

**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, November 21, 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 November 8, 2023**B. Accounts Payable Dated November 15, 2023, in the amount of \$1,783,118.92****C. Final Plats**

1. Case No. 23-08-FP Valor (FKA Falcon Crest) Golf Village No. 1

D. Resolutions

1. Resolution R90-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAGES, LLC, FOR GOLF VILLAGES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R91-2023

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A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAGES, LLC, FOR GOLF VILLAGES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R92-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAGES, LLC, FOR GOLF VILLAGES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R93-2023

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED EMERGENCY MANAGEMENT JOINT POWERS AGREEMENT BETWEEN THE CITY OF KUNA AND ADA COUNTY

5. External Reports

A. Youth Council Presentation.

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.

- A. Consideration to approve Case Nos.22-13-AN (Annexation) and 22-18-S (Preliminary Plat) Applicant requests approval to Annex approx. 4.99 acres and to zone the property R-6; and requests Preliminary Plat approval in order to subdivide the site into 17 single-family lots, and four (4) common lots. The site is located at the northwest corner of Linder and Ardell Roads (APN; S1314142375). – Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

- A. Case No. 23-08-TE (Time Extension) for Ewing Meadows Subdivision Preliminary Plat – Jessica Hall, Associate Planner **ACTION ITEM**

- B.** Consideration to approve \$108,033.31 from contingency for the completion of the Kuna-Meridian Road Highway 69 Corridor Study – Doug Hanson, P&Z Director **ACTION ITEM**
- C.** Annual Budget Update – Jared Empey, City Treasurer
- D.** Consideration to approve Danskin Contingency Request, Paul Stevens, Public Works Director **ACTION ITEM**
- E.** Consideration to update City Council compensation. Chris Bruce, Councilmember **ACTION ITEM**

8. Ordinances:

- A.** Consideration to approve Ordinance 2023-23A **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: ADA COUNTY ASSESSOR'S PARCEL NO. R7321000501 OWNED BY JOHNNY T. SWANSON AND VALDEEN M. SWANSON, WITHIN UNICORPORATED 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*

- B.** Consideration to approve Ordinance 2023-24 **ACTION TIME**

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: ADA COUNTY ASSESSOR'S PARCEL NOS. R8372000058, R8372000055 AND R8372000052, OWNED BY STEVEN WEEKES AND MARGARET WEEKES, WITHIN UNICORPORATED 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:

**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
Minutes
Wednesday, November 08, 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

(Timestamp 00:00:06)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear -Present
 Council President Greg McPherson -Present
 Council Member John Laraway -Present
 Council Member Matt Biggs -Present
 Council Member Chris Bruce -Present

CITY STAFF PRESENT:

Marc Bybee, City Attorney
 Jared Empey, City Treasurer
 Mike Fratusco, Kuna Police Chief
 Doug Hanson, P & Z Director
 Bobby Withrow, Parks Director
 Morgan Treasure, Economic Development Director
 Nancy Stauffer, Human Resource Director
 Nathan Stanley, City Clerk
 Troy Behunin, City Senior Planner

Mayor Stear Alright. Good evening, everybody. We'll go ahead and call this meeting to order. Nathan, would you take the roll please?

City Clerk, Nathan Stanley Council Member Bruce.

Council Member Bruce Here.

City Clerk, Nathan Stanley Council Member Biggs.

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Council Member Biggs Here.

City Clerk, Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk, Nathan Stanley Council President McPherson.

Council President McPherson Here.

City Clerk, Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:22)

Mayor Stear And if you'll join me for the Pledge of Allegiance

Multiple Speakers I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands. One nation, under God, indivisible, with liberty and justice for all.

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.

(Timestamp 00:02:22)

A. Regular City Council Meeting Minutes Dated October 17, 2023, and October 27, 2023

B. Accounts Payable Dated November 2, 2023, in the amount of \$1,783,365.29

C. Final Plats

1. Case No. 23-10-FP Springhill Subdivision No. 4
2. Case No. 23-09-FP Ledgestone Subdivision No. 4

D. Findings of Facts

1. Case Nos. 23-01-CPF & 23-03-ZC Hagler Subdivision
2. Case Nos. 23-02-CPF & 23-04-ZC Serving Subdivision

E. Resolutions

1. Resolution R85-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “*SCOPE OF WORK*” WITH J-U-B ENGINEERS FOR THE KUNA 4TH STREET 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 R86-2023

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE EASEMENT BY AND BETWEEN THE CITY OF KUNA (GRANTOR) AND THE IDAHO POWER COMPANY (GRANTEE) FOR THE PURPOSE OF UNDERGROUND FACILITES IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO; BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" AND EXHIBIT "B".

3. Resolution R87-2023

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE PARKS AND RECREATION DEPARTMENT AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

4. Resolution R88-2023

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE PLANNING AND ZONING DEPARTMENT AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

5. Resolution R89-2023

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE CITY OF KUNA CLERKS OFFICE AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

Mayor Stear Next item is the consent agenda. Questions or comments or anything you want pulled for discussion?

Council President McPherson Nope. 'Kay, seeing none I'd move we approve the consent agenda as published.

Council Member Laraway Second.

Mayor Stear We have a motion and a second. Is there any further discussion? Nathan, would you take the roll please?

City Clerk, Nathan Stanley Council Member Bruce.

Council Member Bruce Aye.

City Clerk, Nathan Stanley Council Member Biggs.

Council Member Biggs Aye.

City Clerk, Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk, Nathan Stanley Council President McPherson.

Council President McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:02:30)

Motion to: Approve Consent Agenda

Motion By: Council President McPherson

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members, McPherson, Laraway, Biggs, Bruce

Members Voting Nay: None

Members Absent: None

4-0-0

5. External Reports

6. Public Hearings:

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(Timestamp 00:02:55)*

- A.** Consideration to approve Case Nos. 21-14-AN (Annexation), and 21-10-CPM (Comprehensive Plan Map Amendment), and 21-10-S (Preliminary Plat) – Hazelcrest Estates Sub. Applicant requests Annexation, Comprehensive Plan Map Amendment and Preliminary Plat approval for the NWC of Lake Hazel and Ten Mile Roads in Section 34, Township 3 North, Range 1 West (APN's: S1234449600 & S1234449550). – Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear That brings us to Public Hearings. Consideration to approve case numbers 21-14-AN annexation and 21-10-CPM Comprehensive Plan Map Amendment and 21-10-S Preliminary Plat Hazelcrest Estates Subdivision. Troy.

Council Member Laraway Take your Time.

[laughter and inaudible background conversation]

Kuna Senior Planner, Troy Behunin You had to call my name and...Good evening, Mister Mayor, and members of the Council. For the record Troy Behunin, Senior Planner, Kuna Planning and Zoning staff here at City Hall 751 W 4th Street. The application before this evening is a request for annexation for approximately 40.23 acres into the City; and to subdivide the same land into approximately 188 residential lots, 11 common lots, and 4 commercial lots, which total about 4.5 acres of commercial right on the corner. This site layout went through multiple revisions, due to Meridian Fire Department standards and ACHD standards and their initial comments and it was also changed at the Public Hearing with the commission. In your packet all of the major revisions have been presented and are listed as exhibits. The final update actually addresses several concerns from the neighbors that were brought forward during the public hearing as testimony. The applicant proposes approximately 8.19 acres, or more than 20% of the project as open space and the gross density is proposed to be approximately 4.6 dwelling units per acre. The applicant is proposing to bring the future land use map designated commercial forward as its first phase. Public Works does conditionally support the Hazelcrest subdivision, and it will be able to provide up to 30 connections for the project for the time being as listed in exhibit 2.84 of the Public Works comments. The Planning and Zoning Department agrees with Public Works recommendations and staff has reviewed the proposed annexation and preliminary plat for compliance with Kuna City Code and with Title 5 and Title 6 of Kuna City Code. Idaho State Statues 50-222 and 50-13 and 67-65-11 and also the Kuna comprehensive plan and also Kuna comprehensive plan map. And should the Council approve the application, staff recommends that the applicant be subject to the proposed recommended conditions as outlined in the staff's memo. The applicant is here tonight has a small presentation its in your packet its listed as exhibit 2.70 on the bottom of page 3 or maybe the top of page 4. And I will be here for any questions you might have.

Mayor Stear Alright, thank you, questions for Troy?

Council Member Laraway Troy.

Mayor Stear Go Ahead.

Council Member Laraway I just want clarification. I can wait to ask the applicant but what section is the R-12's in? I can find the legal descriptions, but I can't..., it doesn't really decipher which...

Kuna Senior Planner Troy Behunin It's in the center of the project.

Council Member Laraway The dark yellow?

Kuna Senior Planner Troy Behunin I believe so, yeah. I can't get my computer to turn on, sorry.

Council Member Laraway Okay.

Kuna Senior Planner Troy Oh for the record Troy Behunin.

Council Member Laraway Okay, thank you.

Mayor Stear *[laughter]* You have to charge that thing next time or what?

Kuna Senior Planner Troy Behunin It doesn't like me tonight, Mister Mayor, I don't know why.

Mayor Stear Right. Yeah, and if the applicant would like to step to the microphone and...

Jaden Schneider Good Evening, Jaden Schneider 3770 N Jackey Lane Boise Idaho I'm the applicant working on behalf of the developer Larry Jakobson, who is also here tonight. So, I'm excited to give the presentation for Hazelcrest Estates subdivision. As Troy said it's an annexation and preliminary plat proposal. So, the site in total is 40 acres, its currently zoned 'RUT' Rural Urban Transitional and it's in Ada County. The proposed zoning for this site is C-1 Commercial with R-4, R-6, and R-12 Residential. Just *kinda* want to draw your attention to the screen as we start; the area on the on the south highlighted that is the commercial phase that's that phase 1 that the developer Larry is excited about and wants to bring in. Has been working with the city and with members of the Business community to try to find something that fits well in this area. Couple of the things I wanted to mention as we get started is that is a West-Ada school district project, and they provided a letter of support for this project as well as Troy's comment in regard to Public Works and staffs comments about providing sewer capacity for this site. And then, ACHD has reviewed and approved this site in regard to the traffic and any sort of *[inaudible]* headed with that and then as Troy mentioned We have a recommendation from approval from P&Z. So, we worked really hard on this site to try to find something that meets all the needs of what the agencies have given us as well as something that works well with the community. And so, I am excited to kind of jump into that with you here.

[background conversation]

So, Gran Prado Subdivision to the North, Caspien Subdivision to the East, and Memory Ranch Subdivision to the South. We see this site as a missing link for the rest of this development. It adds contiguous development and not just the commercial and the residential as I'll talk on later. It adds pathways, it adds connections and is beneficial to the community in that regard. And then, in regard to the existing infrastructure for this site, a little bit to the south you will see the wastewater treatment plant, that's along south Ten Mile Road, that's about a half mile from site right now. There's existing sewer and water located at the site. The city doesn't need us to extend any sewer or water for this area and it's an opportunity for the city to capitalize on the existing infrastructure that it has while adding things like the sewer connection access fees which can be utilized to recuperate some of that investment that the city has already put in. One other thing that I want to talk about is Ten Mile Road and west Lake Hazel Road are designated in the ACHD master street map as primary arterials, that is a huge factor for this site. But one of the things I want to mention is that ACHD wants traffic to be flowing in this area; so, it's something that were trying to work with and something that were trying to utilize while fitting in well with the existing subdivisions surrounding the site.

So, as we *kinda* zoom in to the commercial core of this site. I'm sorry the picture didn't show up quite as well as I was hoping it would, but you'll see we have a high visibility corner with those primary Arterials. So, we're trying to use that to our advantage, to utilize this as that commercial area for everything. So, on the corner, that picture is a little bit grainy and hard to see in front of you, is basically what we'd envision that anchor tenant in this here. We'd see like a restaurant or a café, patio seating, something that really draws people and says "Oh, I want to come in and stop in this area." And then as we move further to the west, you'll see that we have this C-1 commercial, and this is just some architectural renderings that we have for the site. What we want to have is that street level of Commercial and we want to have that C-1 which is that neighborhood commercial. And just as a definition of that neighborhood commercial, it's businesses that serve the local population and support the daily needs of residents. And, as I mentioned, the developer has been chatting with local businesses. What we envision in this area is we're trying to get people like a UPS or a bakery a chip cookie, things like that, that fit the needs of residents here. For the existing residents and if approval an approval comes tonight for the residents of the Hazelcrest estates subdivision.

Now I do want to talk about the residential portion of it. As was brought up earlier, yes, a darker yellow orange color itself is the higher density residential. But I'd like to also chat about what we've been doing against the adjacent existing subdivisions, as well. So, for instance, if you look to the Northeast corner of the site where we have a proposed cul-de-sac, that's immediately adjacent to the Gran Prado subdivision. Gran Prado is designed and approved as an R-4 density and that's what we have right here. And that's just to have compatible development in this area. As we go further to the north and to the west, you'll see that we have some larger lots and these are also R-4 they're about 9000 square feet for these lots up here, and then generally R-4 this whole west side of the site is R-4. And we think that fits in well with what's proposed for the city's comprehensive map for the future land use planning. So, this farmer's field here to the west side of the site is medium density residential. So that fits that R-4 designation so that's what we're trying to push that area there. So, we have the higher density residential in the center and trying to fan that out, so we have compatibility with our neighboring subdivisions.

