

**OFFICIALS**  
Joe Stear, Mayor  
Greg McPherson, Council President  
Chris Bruce, Council Member  
Matt Biggs, 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, July 18, 2023**

**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: 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 July 05, 2023**

**B. Accounts Payable Dated July 13, 2023, in the amount of \$ 1,074,492.31**

**C. Findings of Facts and Conclusions of Law**

1. Case No. 23-06-TE (Time Extension) for Silver Trail No. 8 Final Plat
2. Case No. 22-10-S (Preliminary Plat) Valor West Subdivision
3. Case Nos. 22-16-AN (Annexation) 22-07-LS (Lot Split) 1922 Ardell Road

**D. Resolutions**

1. Resolution R48-2023

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "PROFESSIONAL SERVICES AGREEMENT" WITH KELLER ASSOCIATES, INC. FOR THE RV DUMP STATION PROJECT FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

2. Resolution R49-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR FALCON CREST SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY M3 COMPANIES, LLC THE AMOUNT OF TWO MILLION SEVENTY-THREE THOUSAND, SIX HUNDRED SIXTY-FOUR DOLLARS AND FOURTEEN CENTS (\$2,073,664.14) PURSUANT TO THE TERMS OF SAID AGREEMENT.

3. Resolution R50-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR FALCON CREST SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY M3 COMPANIES, LLC THE AMOUNT OF FIVE HUNDRED TWENTY-TWO THOUSAND, THREE HUNDRED TWENTY-EIGHT DOLLARS AND FIFTY CENTS (\$522,328.50) PURSUANT TO THE TERMS OF SAID AGREEMENT.

4. Resolution R51-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R52-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R53-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE SUBDIVISION NO. 3 FOR UNCOMPLETED WORK INCLUDING FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R54-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE SEWER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR FALCON CREST SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY M3 COMPANIES, LLC THE AMOUNT OF SIX HUNDRED FORTY-SIX THOUSAND, NINE HUNDRED EIGHTY-EIGHT DOLLARS AND FORTY-SIX CENTS. (\$646,988.46) PURSUANT TO THE TERMS OF SAID AGREEMENT.

8. Resolution R55-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE SEWER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR FALCON CREST SUBDIVISION; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY M3 COMPANIES, LLC THE AMOUNT OF ONE MILLION TWO HUNDRED FORTY-EIGHT THOUSAND, TWO HUNDRED THIRTY-SIX DOLLARS AND EIGHTY-FIVE CENTS (\$1,248,236.85) PURSUANT TO THE TERMS OF SAID AGREEMENT.

**5. External Reports:**

**6. Public Hearings:**

*Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.*

*City Council members may ask questions throughout the public hearing process.*

*Once the public hearing is closed, no further testimony or comments are heard.*

*City Council may move to continue the application to a future meeting or approve or deny the application.*

**7. Business Items:**

**A. Consideration to approve Resolution R47-2023. ACTION ITEM**

NOW, THEREFORE, BE IT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, STATE OF IDAHO; MAKING CERTAIN FINDINGS AND PURPOSES; AUTHORIZING THE STAFF AND AGENTS OF THIS CITY TO EXERCISE THE CITY'S RIGHT OF EMINENT DOMAIN TO OBTAIN EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF A SEWER TRUNK LINE; AND AUTHORIZING ANY AND ALL NECESSARY ACTIONS RELATED THERETO AND PROVIDING AN EFFECTIVE DATE. - *Tabled from July 05, 2023*

- B. Consideration to approve the Tentative Budget. Jared Empey, City Treasurer ACTION ITEM

**8. Ordinances:**

- A. Consideration to approve Ordinance 2023-16 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: AVALON ORCHARD TRACTS AMENDED LOTS 5 & 6, BLOCK 2, AND LOTS 1 & 2, BLOCK 3, OWNED BY JOTY 3, LLC, AND LOT 1 & 2, BLOCK 3, OWNED BY ARTHUR SIDNEY & LAURA ANDERSON 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*

- B. Consideration to approve Ordinance 2023-17 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 PROPERTY, TO WIT: 1922 W ARDELL ROAD OWNED BY ENRIQUE F. CONTRERAS AND ANA M. PAZ, 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 PROPERTY; 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:**