternate Day Sprinkling Policy:** The following is the City Irrigation System Alternate Day Sprinkling Policy: Irrigation from the pressurized City Irrigation System may be scheduled to occur on alternate days by order of the City Public Works Director. If an order is instituted, homes with a street address ending with an odd number shall irrigate on odd numbered days and homes with a street address with an even number shall irrigate on even numbered days.

**8.1.2 Wanton Wasting Prohibited Uses:** Wanton wasting of irrigation water or use of irrigation water in a manner to cause damage or nuisance to adjoining properties is a prohibited and an unauthorized use which also includes the following:

**8.1.2.1** Spraying, drainage or other application beyond the boundaries of the parcel to which the irrigation water is delivered; and

**8.1.2.2** Use beyond the parcel's allotment; and

**8.1.2.3** Use in violation of Alternate Day Sprinkling Order.

**8.2 Enforcement:** The City Public Works Department together with the City's Code Enforcement Officer are the City's designated officers to receive complaints, investigate prohibited unauthorized uses and enforce the prohibited unauthorized uses of the City Irrigation System Irrigation Water as follows:

**8.2.1 First Offense Process:** Upon completion of the investigation in the event the City Code Enforcement Officer finds that there is probable cause of prohibited unauthorized City Irrigation System irrigation water use, the City Code Enforcement Officer shall issue and serve a cease-and-desist notice order by mail to the billing customer specifying the subject lot or parcel and the prohibited and authorized uses together with a notification of any repeated unauthorized use will subject the offending lot or parcel to be disconnected from the City Irrigation System for the duration of the irrigation season.

**8.2.2 Second Offense Notice Process:** In the event the City Code Enforcement Officer finds that there is probable cause of an additional prohibited and unauthorized City Irrigation System irrigation water use, after a cease-and-desist notice order has been mailed to the billing customer within the same irrigation season, the City Code Enforcement Officer shall issue and serve a Notice To Show Cause Hearing before the City Council as follows:

- Served by mail to the billing customer (at least ten (10) prior to the hearing date); and
- Includes identification of the subject lot or parcel and the prohibited and authorized uses and reference to the prior offense; and
- Includes a notification of specifying the date, time and location of the hearing before the City Council.

**8.2.2.1 Notice to Show Cause Hearing Process:** At the hearing before the City Council, the City Code Enforcement Officer shall present evidence of the authorized irrigation uses and the billing customer may appear and present evidence in their defense. If the City Council finds its more probable than not that the authorized uses as noticed have occurred, it shall issue a disconnect order to the Public Works Department to disconnect the offending lot or parcel from the pressure or gravity irrigation system for the duration of the irrigation season without any prorated reimbursement of assessment.

## **SECTION 9: REPEAL PRIOR RESOLUTIONS ESTABLISHING FEES, CHARGES AND POLICIES OF THE CITY IRRIGATION SYSTEM:**

**9.1** This Resolution repeals and supersedes any prior City Council Resolutions which establish City Irrigation System Policies as herein provided for.

## **SECTION 10: SEVERABILITY CLAUSE**

**10.1** The sections of this Resolution are severable. The invalidity of a section shall not affect the validity of the remaining sections.

**SECTION 11: EFFECTIVE DATE**

This resolution shall become effective January 1, 2022 following approval by the Kuna City Council.

**PASSED BY THE COUNCIL** of the City of Kuna, this \_\_ day of December, 2021.

**APPROVED BY THE MAYOR** of the City of Kuna, this \_\_ day of December, 2021.

\_\_\_\_\_  
Joe L. Stear, Mayor

**ATTEST:**

\_\_\_\_\_  
Chris Engels, City Clerk



## Technical Memorandum

**TO:** City of Kuna – Jared Empey  
**FROM:** Keller Associates, Inc. – Justin Walker, P.E.  
**DATE:** August 5, 2021  
**SUBJECT:** Pressure Irrigation Connection Fee Study



### 1.0 INTRODUCTION

The purpose of this study is to develop recommended adjustments to the City of Kuna's (City) connection fees for their pressurized irrigation (PI) system. This technical memorandum summarizes the findings of an evaluation of the connection fee for the PI system owned and operated by the City. This evaluation is intended to be an update to the current City connection fee, and as such this evaluation builds upon data provided by the City. It is noted that the scope of work for this effort did not include an evaluation of the monthly user rates for the PI system.

### 2.0 BACKGROUND

This study evaluates the connection fee for the PI utility. The connection fee analysis included PI water supply, distribution, and storage components for the system.

Connection fees should be sufficient to reflect the "equity buy-in" philosophy for new developments' use of the various components of the infrastructure systems.

The proposed connection fee for the PI system is based on an asset inventory that was prepared using data provided by the City and recent master and facility plans. Costs were updated to reflect current replacement construction costs based on the Engineer News Record (ENR) index and engineering judgement.

### 3.0 PRESSURE IRRIGATION SYSTEM

The City owns and operates a pressure irrigation system composed of a distribution system, wells, and ponds. Attachment 1 provides a summary inventory of the water system infrastructure and assets.

#### 3.1 Connection Fees

The City's current connection fee is \$1,520 per EDU. According to City staff, the City uses the "equity buy-in" philosophy which is consistent with state court decisions for calculation, assessment, and collection of connection fees. As stated above, the connection fee should be sufficient to cover the cost of a new connection's percentage of infrastructure capacity cost. The connection fee fund should be dedicated to the PI system and kept separate from general utility funds. The scope of this study included updating the connection fee, by updating replacement values to reflect current construction costs, discounting by non-funded depreciation and debt, and dividing by system capacity in EDUs. Attachment 1 reflects the current PI system infrastructure inventory and the replacement cost per EDU for each component of the PI system. Table 1 presents the total recommended maximum PI connection fee.

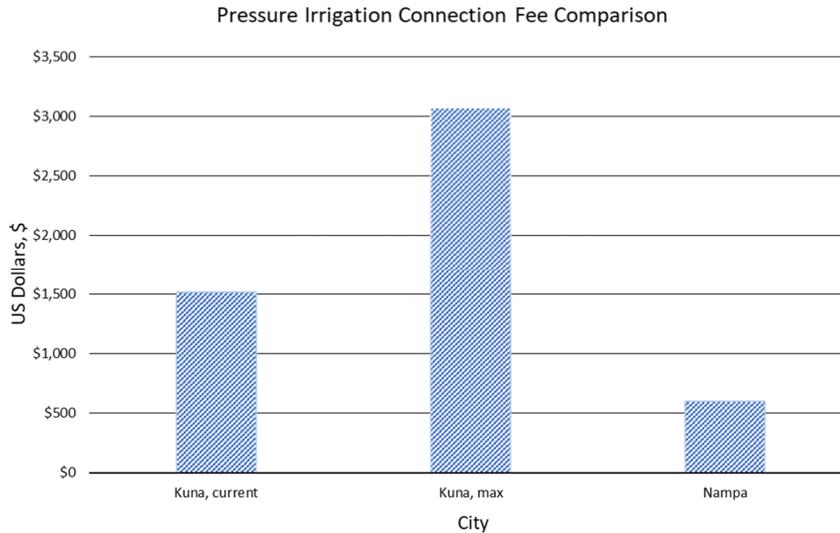


TABLE 1 - RECOMMENDED MAXIMUM PI CONNECTION FEE PER EDU

Water System	(\$/EDU)
Existing Connection Fee	\$1,520
Recommended Maximum Connection Fee	\$3,074

The City of Nampa is the only other community in the Treasure Valley that we are aware of that currently charges a connection fee for the pressure irrigation. Figure 1 shows a comparison between the current and recommended maximum PI connection fee for Kuna, and the current Nampa PI connection fee for a 1" service connection (typical for residential EDUs).

FIGURE 2 - RECOMMENDED PI CONNECTION COMPARISON



#### 4.0 SUMMARY

If the City desires to increase the connection fees for the PI system, it is recommended that those fees do not exceed the maximum value presented in this report.

Given their sensitivity to the real estate market, interest rates, inflation, cost of materials, and many other factors, connection fees should be reviewed each year with a more comprehensive re-evaluation at least every five years.

# ***ATTACHMENT 1***

*Kune Pressure Irrigation Asset Inventory and  
Connection Fee Calculation*



**KUNA PI Asset Inventory**  
 Engineer Mikel J. Sangroniz  
 Date Analysis Performed 8/5/2021

Feb 2021 ENR Index	11699
Current Year	2021

1. Assumes a discount rate of 1.500% Based on 20-year nominal discount rate (<https://www.whitehouse.gov/wp-content/uploads/2020/12/M-21-09.pdf>)  
 2. Pipe replacement costs include excavation, backfill, surface repair, pipe, service connections, contingency and engineering.