Now this is a slide that I'm excited about, because as I mentioned about the missing link, this is something that I really want to stress to Council. This is what we mean by this. There's existing pathway networks. There's existing amenities from all three subdivisions and by allowing this subdivision to move forward you'd be allowing for the pathway network we're proposing tonight to connect through dedicated open space, across the Mason Creek theater and not just to the commercial core, that we really like, but to other subdivisions as well. So, we think that this is not just an asset for the proposed subdivision here but an asset for existing subdivisions adjacently. Currently there is no walking or biking paths that could connect these three subdivisions surrounding the site. One thing that we want to point out and I would like to talk about is that, hey, in Gran Prado at there in the north is that you can get to the commercial subdivision without needing to cross over a road so its easy to walk through you could cross over the foot bridge you could stay on the highway, or I'm sorry you could stay on the ten mile road portion of it as well and you can get down to that commercial. The other thing that I want to say is that when I talk about the neighborhood commercial, I want to say that this is that this isn't just a stand alone neighborhood commercial the three subdivisions around this site that have been approved recently the maximum distance that someone would either need to walk or bike would be just about a mile from any of these subdivisions at there extremities. So yes, there's subdivisions and there's homes immediately adjacent that are here but even in future planning for that commercial the maximum distance that someone would need to either walk, bike, you could drive if you wanted to, it would be about a mile max. So were really excited and that's what I mean when I'm saying it's that length that comes in and fills in this space that's open and available to it. Now I know that traffic has been some comments that we've heard. We heard it at a neighborhood meeting, and we heard it at P&Z, and I just want to talk about the ACHD staff report and the traffic impact study that we had put together by JUB engineering. So, as I said, ACHD has reviewed and approved the proposed development. Currently the intersection as it stands is a 4-way stop is working at a level C and level C is defined as stable flow at or near free flow and that's just technical jargon for the levels of service. ACHD has their 5-year work plan to implement a roundabout at this intersection and so we've been working with ACHD in regard to implementing that single roundabout intersection by dedicating right-of-way to them and implementing our pathways to connect into them. They've been great to work with. They've sent us their 95% construction set. So, they've earmarked funds for their moving forward with it and that just takes it from that level C of at or near free flow to a full level A intersection defined as free flow at this intersection. So, I just want to touch on that in regard to the traffic and if there's any comments in regard to this intersection. ACHD has dedicated this and they're working towards making this an intersection that's just not even a problem for people. Open space, now the city really likes a lot of open space, and we think that we're giving it here. We're utilizing natural features. We want to keep that Mason Creek theater available. Again, there's a walking path along that north corner of the site where Gran Prado has their walking path here. There's that connectability and it comes down into that dedicated open space with that preserved trees that we have there's about 44 trees along ten-mile road that are at full maturity. They're really beautiful. They work well. And they have this area that we can propose and say, "hey we want to keep these natural features natural" and then not just open space in that area but as Troy mentioned earlier Kuna City Code requires 8.5% of the site to be minimum of open space. Larry is currently proposing 20% of the site as open space. So when I say that it has open space and has amenities I don't want to just say that it has just an amenity for Hazelcrest nobody else can use it that's where we want to tie in those pathways that's where we want to tie in the biking

that's where the commercial comes into play to say "hey, it's not just you have to walk through a corridor of homes to get to this commercial. There's a lovely path you can take as you get down in that area." And then for my last slide I just want to talk about just what we've heard from council, community and general. Commercial is hugely important. Larry has made it his goal to bring it in phase number 1 and to work on that to bring in commercial for the city and for the benefit of the residence and just generally for the city, as well. And then just the idea that the neighborhood commercial works well. Now I know I didn't talk too much on the actual residential portion of the site. I'd be more than happy to talk on it, as well, with question periods and kind of get into the nitty-gritty details of that. But I'd ask you to speak to Troy as well. He knows the comprehensive plan inside and out; he understands how this site works with subdivision with the layers of residential and commercial and how that's all put together and then lastly, we've been working heavily with the economic development director for the city of Kuna talking, okay what does the city need in regard to commercial how can we fill that need what can we do there. If there's any questions about that I don't know if Morgan is here; but either way, we've been working a lot with the City in that regard as well and we just feel like we put together a subdivision especially this commercial portion that has that high visibility that we're excited about and we think that isn't just an amenity for the immediate subdivision but for the neighbors, as well. And I'd be happy to stand for any questions.

Mayor Stear Okay, questions?

Council Member Laraway Yes. I guess I'm going to ask you an educational question first. Why have we recently seen an increase of developers come in and they always want to put these high-density housing in the properties?

Jaden Schneider Yeah, totally. Mister Mayor, basically what this site is zoned for in the comprehensive plan is mixed-use. Which means that, feel free to talk to Troy but this means that the city wants to see that fenestration of high density to lower density with commercial to add that. So that's exactly where we're coming in. So what we're trying to say here is we want to be able to meet what the city's dedicating in their future land use for that mixed use and in order to do that the density fans out and that's basically something that when we came for our pre-application meeting with the city, with Doug and with Troy, that was something that they said "alright if you're going to put commercial this is how we would like to see and this is what this will do" and that worked really well for the site. And it actually helped us to alleviate some of the concerns about the open space and say okay where can we put density that works well with the commercial and then where can we add open space so that it keeps the pathways natural.

Council Member Laraway I guess I'm a little confused. I don't remember. I don't see us requiring or requesting high density housing. I understand the commercial portion. Because that's the mixed use.

Jaden Schneider Sure, so, I guess, with definition of high-density housing this is an attached product. What we're proposing, the homes themselves would be about 3 bed 2.5 bath. I have some slides. If I could pull it up that you could see what that would look like. Would that help? I'll zoom down to it. So, it's 3 bed 2 bath 2 story town home attached product with the idea being that it allows for something that's contiguous to the commercial and steps out and it's that in between

buffer from that from that R-1, oh I'm sorry, from that R-4, R-6, R-12 zoning. What we're not proposing is we're not proposing that 3 story condo buildings or apartment buildings in this area because we want to be a good neighbor to the neighbors, and we want to provide them with something that works well with them. So, I guess, I understand where the question of high density comes from and I don't really want to say we're not proposing high density in here, but I think it's a natural progression from that commercial to that lower density R-4, and R-6.

Council Member Laraway Okay. Another question for you, the 22% open space you were talking about...

Jaden Schneider Yes.

Council Member Laraway Okay. Along Ten Mile, I'm assuming the pine trees right there are part of that open space, now once ACHD widens that road, how much do you lose?

Jaden Schneider So that already takes into account the ACHD right-of-way that's dedicated. So, we're already dedicating that away to ACHD and not including that.

Council Member Laraway Okay...

Jaden Schneider And sorry just to clarify. Only 20%, I know you said 22, which still to me is a big number, but yes 20.

Council Member Laraway Thank you very much.

Jaden Schneider Yeah, thank you, any other questions?

Council Member Biggs Yes, I...

Mayor Stear Go ahead.

Council Member Biggs I guess I'm going back to your last when you were talking about progression. Gran Prado R-4, Memory Ranch R-6.

Jaden Schneider Yes, correct.

Council Member Biggs and were *gunna* jam R-12 in the middle, it just seems a little strange to me. I guess going off of what Councilmen Laraway was saying, my second question is what's the timetable if all things are perfect that you envision going from breaking ground for the commercial to all the sections being done?

Jaden Schneider Sure, so I guess I would go back to the comprehensive plan and in regard to what that would look like, I have a note and I'll bring it up at the end and speak a little bit more to it, but the idea being that will you have those R-4 on that and that extends at the far end, we have that natural buffer between that R-6 that we're stepping up to in Gran Prado or adjacent there and then on the south we have that commercial side so what we're trying to do is trying to

meet what we believe from the city is asking for in regard to what mixed use stands for. In that being a mixer of home types that meets the needs of the community and so what we're proposing there is, hey, this is something that meets the needs of first-time home buyers, meets the needs of people that want a little bit smaller of a home or want something more upscale but that meets the demographic that fits into that, while mixing the other demographics. It also us to provide maximum or maximize the space as best we can while still utilizing a variety of housing types that might be something more beneficial for somebody of my age or a first-time home buyer. And then I'm sorry there was another question?

Council Member Biggs The timetable.

Jaden Schneider And, yeah. Basically, how it works is, my understanding is, Troy can correct me if I am wrong, but you have two years from an approval stage from City Council in order to get your final plat recorded and done so basically how we would have to do it is we would go back to the drawing board and get out engineering drawings completed. Submitted to Paul and ACHD get those reviewed and approved and get those broken ground. So, we would see that for the commercial phase being as a 2024 project depending on how fast we can get all that stuff done. I would expect that final plat to be coming in end of 2024 or 2025 to try to do it. We're obviously trying to push that commercial as quickly as we can but there are things that come along when we talk about getting an ACHD approval. No slight to ACHD, they're just slammed. They have a lot of stuff going on. So, if we can do the commercial faster, we want to do that commercial faster and if we can make it a summer 2024 then that would be great. For the residential portion, they're blocked out into phases of 40 because of the EDU's that are available to them. So that kind of limits the speed at which you can go in regard to how fast you can actually build the residence out. So, 40 at a time if it's a 2-year timetable. I'd actually mentioned this to Troy and asked him if we could get concurrent plats, how does that work? And it basically is if I understand this correctly is that the city likes to see the individual phases take their EDU's and then move forward in that paced development so we had envisioned this originally before there was questions of sewer capacity as a, I think it was, a 6 year project or a 7 year project in order to go out which would involve trying to get that commercial in as soon as possible and then pacing ourselves for the residential portion. So, I would see it as a 5, 6, 7-year project to be able to get to the final expenditure but the idea being trying to bring the commercial and try to bring as much of that commercial in as the city's accepting, that as the EDU's will allow us to.

Council Member Biggs So kind of a, I'm not going to say a loaded question, but the reason why I'm asking is because I understand what ACHD says about the intersection. I'm thinking more of Ten Mile. The Ten Mile improvements that are supposed to happen. Is that is going to be the second big corridor into Kuna...

Jaden Schneider Yeah.

Council Member Biggs And their timetable along with something like this so and I understand what they also said about the traffic at that intersection being the Class-C. But I drive there all the time on my way home during rush hour. That can be a little bit of a tight one and I just would like to see that Ten Mile expansion done, hopefully, in congruence with this so that's all I had for now.

Jaden Schneider Okay.

Council Member Laraway Another question if I may?

Mayor Stear Yes, go ahead.

Council Member Laraway Yeah, you mentioned this transition from high density to R-6 to R-4, you only have 7 R-4's.

Jaden Schneider So, the R-4 that's proposed right now would be this area up here in this corner, and then it splits at this Y, a triangular lot, That split right where my mouse is right there that splits from R-6 to R-4 So this whole subdivision portion up to the Northwest is R-4 and then this whole block on the West side is R-4, as well.

Council Member Laraway Okay, thank you.

Jaden Schneider yeah, so I believe I haven't counted them up right now real quick but there's a lot more than just 6 just adjacent to that existing.

Council Member Laraway I was looking at the northeast Corner, you're missing lot 7, but I know that's silly.

Jaden Schneider It's technically defined as that small little sliver in that far right how it goes with the county is if you have it split off from a right-of-way it needs to be its own special lot. So that would technically be a landscape lot owned and maintained by the HOA. So, yeah. But you're right I looked at that today and I thought 'ah, where is lot 7?' and I remembered oh its tucked in in this corner it's a bit harder to see when you're not looking at just the specific time, but yeah, you're right there isn't a lot 7 shown on the lots themselves.

Council Member Laraway Thank you.

Mayor Stear Okay, anything further?

Council Member Bruce Not at this moment.

Jaden Schneider Oka, thank you.

Council Member Biggs Thank You

Mayor Stear Alright this is a public hearing is there anybody who wishes to testify that didn't get a chance to sign in? Okay. *[inaudible discussion]* Adrienne Goff? Yeah, if you want to go ahead and state your name and address for the record, please.

Adrienne Goff Hi Adrienne Goff 295 E. 3rd in Kuna and I'm speaking in favor of the subdivision. I think that that is the perfect location for commercial. Living in the area for several

years now to travel anywhere its 20 to 40 minutes so having something that would just be right down the street would just be... would be great to have. A little restaurant or some place to go get nails done or hair or something like that. Right now, I go all the way to Star, so. It would be nice to have something that's a little closer in that regard. So, I'm in favor of it. I think that the growth is needed. I think that with the town homes because I also am...dabble in real estate. I think that it would bring a cost-effective housing solution. Town homes, as an agent, are something that are very much needed, like my older son is 24 and there is no way he could afford anything 4, 5, 6 hundred thousand, so something in the 300,000-dollar range would be absolutely ideal for first-time home buyers. So that is why I am in favor of this.

Mayor Stear Alright.

Council Member Bruce Thank you.

Mayor Stear Thank you very much. *[inaudible conversation]* Robbie Reno.

Robbie Reno Robbie Reno. Kuna School District. 711 E Porter St. Kuna, Idaho. Just wanted to make sure it was known that this is not in the Kuna School District. He mentioned it but they signed up not knowing they'd present that. So, it's just close but not quite. Thank you.

Council Member Bruce Thank you, Robbie.

Mayor Stear Thank you, Robbie. Alright thank you. You make a great court runner.

