



## **NOTICE & AGENDA**

### **KUNA URBAN RENEWAL AGENCY**

**May 04, 2022**

### **City Council Chambers/Virtual Meeting Via Zoom**

<https://us02web.zoom.us/j/83170862095>

6:00 p.m.

751 W. 4<sup>th</sup> Street

Kuna, Idaho

The meeting will be conducted through the use of a video conference call (zoom) and in person for Board Members, City Staff and Consultants. Persons who wish to provide comment on agenda items may do so by emailing Zulema Montenegro at [zmontenegro@kunaid.gov](mailto:zmontenegro@kunaid.gov) on or before May 2, 2022, at 12:00 p.m. Staff will be available in person at City Hall.

### **AGENDA**

1. **Call to Order / Roll Call**
  - Seat 1: Dave Case
  - Seat 2: Rocco D’Orazio
  - Seat 3: Winston Inouye
  - Seat 4: Greg McPherson
  - Seat 5: Tayler Tibbitts
2. **Action Item:** Adoption of the Agenda
3. **Action Item:** Consent Agenda
  - a. Approving Minutes from March 2, 2022 Meeting
  - b. Treasurer’s Report as of March 30, 2022
4. **Presentation:** East Kuna Urban Renewal District – Update on planning effort and draft project list – JUB Engineers
5. **Discussion Item:** Staff update on Establishment of the East Kuna Urban Renewal District – Morgan Treasure, Agency Administrator.
6. **Board Questions or Concerns**
7. **Adjourn**



**KUNA URBAN RENEWAL AGENCY**  
**March 02, 2022**  
**City Council Chambers/Virtual Meeting Via Zoom**  
6:00 p.m.  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho

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**MINUTES**

1. Call to Order / Roll Call

*(Timestamp 04:40:)*

- Seat 1: Dave Case  
-Present
- Seat 2: Rocco D'Orazio  
-Absent
- Seat 3: Winston Inouye  
-Via Zoom
- Seat 4: Greg McPherson  
-via Phone
- Seat 5: Tayler Tibbitts  
-Absent

Staff present: Morgan Treasure, Meghan Conrad, Zulema Montenegro

2. **Action Item:** Adoption of the Agenda  
*(Timestamp 00:05:18)*

**Motion by Commissioner Inouye to approve agenda as published. Seconded by Commissioner Case. Motion carried 3-0-0.**

3. **Action Item:** Consent Agenda  
*(Timestamp 00:05:45)*

- a. Approving Minutes from February 02, 2022 Meeting

**Motion by Commissioner Case to approve minutes. Seconded by Commissioner Inouye. Motion carried 3-0-0.**

4. **Action Item:** Public Comment on Kuna URA 2021 Draft Annual Report  
(Timestamp 00:06:30)

*Morgan Treasure – Stated that a public comment period is required for annual report that was presented last meeting. Noted that written comments have not been received and it does not appear that there is anyone in the audience to give comment. Defers to Megan Conrad.*

*Megan Conrad – States that, procedurally makes sense to open it up and acknowledge there is no written comments received or anyone in person to testify. Would like to clarify that there have been statutory changes to this code. New requirement that the report is filed with State Controller’s Office however they are not setup at this moment to accept the filing.*

*Commissioner McPherson - Opens hearing for public comment on Kuna URA 2021 Draft Annual Report. No one in the audience. No board members have comment.*

**Motion to close public hearing comment on Kuna URA 2021 Draft Annual Report by Commissioner Inoyue. Seconded by Commissioner Case. Motion carried 3-0-0.**

5. **Action Item:** Consideration to Approve RESOLUTION NO. URA 01-2022

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO, A/K/A THE KUNA URBAN RENEWAL AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2021; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; DIRECTING THE CHAIR, VICE-CHAIR, OR AGENCY ADMINSTRATOR TO FILE SAID REPORT; AND PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:10:46)