**Pressure Irrigation System Asset Inventory**

	Project Valuation	Year of Valuation	Year of Valuation ENR Index	Replacement Cost (2021 \$\$)	Design Life	Construction / Major Upgrade Year	Remaining Life	Annualized Replacement Cost (based on design life) (\$/yr)	Annualized Replacement Cost (based on remaining life) (\$/yr)	Value of Depreciation Experienced to Date (\$)	Depreciated Value (2021)	Notes		
<b>Wells and Booster Stations</b>														
Sego Prairie	Pump Station (mechanical, electrical, control, structural)	\$371,611	2002	6538	\$664,954.65	25	2002	6	\$32,100	\$116,720	\$505,366	\$159,589	Used Sadie Creek as base cost and adjusted for pumping capacity (2600 gpm / 2400 gpm) and year with ENR index	
	Pond	\$148,367	2002	6538	\$265,484.95	50	2002	31	\$7,600	\$10,780	\$100,884	\$164,601	Used Sadie Creek as base cost and adjusted for pumping capacity (2.7 MG / 3 MG) and year with ENR index	
Crimson Point	Pump Station (mechanical, electrical, control, structural)	\$237,296	2005	7446	\$372,835.04	25	2005	9	\$18,000	\$44,600	\$238,614	\$134,221	Used Tomorrow as base cost and adjusted for pumping capacity (1800 gpm / 2400 gpm) and year with ENR index	
Sutter's Mill	Pump Station (mechanical, electrical, control, structural)	\$64,709	1998	5920	\$127,875.89	25	1998	2	\$6,200	\$65,390	\$117,646	\$10,230	Used Sadie Creek as base cost and adjusted for pumping capacity (500 gpm / 2400 gpm) and year with ENR index	
	Pond	\$74,086	1998	5920	\$146,407.14	50	1998	27	\$4,200	\$6,640	\$67,347	\$79,060	Used Sadie Creek as base cost and adjusted for pumping capacity (1.5 MG / 3 MG) and year with ENR index	
Chapparosa	Pump Station (mechanical, electrical, control, structural)	\$302,330	2004	7115	\$497,113.39	25	2004	8	\$24,000	\$66,410	\$338,037	\$159,076	Used Tomorrow as base cost and adjusted for year with ENR index	
Tomorrow	Pump Station (mechanical, electrical, control, structural)	\$329,355	2006	7751	\$497,113.39	25	2006	10	\$24,000	\$53,910	\$298,268	\$198,845	Actual construction cost	
Sadie Creek	Pump Station (mechanical, electrical, control, structural)	\$435,996	2008	8310	\$613,804.30	25	2008	12	\$29,700	\$56,280	\$319,178	\$294,626	Actual construction cost	
	Pond	\$207,991	2008	8310	\$292,814.29	50	2008	37	\$8,400	\$10,370	\$76,132	\$216,683	Actual construction cost	
Patagonia	Pump Station (mechanical, electrical, control, structural)	\$542,441	2016	10339	\$613,804.30	25	2016	20	\$29,700	\$35,760	\$122,761	\$491,043	Used Sadie Creek as base cost and adjusted for year with ENR index	
	Pond	\$60,380	2016	10339	\$68,323.33	50	2016	45	\$2,000	\$2,100	\$6,832	\$61,491	Used Sadie Creek as base cost and adjusted for pumping capacity (0.7 MG / 3 MG) and year with ENR index	
Spring Hill	Pump Station (mechanical, electrical, control, structural)	\$479,366	2019	11281	\$497,113.39	25	2019	23	\$24,000	\$25,720	\$39,769	\$457,344	Used Tomorrow as base cost and adjusted for year with ENR index	
Ardell	Pump Station (mechanical, electrical, control, structural)	\$456,264	2017	10738	\$497,113.39	25	2017	21	\$24,000	\$27,780	\$79,538	\$417,575	Used Tomorrow as base cost and adjusted for year with ENR index	
Well 3	Mechanical, plumbing, electrical, controls	\$61,432	May-16	10315	\$69,674.95	25	2016	20	\$3,400	\$4,060	\$13,935	\$55,740	Used actual costs from May 20, 2016, a project that involved replumbing Well 3 and rerouting Well 11. Half the cost of the total project was assumed to be Well 3 replumbing.	
	Well Drilling, Casing, and Pump	\$400,000	Feb-21	11699	\$400,000.00	50	1975	4	\$11,500	\$103,780	\$368,000	\$32,000	Estimate for a well drill, casing, and vertical turbine pump in February 2021	
<b>Pipes</b>														
	<b>Length</b>													
4" Pipe	253,910	LF	\$9,648,596	May-17	10692	\$10,557,326	70	2013	62	\$244,700	\$262,890	\$1,214,506	\$9,342,820	PI pipeline estimate per foot developed in May 2017 and adjusted with ENR index
6" Pipe	191,593	LF	\$8,813,276	May-17	10692	\$9,643,333	70	2013	62	\$223,500	\$240,130	\$1,109,361	\$8,533,972	PI pipeline estimate per foot developed in May 2017 and adjusted with ENR index
8" Pipe	53,019	LF	\$2,916,047	May-17	10692	\$3,190,688	70	2013	62	\$74,000	\$79,450	\$367,054	\$2,823,634	PI pipeline estimate per foot developed in May 2017 and adjusted with ENR index
10" Pipe	41,921	LF	\$2,724,834	May-17	10692	\$2,981,466	70	2013	62	\$69,100	\$74,240	\$342,985	\$2,638,480	PI pipeline estimate per foot developed in May 2017 and adjusted with ENR index
12" Pipe	92,488	LF	\$6,936,600	May-17	10692	\$7,589,907	70	2013	62	\$175,900	\$189,000	\$873,137	\$6,716,771	PI pipeline estimate per foot developed in May 2017 and adjusted with ENR index
24" Pipe	103	LF	\$17,557	May-17	10692	\$19,210	70	2013	62	\$500	\$480	\$2,210	\$17,000	PI pipeline estimate per foot developed in May 2017 and adjusted with ENR index
<b>TOTALS</b>			<b>\$35,228,535</b>			<b>\$39,606,363</b>			<b>\$1,036,500</b>	<b>\$1,476,490</b>	<b>\$6,601,561</b>	<b>\$33,004,802</b>		

**Kuna PI Connection Fee Calculation**

Engineer Mikel J. Sangroniz  
 Date Analysis Performed 8/5/2021

**Pressure Irrigation System - Connection Fee Calculations**

System Firm Capacity (EDUs)	Water System Depreciated Value (2021)	Net 2021 System Value (\$/EDU)
10,736	\$33,004,802	\$3,074.32

Pumping capacity (w/out Well 5)	21,100 gpm
PI peak hour demand-gpcd (2017 PI study)	890 gpcd
Kuna household size (2017 PI study)	3.18 people/EDU
PI peak hour demand per EDU (2017 PI study)	1.97 gpm/EDU
Total System Capacity (EDUs)	10,736 EDUs

Table 4: Summary of Pressure Irrigation Pump Stations and Wells

Pump Station Name	Number of Pumps	Pump Station Capacity (gpm)
Sego Pond	4	2,600
Crimson Point	2	1,800
Sutter's Mill	2	500
Chapparosa	4	2,400
Tomorrow	4	2,400
Sadie Creek	4	2,400
Patagonia	4	2,400
Spring Hill	4	2,400
Ardell	4	2,400
Well 3	1	1,800
Well 5	1	1,400

THE CITY COUNCIL  
OF THE  
CITY OF KUNA, IDAHO

\* \* \* \* \*

<b>In the Matter of the Application of</b>	)	<b>CASE NO.</b> _____
	)	
<b>CORY BARTON- CBH HOMES</b>	)	<b>NOTICE OF HEARING ON</b>
	)	<b>APPEAL</b>
	)	
<b>For fire district development impact fee refund</b>	)	
_____	)	

**NOTICE IS HEREBY GIVEN** that City Council of the City of Kuna, Idaho will conduct a hearing on the appeal by Cory Barton Homes – CBH Homes of the Kuna Rural Fire District’s (KRFD) Board of Commissioners Decision regarding the refund of fire district impact fees paid as provided in Kuna City Code Section 12-2-13. This appeal is related to a requested refund of fire district impact fees that were paid for homes located within Gran Prado Subdivision No. 1.

The hearing on appeal will be conducted at Kuna City Hall in the City Council Chambers on December 21, 2021, commencing at 6:00p.m., or as soon thereafter as this hearing is convened by the City Council.

**No later than Thursday, December 16, 2021 at 5:00 pm:**

1. KRFD shall provide to the City Clerk the decision entered by its Board of Commissioners, as well as a copy of the Record of Exhibits the Board of Commissioners considered at the hearing held by KRFD.
2. The Appellant, KRFD, and all property owners appearing shall provide to the City Clerk the exhibits they anticipate they will introduce at the hearing so the same can be marked and identified as an exhibit.

Exhibits are to be provided to the City Clerk via email at [cityclerk@kunaid.gov](mailto:cityclerk@kunaid.gov), United States Postal Service mail to the City Clerk’s office, or hand delivery to the City Clerk’s office. The subject line of any email sent to the City Clerk containing exhibits shall be titled “Impact Fee Appeal Exhibits.” Any exhibits sent via USPS mail must be addressed as follows:

City of Kuna  
 Attn: City Clerk (Impact Fee Appeal Exhibits)  
 751 W. 4<sup>th</sup> Street  
 Kuna, Idaho 83634

Exhibits sent via USPS mail must be received by City Clerk prior to the December 16, 2021 deadline to be considered timely.

The Appellant, Fire District Impact Fee Administrator, and all property owners appearing at the December 21, 2021 hearing shall sign the sign-in sheet (which will be provided by the City Clerk) to indicate their presence at the hearing and whether they will be offering testimony at the hearing. The Appellant and Fire District Impact Fee Administrator shall each be limited to ten (10) minutes to present testimony. Any property owners appearing shall be limited to three (3) minutes to present testimony. Any person testifying may be asked questions by members of the City Council. The Appellant will be afforded an opportunity for rebuttal following the receipt of all testimony.