Council Member Biggs I try.

[Laughter]

Mayor Stear Cindy Giesen, did you wish to testify?

[Inaudible]

Mayor Stear What did she want to do?

Council Member Bruce She wanted to go further down the list so she didn't duplicate anyone that someone lives near there may say.

Mayor Stear Okay. You bet. Beverly Wolf.

Beverly Wolf Beverly Wolf. 3420 W Commemoration Ave. I live in Memory Ranch, that's the part of the picture you didn't show. If you could pull up the roundabout, I'd love to show you where I get to lose the sidewalk, the buffer. I get to be right across from the commercial. Yeah, stop there. See because that white line right there I believe is the sidewalk right behind my house and when you guys did the neighborhood meetings you said you did one on 9/17/2021, wasn't here yet. 9/28/2022 wasn't here yet. Moved in April 2022. So, I wasn't the only one on that strip that bought at the end of that phase. So, what's our notification? Where are we within the 300

feet? The one thing that I thought was interesting is in your design review and in the packets of the city it talks about the retention of trees. It's fascinating to me that you picked the section where the trees are kind of toothpicks. The most substantial trees, which at this moment, I get to view are a lot older than that. In your city retention policy, it says that they must replace them with existing equivalent trees. *[Inaudible]* There's a habitat there although that got disregarded. I've lived there for two years now, and some red tail hawks live there. And they stick they've been nesting there. They're there all the time. Birds of Prey, oh well, I guess we'll be the City of Sewer. I don't know, it's frustrating because your packet says you've got this great acreage a lot of its water how much of it the water? And isn't that irrigation district that isn't there's to control? I thought that's how we got our irrigation water. When I looked at staff's report twice back in June, July and again today on the staff report it says 'no, major wildlife habitats' okay they don't want to acknowledge the trees they don't want to acknowledge the birds. That's too bad. But the part that gets me is Item C. In today's packet page 10 of 14 that says "A landscape buffer comprised of sod, trees and other plantings will be provided along west Columbia Road. I asked about this in Planning and Zoning, why are they putting in landscaping a mile away? I just want to know; I don't get it. You know, the traffic is crazy now. You want to put the commercial in? Alright I'm screwed. But what do I get to look at? The front end or the gutter end? Do I get to look at the trash receptacles? And there's not a lot of setback for it. Welcome to Traffic.

Mayor Stear *Kay*. Thank you. Brett Kent, did you wish to testify?

Brett Kent Good evening, Council Members. My name is Brett Kent. First Place Reality. I'm here representing, my client Danny McDaniel and I'm in favor of the project. I've met, you know, the developer and his agents and engineer and call them friends. Dan owns that corner there 6485 Ten Mile and we've had 5 buyers come and go over ACHD not approving right in right out access to a convenience store and we've also had 4 other buyers not get this far in the process but proposed developments on that southwest corner. So, I mean, I guess for the sake of my client being able to sell his property we need the sewer units as well. So, as Larry, as we get that sewer line developed, that roundabout in, I'm sure over this process we're going to have a condemnation and eminent domain process for my client. But there's benefit there for my client and I just wanted to share that with the Council Members. Thank you.

Mayor Stear Okay, thank you. Patrick Raimes.

Patrick Raimes Patrick Raimes 805 E. Jackpot Street, Kuna. I'm testifying here in support of the proposed retail development located on the northwest corner of Ten Mile and Lake Hazel Road. I built my home at 805 E. Jackpot in 1999; right across the street from Paul's Market, which is today, Albertson's. How convenient back then to walk just 500 feet across the street from my front door to do my shopping for basic needs instead of going all the way to Meridian. There wasn't a lot of resources back then. Kuna's comp plan supports a mixed-use development on the subject property. This is smart planning in my opinion. It gives developers opportunity to design build projects that really serve the people of the community. Hazelcrest is proposing around 6 acres of retail give or take. This would be a diverse mix of mom-and-pop shops, local restaurants, mixed in with some national retail. Just think if you lived in Memory Ranch. You could pick up your favorite order of curry chicken from the Thai restaurant, just 500 yards away from your home versus driving down to Deer Flat and Meridian Road that's 5 miles away, or

getting your nails done or hair from “Cindy”, a new business owner, that just opened up her first store in Kuna. How about meeting a friend at the local coffee house. You might not have met him in your neighborhood but you’re *gunna* meet him here. Hazelcrest retail is good for the residents of Kuna. I encourage you to open up more opportunities for mixed-use. Developments like Hazelcrest are pretty important for the future. Thank you.

Council Member Bruce Thank you.

Mayor Stear Thank you. Ramundo Pena.

Ramundo Pena Hello, my name is Ramundo Pena. I live at 1378 N. Forty Niner, here in Kuna. I’m a recent arrival to the city of Kuna. I moved in about 11 months ago. And I had lived here in Kuna approximately 9 years for about 9 months. And one of the things that I’ve noticed over the period of time from when I left, went into Star and then into Boise, and then back here into Kuna is how rapidly Kuna has grown and how I was kind of impressed by how the housing developments the commercial residential buildings all seem to go hand in hand with each other. Which to me is a good reflection on the City Council and the people that are doing the planning. I got ahold of the plans for this development, and I was looking at it and it’s just a few miles down the road from where I’m living at, and I think that it is...I speak out in favor of it because it is right there in between here and going to Meridian. Part of the frustration that I’ve had is that there’s not as many commercial properties available on things that you need. I like the fact that this is going to be a development that is going to encourage people to open up small businesses. My girlfriend who lives here has to go all the way into Boise to get her hair done to get her nails done. I like the fact that this is going to have restaurants; some place to be able to just say I live in Kuna I want to spend my money in Kuna. I want to be around my neighbors in Kuna. That’s why we moved back here. So, I would definitely speak in favor of this. I also like the fact that residential development. I know you spoke a little bit about the high density, but for people in my age group or young, those town houses are really great. I don’t have to worry about mowing the lawn. I’m getting lazier in my old age, and the house that I’m in right now, it’s like the neighbors are turning around and saying, “Mr. Pena would you like us to mow your lawn, would you like us to shovel your sidewalk?”. Last winter was the first winter I was here and the first snow that we had. I looked out while having my morning coffee and said I better go out and shovel the sidewalk. Got dressed went outside and it was done, I was talking to my neighbor, and He said, “I told my son, I said go out and do the driveway, do the sidewalks, and do the old man’s as well.” It’s the first time that I joined the club of the old men. And then I realized that was me. I like the neighbors here in Kuna. Thank You and I hope you approve this.

Multiple Council Members Thank you.

Mayor Stear Cindy Giesen.

Cindy Giesen Hello, my name is Cindy Giesen, and my address is 1363 S. Ash Avenue and I’d just like to speak on this. I’ve spent the last couple of... I was here when they were first trying to develop this and they were just putting heavy density next to Old Ranch Road, no consideration for those neighbors. I don’t know if they’re here tonight; maybe not ‘cuz I think one of them is the owner of the property now. But so, we fought that one there. The big question was the

schools, you say you're in West-Ada and at that time there's no capacity, there's no transportation. So, I don't...you know I read through the whole thing, but I feel like there's still nothing. So, and I mean I love that you're thinking of a little bit of commercial over there, but it shouldn't be at...having to put this high of density. R-4, R-6 would be just fine. So, I'm opposed to the High Density there and, you know, after going through just minor code changes, I'm just fed up. The developer spoke very well and talked straightly about his commercial, very little about the rest of the property. But we all know that, that commercial does not get developed right away. Those houses go in their first, you know, unless I see that He's already made arrangements to somebody in and start doing it, then why start developing out there to where you aren't even *gunna* have... You're *gunna* have more property and few places to eat. So, I request that you deny this Hazelcrest annexation, and I brought some papers in here that show all the pending projects out in that area. And it seems that the city likes to put its tentacles out to make one more connection to land so they can bring more in, so there will be more coming if this gets approved. There's no sewage over there, I suspect you're doing Eminent Domain to get a pipe out there. Once we get a pipe out there All I'm *gunna* need to take care of our people, that are already in Kuna is *gunna* get moved, just like Falcon Crest where you made a 3-million-dollar deal to pay them back, you know, and our money gets transferred over there. This happened out in the industrial area. Our money that's supposed to be here for the residence that live here and pay those taxes is also getting moved around. I just want you to start taking care of the land you have and prove to us that you can manage it well and start...and then move out. Quit grabbing land, bottom line. If you want it, this is your own maps. They show the blue spots show all the development that they're considering. Okay and they're all big things like this and they all get exceptions to our codes. So anyway, please consider what you're going to do there by making one more tentacle connection out to the middle of nowhere with no infrastructure or support right now. Thank you.

Mayor Stear Okay. Thank you. Dennis Durrant.

Dennis Durrant Dennis Durrant. I reside at 8352 S Old Farm place. Meridian Idaho. Marci and I actually own the property just to the Northwest of this. We connect on the Northwest corner. And, we are in favor of the application, we've had opportunities to meet with Larry and his team and we talked about some of the density, and we've always had density concerns and we like how He's chosen to do this, in that He's buffered around our property with the R-4. If we we're ever to develop in our area we would probably go to an R-2 and we like how he's buffered that, we think that that's been really appropriate, and we think that he's been thoughtful in his consideration of the neighbors and how he's approached it. We do like the commercial aspect of it. We think that it's much needed in that area. Marci votes for a dry-cleaner. *[Laughter from background]* We think that would be a great opportunity. The other thing that I would like to shed a little bit of light on. The open space, we think, is really a nice feature. The pine trees that are along Ten Mile, I had the privilege to actually help plant those many years ago and we think that turning that into open space and a community amenity is a wonderful opportunity. We would like to see that pathway connect all the way through the Northwest down Mason Creek and we own the property to do that. So, if it's connected here, we would love to be able to connect in the future to provide more open space for the city and walkways and pathways for people to ride bikes and things like that. There was a concern that was voiced earlier today on some of the existing trees that I think they were referred to as the elm trees maybe, right by the

household that's currently there. I think there's a challenge with those trees, they've about reached their age limit. They are diseased and we did cut one down about 3 years ago and there's been several fall on the house as far as branches. So those trees, while they are wonderful, they are diseased and have reached the end of their life, and I know there is plans to put additional trees and landscaping in to supplement what goes away. So, we're grateful for this development. We think it will be a blessing to our community. I would like to add that we do have a contract to build a convenience store at the corner of Ten Mile and Amity, at the Southeast corner. Legacy Fuel and Farm station there. So, if we think that services aren't coming, they are coming and traffic is going to happen regardless of what we want, so I would say, let's take advantage and get some commercial for our tax base here in Kuna. Thank you.

Multiple Speakers Thank You. Thank You Dennis.

Mayor Stear Alright that's all I had signed up that wished to testify. Was there...you wanted to change yours's to testify? Okay. *[inaudible background conversation]* No I'll just change your mark.

Cristin Sandu Mister Mayor, Council, my name is Cristin Sandu for the record. 3070 N Saratoga way. I've *kinda* just been sitting in the back and just listening to the testimonies in favor and against this subdivision. I personally stand against this subdivision and many other subdivisions because we all know that our city is at capacity. Our infrastructure can't handle any more traffic. Our schools are at capacity, and our sewer are at capacity. But what I really want to shed to light is that everyone who spoke in favor of this particular subdivision had some form of personal gain. No one really focused on the community. The gentleman that wants to sell the property, that's personal gain. I heard someone mentioning hair salons, well we all know that people don't go to hair salons because it's located in Kuna. They have an individual who does their hair, and they like them and they're going to continue going to Star and Boise and other parts of the valley. But I just I really just wanted you guys to essentially see that this is just another profit driven subdivision, and people who were testifying in favor of it had a form of profit driven approach towards it. That's why they were in favor of it. And so, I, on behalf of the community, think a lot of people who are not here tonight are against this subdivision. And we simply can't support any more subdivisions, period. Until we get our city in order. We build our infrastructure, we figure our schools, and we need to start caring about our community. We really do. Thank you.

Mayor Stear *kay* Thank you. Did I see another hand go up? Could I get you to sign your name unless you already signed up.

[inaudible background conversation]

Renei Raymes Thank You. My name is Renei Raymes with Commercial Broker Connect. I am in the brokerage, and I work with a lot of retailers, and I have a handful of clients that I'm working with currently who have indicated interest in this position, or this location. And I do have a Mexican Restaurant, Nail Salon, and Chiropractor that does want to expand into west Kuna in addition to I have some Big Box interest in this location in addition to national tenants. So, I'm trying to place them in Kuna. There's not a whole lot of resources, and I do know that

the water treatment plant has allocated EDUs for this retail project and I'm in favor of it. Thank you.

Mayor Stear 'kay.

Council Member Bruce Thank you.

Mayor Stear Thank you. Anyone else? Alright, very good. Would the applicant like to step back up?