**Motion to approve RESOLUTION NO. URA 01-2022 by Commissioner Inoyue. Seconded by Commissioner Case. Motion carried 3-0-0.**

6. **Discussion Item:** Staff update on Establishment of the East Kuna Industrial Area –  
Morgan Treasure, Agency Administrator  
(Timestamp 00:12:02)

*Morgan Treasure -- Provide a brief update that contracts have been signed and finalized and kickoff meeting was held earlier this week. Will be having coordinating meetings with agency and utility partners to get required information. Will keep commissioners updated as they move through the process. Can answer any questions.*

**7. Board Questions, Concerns and Announcements:**  
*(Timestamp 00:00:00)*

**8. Adjourn**  
**6:10 PM**

APPROVED:

By \_\_\_\_\_  
Chair of the Board

ATTEST:

By \_\_\_\_\_  
Secretary

*Minutes prepared by Zulema Montenegro, Executive Assistant to the Development Director*

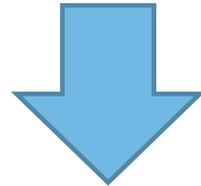
Treasurer's Report - Ending March 30, 2022 - Kuna URA

Fund	Account	Fund Name	Account Description	Actual 3/31/22	Budget	% to Actual
52	4100	Urban Renewal West	PROPERTY TAX REVENUE	(96,785.43)	(37,420.00)	258.65%
52	6045	Urban Renewal West	CONTINGENCY	-	15,420.00	0.00%
52	6202	Urban Renewal West	PROFESSIONAL SERVICES	1,845.00	12,000.00	15.38%
52	6287	Urban Renewal West	GENERAL AND ADMIN	36.26	10,000.00	0.36%