CITY OF KUNA, IDAHO

---

Chris Engels, City Clerk

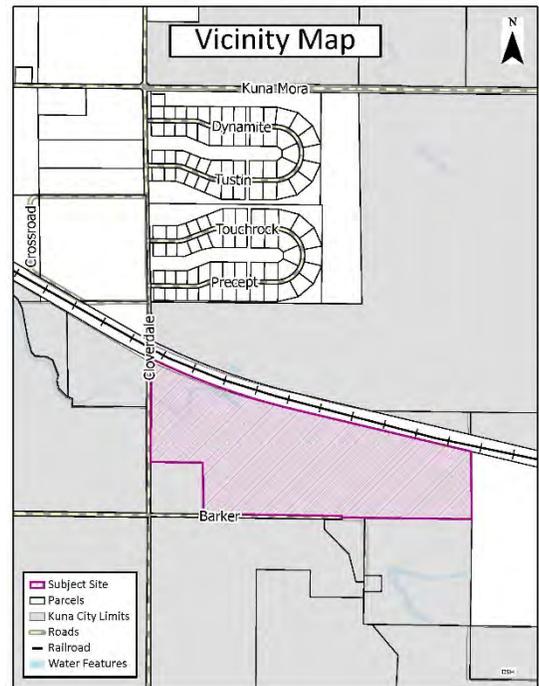
*W:\Work\K\Kuna, City of 25721\Impact Fee Appeals\Gran Prado Subdivision\2021.11.15 - Notice of Hearing on Appeal Cory Barton.docx*

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

IN THE MATTER OF THE APPLICATION OF ) **Case No. 21-04-LS (LOT SPLIT)**  
 )  
**CS PROPERTY DEVELOPMENT, LLC** )  
 )  
 ) **STAFF REPORT FOR ANDERSON**  
*For a Lot Split for W Barker Street.* ) **LOT SPLIT APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Council’s Proposed Order of Decision



**I  
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1.1</b>	Staff Memo			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Lot Split Application			X
<b>2.3</b>	Narrative			X

<b>2.4</b>	Vicinity Map			X
<b>2.5</b>	Warranty Deed			X
<b>2.6</b>	Legal Description Parcel B - Anderson			X
<b>2.7</b>	Proposed Lot Split			X
<b>2.8</b>	Agency Transmittal			X
<b>2.9</b>	Public Works Comments			X
<b>2.10</b>	Central District Health Department Comments			X
<b>2.11</b>	City Engineer Comments			X

## II PROCESS AND NOTICING

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

### **2.2 Notifications**

**2.2.1** Completeness Letter: November 8, 2021

**2.2.2** Agency Notifications: November 8, 2021

**2.2.3** Agenda: December 21, 2021

## III APPLICANTS REQUEST

**3.1** CS PROPERTY DEVELOPMENT, LLC is requesting to lot split a 115-acre parcel zoned Agriculture. The parcel will be split into an approximately 7.25 -acre parcel and an approximately 107.75-acre parcel. The subject site is located near the NEC of S Cloverdale Road and W Barker Street, Kuna, ID 83634, within Section 3, Township 1 North, Range 1 East; (APN: S2103336400).

## IV GENERAL PROJECT FACTS

### **4.1 Site History**

**4.1.1** The property has historically been used for agricultural purposes.

### **4.2 Surrounding Land Uses**

<b>North</b>	RR	Rural Residential – Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	RR	Rural Residential – Ada County
<b>West</b>	A	Agriculture – Kuna City

### 4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S2103336400

4.3.2 CS PROPERTY DEVELOPMENT LLC

4.3.3 Approximately 115 acres

4.3.4 A (Agriculture)

### 4.4 Services

Fire Protection – Kuna Rural Fire District

Police Protection – Kuna Police (Ada County Sheriff's Office)

### 4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 There are no existing structures on the subject property. Vegetation on site is consistent with that of agricultural fields. The site has an estimated average slope of 1% to 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 to greater than 60 inches.

### 4.6 Environmental Issues

4.6.1 Staff is not aware of any environmental issues, health or safety conflicts. Changes in the floodplain that cross the subject parcel can be seen in Exhibit 2.9.

### 4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 115-acres as Mixed Use.

### 4.8 Agency Responses

Agency	Exhibit No.
Risk Map	2.9
Central District Health Department	2.10
City Engineer	2.11

## V

### TRANSPORTATION AND CONNECTIVITY

5.1 There are no curbs, gutters or sidewalks along the frontage of the subject site. The proposed 7.25-acre parcel will have approximately 439 feet of frontage on South Cloverdale Road. Existing ingress/egress to the entire parcel is available via South Cloverdale Road and West Barker Road.

## VI STAFF ANALYSIS

- 6.1** The applicant is seeking to split off approximately 7.25 acres from a 115-acre parcel. The proposed 7.25-acre parcel is separated from the rest of the property by a steep embankment and a dry creek bed.

Sanitary sewer and potable water are not available within 300 feet of the subject site. The applicant will be required to extend public sewer and water to each parcel created when development occurs in the future, when sewer and water are available within 300 feet of the parcel(s).

Staff has determined the Lot Split request is consistent with Kuna City Code, Staff recommends if the City Council approves Case No. 21-04-LS that the applicant be subject to the Conditions of Approval listed in section “VII” of this report.

### 6.2 Applicable Standards

- 6.2.1** City of Kuna Zoning Ordinance, Title 5
- 6.2.2** City of Kuna Comprehensive Plan FLUM
- 6.2.3** Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

## VII COUNCIL’S ORDER OF DECISION

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Lot Split application. However, if the City Council wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff’s report, case file, and discussion at the public meeting, the City Council of Kuna, Idaho, hereby **Approves/Conditionally Approves/Denies** Case Nos. 21-04-LS a request from CS PROPERTY DEVELOPMENT, LLC, to lot split a 115-acre parcel zoned Agriculture, yielding an approximately 7.25-acre parcel and an approximately 107.75-acre parcel., subject to the following Conditions of Approval:

- 7.1** Upon approval of the application by the City Council and subject to the Conditions of Approval and applicable City Ordinances, the owner shall have one (1) year to complete the following tasks:
- 7.1.1** Cause the property to be surveyed and provide a copy the record of survey to the Planning and Zoning Department for review, prior to recording with Ada County;
  - 7.1.2** Record the record of survey with Ada County;
  - 7.1.3** Execute and record the necessary deeds to accomplish the property split and adjustment as approved;
  - 7.1.4** Obtain new tax parcel numbers from the Ada County Assessor’s Office; and
  - 7.1.5** Provide copies of the **recorded record of survey, recorded deeds, and the new tax parcel numbers** to the Planning and Zoning Department.
- 7.2** Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City Engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.

- 7.3** No building permits will be issued until the Applicant and/or property owner can demonstrate compliance with all Kuna City Codes.
- 7.4** Applicant shall follow all procedures, staff recommendations, Kuna Rural Fire District and all ACHD standards.
- 7.5** When required, connection to City Services (Sewer, Water, Pressurized Irrigation) shall conform to all corresponding Master Plans.
- 7.6** Applicant shall follow staff, City Engineer's and other agency recommended requirements as applicable.
- 7.7** Applicant shall adhere to all agencies and staff requirements and recommendations.
- 7.8** Applicant shall comply with all federal, state and local laws.

**DATED** this 21<sup>st</sup> day of December, 2021.



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**File No.(s):** 21-04-LS

**Project Name:** Anderson Lot Split

**Date Received:** 9/9/21

**Date Accepted as Complete:** \_\_\_\_\_

Type of review requested (check all that apply):

<input type="checkbox"/> Annexation	<input type="checkbox"/> Appeal
<input type="checkbox"/> Comp. Plan Map Amendment	<input type="checkbox"/> Combination Pre & Final Plat
<input type="checkbox"/> Design Review	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> Final Planned Unit Development	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Line Adjustment	<input checked="" type="checkbox"/> Lot Split
<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Rezone
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Business
<input type="checkbox"/> Vacation	<input type="checkbox"/> Variance

**Owner of Record**

Name: CS Property Development LLC

Address: P. O. Box 27, Boise, Idaho 83707

Phone: 208-780-7359 Email: vic.conrad@simplot.com

**Applicant (Developer) Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/Representative Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Site Address: South Cloverdale Road and Union Pacific Railroad

Nearest Major Cross Streets: South side and adjacent to UP Railroad Tracks

Parcel No.(s): S2103336400

Section, Township, Range: Township 1 North, Range 1 East, Section 3

Property Size: Parcel is 115 acres

Current Land Use: Agricultural Proposed Land Use: Agricultural Residence

Current Zoning: A Proposed Zoning: R2

**Project Description**

Project Name: Anderson Lot Split

General Description of Project: A discretionary Lot Split of Approximately 7.25 acres from the existing 115 acre parcel.

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20  Commercial: C-1 C-2 C-3  CBD

Office  Industrial: M-1 M-2  Other: \_\_\_\_\_

Type(s) of amenities provided with development: To be determined.

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES NO

If YES, please describe: \_\_\_\_\_

Will any existing buildings remain? YES NO

No. of Residential Units: To be determined No. of Building Lots: \_\_\_\_\_

No. of Common Lots: \_\_\_\_\_ No. of Other Lots: \_\_\_\_\_

Type of dwelling(s) proposed (check all that apply):

Single-Family  Townhomes  Duplexes  Multi-Family

Other: to be determined

Minimum square footage of structure(s): \_\_\_\_\_

Gross Density (Dwelling Units ÷ Total Acreage): \_\_\_\_\_

Net Density (Dwelling Units ÷ Total Acreage not including Roads): \_\_\_\_\_

Percentage of Open Space provided: NA Acreage of Open Space: NA

Type of Open Space provided (i.e. public, common, landscaping): Applicant seeking Lot

Split only. No development plans available at this time.