Jaden Scheneider Again, good evening, Jaden Scheneider the applicant. I just want to thank everyone for coming out and standing up here and talking about the project and voicing their comments and approval and even if you're against it thank you for that. I just wanted to talk to a few things first off. Beverly Wolf had made some comments in regard to the trees. There are trees that are adjacent to that existing home, so City Code requires that if there are trees, they need to be mitigated and replaced with new trees and we're totally in favor of complying with that and keeping trees where they are existing where we can. What we can do in regard to the Red Hawks, I can't speak to that in particular, if there is something that City Council would like us to do in order to Speak to the Birds of Prey Foundation and ask question and say, "Hey what can we do?" We're more than happy to make that a condition of try to talk to Birds of Prey and try to help them out if there is something specific in regard to that. I just want to talk again the Sewer Capacity and the school; this is a West- Ada School district that Public Works has said that they have capacity specifically for the commercial. There was a question in regard to if the commercial is really coming or if it's residential. It's not specifically in the report but I have an email from City Staff saying that your 30 EDUs are for phase 1, for this commercial. So, that is what the developer's planning on and that's what the plan to move forward would be so putting in that commercial in phase 1. I just want to go back to the staff report that Troy put a lot of time into and a few specific items that I wanted to touch on here just to close out. In regard to business, the comprehensive plan goal one for Kuna it was that goal one is ensure land use in Kuna will support economic development. Goal 1 C is attract and encourage new and existing businesses. I think that we're doing that. That's the goal with bringing this in right away and that's something that we can do. I appreciate all the people that stood up here and said I like the commercial if they're supportive of it, I appreciate it. In regard to the housing and we talked about mixed-use and talked about higher density goal number 3 of the comprehensive plan that Troy put together, goal 3 D says encourage development of housing options and strong neighborhoods, encourage development of housing options for all citizens, encourage preservation and development of housing that meets demand for household size lifestyles and settings. And that goes back to, I can't remember where I have it written down here, Mr. Pena's comment in regard to I had made a comment in regard to people my generation and I've looked silly now because I've looked over him and people of his nature that would be supportive of that higher density right there. And then lastly, I just wanted to talk about the walking and biking and again back to the pathway that we were talking about here in this site in this picture specifically so for goal number 4 of the Kuna's comprehensive plan Kuna will be a connected community through strong transportation and infrastructure systems. Goal 4B increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability and 4B point 2 coordinate with developers to connect and/or enhance pedestrian facilities including on and off

system pathways, foot bridges across canals, et cetera. So, I just want to speak to that and say that in regard to the comprehensive plan I think that we've hit a lot of boxes and we've checked or checked a lot of boxes and hit a lot of targets with this site plan. Yes, there's commercial, yes there's residential. I think we fit the business side of this, the home side of this, the connect-ability side of this as well. And again, I just ask you don't take it from me talk to City staff, ask Troy the same question ask him "Hey does High density if we're going to call it does that work here?" "Is this what we want to see?" "Do we want to see commercial?" "Do we want to see residential?" "Do we want to see this type?" I obviously I'm in favor of it and I've been involved on this project but please don't just take it from me, talk to the economic development director, talk to Troy, talk to the people from Council or from staff as well and ask them if they have support of it because I really feel like we've come up with a great plan and I think that we're backed up with the comprehensive plan and just thank you to everyone who came out thank you for your time.

Council Member Bruce Thank you.

Mayor Stear Thank you, any further questions for the applicant?

Council Member Bruce No.

Mayor Stear Okay, thank you, sir. Alright.

Council Member Bruce I was just going to close it out.

Mayor Stear the question is rightly before Council. Yes, go ahead.

Council Member Bruce I move we close evidence presentation and move to deliberation.

Council President McPherson I'll second that.

Mayor Stear Okay, Motion is made and seconded, all those in favor say aye.

All Council Members Aye

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:57:48)

Motion to

Motion By

Motion Seconded

Further Discussion

Voting Aye

Voting Nay

Not Present

4-0-0

Council President McPherson Well I'll start off I guess no one's speaking up here so, I don't know it's a catch 22. It's nicely laid out, it's got a good connectivity, but it is in a high traffic area. I'm concerned with the roundabout and the way that corner is and everything, but I mean I see good and a little bit of bad with it both. I see Councilman Laraway's concern with the higher density right off the back of the commercials, but that's kind of what we've been doing but I like where they've buffered against the existing R-4 and you know didn't even have a fight about it just the way they designed it to buffer to the neighbors that...you know to their same density and built within. It's kind of different for that area but I do like how they kept the old trees; I see Ms. Wolf's point with the old trees there, but I do think they've... Those things have been there as long as I can remember. They're probably nearing end of life, like Mr. Durrant said, and can be replaced. I don't know how we look into the birds of prey issue if there truly is one there, but something to look at for sure.

Council Member Biggs That's something I would like to know as well too 'cuz birds of prey is... That's what Kuna's logo is. But I agree I think this is written, or this is designed pretty well for all intents and purposes with it. Even with the R-12. I did want to say Ten Mile widening improvements, that's my biggest, that's one of my biggest concerns at the moment. Because I don't want to jam something in there with the road the way it is now. But, when we compare this to the project that we had last time, it's the opposite. This is actually the way we wanted it because the other one was commercial sometime in the future, may, may not, we don't know. It wouldn't be developed by them, I guess. This one is doing on the front end which I really like. But I do want to talk about Sewer and Water because, just things I've read online and things I hear, I just want to make sure the sewer capacity issues that we've talked about a few times or alluded to a few times, we are okay with that. I also want to mention that the West-Ada letters, I've read both of the letters and maybe I read it differently, I don't know if it's actually a screaming endorsement because it's telling you there's mitigation steps that all seem like something that would have to be done. That might be on the pain of the people who live there and the City of Kuna for that matter. Transporting students to an alternative school because of the capacity numbers are...they're up there, just like they are for Kuna School District, and we don't have anyone here from West-Ada unfortunately to explain this but the mitigation stuff that they have doesn't exactly tell me that they can handle this no problem. So, those are my big things, sewer, schools, and then Ten Mile. And the birds, forgot the birds.

Mayor Stear Don't forget the birds. Well, I actually think that's a good idea, because we've heard that a couple of times where there's birds nesting, so I think it might be good to make contact with those folk and get their guidance and direction on that type of thing.

Council Member Bruce I think the project, they've laid it out well especially with the commercial going first. That's something that we've looked at as a city is needing the commercial. Also, with it close to Meridian's area of impact, if we do turn it down, they're close enough to where they could go to Meridian and get it approved. It would still... you don't think it would?

Council Member Laraway They got that topographical hill to go over.

Council Member Bruce to pump it up?

Council Member Laraway To pay for the sewage.

Council Member Bruce Obviously sewer is definitely a concern, but if they say we have to trust our city staff, that they can service it, the high density is in the middle of the complex. We do want commercial on that corridor; it takes the traffic from out of downtown.

Kuna Planning and Zoning Director, Doug Hanson Could I just speak to that real quick. For the record Doug Hanson, Kuna Planning and Zoning. If it is a concern of the Council staff could put together a development agreement with the applicant, firmly establishing that commercial will be the first thing that's platting, platted, and ensuring that those 30 EDU's that are available are used for the commercial.

Council Member Laraway Thank you.

Council Member Bruce What are your thoughts, John, with the High Density?

Council Member Laraway Okay, here's my wisdom, as little as it is. The high density only becomes a problem for me, because ACHD has a hard time following through on their timelines. Emergencies make them move their money someplace else and these projects don't get done. Not your fault, not our fault. But I have to look at the big picture. The...I like the Commercial aspect, but here's the problem I have with...I'm going to call it a mixed-use problem. We have a taxing system that we say 90% residential 10% commercial, but when the development's come in they throw all these high density and housing developments in here and we're back to the same number. We don't ever increase the commercial because we're adding so much residential. So that's kind of a negative for me. Again, I love the commercial aspect of it. I love the R-4. I like the way you've transitioned. I'm just not a big fan of ...here's...I'm not going to look at this subdivision. I have to look at the totality of where our sewer system is. Do we ever catch up? Because we're always donning out 30, 20 we don't ever seem to catch up. And, at some point in time we're going to have to say "no." That's just the reality of how we're growing and until we have some other issues settled on the sewage situation, we have property that's prime development, we can't get sewer to it. So, when that goes through where's our attention going to be? I feel bad for the bird, but I think the bird's going to lose a lot of its habitat by being able to feed itself with all the residential there. The bird will move on. The other roundabout has me concerned. Thank you for the development agreement on the commercial first because if you throw all that high density housing in our traffic is going to be a disaster. I'm 50/50.

Council Member Bruce I have... Mister Mayor may I ask Doug a question?

Mayor Stear Yes.

Council Member Bruce When we look at these projects and we take on the commercial and the residential obviously they want enough residential to support that commercial. Do you show them how many developments have already been approved around there that could feed into that commercial rather than just building the commercial or the residential that could feed into those businesses rather than saying hey we have to build our own residential to support this little bit of

commercial we put in? Do they look at it like that instead of saying “hey well we need 150 houses to support all this commercial.” Do you say, “well we have 300 or 1000 that are being built around it that would support that commercial.”

Kuna Planning and Zoning Director Doug Hanson for the record, Doug Hanson, Kuna Planning and Zoning. So, generally those numbers are looked at private developers and commercial users who are interested in coming into an area. They won't come to an area unless there's a certain number of rooftops. They have tools to look at all those types of demographics. That's something that we can't easily do because we don't know the commercial users that would be coming to this area. Commercial users generally aren't interested in investing in an area unless it's entitled for a commercial use so that's not something we can really predict. We can look at the fact that this is on the north-northwest corner of two principal arterial roads which generally you want commercial near heavily trafficked as far as traffic goes for accessibility and things like that but yeah it would be difficult to predict some of those things.

Council Member Bruce Because I know we see that all the time. We see the commercial, strip of commercial but we have to have all the rooftops to support that when we have, you know, enough to support it two times over around it.

Council Member Laraway May I ask Doug a question?

Mayor Stear Yes.

Council Member Laraway Doug, what is the reality that this commercial, and I'm only looking at this as my poor business minded, this is a prime spot for commercial. It's a major transit area from Ten Mile, it's going to be increased, they're going to eventually throw in a roundabout. Highway traffic is it conceivable that some of this property actually loses its identity and more commercial can be put in? I know that's up to the applicant but, is it feasible?

Kuna Planning and Zoning Director Doug Hanson For the record, Kuna Planning and Zoning, as you stated Mr. Laraway, it is the private property of the applicant. We can make recommendations or bring up things like that but ultimately, they get to decide what they want to request from the Council but yes, it could be feasible to add more commercial on the corner of two principal arterial roads.

Council Member Laraway So if the applicant finds this is an ideal piece of property and he could add more commercial. All he has to do is come, we just change the plat.

Kuna Planning and Zoning Director Doug Hanson Yeah, so, for the record Doug Hanson, Kuna Planning and Zoning. They would have to come back through the public hearing process in order to rezone to get more commercial. But yes, it would be possible.

Council Member Laraway Why would they have to rezone if it's mixed use?

Kuna Planning and Zoning Director Doug Hanson Because while mixed use is the future land use map designation, there are still separate zones that need to be established. So, what you will see up here, you will see an R-4 Zone, an R-6 Zone, an R-12 Zone and a C-1 Zone. They'll still be separate zones.

Council Member Laraway I see your point. Thank you.

Mayor Stear Okay. Paul, would you like to speak, well maybe you don't like to but, would you speak to the...what's needed to increase the sewer for a project like this? Knowing where it's at, what's going to have to happen for them to get more sewer capacity.

Kuna City Engineer and Public Work's Director Paul Stevens Okay, Mayor and Council, Paul the City Engineer slash Public Work's director 741 W 4th. I think I got it right this time, maybe. We have 30 EDU's that are available in Memory Ranch lift station at the moment that we can give to these guys so they can get started. To improve that, we are actively pursuing the Mason Creek Trunk line which will bring sewer around from there which would then relieve and take offline actually two or three lift stations and take that sewage out of Memory Ranch lift station. Once that sewage is out of Memory Ranch lift station, it would have sufficient capacity to take care of these guys, the rest of the way.

Mayor Stear Thank you.

Kuna City Engineer and Public Work's Director Paul Stevens And just so we know, we are actively working on train two at the treatment plant to increase capacity there also.

Mayor Stear Very good.

Council Member Biggs So, I guess that doesn't really... That's a great explanation, but the whole Mason Creek issue that we still are back to the drawing board on right now, gives me pause, that we could go and jump right into this without that being rectified.

Mayor Stear Well, but they're. I mean they're not going to be able to build any buildings until they have capacity, so, you can't get a building permit if there is no capacity available. So, they're at a stock point until that actually happens.

Council Member Biggs So we are saying we don't have capacity right now then.

Council President McPherson No, we have 30 for them now. 30 upfront.

Council Member Bruce So they can only the front commercial.

Council President McPherson The front commercial and then...

Council Member Laraway Troy, how many commercial units are there, right now?

Kuna Senior Planner Troy Behunin For the record, Troy Behunin, are you talking about this specific project or the city as a whole?

Council Member Laraway No, this specific project.

Kuna Senior Planner Troy Behunin They are proposing 4 commercial lots and they're proposing about 4 ½, 5 acres of commercial. Commercial is not counted on a units.

Council Member Laraway Well, I counted like 30.

Kuna Senior Planner Troy Behunin It's not calculated on a units.

Council Member Laraway Okay, so we don't know how big the units are going to be.

Kuna Senior Planner Troy Behunin We know how much the proposed commercial is going to be. They are allowed up to, if this gets approved, they are allowed up to 4 commercial lots. How they divide that up, whether it's two on each one of those lots or if it's 3 on each one of those lots is going to be determined based on the approval and the needs.