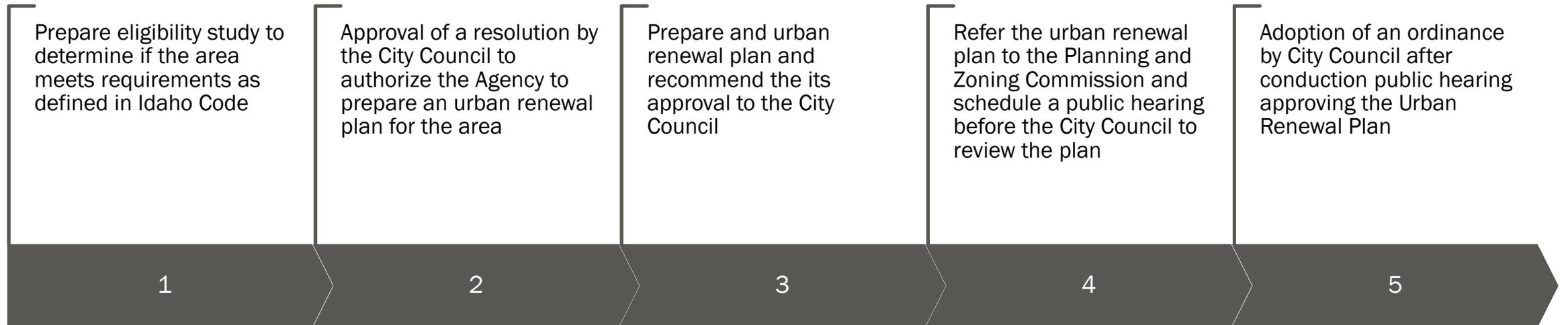
Cash Allocated 3/31/22 94,284.29

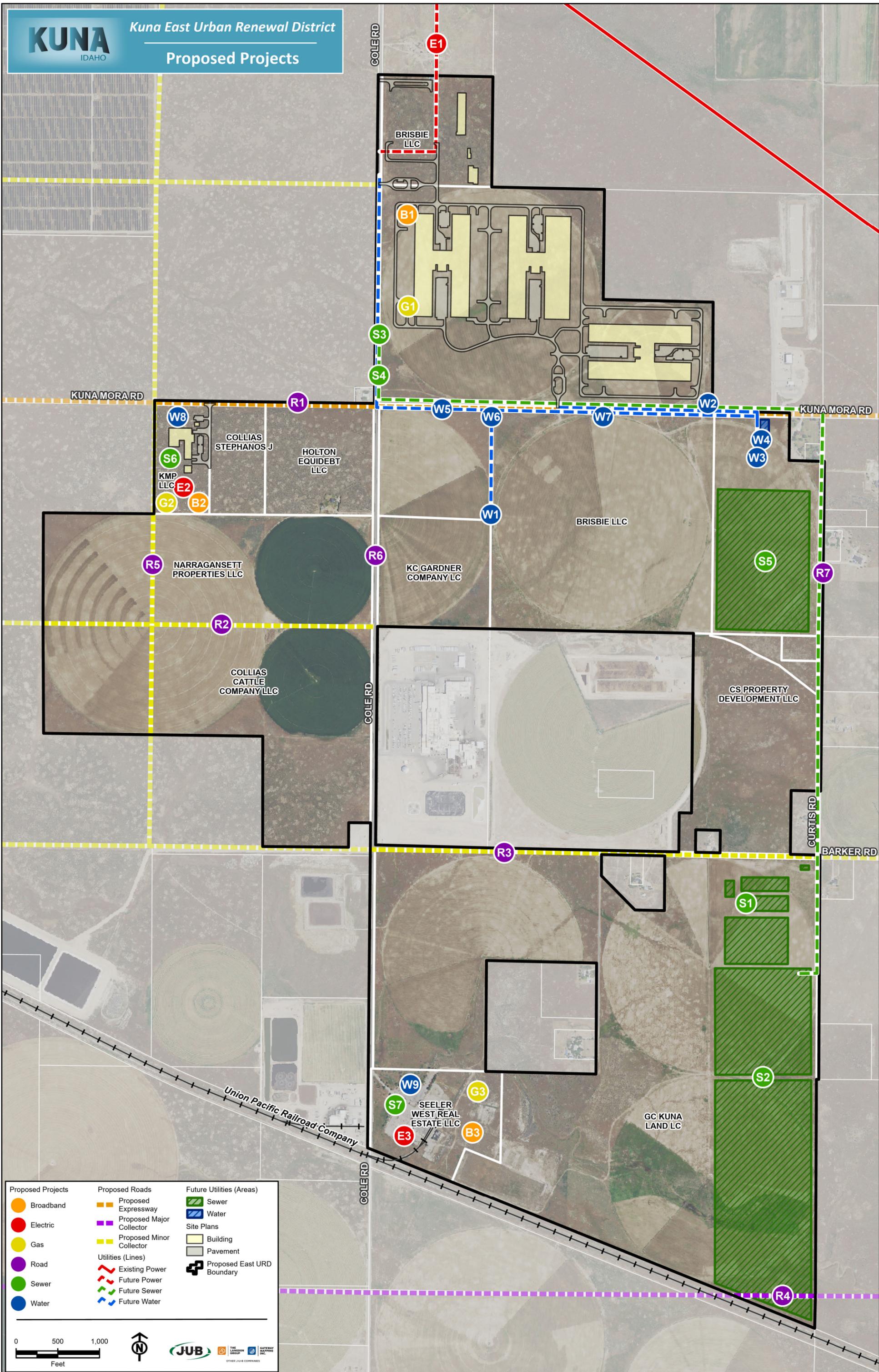
# NEXT STEPS

We are here

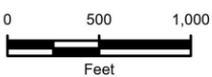


# QUICK REFRESH – STEPS TO CREATE A DISTRICT





Proposed Projects	Proposed Roads	Future Utilities (Areas)
<span style="color: orange;">●</span> Broadband	<span style="border-bottom: 2px dashed orange;"> </span> Proposed Expressway	<span style="background-color: #90EE90; border: 1px solid black;"> </span> Sewer
<span style="color: red;">●</span> Electric	<span style="border-bottom: 2px dashed purple;"> </span> Proposed Major Collector	<span style="background-color: #ADD8E6; border: 1px solid black;"> </span> Water
<span style="color: yellow;">●</span> Gas	<span style="border-bottom: 2px dashed yellow;"> </span> Proposed Minor Collector	<span style="background-color: #FFFFE0; border: 1px solid black;"> </span> Site Plans
<span style="color: purple;">●</span> Road	<b>Utilities (Lines)</b>	<span style="background-color: #D3D3D3; border: 1px solid black;"> </span> Pavement
<span style="color: green;">●</span> Sewer	<span style="border-bottom: 2px dashed red;"> </span> Existing Power	<span style="border-bottom: 2px dashed black;"> </span> Proposed East URD Boundary
<span style="color: blue;">●</span> Water	<span style="border-bottom: 2px dashed green;"> </span> Future Power	
	<span style="border-bottom: 2px dashed red;"> </span> Future Sewer	
	<span style="border-bottom: 2px dashed blue;"> </span> Future Water	



# Kuna East Urban Renewal District

Project List

4/18/2022



Project ID	Project Description	Data/Improvement Source	Funding Source						
			Private			Public			Grants
			Meta	Trimjoist	Seeler	URA	City	Utility	
<b>Water Improvements</b>									
W1	Well #1 (1,000 gpm)	Parametrix	X						
W2	Well #2 (1,000 gpm)	Parametrix	X						
W3	2 MG Storage Tank	Parametrix	X						
W4	3,000 gpm Booster Station	Parametrix	X						
W5	Water Distribution System	Parametrix	X						