**Non-Residential Project Summary (If Applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Building height: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_

Total No. of Employees: \_\_\_\_\_ Max No. of Employees at one time: \_\_\_\_\_

No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

**Proposed Parking**

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: \_\_\_\_\_

Is lighting "Dark Sky" compliant? YES NO

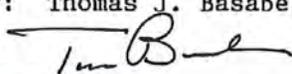
Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CS Property Development LLC  
By: Thomas J. Basabe, Director

Applicant Signature:  Date: August 16, 2021

*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaid.gov](mailto:pzapplications@kunaid.gov). A link will be provided for application attachments to be uploaded to the cloud.**



**Lot Split Application**  
PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

Case No(s): 21-04-LS

Project Name: Anderson Lot Split

Date of Pre-Application Meeting: \_\_\_\_\_

Date Received: 09.09.2021

Date Accepted as Complete: \_\_\_\_\_

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Complete Lot Split Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, how the project enhances and beautifies the community, and how the project complies with the requirements found within Kuna City Code 5-16-3.
- Vicinity Map 8.5" x 11": Drown to scale of 1" = 300' (or similar), showing surrounding streets, driveways property lines, etc.
- Legal description of property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor, with a calculated closure sheet & a map showing the boundaries and legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Documentation demonstrating an original lot, tract or parcel of land has been split no more than two times as of the City of Kuna's date of origination (December 7, 1977). (*KCC 5-16-3:A states a Lot Split shall create no more than three (3) parcels from an original tract of land.*)
- Sketch of proposed Lot Split, including: Current lot size dimensions, square footage and street frontage; proposed Lot Split with new lot lines, dimensions, square footage and street frontages; streets, surrounding land uses, etc.; and existing & proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.

*This application shall not be considered complete nor will a hearing date be set, until staff has received all required information. Once application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due & any other necessary information via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (*KCC 5-1A-2C*).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (*KCC 5-1A-5A*).

CS Property Development LLC  
By: Thomas J. Basabe, Director

Applicant Signature:  Date: August 16, 2021

*By signing, you are confirming you have provided all required items listed on this application.*

### Explanation of Lot Split

This application seeks approval to split approximately 7 acres out of a 115 acre parent parcel. The property is located on the east side of Cloverdale road south of the Union Pacific railroad tracks and north of Barker Road.

The proposed 7acre parcel contains approximately 430 feet of frontage on Cloverdale Road. There are currently no dwelling units on either parcel. The seven acre parcel is separated from the balance of the property by a steep embankment and a dry creek bed. The property is zoned agricultural and there is no zone change or change in use requested with this application.

Both parcels will exceed the 5 acre minimum lot size for the agricultural zoning district. The original tract of record, has only had 1 other division completed and the approval of this lot split request complies with the provisions of §5-16-3 of the Kuna City Code.

### Vicinity Map



Rerecorded to correct legal description

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=5 LISA BATT TITLEONE BOISE	<b>2019-098671</b> 10/10/2019 02:41 PM \$15.00
---	--

ADA COUNTY RECORDER Phil McGrane BOISE IDAHO Pgs=9 LISA BATT TITLEONE BOISE	<b>2019-115555</b> 11/19/2019 12:32 PM \$15.00
---	--

1933818A

(Space above this line for Recorder's use)

**SPECIAL WARRANTY DEED**

Special Warranty Deed made this 10<sup>th</sup> day of October, 2019, between **Nicholson Properties, LP** ("Grantor") and **CS Property Development LLC**, a Delaware limited liability company, whose address is P.O. Box 27, Boise, Idaho 83707 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor hereby warrants that Grantor holds and is conveying fee interest in the Property to Grantee free from encumbrances caused, created, or suffered directly by Grantor, except for i) those matters appearing of record, ii) those matters appearing upon the face of land, and iii) and any rights of way for trails, roads, highways, and railroad rights of way.

*[End of text, signatures on following page]*

Rerecorded to correct  
legal description

ELECTRONICALLY RECORDED  
STAMPED FIRST PAGE NOW  
INCORPORATED AS PART OF  
THE ORIGINAL DOCUMENT.

1983 8/10

(Space above this line for Recorder's use)

**SPECIAL WARRANTY DEED**

Special Warranty Deed made this 10<sup>th</sup> day of October, 2019, between **Nicholson Properties, LP** ("Grantor") and **CS Property Development LLC**, a Delaware limited liability company, whose address is P.O. Box 27, Boise, Idaho 83707 ("Grantee"), witnesseth:

That Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor hereby warrants that Grantor holds and is conveying fee interest in the Property to Grantee free from encumbrances caused, created, or suffered directly by Grantor, except for i) those matters appearing of record, ii) those matters appearing upon the face of land, and iii) and any rights of way for trails, roads, highways, and railroad rights of way.

*[End of text, signatures on following page]*



**Exhibit A**  
**Legal Description**

Parcel I:

A parcel of property being in Section 3, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as, that portion of said Section 3 being the Southwest quarter and Southwest quarter of the Southeast quarter, lying Southerly of the Union Pacific Railroad (UPRR), excepting the Southwest quarter of the Southwest quarter of the said Southwest quarter, and more particularly described as follows:

Commencing at the Southwest corner of said Section 3, also being the intersection of South Cloverdale Road and West Barker Road; thence

North 0°47'26" West 663.35 feet along the Westerly boundary of the Southwest quarter of said section to a point marking the Northwest corner of the Southwest quarter of the Southwest quarter of the said Southwest quarter, and also being the Point of Beginning of this description; thence

North 0°47'26" West 1300.45 feet along the Westerly boundary of said Southwest quarter to a point of a non-tangent curve on the Southerly right-of-way for the Union Pacific Railroad (UPRR); thence along said UPRR right-of-way 1935.24 feet on a curve to the left, having a radius of 8694.37 feet, through a central angle of 12°45'12", with a chord of 1931.25 feet bearing South 70°17'35" East to a point; thence continuing along said UPRR right-of-way

South 76°40'11" East 2254.67 feet to a point on the Easterly boundary of the Southwest quarter of the Southeast quarter; thence South 0°49'15" East 844.39 feet along said Easterly boundary to a point marking the Southeast corner of said Southwest quarter of the Southeast quarter; thence

North 89°15'42" West 1332.47 feet along the South boundary of said Southwest quarter of the Southeast quarter to a point marking the Southeast corner of the said Southwest quarter of Section 3; thence

North 89°15'22" West 2005.23 feet along the South boundary of said Southwest quarter, to a point marking the Southeast corner of the Southwest quarter of the Southwest quarter of said Southwest quarter; thence

North 0°30'53" West 663.59 feet along the East boundary of said Southwest quarter of the Southwest quarter of said Southwest quarter to a point marking the Northeast corner of the said Southwest quarter of said Southwest quarter of the Southwest quarter; thence

North 89°17'03" West 662.88 feet along the North boundary of said Southwest quarter of the Southwest quarter of the Southwest quarter to the Point of Beginning of this description.

Basis of Bearing is the South boundary of the Southwest quarter of section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho bearing South 89°15'22" East.

Parcel II:

A parcel of property being in Section 11, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as, the Southwest quarter of the Northwest quarter of said Section 11, and more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence

North 0°40'10" East 2657.70 feet along the Westerly boundary of the Southwest quarter of said section to a point marking the Southwest corner of the Southwest quarter of the Northwest quarter of said section, and also being the Point of Beginning of this description; thence

North 0°38'21" East 1327.25 feet along the Westerly boundary of said Southwest quarter of the Northwest quarter to a point marking the Northwest corner of said Southwest quarter of the Northwest quarter; thence

South 89°26'43" East 1313.53 feet along the North boundary of said Southwest quarter of the Northwest quarter to a point marking the Southeast corner of the said Southwest quarter of the Northwest quarter; thence

South 0°31'55" West 1327.28 feet along the East boundary of said Southwest quarter of the Northwest quarter to a point marking the Southeast corner of the said Southwest quarter of the Northwest quarter; thence

North 89°26'37" West 1316.01 feet along the South boundary of said Southwest quarter of the Northwest quarter to the Real Point of Beginning of this description.

Basis of Bearing is the West boundary of the Northwest quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing North 0°38'21" East.

## Parcel III:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The Northwest quarter of the Northeast quarter of said Section 10, except for a parcel of property being 217.8 feet East-West and 200 feet North-South whose Southwest corner is set 407.0 feet North of the Southwest corner of said Northwest quarter of the Northeast quarter and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 89°15'22" East 2664.92 feet along the North boundary of said Northwest quarter to a point marking the Northwest corner of the Northwest quarter of the Northeast quarter of said sections, and also being the Point of Beginning of this description; thence South 89°15'42" East 1332.47 feet along the North boundary of said Northwest quarter of the Northeast quarter to a point marking the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°37'01" West 1327.39 feet along the East boundary of said Northwest quarter of the Northeast quarter to a point marking the Southeast corner of said Northwest quarter of the Northeast quarter; thence North 89°15'45" West 1331.94 feet along the South boundary of said Northwest quarter of the Northeast quarter to a point marking the Southwest corner of said Northwest quarter of the Northeast quarter; thence North 0°35'40" East 407.00 feet along the Westerly boundary of said Northwest quarter of the Northeast quarter to a point; thence South 89°24'20" East (formerly East) 217.80 feet to a point; thence North 0°35'40" East (formerly North) 200.00 feet to a point; thence North 89°24'20" West (formerly West) 217.80 feet to a point on the Westerly boundary of said Northwest quarter of the Northeast quarter; thence North 0°35'40" East 720.41 feet along the said Westerly boundary of Northwest quarter of the Northeast quarter to a Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

## Parcel IV:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The North half of the Southeast quarter of the Northeast quarter of said Section 10, and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 89°15'22" East 2664.92 feet along the North boundary of Northwest quarter of said section to a point marking the Northeast corner of said Northwest quarter; thence South 89°15'42" East 1332.47 feet along the North boundary of said Northwest quarter of the Northeast quarter to a point marking the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°37'01" West 1327.39 feet along the East boundary of said Northwest quarter of the Northeast quarter to a point marking the Southeast corner of the said Northwest quarter of the Northeast quarter, and also being the Point of Beginning of this description; thence South 89°15'42" East 1331.99 feet along the North boundary of said Southeast quarter of the Northeast quarter to a point marking the Northeast corner of said Southeast quarter of the Northeast quarter; thence South 0°38'21" West 663.66 feet along the Easterly boundary of said Southeast quarter of the Northeast quarter to a point; thence North 89°15'45" West 1331.77 feet to a point on the Westerly boundary of said Southeast quarter of the Northeast quarter; thence North 0°37'11" East 663.66 feet along the said Westerly boundary of Southeast quarter of the Northeast quarter to the Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