Council Member Laraway So we don't know how many EDU's you're going to need. We're giving them 30, we don't know how many they're going to need.

Kuna Senior Planner Troy Behunin They are proposed to be given up to 30.

Council Member Laraway Correct.

Kuna Senior Planner Troy Behunin So it then becomes prudent of the developer to be aware and to keep track of, as the city will keep track of the 30 EDUs. They are only allowed 30 so if they gobble it up with two users then just for example, we have Ashton Estates which is the southeast corner of Meridian Road and Deer Flat, okay they have about 14 or 16 acres of commercial there and they have approximately 30 to 35 EDUs They have a dentist they have several restaurants, they have a major big box. So, it's three times the size in commercial area as this, and they only have about 35 units, or 35 EDUs for the 12, 13, 14 acres that they have. So, it's really not a matter of my goodness they only have 30. It's the have to match how...

Council Member Bruce How they can allocate it.

Kuna Senior Planner Troy Behunin How they can allocate it. A lot of that is going to be driven by the size. If this were much bigger, if this were 20 acres of commercial, then maybe that's a concern.

Council Member Laraway Okay. Thank you.

Kuna Senior Planner Troy Behunin You bet.

Mayor Stear Okay. Further?

Council Member Biggs There's, I guess...I'm not comfortable on the school part. I'd like to understand as well as Paul does, but I don't, and then the habitat issue for the birds of prey. And I'm still...the traffic...I'd love to have a traffic projection of Ten Mile, but I don't think there is one that exists. They've just been talking about it for years of widening Ten Mile. I'm kind of wondering...I don't really...I'm not wanting to deny this, but I kind of want to make sure these little parts are...we're all satisfied.

City Attorney Marc Bybee That was me City Attorney Marc Bybee, so procedurally speaking, Councilman Biggs if you're not sure on the decision, I'd say, you know tabling it or continuing it for potential future public hearing when I hear things like "well I want to hear from West-Ada" know there's a comment letter if we want them here we can introduce them or invite them, I mean, for an additional meeting and get more particular comment. Whether they show up or not, we can't control that, we can just invite them and say look this was something missing we want them back, so.

Council Member Biggs I understand. I was just saying the letter, I interpreted it differently than what I heard that they support it. I don't read that as a support letter.

City Attorney Marc Bybee Okay, and that's why I'm saying if you want to get them here we can...Certainly, I'd say that's not a denial issue it's a invite them here and if they come, if they come if they don't we might just be at another hearing without any more clarity on the issue, kind of being the point, and then a few things I wanted to touch on just from a legal perspective. I'm going to do my best to avoid getting into policy on this but I heard a discussion about two topics and it's kind of High density housing and sometimes in these settings we talk... drift into discussions of do we want these kind of housing types, almost just like as a blanket type thing and I'm wary of that just from Federal law perspectives that it could be viewed as discriminatory if we avoid certain types of housing, particularly high density that can be viewed as a...like a discriminatory housing practiced by a city and so it's something it's like I get it, you know, some people don't like that but at the same time there's an expectation that we're going to need to provide diverse use of how or diverse housing types and federal law and also your comp plan speaks to it and so those are some things we should keep in mind and then Council Member Laraway you mentioned the mixed use problem and I get a little worried sometimes that I think we try and solve comp planning problems or maybe even code problems at an application level and applicant are...when they're entitled to the code that existed the comp plan that existed at the time they submitted their application and so if we see problems and were like gosh is this how we really want mixed use to be used, it's how our code is structured right now and that's what they've applied under right and so we need to keep in mind they've applied under the standards as they are today and if we see an application like this motivates change then okay it motivates change moving forward but we can't, you know, have our code away or have our comp plan away that essentially invites certain application types and certain use types and then when they get in here and say well you know you followed our Comp plan, you followed our code but we're not going to do it anyways because we want to change those now so it's kind of a...there's an issue in viewing it that way. So if there's a mixed use problem, that mixed use problem isn't solved at a per application level, it's solved at a, you know, code and ordinance update level a comp plan update level, a long term planning level and so there's...Those can be goals but it's where are we at and what are we looking at right now and we need to be cognizant of we're

looking at an application, we're not looking at rewriting our code right now. We're not looking at rewriting our Comp Plan. And, if this application is teaching s, we may...might need to change, okay, it motivates the change, but they applied with the plan the comp plan and ordinance as it is today.

Council Member Laraway Thank you.

Council Member Bruce So, kind of what I'm looking at as a whole is West-Ada didn't give a thumbs up or a thumbs down, right? They said, "Hey we're going to have to mitigate some of this issues which is normally what the schools say." Sewer says yes, we can do it. Our comp plan says yes, we can do it. We've let them file the application under those laws like he's saying. I mean I don't see like other development where there's a glaring "no" right, where we have one thing or two things, we can put our hand on and say this is definitely something we need to look at. What I'm seeing now is we've seen green lights through most of this, that's how I look at this. And, we do have to be respectful of the private property rights of the owner as well, and we are going to discuss this future land use map, later down our agenda. We're working on a task force, and it seems like that's something that we have an issue with, right, is the high density and honestly with using to the mixed-use, I wasn't thinking that it was going to be used like it has been, when we change that and I assume you guys feel the same way, right? Maybe that's something we need to look at.

Council Member Biggs No, this one is definitely not how I was expecting it.

Council Member Bruce When we switched it to mixed use from all the commercial.

Council Member Biggs Going back to Doug, we're talking about the conditions before. Is there a legal standing on that? Marc, I think you alluded to well we can draw it up, but as far as the commercial going first.

Kuna Planning and Zoning Director Doug Hanson Yep, so as far as the commercial going first, if the commission or I'm sorry if the council would like, I would recommend that we keep the Public Hearing closed but table this to a date certain so that staff could craft the development agreement and bring it back before you and then move forward from there.

Council Member Biggs I like that idea.

Council Member Laraway I'm good, plus we can get clarification on this.

Council Member Biggs Well. The other thing with the school is it's the neighboring school, this isn't Kuna School District who's sitting right here.

Council Member Bruce Right.

Council Member Biggs And, I don't know how you all read it, did you interpret it. The same way because I definitely...

Council Member Bruce It's questionable.

Council Member Biggs Yeah so it would be nice to get something else that says, oh yeah, go right ahead, but I see things that mitigation steps they're talking about are pretty significant to take care of this especially the middle school, so.

Mayor Stear Well I think what we are used to seeing from Kuna School District is they say we cannot support this, and, in this case, they just give you a list of what's there and what they have to do to mitigate it. So, I mean if you want, they can reach out to West-Ada again and find out if they want to give you a definite, we can serve this, or we can't serve this.

Council Member Biggs I would like, yeah, more, yeah, more like a solid answer but otherwise.

City Attorney Marc Bybee Council, this is Marc Bybee, City Attorney. If this with this School District question out there, I know Doug said Table it you know, not have a possibility of reopening the public hearing. If there's a possibility that we're in contacting the District inviting more public comment, I think the possibility of continued with the reopening of the hearing because if we get additional comment that's new facts into the record but I would say if we get those new facts into the record, additional public testimony if it happens should be limited to the new facts it's not a rehash every issue we just did. It's limited to okay we got new information how's that changed the approach here. But I'm looking back like two, three years in time. You were here I think some of the Council was here and, but you know we did this with ACHD where we have a like "what the heck like this information is missing try to get them out here. We did that and I what are we did it maybe six times and they finally showed up at one then we haven't seen them again since and so it's one of those things we can do it, we can request it and maybe the other public agency does something and steps up and shows up but there is no guarantee they do and so if it's something that the Council say's it's worth it let's see what happens I think you can do that but if they introduce new information it could open the public hearing again for more information in response to that subject, so, but I'm just offering the other part as far as our experience from ACHD was pretty hard to get them out here, so.

Council Member Biggs And well also unfamiliar with dealing with West-Ada it happens very rarely. So, in that situation, it just seems kind of weird to just dump in something and say, "Here you go here's your student's." You know?

Council Member Bruce And I think too we, you know, discussed sewer capacity a lot, maybe a workshop might be necessary to have us all have a whole overview of what we're actually looking at, capacity wise, so we don't go back and forth or 30 here or 40 here then we know moving forward where it sits, just a thought.

Council Member Biggs I like that. I would like to learn.

Council Member Bruce What are you thinking Mr. Laraway?

Council Member Laraway I'm good.

Council President McPherson So a timeline on a date certain for tabling this to.

Council Member Bruce Is that what we...

Council Member Biggs I would be in favor of that.

City Attorney Mark Bybee City Attorney Mark Bybee just please be very particular, are we tabling or continuing? Tabling would be no possibility of reopening Public Hearing, Continuing has the possibility of reopening the hearing, that's the distinction I think you need to make.

Council Member Bruce Okay and then we do the continuing only to hear the information we request information we request?

Council Member Biggs New information.

City Attorney Marc Bybee Yes, correct.

Council Member Biggs Regarding the School or the commercial

City Attorney Marc Bybee And you had talked about the birds of prey thing. I honestly don't know where that's going to go if that's going to be something you want more information on and I'm sitting here trying to figure, like, I don't have it off the cuff. I don't know how that fits in the land use context unless it's actually like a protected habitat area versus a bird happens to live there and I don't want to sound insensitive but there is kind of a distinction from the land use concept and land use planning and law that I have to think about so.

Council Member Biggs Is there a precedent for that, Doug? To reach out to like the peregrine foundation?

Unknown Speaker from background I live there, there's no hawks. I live there.

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. We've never made contact with anybody for this reason outside of a designated wildlife area.

Mayor Stear So, I still think it's a valuable thing to do so I think maybe we'll make that contact and see if we can't get somebody to...

Council Member Biggs I drive by there every day, so I'll just take a look.

Council Member Bruce Well it's good to have a name in the book too if we need future questions.

Mayor Stear Well we do have contacts.

City Attorney Marc Bybee City Attorney Marc Bybee, I just heard something that caused me concern. Council when you're up there you're to decide the case...like an application on the facts that are put before you in the hearing you're not supposed to go and do independent side investigation and fact investigation. So, Council Member Biggs I hear that and it kind of you know well gets my attorney sense tingling a little bit like we shouldn't you know be going doing our own investigation. Searching the internet on this and it's and it's reviewing the information that's presented to you in this hearing because otherwise it presents a situation it's an unfairness situation where the applicant or you know that's pursuing against this is almost fighting against air because they don't know what facts are even being considered. We need to know what facts are actually before the council for deliberation when you start going and adding things or considering things beyond the record what's here, that's problematic from a legal sense.

Council Member Bruce You said you were driving to work?

Council Member Biggs Yes.

Council Member Bruce You wanted to go a different route? Marc, is that what you're saying?

Council Member Biggs Don't look up.

Council President McPherson No, but he said specifically drive to it. It's different.

Council Member Biggs Well, the other part was about, I can't look on the internet to see like the migratory routes of birds and stuff that might.

Council Member Bruce I didn't hear that part.

City Attorney Marc Bybee If you do that, you're going to need to introduce it into the factual record honestly. That's my advice to you as an attorney, yes.

Council Member Laraway This is my two cents. Let's table it to give West-Ada a chance to answer if they don't answer it, we take it as information, and we'll move on.

Multiple Council Members Continue it.

Council President McPherson To a date certain, what timeline do we want, two weeks?

Council Member Bruce Next meeting.

Council Member Biggs Next meeting would be fine.

Council Member Bruce Yeah.

Council Member Biggs Is that enough time for P&Z to do the agreement?

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning staff. We would recommend late December, early January to allow adequate time to craft the development agreement.

Council Member Biggs December the...

Mayor Stear The 19th.

Council President McPherson January the 2nd?

Council Member Bruce Okay, John?

Council Member Laraway If we have to wait that long, then we have to wait that long.

Mayor Stear Okay.

Council Member Laraway But, it's the development agreement that we are waiting for, not West-Ada.

Mayor Stear Yes.

Council Member Biggs Right, we could get that answer tomorrow from West-Ada, but...

Mayor Stear Okay we're ready for a motion for that.

Council President McPherson Yes, Mayor I would move we continue to a date certain of January 2, 2024, items 21-14-AN and 21-10-S to allow times for P&Z to craft a development agreement and potentially obtain more information from the West-Ada School District.

Council Member Bruce I'll second it.

Mayor Stear Motion is made, and seconded, any further discussion? All those in favor say aye.

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 01:28:49)

Motion For: Continuance to a date certain January 2, 2024.

Motion By: Council President McPherson

Motion Seconded By: Council Member Bruce

Further Discussion: None

Voting Aye: Council Members, McPherson, Laraway, Biggs, Bruce

Voting Nay: None

Absent: None

4-0-0

7. Business Items:

(Timestamp 01:30:09)

- A. Proposal to establish the City of Kuna Future Land Use Map Advisory Committee.
Doug Hanson, P&Z Director **ACTION ITEM**

Mayor Stear Alright, very good and that takes us to our very next item which is proposal to establish the City of Kuna Future Land Use map advisory committee. Doug Hanson.

Kuna Planning and Zoning Director Doug Hanson Good evening, Mayor, and Council Members, for the record, Kuna Planning and Zoning staff 751 W 4th St. On page 235 of the packet, you will find a proposal to establish a Kuna Future Land Use Map Advisory Committee, should the Council approve the proposal this evening, the City of Kuna advisory Committee application form will be made available to the Public and interviews will be conducted, subsequently a resolution will be prepared for the council to establish the City of Kuna future land use map advisory committee and appoint members. I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council President McPherson Not yet.