W6	Well #3 (1,000 gpm)	Parametrix	X						
W7	Well #4 (1,000 gpm)	Parametrix	X						
W8	Trimjoist Development Water Improvements	Kuna Comprehensive Plan		X					
W9	Seeler Property Water Improvements	Kuna Comprehensive Plan			X				
<b>Sewer Improvements</b>									
S1	WWTP - Headworks, Domestic WW treatment, Process WW treatment, Operations Building	Parametrix	X						
S2	Land Application System - chlorination, pumping, distribution	Parametrix	X						
S3	Domestic WW Lift Station and Force Main	Parametrix	X						
S4	Process WW Lift Station and Force Main	Parametrix	X						
S5	Additional Land Application as needed	Parametrix	X						
S6	Trimjoist Development Sewer Improvements	Kuna Comprehensive Plan		X					
S7	Seeler Property Sewer Improvements	Kuna Comprehensive Plan			X				
<b>Road Improvements</b>									
R1	Kuna Mora Rd	Kuna Comprehensive Plan							
R2	E-W Minor Collector	Kuna Comprehensive Plan							
R3	Barker Rd	Kuna Comprehensive Plan							
R4	E-W Major Collector	Kuna Comprehensive Plan							
R5	N-S Minor Collector	Kuna Comprehensive Plan							
R6	Cole Rd	Kuna Comprehensive Plan							
R7	Curtis Rd	Kuna Comprehensive Plan							
<b>Electrical Improvements</b>									
E1	Brisbie Electrical Service and Improvements	Parametrix	X						
E2	Trimjoist Development Electrical Service and Improvements	Kuna Comprehensive Plan		X					
E3	Seeler Property Electrical Service and Improvements	Kuna Comprehensive Plan			X				

Gas Improvements									
G1	Brisbie Gas Service and Improvements	Parametrix	X						
G2	Trimjoist Development Gas Service and Improvements	Kuna Comprehensive Plan		X					
G3	Seeler Property Gas Service and Improvements	Kuna Comprehensive Plan			X				
Fiber/Broadband Improvements									
B1	Brisbie Broadband Service and Improvements	Parametrix	X						
B2	Trimjoist Development Broadband Service and Improvements	Kuna Comprehensive Plan		X					
B3	Seeler Property Broadband Service and Improvements	Kuna Comprehensive Plan			X				