**Parcel V-A:**

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The South half of the Southeast quarter of the Northeast quarter, and a portion of the Southwest quarter of the Northeast quarter of said Section 10, and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence

South  $89^{\circ}15'22''$  East 2664.92 feet along the North boundary of said Northwest quarter to a point marking the Northeast corner of the said Northwest quarter; thence

South  $0^{\circ}35'40''$  East 1327.41 feet along the East boundary of the Northeast quarter of the Northwest quarter to a point marking the Southeast corner of said Northeast quarter of the Northwest quarter; thence

South  $89^{\circ}15'45''$  East 106.00 feet along the South boundary of said Northeast quarter of the Northwest quarter to a point, and also being the Point of Beginning of this description; thence

South  $89^{\circ}15'45''$  East 1225.94 feet along the North boundary of said Southwest quarter of the Northeast quarter to a point on the Easterly boundary of said Southwest quarter of the Northeast quarter; thence

South  $0^{\circ}37'11''$  West 663.68 feet along the Easterly boundary of the Southwest quarter of the said Northeast quarter to a point; thence

South  $89^{\circ}15'45''$  East 1331.77 feet to a point on the Easterly boundary of said Southeast quarter of the Northeast quarter; thence

South  $0^{\circ}38'21''$  West 663.59 feet along the said Easterly boundary to a point marking the Southeast corner of the said Southeast quarter of the Northeast quarter; thence

North  $89^{\circ}15'59''$  West 2268.90 feet along the Southerly boundary of said Northeast quarter to a point; thence

North  $3^{\circ}00'35''$  East 946.00 feet to a point; thence

North  $39^{\circ}59'23''$  West 504.15 feet to the Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South  $89^{\circ}26'43''$  East.

**Parcel VI:**

The North half of the Northwest quarter of Section 14, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

**Parcel VII:**

The Northeast quarter of the Northeast quarter; the South half of the Northeast quarter; and the East half of the Southeast quarter of Section 15, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

**Exhibit A**  
**Legal Description**

**Parcel I:**

A parcel of property being in Section 3, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as, that portion of said Section 3 being the Southwest quarter and Southwest quarter of the Southeast quarter, lying Southerly of the Union Pacific Railroad (UPRR), excepting the Southwest quarter of the Southwest quarter of the said Southwest quarter, and more particularly described as follows:

Commencing at the Southwest corner of said Section 3, also being the intersection of South Cloverdale Road and West Barker Road; thence

North 0°47'26" West 663.35 feet along the Westerly boundary of the Southwest quarter of said section to a point marking the Northwest corner of the Southwest quarter of the Southwest quarter of the said Southwest quarter, and also being the Point of Beginning of this description; thence

North 0°47'26" West 1300.45 feet along the Westerly boundary of said Southwest quarter to a point of a non-tangent curve on the Southerly right-of-way for the Union Pacific Railroad (UPRR); thence along said UPRR right-of-way

1935.24 feet on a curve to the left, having a radius of 8694.37 feet, through a central angle of 12°45'12", with a chord of 1931.25 feet bearing South 70°17'35" East to a point; thence continuing along said UPRR right-of-way

South 76°40'11" East 2254.67 feet to a point on the Easterly boundary of the Southwest quarter of the Southeast quarter; thence

South 0°49'15" East 844.39 feet along said Easterly boundary to a point marking the Southeast corner of said Southwest quarter of the Southeast quarter; thence

North 89°15'42" West 1332.47 feet along the South boundary of said Southwest quarter of the Southeast quarter to a point marking the Southeast corner of the said Southwest quarter of Section 3; thence

North 89°15'22" West 2005.23 feet along the South boundary of said Southwest quarter, to a point marking the Southeast corner of the Southwest quarter of the Southwest quarter of said Southwest quarter; thence

North 0°30'53" West 663.59 feet along the East boundary of said Southwest quarter of the Southwest quarter of said Southwest quarter to a point marking the Northeast corner of the said Southwest quarter of said Southwest quarter of the Southwest quarter; thence

North 89°17'03" West 662.88 feet along the North boundary of said Southwest quarter of the Southwest quarter of the Southwest quarter to the Point of Beginning of this description.

Basis of Bearing is the South boundary of the Southwest quarter of section 3, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho bearing South 89°15'22" East.

**Parcel II:**

A parcel of property being in Section 11, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as, the Southwest quarter of the Northwest quarter of said Section 11, and more particularly described as follows:

Commencing at the Southwest corner of said Section 11; thence

North 0°40'10" East 2657.70 feet along the Westerly boundary of the Southwest quarter of said section to a point marking the Southwest corner of the Southwest quarter of the Northwest quarter of said section, and also being the Point of Beginning of this description; thence

North 0°38'21" East 1327.25 feet along the Westerly boundary of said Southwest quarter of the Northwest quarter to a point marking the Northwest corner of said Southwest quarter of the Northwest quarter; thence

South 89°26'43" East 1313.53 feet along the North boundary of said Southwest quarter of the Northwest quarter to a point marking the Northeast corner of the said Southwest quarter of the Northwest quarter; thence

South 0°31'55" West 1327.28 feet along the East boundary of said Southwest quarter of the Northwest quarter to a point marking the Southeast corner of the said Southwest quarter of the Northwest quarter; thence

North 89°26'37" West 1316.01 feet along the South boundary of said Southwest quarter of the Northwest quarter to the Real Point of Beginning of this description.

Basis of Bearing is the West boundary of the Northwest quarter of Section 11, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing North 0°38'21" East.

## Parcel III:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The Northwest quarter of the Northeast quarter of said Section 10, except for a parcel of property being 217.8 feet East-West and 200 feet North-South whose Southwest corner is set 407.0 feet North of the Southwest corner of said Northwest quarter of the Northeast quarter and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 89°15'22" East 2664.92 feet along the North boundary of said Northwest quarter to a point marking the Northwest corner of the Northwest quarter of the Northeast quarter of said sections, and also being the Point of Beginning of this description; thence South 89°15'42" East 1332.47 feet along the North boundary of said Northwest quarter of the Northeast quarter to a point marking the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°37'01" West 1327.39 feet along the East boundary of said Northwest quarter of the Northeast quarter to a point marking the Southeast corner of said Northwest quarter of the Northeast quarter; thence North 89°15'45" West 1331.94 feet along the South boundary of said Northwest quarter of the Northeast quarter to a point marking the Southwest corner of said Northwest quarter of the Northeast quarter; thence North 0°35'40" East 407.00 feet along the Westerly boundary of said Northwest quarter of the Northeast quarter to a point; thence South 89°24'20" East (formerly East) 217.80 feet to a point; thence North 0°35'40" East (formerly North) 200.00 feet to a point; thence North 89°24'20" West (formerly West) 217.80 feet to a point on the Westerly boundary of said Northwest quarter of the Northeast quarter; thence North 0°35'40" East 720.41 feet along the said Westerly boundary of Northwest quarter of the Northeast quarter to a Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

## Parcel IV:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The North half of the Southeast quarter of the Northeast quarter of said Section 10, and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence South 89°15'22" East 2664.92 feet along the North boundary of Northwest quarter of said section to a point marking the Northeast corner of said Northwest quarter; thence South 89°15'42" East 1332.47 feet along the North boundary of said Northwest quarter of the Northeast quarter to a point marking the Northeast corner of said Northwest quarter of the Northeast quarter; thence South 0°37'01" West 1327.39 feet along the East boundary of said Northwest quarter of the Northeast quarter to a point marking the Southeast corner of the said Northwest quarter of the Northeast quarter, and also being the Point of Beginning of this description; thence South 89°15'42" East 1331.99 feet along the North boundary of said Southeast quarter of the Northeast quarter to a point marking the Northeast corner of said Southeast quarter of the Northeast quarter; thence South 0°38'21" West 663.66 feet along the Easterly boundary of said Southeast quarter of the Northeast quarter to a point; thence North 89°15'45" West 1331.77 feet to a point on the Westerly boundary of said Southeast quarter of the Northeast quarter; thence North 0°37'11" East 663.68 feet along the said Westerly boundary of Southeast quarter of the Northeast quarter to the Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South 89°26'43" East.

## Parcel V-A:

A parcel of property being in Section 10, Township 1 North, Range 1 East, Boise Meridian, Kuna, Ada County, Idaho and generally described as:

The South half of the Southeast quarter of the Northeast quarter, and a portion of the Southwest quarter of the Northeast quarter of said Section 10, and more particularly described as follows:

Commencing at the Northwest corner of said Section 10; thence

South  $89^{\circ}15'22''$  East 2664.92 feet along the North boundary of said Northwest quarter to a point marking the Northeast corner of the said Northwest quarter; thence

South  $0^{\circ}35'40''$  East 1327.41 feet along the East boundary of the Northeast quarter of the Northwest quarter to a point marking the Southeast corner of said Northeast quarter of the Northwest quarter; thence

South  $89^{\circ}15'45''$  East 106.00 feet along the South boundary of said Northeast quarter of the Northwest quarter to a point, and also being the Point of Beginning of this description; thence

South  $89^{\circ}15'45''$  East 1225.92 feet along the North boundary of said Southwest quarter of the Northeast quarter to a point on the Easterly boundary of said Southwest quarter of the Northeast quarter; thence

South  $0^{\circ}37'11''$  West 663.68 feet along the Easterly boundary of the Southwest quarter of the said Northeast quarter to a point; thence

South  $89^{\circ}15'45''$  East 1331.77 feet to a point on the Easterly boundary of said Southeast quarter of the Northeast quarter; thence

South  $0^{\circ}38'21''$  West 663.59 feet along the said Easterly boundary to a point marking the Southeast corner of the said Southeast quarter of the Northeast quarter; thence

North  $89^{\circ}15'59''$  West 2268.90 feet along the Southerly boundary of said Northeast quarter to a point; thence

North  $3^{\circ}00'35''$  East 946.00 feet to a point; thence

North  $39^{\circ}58'23''$  West 504.15 feet to the Point of Beginning of this description.