Council Member Biggs No.

Council Member Bruce So you're gonna set it all up.

Kuna Planning and Zoning Director Doug Hanson Yeah, for the record Doug Hansen Kuna Planning and Zoning. The proposal on page 235 lays out how everything would be set up. Including the number of meetings, the times the meetings will be held, how the members would be appointed, the member selection process, potential agencies that can come for educational presentations to the group and the goals of the future land use map advisory committee.

Council Member Biggs So the KSD yeah that'd be like they could come but they are not mandatory so they would be a member on the future land use map advisory committee.

Council Member Biggs I think this is something that'd be great for the city to have their voice heard.

Council Member Bruce well and I think we did this process sometimes before, right? Where...when did our comprehensive plan our Future Land Use Map

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning, that was just public outreach, the 2019 Envision Kuna Comprehensive plan was done with the City through, we contracted JUB Engineers to help us with that. There was a large Public Outreach effort, but we never set up an advisory committee or anything like that.

Council Member Bruce I'd mentioned this to Doug, I just think it'd be you know, where we're out now maybe have a 10,000-foot view of what we want our city to look like and what the participants here want it to look like. That way we just have more input from them is my thought.

Council Member Biggs Yeah some like... more fidelity or specificity on things like we've been talking about for the last hour, like the mixed use. So, a lot of pink, on that. So, we could get a lot more input on that.

Council Member Bruce And I think that just having more input in general from the community is always good.

Council member Biggs Definitely.

Mayor Stear Well that's why a committee is good.

Multiple Council Members Yeah.

Council Member Bruce And it hits all the agency partners as well.

Mayor Stear And so, just want to approve that...make a motion to approve to move forward with that process.

Council Member Biggs And then Doug about how, once its approved, we have to get a resolution and then how long until we can start advertising?

Kuna Planning and Zoning Director Doug Hanson So for the record Doug Hanson, Kuna Planning and Zoning, so the order of events would be you would prove the proposal tonight, we would craft that form for people to apply to the positions. The City Council Member that would serve on this committee would sit in on interviews with the Planning and Zoning director and Economic Development Director to select the membership and then we would bring forward a resolution creating the advisory committee and appointing members in one resolution.

Council Member Biggs Okay.

Council Member Bruce Everybody good? I make a motion that we approve the City of Kuna land use map advisory committee proposal.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded, any further discussion? All in favor say aye.

All Council Members Aye.

Council Member Bruce Thank you, Doug.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 01:33:53)

Motion To: Approve advisory committee.

Motion By: Council Member Bruce

Motion Seconded By:

Further Discussion: None

Voting Aye: Council Members, McPherson, Laraway, Biggs, Bruce

Voting Nay: None

Absent: None

4-0-0

B. Idaho Veterans and Spouses Small Business Week Proclamation. Mayor Stear.

Mayor Stear Next, we have Idaho Veterans and spouses Small Business Week Proclamation. The State of Idaho proclamation Idaho veteran and spouse small business week proclamation, whereas nearly 1 out of 10 small businesses across the United States is Veteran owned, from Mainstreet store fronts to virtual high-tech startups, that advance America veteran-owned small businesses are a pillar of our economy and contribute to the foundation of our nation. And whereas Veteran and spouse small businesses owners are resilient, disciplined, and mission oriented thanks to their military service and committed to serving our Country and communities and whereas when we resolve ourselves to strengthen our communities we must empower and support the giants that veteran and spouse entrepreneurs are in our economy and whereas Idaho Veteran and Spouse Small business week highlights the programs and services available to veteran and spouse entrepreneurs through so any resource partners at the local, state, and federal level and whereas the City of Kuna supports and joins in this national effort to help America's veterans and spouse owned small businesses start grow and recover their business after a disaster and help our communities thrive. Now therefore I Joe Stear, mayor of the City of Kuna do hereby proclaim November 6th through November 11th, 2023, as Idaho veteran and spouse small business week. And did we have somebody in the audience that was coming for this proclamation? I don't see them, okay. Alright.

C. Discussion on complaints received by staff regarding recent amendments to the Solid Waste Ordinance and related Franchise Agreement with J&M Sanitation. Marc Bybee, City Attorney. DISCUSSION ITEM

City Attorney Marc Bybee Marc Bybee, City Attorney. The point in having this on there, keep in mind it's not an action item, it's just discussion if the Council wishes to have discussion. I want, before we proceeded to make the amendments to the franchise agreement and City Code, which I think largely we're clarifying amendments. There was some concern that we might get some you know blowback from others that are in this market of providing these hallway services or rollway bin services. City staff I'm aware of two complaints that have come in, that are just concerned about how the ordinance works. I'd say it was the nature of one, the other one was more just the legality of it and whether City can do this. I would say, my position as City

Attorney is yes, the city can, can have solid waste franchises. They can be exclusive solid waste franchise agreements. It is in statute that they can be exclusive and I think the concern from these people is that it's extending beyond just your normal rollway bins that are curbside morning pickup type thing that you kind of think of your residential bin versus a large rollway bin that would...might be for construction debris or remodel or whatever it is you know one of these larger things and so I know that this was anticipated that we could get complaints, I'm just bringing it to your attention. If any discussion wants to be had, discussion can be had but it's mainly to let you know that this has come up and I'm passing it on.

Council Member Bruce I mentioned something like that when we spoke about it, we brought it up, so I mean they handle all our solid waste anyway. What do you propose we should...

City Attorney Marc Bybee I'm not proposing any action, if you're wishing us to revisit the ordinance that would be something I need direction on you from. It was something like I said when we reviewed this, the City Attorney before that the existing franchise agreement and ordinance may have already done this, and there was a lot of back and forth between about us and J&M whether it really did or did not and so moving forward it's about clarifying what it actually did and whether these other bins were included and I feel like we've clarified that and now others I think, feel that may have been a change that isn't permissible. I do think that if it is to the extent it's a change I think it's permissible and it's...we went through having open, you know, public hearings on the ordinance we didn't receive comment, now receiving them after if you wanted to revisit it we'd have to kind of go back through the possibility of reopening or reamending the ordinance and I don't know if that's where you want to go, but I'm making you aware we're getting complaints.

Council Member Bruce Are they stating like, that we created a monopoly for them?

City Attorney Marc Bybee Along those lines, yes, that's one of the complaints. The other one was just more like "am I reading the ordinance, right? And I want to make sure I follow it."

Council Member Bruce Now is this someone who did service the community prior?

City Attorney Marc Bybee I don't know if they did prior, but there I'd say it looks like they're a competitor to J&M. That's what it strikes me as.

Council Member Biggs That makes sense.

City Attorney Marc Bybee But I can't say, I have no idea if they were actually in the market before. I think, I'm assuming they were otherwise I don't know why they be interested in Kuna, if they weren't before.

Council Member Biggs It's hard to say, open back up if we don't know specifics, about the details, unfortunately.

Council Member Bruce Or if it's somebody who saw it and said "Hey, I actually want to do that now."

Council Member Biggs Right. If it's total bidding...want to open up the bidding, you know, thing that's up, that's different. But, Marc said that we, we have the standing to be exclusive.

Council Member Bruce Do we want... can we set a threshold if we get so many that we could, do we ...could we have this discussion again or do...

City Attorney Marc Bybee What I'm hearing right now is if you'd want I could you know forward I could actually put as an agenda item so you could read the actual complaints that they could be a packet and you could see the substance of what they were and whether that warrant any action but its right now I think this is something that could be managed at the staff level I felt the need to bring it to you though because I felt that was our discussion before when I raised that this could be a problem that you wanted to be apprised of it if it became a concern

Council President McPherson I think we leave it as a staff level you know take care of it we have a good service going a local you know Mom and Pop shop that's done a lot for the community they're at every function supporting something you know they take dumpsters into the desert leave so boy scouts or whoever can go clean it up a lot of these other big corporate things and whatever they don't do that yeah, it's like Ridley's they sponsor a ton of stuff, how many little kid leagues you know t-ball shirts you see with Walmart on the back, they don't do that. Mom and Pop little shops like J&M do that? I say we leave it alone, that's just my two cents.

Council Member Bruce I ag... I feel the same way. I think we had adequate time for public input, I agree I think if it becomes a bigger problem we can discuss it, but yeah, we can revisit it then. Thank you, Marc, for the update.

D. Notification to City Council on the receiving of a reconsideration letter for Lee Country Subdivision. DISCUSSION ITEM

Mayor Stear All right. Item D Notification to City Council on the receiving of a reconsideration letter for Lee Country Subdivision and again this is a discussion item, there really is no given right for reconsideration projects that made determination.

City Attorney Marc Bybee Yeah, Marc Bybee, City Attorney again so just another one to bring to your attention how we've handled this in other situations where we've got reconsideration requests on applications that's not something that like reconsideration is not an option, we've let you know about them and if you wanted to, you know, push us to take action then we could put it on for an action item later. But my explanation to you is that the denial of Lee Country was a denial of the annexation component I've reviewed the decision it denies the annexation it ren...which rendered the preliminary plat moot and so no decision was rendered and so I've gone through this and they're ultimately asking for reconsideration of the annexation decision which is not something that's subject either under state code or city code to reconsideration, so if you wanted to consider this we'd have to kind of make up a process for it because one doesn't exist right now. Otherwise, again, this is something we're prepared...we've dealt with at the staff level before and I think we'd deal with at staff level here again, but I wanted to make you aware

of it because it came in and the applicant was wanting to make it to Council and so I don't...I try not to play keep away from the Council, and so that's why it's before you...

Council Member Bruce Thank you.

Council President McPherson Well, again, I think we had adequate reason and thanks for...

Council Member Bruce I was content with that decision.

Council President McPherson Yes, me as well.

Council Member Biggs I still am after reading this even more.

Council President McPherson Again, thank you Marc.

Mayor Stear Alright, very good.

8. Ordinances:

9. Executive Session:

(Timestamp 01:43:23)

- A. Enter into Executive Session under Idaho Code 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public-school student.

Mayor Stear That leads us to our least item on the agenda, which is an executive session, and no action will be taken, so folks can hang around, if you want for the end, but basically, we'll just come out and say information received and no action taken and that will be the end of the meeting so you can hang if you want but

Council President McPherson And, I'm sure most of you wont but thanks again, Youth Council for coming. Hope we didn't bore you completely to death. Chad, thanks.

Information Received, No Action Taken

10. Mayor/Council Announcements:

11. Adjournment:

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

Brett Kent
Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Cristin Sandy
Print Name
3070 N Soratoc
Print Address

City State, Zip

Testify Not Testify

Reini Raines
Print Name
11844 Clenden Rdg.
Print Address
Boise, ID 83714
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Patrick Raines
Print Name
805 Sackpot
Print Address
Kona ID 83
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Raymundo Pena
Print Name
1378 N. Forty Acres Ave
Print Address
Yuma ID 83634
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

DENNIS DURANT
Print Name
8352 S. OLD FARM
Print Address
Meridian ID
City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

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
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0571039	16880	<u>NAME PLATE FOR B. BARROSO, J. MILLER, OCT. '23 - WATER</u>	11/01/2023	9.57	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/23		
277	ABC STAMP, SIGNS & AWARDS	0571039	16880	<u>NAME PLATE FOR B. BARROSO, J. MILLER, OCT. '23 - SEWER</u>	11/01/2023	9.57	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/23		
277	ABC STAMP, SIGNS & AWARDS	0571039		<u>NAME PLATE FOR B. BARROSO, J. MILLER, OCT. '23 - P.I</u>	11/01/2023	3.65	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/23		
Total 0571039:						22.79	.00					
277	ABC STAMP, SIGNS & AWARDS	0571160	16904	<u>PROFESSIONAL ENGINEER LICENSE STAMP FOR C. FEISTNER, J. MILLER, NOV '23 - WATER</u>	11/08/2023	15.62	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/23		
277	ABC STAMP, SIGNS & AWARDS	0571160	16904	<u>PROFESSIONAL ENGINEER LICENSE STAMP FOR C. FEISTNER, J. MILLER, NOV '23 - SEWER</u>	11/08/2023	15.62	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/23		
277	ABC STAMP, SIGNS & AWARDS	0571160	16904	<u>PROFESSIONAL ENGINEER LICENSE STAMP FOR C. FEISTNER, J. MILLER, NOV '23 - P.I</u>	11/08/2023	5.96	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/23		
Total 0571160:						37.20	.00					
Total ABC STAMP, SIGNS & AWARDS:						59.99	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	10312023ACH		<u>ACHD IMPACT FEE, OCT. '23</u>	10/31/2023	153,395.00	153,395.00	<u>30-2081 ACHD IMPACT FEE</u>	0	11/23	11/03/2023	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 2
Nov 15, 2023 01:27PM