Basis of Bearing is the North boundary of the Northwest quarter of Section 10, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho, bearing South  $89^{\circ}26'43''$  East.

Parcel VI:

The North half of the Northwest quarter of Section 14, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Parcel VII:

The Northeast quarter of the Northeast quarter; the South half of the Northeast quarter; and the East half of the Southeast quarter of Section 15, Township 1 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Legal Description shown as Parcel A on "Exhibit 2.7 Proposed Lot Split"

**DESCRIPTION FOR  
PARCEL 'B' – ANDERSON**

A PARCEL OF LAND BEING PORTION OF THE SOUTHWEST ¼ OF SECTION 3 IN TOWNSHIP 1 NORTH, RANGE 3 EAST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE N 0°47'26" W 1524.10 FEET ALONG THE WESTERLY LINE OF THE SW ¼ OF SAID SECTION 3 TO A POINT, ALSO BEING THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE N 0°47'26" W 439.70 FEET ALONG SAID WESTERLY SW ¼ BOUNDARY TO A POINT ON THE SOUTHERLY UNION PACIFIC RAILROAD (UPRR) RIGHT-OF-WAY;

THENCE ALONG THE UPRR RIGHT-OF WAY ALONG A CURVE TO THE LEFT 942.76 FEET, SAID CURVE HAVING A RADIUS OF 8694.37 FEET, A CENTRAL ANGLE OF 6°12'46" AND A CHORD WHICH BEARS S 67°01'22" E 942.30 FEET TO A POINT OF NON-TANGENCY;

THENCE S 19°52'15" W 110.00 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT 187.98 FEET, SAID CURVE HAVING A RADIUS OF 8804.37 FEET, A CENTRAL ANGLE OF 1°13'24" AND A CHORD WHICH BEARS N 69°31'04" W 187.98 FEET TO A POINT;

THENCE S 62°00'00" W 64.46 FEET TO A POINT;

THENCE S 0°00'00" E 193.73 FEET TO A POINT;

THENCE S 59°00'00" W 211.13 FEET TO A POINT;

THENCE N 53°56'30" W 507.28 FEET TO THE **POINT OF BEGINNING**.

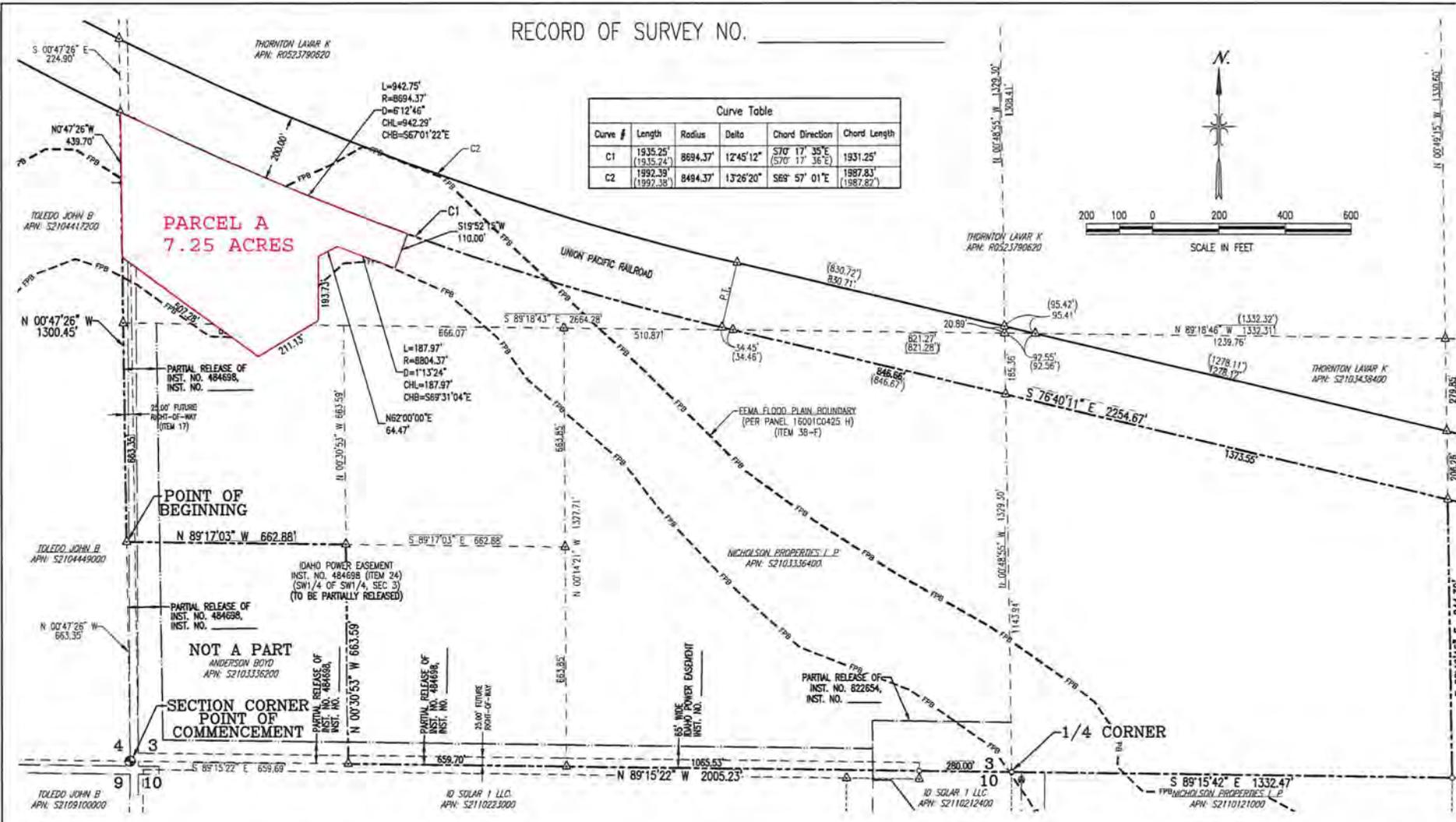
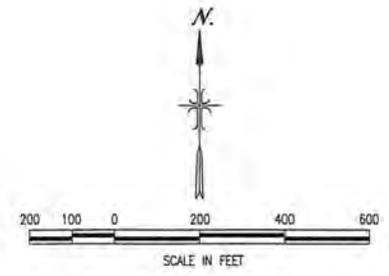
THIS PARCEL CONTAINS 7.253 ACRES MORE OR LESS.

BEARINGS HEREIN USED ARE BASED ON THE WEST LINE OF SAID SECTION 3 BEARING N 0°47'26" W.



RECORD OF SURVEY NO. \_\_\_\_\_

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1935.25' (1935.24)	8684.37'	12°45'12"	S70°17'35"E (S70°17'36"E)	1931.25'
C2	1992.39' (1992.38)	8494.37'	13°26'20"	S69°57'01"E	1987.83' (1987.82')



**EXISTING LEGEND**

- ⊙ FOUND BRASS CAP
- FOUND S/O MARK (AS NOTED)
- SET S/O MARK (PLS 3619)
- PROPERTY BOUNDARY
- - - PROPOSED PROPERTY LINE
- PROPERTY LINE
- - - SECTION LINE
- - - SECTION LINE (QUARTER/QUARTER)
- S 00°38'21" W 663.59' BEARING & DISTANCE (PROJECT BOUNDARY)
- S 37°15'00" E 147.04' BEARING & DISTANCE (SECTION LINE RES)
- - - EASEMENT LINE
- - - FENCE

**REFERENCES - (RECORDS OF ADA COUNTY, IDAHO)**

- (1) RECORD OF SURVEY NO. 8496 (ANNEXATION ORDINANCE #2008-13A), INSTRUMENT NO. 109001837.

**CERTIFICATE OF SURVEYOR**

I, DEAN W. BRIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH IDAHO STATE CODE RELATING TO SURVEYS AND CORNER PERPETUATION AND FILING LAWS.

DEAN W. BRIGGS, P.L.S. 3619



**STATE OF IDAHO, COUNTY OF J**

INSTRUMENT NO. \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
 ON \_\_\_\_\_ PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS  
 OF \_\_\_\_\_ 20\_\_\_\_  
 ADA COUNTY RECORDER - CHRISTOPHER D. RICH  
 BY: \_\_\_\_\_  
 FEES: \_\_\_\_\_

RECORDING INDEX NO. 111-03-0-0-0-00-0000

SHE

RECORD OF SURVEY FOR PARCEL SPLIT NICHOLSON PROPERTIES L.P		 BRIGGS ENGINEERING, INC. (208) 344-9700 1800 W. OVERLAND ROAD • BOISE, ID
A PARCEL OF PROPERTY LOCATED IN THE SW 1/4 AND SW 1/4 OF THE SE 1/4 THE SECTION 3, T.1N., R.1E., B.M., KUNA, ADA COUNTY, IDAHO		
DWG NAME: 160516-R0S	DWG DATE: 05/25/2016	DWG NO.: 160516
SCALE: 1" = 200'		These drawings, or any portion thereof, shall be on any Project or extensions of this Proj written agreement from Briggs Engineering.



City of Kuna  
 Planning & Zoning Department

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

## Agency Transmittal

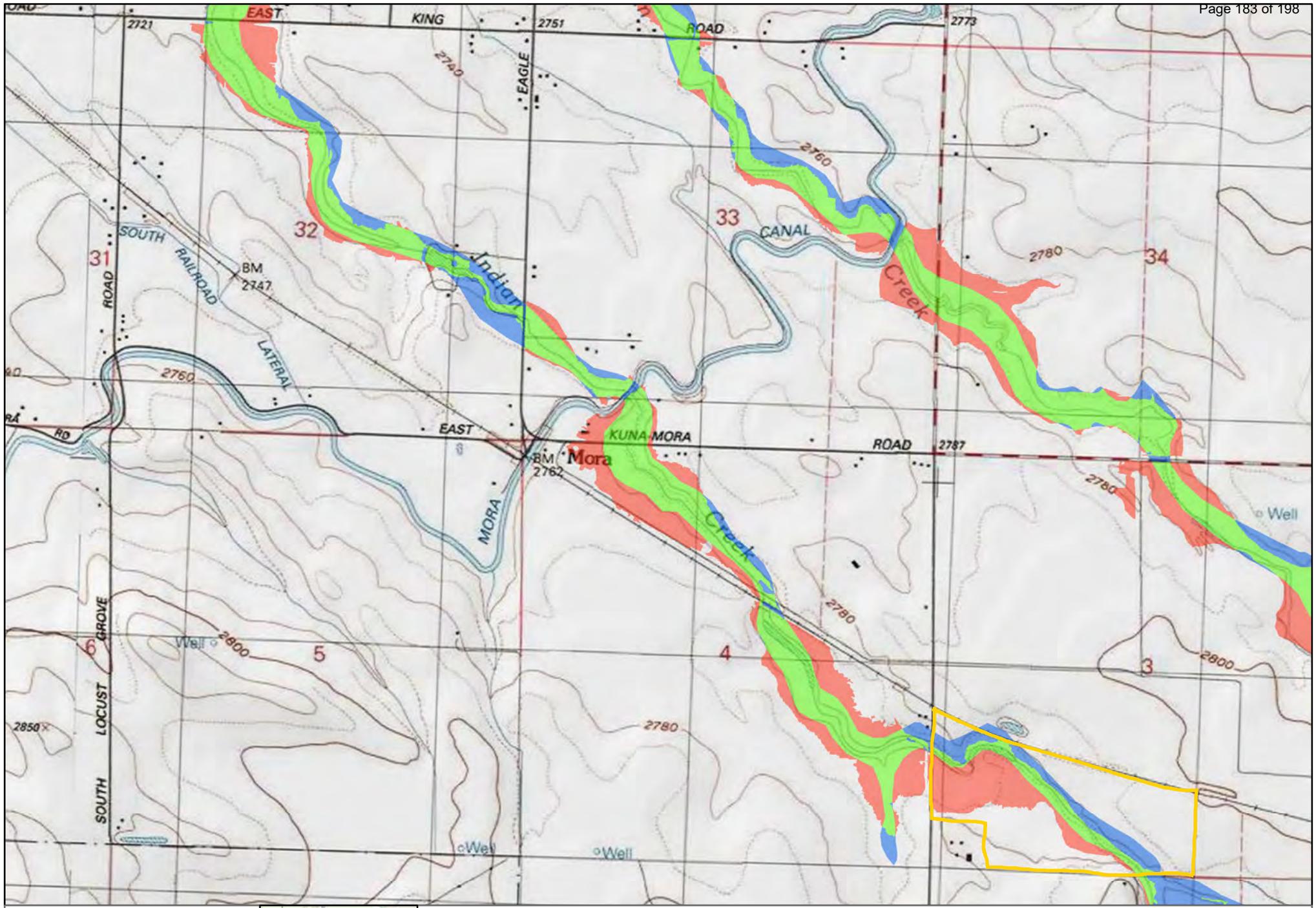
November 8, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Number &amp; Case Name:</b>	21-04-LS (Lot Split) Anderson Lot Split
<b>Project Description</b>	The applicant is requesting to lot split a 115-acre parcel zoned Agriculture. The parcel will be split into an approximately 7.25 -acre parcel and an approximately 107.75-acre parcel. The subject site is located near the NEC of S Cloverdale Road and W Barker Street, Kuna, ID 83634, within Section 3, Township 1 North, Range 1 East; (APN: S2103336400).
<b>Site Location</b>	W Barker Street, Kuna, ID 83634
<b>Applicant</b>	Vic Conrad P.O. Box 27 Boise, ID 83707 <a href="mailto:vic.conrad@simplot.com">vic.conrad@simplot.com</a> 208.780.7359
<b>Public Hearing Date</b>	Tuesday, <b>December 21, 2021</b> 6:00 pm Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Doug Hanson, Planner II <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a> Phone: 208.287.1771 Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*





0.25 Miles



RiskMap GIS  
Time: 9:04:43 AM



Page 4 of 6

### Changes Since Last Firm

## Kuna, Idaho

23 Mar 2017

#### Legend

- Contracted
- Expanded
- No Change



Ada County Transmittal  
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat 200 21-04-LS

Anderson Lot Split

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

14. CDH makes no guarantee a septic system can be permitted on the split off lot. Recommend speculative site evaluation if planning on wastewater disposal

Reviewed By: [Signature]  
Date: 11/15/29



CITY OF KUNA  
 P.O. BOX 13  
 KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Catherine Feistner, E.J.T.  
 Assistant Kuna City Engineer

Brady Barroso  
 Engineering Technician I

## LOT SPLIT MEMORANDUM

**To:** Jace Hellman - Planning and Zoning Director  
**From:** Brady Barroso - Engineering Technician I  
 Catherine Feistner - Assistant City Engineer  
**Date:** 14 December 2021  
**RE:** Public Works Comments  
 Anderson – 21-04-LS (Lot Split)

The Anderson property, 21-04-LS, lot split request dated 8 November 2021 has been reviewed. The applicant wishes to lot split with a City of Kuna (City) R-2 (low density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff can support this lot split application.

Comments may be expanded or refined in connection with the future land-use actions.

### 1) Inspection & Fees

- a) If applicable, an inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
- b) If applicable, the developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) If applicable, the Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

## 2) General

- a) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 47.
- b) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
- c) This property is partially located within the floodplain. The applicant shall incorporate pertinent floodplain information in the construction drawings once the applicant intends to develop.
- d) A plan approval letter will be required if this project affects any local irrigation districts.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building permits will be issued and no construction can begin without adequate fire protection.

## 3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

## 4) Sanitary Sewer Connection

- a) The applicant's property is not connected to City services. It is not clear how the applicant plans to service this property.
- b) Sewer must provide connectivity for surrounding developments. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels. During design, this may be accommodated with dry lines or pipes sized appropriately to municipal standards in accordance with the City's Master Plan.
- c) If applicable, the subdivision's septic system must receive approval from Central District Health and Idaho Department of Environmental Quality.
- d) If applicable, the applicant must show the septic system(s) on the construction drawings. If the applicant chooses a single septic system, construction drawings must show how it will be connected and maintained by the multiple homes. A recorded agreement will be needed and the applicant must show IDEQ and CDH approval.

- e) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- f) The closest possible connection to gravity sewer is at the intersection of E Kuna Rd and S Cloverdale Rd.
- g) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- h) All sewer infrastructure must meet or exceed City of Kuna requirements.
- i) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- j) Sewer connection fees apply to each lot containing a home or other facility.
- k) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

### 5) Potable Water Connection

- a) The applicant’s property is not connected to City services. It is not clear how the applicant plans to service this property.
- b) Water must provide connectivity for surrounding developments. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. During design, this may be accommodated with dry lines or pipes sized appropriately to municipal standards in accordance with the City’s Master Plan.
- c) If applicable, the subdivision’s well system must receive approval from CDH, IDEQ, and Idaho Department of Water Resources.
- d) If applicable, the applicant must show the well system(s) on the construction drawings. If the applicant chooses a single well system, construction drawings must show how it will be connected and maintained by the multiple homes. A recorded agreement will be needed and the applicant must show IDEQ, CDH, and IDWR approval.
- e) All existing wells shall be abandoned in accordance with IDWR requirements. Documentation shall be provided to the City of Kuna.
- f) The closest connection point is located on E Kuna Rd and S Cloverdale Rd.
- g) All water infrastructure must meet or exceed City of Kuna requirements.
- h) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
- i) Water connection fees apply to each lot containing a home or other facility.
- j) Fire hydrants are required in a layout acceptable to the KRFD.

### 6) Pressurized Irrigation

- a) The applicant’s property is not connected to City services. It is not clear how the applicant plans to service this property. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. During design, this may be accommodated with dry lines or pipes sized appropriately to municipal standards in accordance with the City’s Master Plan.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) The closest connection point is located on the southeast corner of Kuna Rd and Stroebel Rd.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.

- e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. The associated costs shall be paid by the developer.
- g) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

#### **7) Grading and Storm Drainage**

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

#### **8) As-Built Drawings**

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

#### **9) Exhibits**

- a) No maps are included to support Public Works comments.



**BOBBY WITHROW**  
**PARKS DIRECTOR**  
Telephone (208) 639-5346  
Email: [BWithrow@kunaid.gov](mailto:BWithrow@kunaid.gov)

---

---

## MEMORANDUM

To Mayor and Council

From: Bobby Withrow

Subject: Senior Building Hand Rail

---

Mayor and Council,

I'm coming before you tonight to request \$8,500.00 out of General Fund contingency to upgrade the hand rail at the Senior Center. The current hand rail wraps around the parking in between the sidewalk and building. This was built over 15 years ago is made out of wood and not ADA compliant. The current wooden rail needs major repairs to prevent potential injury. The proposed upgraded one will be made out of metal and will be brought into ADA compliance. The new rail will help with the safety of exiting the building and getting into the parking area. Utilizing a metal rail would allow for less future maintenance and repairs. I was just notified about the current state of the existing hand rail which made it impossible to budget for.