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 10312023ACHDIF:						153,395.00	153,395.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						153,395.00	153,395.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	121644		<u>SHERIFF-POLICE SERVICES FOR OCT. '23</u>	10/03/2023	316,476.00	316,476.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	11/23	11/13/2023	
Total 121644:						316,476.00	316,476.00					
6	ADA COUNTY SHERIFF'S OFFICE	121890		<u>SHERIFF-POLICE SERVICES FOR NOV '23</u>	11/08/2023	316,476.00	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	11/23		
Total 121890:						316,476.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						632,952.00	316,476.00					
ADVANCE MARKETING SERVICES INC												
2249	ADVANCE MARKETING SERVICES INC	3053		<u>48 YARDS OF DIAMOND DUST PLUS TOP DRESSING FOR ZAMZOW'S PARK, B. WITHROW, NOV '23</u>	11/02/2023	4,298.00	4,298.00	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/13/2023	
Total 3053:						4,298.00	4,298.00					
Total ADVANCE MARKETING SERVICES INC:						4,298.00	4,298.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	IN-8001081283		<u>11/01-11/30/2023 INTERNET SERVICES - PARKS</u>	11/02/2023	189.46	189.46	<u>01-6290 UTILITIES</u>	1004	11/23	11/13/2023	
Total IN-800108128357:						189.46	189.46					
Total ADVANCED COMMUNICATIONS, INC.:						189.46	189.46					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 3
 Nov 15, 2023 01:27PM

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
A-GEM SUPPLY												
1709	A-GEM SUPPLY	3715	15287	<u>ELECTRONIC HARDWARE FOR INTERVIEW ROOM AT POLICE STATION, N. STANLEY, MAR. '23</u>	11/01/2023	6,465.00	.00	<u>01-6045 CONTINGENCY</u>	1321	11/23		
Total 3715:						6,465.00	.00					
Total A-GEM SUPPLY:						6,465.00	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	1452212045768	16821	<u>ROUGH PLUMBING PERMIT TAGS, J. MILLER, OCT. '23</u>	10/22/2023	79.00	79.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	11/23	11/13/2023	
Total 1452212045768:						79.00	79.00					
Total AKK INVESTMENTS LLC:						79.00	79.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	93364		<u>QUARTERLY PEST CONTROL FOR 333 SHORTLINE - NOV '23</u>	11/01/2023	95.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	11/23		
Total 93364:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						95.00	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2307869		<u>MONTHLY BACTERIA SAMPLES - OCT '23 - WATER</u>	10/31/2023	541.50	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	11/23		
Total 2307869:						541.50	.00					
Total ANALYTICAL LABORATORIES:						541.50	.00					
ARDURRA GROUP INC												
1836	ARDURRA GROUP INC	220786-6		<u>PROFESSIONAL SERVICES FROM 10/01-10/31/23 - N. AVENUE B REVITALIZATION-KUNA</u>	11/02/2023	500.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	11/23		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 4
Nov 15, 2023 01:27PM

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 220786-6:						500.00	.00					
Total ARDURRA GROUP INC:						500.00	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	12665		<u>RENTAL OF COMPACTOR FOR COMPACTING ROCK FOR ZAMZOWS PARK 09/04/-10/02, J. LORENTZ, OCT '23</u>	10/02/2023	3,250.00	3,250.00	50-6045 CONTINGENCY	1335	11/23	11/13/2023	
Total 12665:						3,250.00	3,250.00					
1846	BIG SKY RENTALS LLC	12666		<u>RENTAL OF COMPACTOR FOR COMPACTING ROCK FOR ZAMZOWS PARK, 10/02-10/30/2023, J. LORENTZ, OCT '23</u>	10/30/2023	3,250.00	3,250.00	50-6045 CONTINGENCY	1335	11/23	11/13/2023	
Total 12666:						3,250.00	3,250.00					
1846	BIG SKY RENTALS LLC	12684	16696	<u>RENTAL FOR SCISSOR LIFT AND TRAILER FOR PLANT, M. NADEUA, OCT '23</u>	10/05/2023	165.00	165.00	21-6212 RENT-EQUIPMENT	0	11/23	11/13/2023	
Total 12684:						165.00	165.00					
Total BIG SKY RENTALS LLC:						6,665.00	6,665.00					
BOISE METRO CHAMBER OF COMMERCE												
71	BOISE METRO CHAMBER OF COMMERCE	5821760		<u>BVEP DUES ECONOMIC DEVELOPMENT, 10/01/2023-09/30/2024</u>	08/23/2023	5,000.00	.00	01-6075 DUES & MEMBERSHIPS	4000	11/23		
Total 5821760:						5,000.00	.00					
Total BOISE METRO CHAMBER OF COMMERCE:						5,000.00	.00					

BOISE RIVER FENCE

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
2105	BOISE RIVER FENCE	23738		<u>PROVIDE & INSTALL 370' OF 6' WHITE VINYL SLATS, D. CROSSLEY, NOV '23 - WATER</u>	11/10/2023	2,093.70	.00	20-6150 M & R - SYSTEM	0	11/23		
2105	BOISE RIVER FENCE	23738		<u>PROVIDE & INSTALL 370' OF 6' WHITE VINYL SLATS, D. CROSSLEY, NOV '23 - SEWER</u>	11/10/2023	2,093.70	.00	21-6150 M & R - SYSTEM	0	11/23		
2105	BOISE RIVER FENCE	23738		<u>PROVIDE & INSTALL 370' OF 6' WHITE VINYL SLATS, D. CROSSLEY, NOV '23 - P.I.</u>	11/10/2023	797.60	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/23		
Total 23738:						4,985.00	.00					
Total BOISE RIVER FENCE:						4,985.00	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	11022023BKID		<u>SPRING ASSESSMENT-2024 IRRIGATION FOR 501 W SHORTLINE STREET, SECTION 26 TR: 02N-01W PT E2 NW4 NE4</u>	11/02/2023	1,306.15	.00	25-6116 IRRIGATION / WATER COSTS	0	11/23		
Total 11022023BKID:						1,306.15	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	11022023BKID		<u>SPRING ASSESSMENT - 2024 IRRIGATION, FOR E MEADOW VIEW RD. SECTION 19-TR: 02N-01E, W2 NE4 SW4</u>	11/02/2023	1,287.96	.00	25-6116 IRRIGATION / WATER COSTS	0	11/23		
Total 11022023BKID01:						1,287.96	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	11022023BKID		<u>SPRING ASSESSMENT - 2024 IRRIGATION FOR 371 W SHORTLINE STREET, SECTION 26 TR: 02N-01W PT NE4 NE4 STEAR INDUSTRIAL PARK</u>	11/02/2023	172.13	.00	25-6116 IRRIGATION / WATER COSTS	0	11/23		
Total 11022023BKID02:						172.13	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						2,766.24	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 6
Nov 15, 2023 01:27PM

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
CASELLE INC												
1239	CASELLE INC	128139		<u>COURT MANAGEMENT SOFTWARE, J. EMPEY, OCT '23</u>	10/18/2023	10,075.00	10,075.00	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	11/23	11/13/2023	
Total 128139:						10,075.00	10,075.00					
1239	CASELLE INC	128538		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/2023-ADMIN</u>	11/01/2023	700.72	.00	<u>01-6052 CONTRACT SERVICES</u>	0	11/23		
1239	CASELLE INC	128538		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/2023-WATER</u>	11/01/2023	479.44	.00	<u>20-6052 CONTRACT SERVICES</u>	0	11/23		
1239	CASELLE INC	128538		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/2023-SEWER</u>	11/01/2023	479.44	.00	<u>21-6052 CONTRACT SERVICES</u>	0	11/23		
1239	CASELLE INC	128538		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 11/01-11/30/2023-P.I.</u>	11/01/2023	184.40	.00	<u>25-6052 CONTRACT SERVICES</u>	0	11/23		
Total 128538:						1,844.00	.00					
Total CASELLE INC:						11,919.00	10,075.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO SCADA, 11/07-12/06/2023 - WATER</u>	11/07/2023	27.32	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	11/23		
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO SCADA, 11/07-12/06/2023 - SEWER</u>	11/07/2023	27.32	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	11/23		
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO SCADA, 11/07-12/06/2023 - P.I.</u>	11/07/2023	10.40	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	11/23		
Total 2089229179548B11072023:						65.04	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 7
Nov 15, 2023 01:27PM

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
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES, 10/25-11/24/2023 - PARKS</u>	10/25/2023	100.58	100.58	<u>01-6255 TELEPHONE</u>	1004	11/23	11/13/2023	
Total 2089229322801B10252023:						100.58	100.58					
Total CENTURYLINK:						165.62	100.58					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	23043-02		<u>PROFESSIONAL SERVICES FOR PERIOD 10/01-10/31/23 DESIGN SERVICES ON HUBBARD ROAD UTILITY PROJECT</u>	11/03/2023	7,638.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	11/23		
Total 23043-02:						7,638.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						7,638.00	.00					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	1061740		<u>RENTAL OF 4WD LOADER FOR ZAMZOWS PARK, B. WITHROW, OCT '23</u>	10/03/2023	1,786.48	1,786.48	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1061740:						1,786.48	1,786.48					
1788	COASTLINE EQUIPMENT COMPANY	1062703		<u>RENTAL BACKHOE LOADER FOR 341 SHORELINE, B. WITHROW, OCT '23</u>	10/06/2023	3,105.50	3,105.50	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1062703:						3,105.50	3,105.50					
1788	COASTLINE EQUIPMENT COMPANY	1065701		<u>RENTAL OF CRAWLER DOZER FOR SE CORNER OF MERIDIAN & MEADOW VIEW, B. WITHROW, OCT '23</u>	10/17/2023	7,136.93	7,136.93	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1065701:						7,136.93	7,136.93					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 8
 Nov 15, 2023 01:27PM

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
1788	COASTLINE EQUIPMENT COMPANY	1067039CR		<u>CREDIT. SHOULDN'T HAVE BEEN CHARGED FOR EXTRA WEEK. MACHINE WAS SOLD. OCT '23</u>	10/20/2023	-1,730.58	.00	50-6045 CONTINGENCY	1335	11/23		
Total 1067039CR:						-1,730.58	.00					
1788	COASTLINE EQUIPMENT COMPANY	1071478		<u>RENTAL OF FREIGHTLINER FOR ZAMZOWS PARK, B. WITHROW. OCT '23</u>	11/02/2023	2,146.05	.00	50-6045 CONTINGENCY	1335	11/23		
Total 1071478:						2,146.05	.00					
Total COASTLINE EQUIPMENT COMPANY:						12,444.38	12,028.91					
COMMERCIAL TIRE INC												
2204	COMMERCIAL TIRE INC	45-16875	16948	<u>SNOW TIRES MOUNTED ON THE PARKS TACOMA, J. DURHAM NOV '23</u>	11/08/2023	50.00	50.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	11/23	11/13/2023	
Total 45-16875:						50.00	50.00					
2204	COMMERCIAL TIRE INC	45-16899	16953	<u>TIRES FOR FLEET TAHOE, J. DURHAM, NOV. '23 - ADMIN</u>	11/09/2023	338.50	338.50	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/23	11/13/2023	
2204	COMMERCIAL TIRE INC	45-16899	16953	<u>TIRES FOR FLEET TAHOE, J. DURHAM, NOV. '23 - WATER</u>	11/09/2023	135.40	135.40	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/23	11/13/2023	
2204	COMMERCIAL TIRE INC	45-16899	16953	<u>TIRES FOR FLEET TAHOE, J. DURHAM, NOV. '23 - SEWER</u>	11/09/2023	135.40	135.40	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/23	11/13/2023	
2204	COMMERCIAL TIRE INC	45-16899	16953	<u>TIRES FOR FLEET TAHOE, J. DURHAM, NOV. '23 - P.I.</u>	11/09/2023	67.70	67.70	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/23	11/13/2023	
Total 45-16899:						677.00	677.00					
Total COMMERCIAL TIRE INC:						727.00	727.00					

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
COMPUNET INC												
2203	COMPUNET INC	239156		<u>SECURITY EQUIPMENT HARDWARE FOR POLICE STATION, N. STANLEY, OCT '23</u>	10/31/2023	31,550.00	.00	<u>01-6045 CONTINGENCY</u>	1320	11/23		
Total 239156:						31,550.00	.00					
Total COMPUNET INC:						31,550.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	T862263		<u>METER REGISTERS, D. CROSSLEY, OCT '23</u>	10/31/2023	2,879.60	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/23		
Total T862263:						2,879.60	.00					
63	CORE & MAIN LP	T880655	16909	<u>100 METERS AND 200 METER GASKETS, D. HAWKINS, NOV. '23</u>	11/03/2023	37,444.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/23		
Total T880655:						37,444.00	.00					
Total CORE & MAIN LP:						40,323.60	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9223	16907	<u>REPLACED BACKUP UPC ON DANSKIN WELLHOUSE, D. CROSSLEY, NOV '23</u>	11/02/2023	544.37	.00	<u>20-6150 M & R - SYSTEM</u>	0	11/23		
Total 9223:						544.37	.00					
147	CUSTOM ELECTRIC, INC.	9224	16906	<u>REPAIR OF HEATER AT INDIAN CREEK SUBSTATION, D. CROSSLEY, NOV '23</u>	11/02/2023	210.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	11/23		
Total 9224:						210.00	.00					
147	CUSTOM ELECTRIC, INC.	9227	16955	<u>MEMORY RANCH LIFT STATION UPGRADE, D. CROSSLEY, NOV '23</u>	11/10/2023	22,750.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 10
 Nov 15, 2023 01:27PM