Thank You,

Bobby Withrow  
Parks Director  
Fleet/Facilities

(Space above reserved for recording)

**ORDINANCE NO. 2021-34  
CITY OF KUNA, IDAHO**

**PATTERSON FAMILY ENTERPRISES  
MUNICIPAL REZONE**

**A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA;**

- **MAKING CERTAIN FINDINGS; AND**
- **REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NO. R5070500080 OWNED BY INHIRA LLC, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND**
- **AMENDING THE ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**Section 1:** The City Council Finds:

- 1.1** WHEREAS, City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts are established in Kuna City Code § 5-2-2; and
- 1.2** WHEREAS, INHIRA LLC (the “Owner”) is the owner of the certain real property which has been designated by the Ada County Assessor’s office as Parcel No. **R070500080** and which is more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached to this Ordinance and incorporated herein by reference (the “Subject Real Property”) and has requested that the Subject Real Property be rezoned from the City’s **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**; and
- 1.3** WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on June 22, 2021 which was continued to July 27, 2021 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on August 10, 2021) where it was recommended to the Mayor and Council that the rezoning for the lands described in Exhibit A from Agriculture (A) to Medium Density Residential (R-6) be approved; and
- 1.4** WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on September 21, 2021 on the Rezone, as required by Section 67-6525, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7

made findings (October 5, 2021) and determined that the requested rezone should be granted with a zoning classification R-6 (Medium Density Residential); and

**1.5** WHEREAS, it is necessary that the City Council adopt this Ordinance, as required by Section 67-6511 (2) Idaho Code and Kuna City Code § 5-1A-7 G, to complete the process of implementing the decision of the Kuna City Council to Rezone the Subject Real Property.

**Section 2: Action:**

**2.1** The Subject Real Property is rezoned from **A. – AGRICULTURE ZONING DISTRICT TO R-6 – MEDIUM DENSITY RESIDENTIAL (the “Rezone”)**;

**2.2** The Zoning Map of the City of Kuna is hereby amended to comply with this Rezone.

**Section 3: Directing the City Engineer and City Clerk:**

**3.1** The City Engineer is directed to change the zoning district depictions of the Subject Real Property on the Zoning Map of the City in accordance with this Rezone ordinance; and

**3.2** The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the City Engineer, Planning and Zoning Director and Owner.

**Section 4: Effective Date**

**4.1** This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 21<sup>st</sup> day of December, 2021.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**

INHIRA LLC  
MUNICIPAL REZONE TO R-6

LEGAL DESCRIPTION

A portion of lots 8 and 9 of the Kuna Orchard Tracts, located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

*The East line of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 2 North, Range 1 East, Boise Meridian, derived from found monuments and taken as South 00°16'26" West with the distance between monuments found to be 1342.60 feet.*

**BEGINNING** at the Center South 1/16 Corner of said Section 26, Township 2 North, Range 1 East, Boise;

Thence along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 26, South 00°15'40" West, a distance of 142.55 feet;

Thence leaving said East line, North 89°31'35" West, a distance of 658.12 feet;

Thence North 00°16'55" East, to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, a distance of 141.30 feet;

Thence leaving said South line, North 00°16'29" East, a distance of 433.76 feet;

Thence South 89°46'44" East, to a point on the Centerline of a Drainage Ditch, a distance of 252.84 feet;

Thence along said Centerline of a Drainage Ditch the following three (3) courses;

South 38°28'39" East, a distance of 383.68 feet;

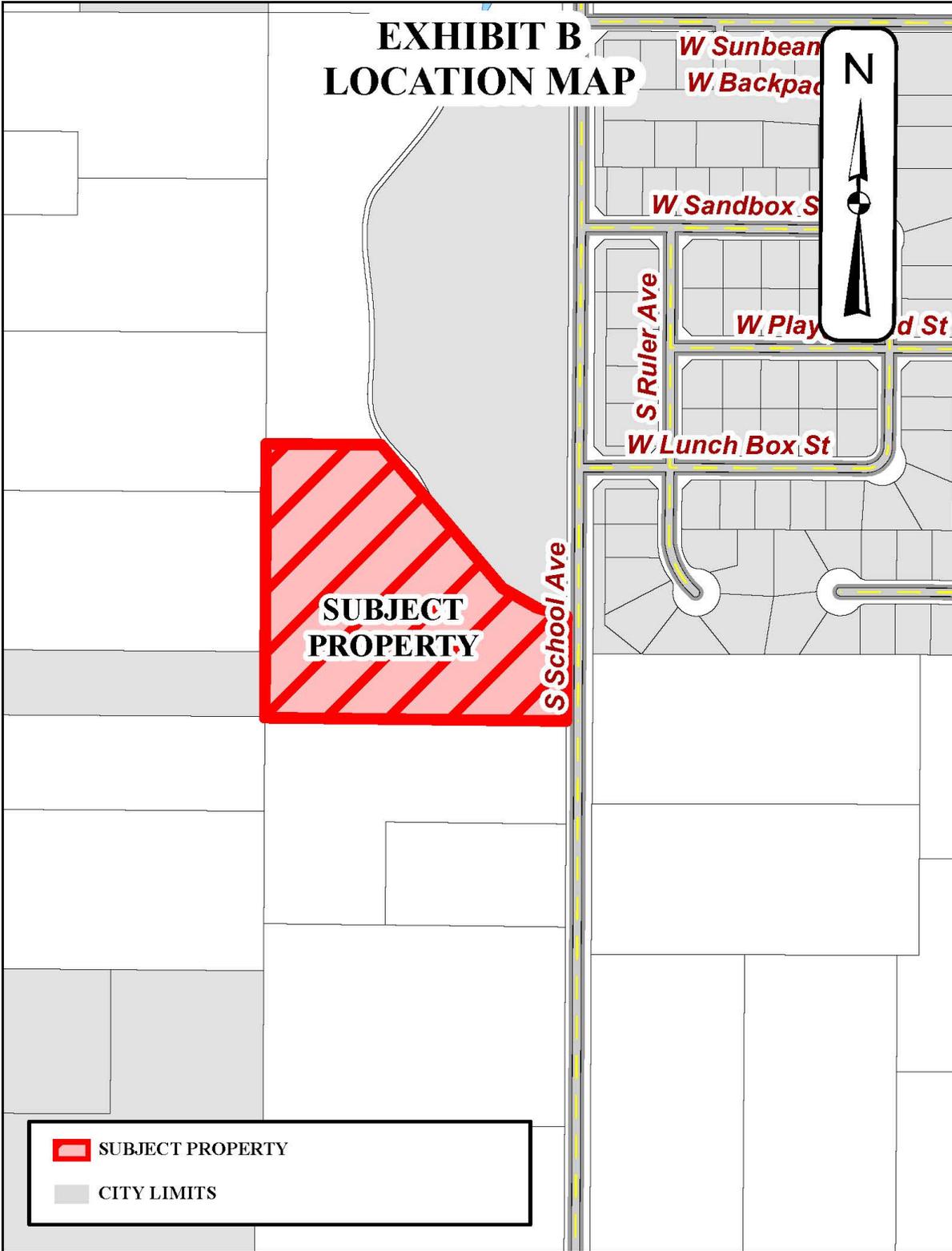
South 60°29'06" East, a distance of 82.71 feet;

South 74°01'25" East, to a point on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, a distance of 96.47 feet;

Thence along said East line, South 00°15'26" West, a distance of 69.31 feet to the **POINT OF BEGINNING**.

Said Parcel containing 287,564 square feet or 6.60 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.



---

*(Space above reserved for recording)*

**ORDINANCE NO. 2021-35  
CITY OF KUNA, IDAHO**

**ROBIN L SANDERS AND DIANA J SANDERS  
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. S1321141880 AND S1321141920 OWNED BY ROBIN L SANDERS AND DIANA J SANDERS 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**, ROBIN L SNADERS and DIANA J SANDERS, (The “Owners”) of Ada County Assessor’s Parcel Nos. S1321141880 and S1321141920 [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Properties”).

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

**WHEREAS**, the owners have filed with the City the following written request and application:

- Annexation of Parcel Nos. S1321141880 and S1321141920 with a R-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 August 24, 2021 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on September 14, 2021) where it was

recommended to the Mayor and Council that the annexation for of parcel nos. S1321141880 and S1321141920 with R-2 Zoning District Classifications [legally described in Exhibit A], be approved;

**WHEREAS**, The Council, pursuant to public notice as required by law, held a public hearing on November 3, 2021, which was tabled to November 16, 2021 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 December 7, 2021) wherein the City Council determined that the Owner’s written request and application for annexation of parcel nos. S1321141880 and S1321141920 should be granted with R-2 zoning district classifications.

**WHEREAS**, the zoning classification of R-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO**, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real 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. S1321141880 and S1321141920 and more particularly and legally described in “Exhibit A” – 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 R-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 R-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 21<sup>st</sup> day of December, 2021.

CITY OF KUNA

\_\_\_\_\_  
Joe Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A  
LEGAL DESCRIPTION**

ROBIN L SANDERS AND DIANA J SANDERS  
MUNICIPAL ANNEXATION WITH A R-2 ZONE

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the 1/4 corner common to Sections 21 and 22, Township 2 North, Range 1 West, Boise Meridian from which a brass cap monument marking the Section corner common to Sections 15, 16, 21, and 22, Township 2 North, Range 1 West, Boise Meridian, bears North 00°20'08" East, 2655.56 feet;

thence on the east boundary line of said Section 21, North 00°20'08" East, 815.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said east boundary line, North 89°22'28" West, 1,317.97 feet to the west boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 21;

thence on said west boundary line, North 00°19'46" East, 330.00 feet;

thence leaving said West boundary line South 89°22'28" East, 1,318.00 feet to the east boundary line of said Section 21;

thence on said east boundary line, South 00°20'08" West, 330.00 feet to the **REAL POINT OF BEGINNING**.

Containing 9.98 acres, more or less.

End of Description.