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 9227:						22,750.00	.00					
147	CUSTOM ELECTRIC, INC.	9228	16954	<u>PROGRAM BLOWERS FOR TRAIN # 1, PLANT, D. CROSSLEY.</u>	11/10/2023	630.00	.00	21-6150 M & R - SYSTEM	0	11/23		
Total 9228:						630.00	.00					
Total CUSTOM ELECTRIC, INC.:						24,134.37	.00					
D & B SUPPLY												
75	D & B SUPPLY	1448	16895	<u>CHAIN AND BOLTS FOR THE HARROW PURCHASED FOR TRACTOR AT SADIE CREEK EXTENSION, J. PEREZ, NOV '23</u>	11/01/2023	101.83	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/23		
Total 1448:						101.83	.00					
75	D & B SUPPLY	1549	16952	<u>PROPANE REFILL FOR SEWER CREW, B. VILLANUEVA, NOV. '23</u>	11/09/2023	213.85	.00	21-6150 M & R - SYSTEM	0	11/23		
Total 1549:						213.85	.00					
75	D & B SUPPLY	1564	16926	<u>WINTER BIBS FOR S. CAHILL, S. CAHILL, NOV. '23</u>	11/07/2023	129.99	.00	01-6285 UNIFORMS	1004	11/23		
Total 1564:						129.99	.00					
75	D & B SUPPLY	1795	16908	<u>MOUSE TRAPS FOR PARKS SHOP, A.GOODWIN, NOV. '23</u>	11/03/2023	25.95	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/23		
75	D & B SUPPLY	1795	16908	<u>HEDGER, A. GOODWIN, NOV '23</u>	11/03/2023	299.99	.00	01-6175 SMALL TOOLS	1004	11/23		
Total 1795:						325.94	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 11
 Nov 15, 2023 01:27PM

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
75	D & B SUPPLY	22	16889	<u>2 - 6 FT SPIKE HARROWS FOR TRACTOR AT SADIE EXTENSION. J. PEREZ, NOV '23</u>	11/01/2023	1,879.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/23		
Total 22:						1,879.98	.00					
75	D & B SUPPLY	2405	16916	<u>CLEVIS PIN FOR PARKS TRACTOR. S. CAHILL, NOV. '23</u>	11/06/2023	27.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	11/23		
Total 2405:						27.99	.00					
75	D & B SUPPLY	2872	16941	<u>LEAF BLOWER FOR POND AT NICHOLSON PARK. J. PEREZ, NOV. '23</u>	11/08/2023	339.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/23		
75	D & B SUPPLY	2872	16941	<u>8 BAGS OF CONCRETE FOR POND AT NICHOLSON PARK. J. PEREZ, NOV. '23</u>	11/08/2023	59.92	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/23		
Total 2872:						399.91	.00					
75	D & B SUPPLY	41363	16922	<u>COATS AND SWEATSHIRTS FOR A. BILLINGS AND M. WEBB, NOV. '23</u>	11/06/2023	249.97	.00	<u>01-6285 UNIFORMS</u>	1004	11/23		
Total 41363:						249.97	.00					
75	D & B SUPPLY	45311	16927	<u>COAT FOR MORGAN, M. WEBB, NOV '23</u>	11/07/2023	129.99	.00	<u>01-6285 UNIFORMS</u>	1004	11/23		
Total 45311:						129.99	.00					
75	D & B SUPPLY	8227	16892	<u>BIBS AND 2 COATS FOR J. LORENTZ, NOV. '23</u>	11/01/2023	389.97	.00	<u>01-6285 UNIFORMS</u>	1004	11/23		
75	D & B SUPPLY	8227	16892	<u>OSCILATING TOOL FOR S. HOWELL, TOOL STORAGE AREA FOR PLAYGROUND TOOLS, PLUS MISC TOOLS J. LORENTZ, NOV. '23</u>	11/01/2023	524.93	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 12
 Nov 15, 2023 01:27PM

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 8227:						914.90	.00					
75	D & B SUPPLY	854	16914	<u>WINTER VEST FOR J. MORFIN, NOV '23 - WATER</u>	11/03/2023	55.99	.00	20-6285 UNIFORMS EXPENSE	0	11/23		
75	D & B SUPPLY	854	16914	<u>WINTER VEST FOR J. MORFIN, NOV '23 - P.I.</u>	11/03/2023	14.00	.00	25-6285 UNIFORMS EXPENSE	0	11/23		
Total 854:						69.99	.00					
Total D & B SUPPLY:						4,444.34	.00					
DIGLINE												
25	DIGLINE	0072681-IN		<u>DIG FEES, OCT '23 - WATER</u>	10/31/2023	340.70	.00	20-6065 DIG LINE EXPENSE	0	11/23		
25	DIGLINE	0072681-IN		<u>DIG FEES, OCT '23 - SEWER</u>	10/31/2023	340.70	.00	21-6065 DIG LINE EXPENSE	0	11/23		
25	DIGLINE	0072681-IN		<u>DIG FEES, OCT '23 - P.I.</u>	10/31/2023	129.80	.00	25-6065 DIG LINE EXPENSE	0	11/23		
Total 0072681-IN:						811.20	.00					
Total DIGLINE:						811.20	.00					
DMH ENTERPRISES LLC												
1745	DMH ENTERPRISES LLC	10312023DMH		<u>PLUMBING PERMITS, OCT. '23</u>	10/31/2023	16,550.08	16,550.08	01-6052 CONTRACT SERVICES	1005	11/23	11/03/2023	
Total 10312023DMH:						16,550.08	16,550.08					
Total DMH ENTERPRISES LLC:						16,550.08	16,550.08					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	287637	16901	<u>PIPE TAP SHOP TOOL, S. HOWELL, NOV. '23</u>	11/02/2023	10.99	.00	01-6175 SMALL TOOLS	1004	11/23		

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 287637:						10.99	.00					
2115	DYNA PARTS LLC	288201	16974	<u>OIL FILTER, GASKET AND BRAKE CLEANER FOR WATER DUMP TRUCK, J.DURHAM, NOV '23- WATER</u>	11/14/2023	86.34	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/23		
2115	DYNA PARTS LLC	288201	16974	<u>OIL FILTER, GASKET AND BRAKE CLEANER FOR WATER DUMP TRUCK, J.DURHAM, NOV '23- P.I</u>	11/14/2023	21.58	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	11/23		
Total 288201:						107.92	.00					
Total DYNA PARTS LLC:						118.91	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	10312023ECI		<u>ELECTRICAL PERMITS, OCT. '23</u>	10/31/2023	33,789.65	33,789.65	01-6052 CONTRACT SERVICES	1005	11/23	11/03/2023	
Total 10312023ECI:						33,789.65	33,789.65					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						33,789.65	33,789.65					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0853490-2		<u>COUPLING AND BRASS PARTS FOR METERS, D. CROSSLEY, OCT '23</u>	10/31/2023	793.47	.00	20-6150 M & R - SYSTEM	0	11/23		
Total 0853490-2:						793.47	.00					
219	FERGUSON ENTERPRISES INC	0869623-1		<u>METER SETTERS, D. CROSSLEY, OCT '23</u>	10/31/2023	2,043.75	.00	20-6020 CAPITAL IMPROVEMENTS	1089	11/23		
Total 0869623-1:						2,043.75	.00					
219	FERGUSON ENTERPRISES INC	0872580	16876	<u>IRRIGATION END CAPS, J.COX, OCT.'23</u>	11/06/2023	287.08	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 14
 Nov 15, 2023 01:27PM

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 0872580:						287.08	.00					
219	FERGUSON ENTERPRISES INC	0873514	16933	<u>GROUT FOR IRRIGATION BOXES, J. LORENTZ, NOV. 23 - WATER</u>	11/07/2023	66.35	.00	20-6150 M & R - SYSTEM	0	11/23		
219	FERGUSON ENTERPRISES INC	0873514	16933	<u>GROUT FOR IRRIGATION BOXES, J. LORENTZ, NOV. 23 - P.I.</u>	11/07/2023	16.59	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/23		
Total 0873514:						82.94	.00					
Total FERGUSON ENTERPRISES INC:						3,207.24	.00					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	7535		<u>CONTRACT SERVICE/IT SUPPORT, NOV '23 - ADMIN</u>	11/01/2023	2,797.37	2,797.37	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/23	11/03/2023	
2014	FREUND PROPERTIES LLC	7535		<u>CONTRACT SERVICE/IT SUPPORT, NOV '23 - WATER</u>	11/01/2023	1,913.99	1,913.99	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/23	11/03/2023	
2014	FREUND PROPERTIES LLC	7535		<u>CONTRACT SERVICE/IT SUPPORT, NOV '23 - SEWER</u>	11/01/2023	1,913.99	1,913.99	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/23	11/03/2023	
2014	FREUND PROPERTIES LLC	7535		<u>CONTRACT SERVICE/IT SUPPORT, NOV '23 - P.I.</u>	11/01/2023	736.15	736.15	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/23	11/03/2023	
Total 7535:						7,361.50	7,361.50					
2014	FREUND PROPERTIES LLC	7626		<u>SERVICES - SEWER DEPT, M. NADEAU, OCT '23</u>	11/09/2023	170.40	170.40	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/23	11/13/2023	
2014	FREUND PROPERTIES LLC	7626		<u>SERVICES - NEW COMPUTER C. ENGELS, OCT '23 - ADMIN</u>	11/09/2023	413.98	413.98	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 15
Nov 15, 2023 01:27PM

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	7626		<u>SERVICES - NEW COMPUTER C. ENGELS, OCT '23 - WATER</u>	11/09/2023	10.57	10.57	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	11/23	11/13/2023	
2014	FREUND PROPERTIES LLC	7626		<u>SERVICES - NEW COMPUTER C. ENGELS, OCT '23 - SEWER</u>	11/09/2023	10.57	10.57	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/23	11/13/2023	
2014	FREUND PROPERTIES LLC	7626		<u>SERVICES - NEW COMPUTER C. ENGELS, OCT '23 - P.I.</u>	11/09/2023	5.28	5.28	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/23	11/13/2023	
2014	FREUND PROPERTIES LLC	7626		<u>SERVICES - PARKS SERVER, J. LORENTZ, OCT '23</u>	11/09/2023	240.00	240.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	11/23	11/13/2023	
2014	FREUND PROPERTIES LLC	7626		<u>SERVICES - EMAIL RETRIEVAL, OCT '23</u>	11/09/2023	60.00	60.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	11/23	11/13/2023	
Total 7626:						910.80	910.80					
Total FREUND PROPERTIES LLC:						8,272.30	8,272.30					
GEM STATE ELECTRIC												
996	GEM STATE ELECTRIC	115836	16896	<u>PUMP REPAIR AT DANSKIN LIFT STATION, T. FLEMING, NOV. '23</u>	10/30/2023	14,828.74	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	0	11/23		
Total 115836:						14,828.74	.00					
Total GEM STATE ELECTRIC:						14,828.74	.00					
GOBLE SAMPSON ASSOC., INC.												
1558	GOBLE SAMPSON ASSOC., INC.	BINV0010877	16786	<u>LONGO BAGS, M. NADEAU, OCT. '23</u>	10/31/2023	4,250.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	11/23		
Total BINV0010877:						4,250.00	.00					
Total GOBLE SAMPSON ASSOC., INC.:						4,250.00	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 16
Nov 15, 2023 01:27PM

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
HD SUPPLY INC												
265	HD SUPPLY INC	INV00174282	16756	FLAG SHOOTER GUN FOR LOCATER AND FLAGS, D. CROSSLEY, OCT. '23- WATER	10/24/2023	62.98	.00	20-6150 M & R - SYSTEM	0	11/23		
265	HD SUPPLY INC	INV00174282		FLAG SHOOTER GUN FOR LOCATER AND FLAGS, D. CROSSLEY, OCT. '23- SEWER	10/24/2023	62.98	.00	21-6150 M & R - SYSTEM	0	11/23		
265	HD SUPPLY INC	INV00174282		FLAG SHOOTER GUN FOR LOCATER AND FLAGS, D. CROSSLEY, OCT. '23- P.I	10/24/2023	23.99	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	11/23		
Total INV00174282:						149.95	.00					
Total HD SUPPLY INC:						149.95	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	49506		PROFESSIONAL SERVICES THROUGH 10/28/23. PEREGRINE PROJECT, KU22-0309	11/07/2023	3,784.13	.00	01-6052 CONTRACT SERVICES	0	11/23		
Total 49506:						3,784.13	.00					
1990	HOLLADAY ENGINEERING CO	49507		ELECTRICAL SERVICES THROUGH 10/28/23. KUNA WELL #12, KU22-0402	11/07/2023	5,093.75	.00	20-6020 CAPITAL IMPROVEMENTS	0	11/23		
Total 49507:						5,093.75	.00					
1990	HOLLADAY ENGINEERING CO	49508		PROFESSIONAL SERVICES THROUGH 10/28/23. WELL #6 CONSTRUCTION PHASE, KU22-0416	11/07/2023	1,582.50	.00	20-6020 CAPITAL IMPROVEMENTS	0	11/23		
Total 49508:						1,582.50	.00					
Total HOLLADAY ENGINEERING CO:						10,460.38	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 17
 Nov 15, 2023 01:27PM

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
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	11012023IHSK		<u>ANIMAL CONTROL CONTRACT SERVICES FOR NOV '23</u>	11/01/2023	12,803.00	12,803.00	01-6005 ANIMAL CONTROL SERVICES	0	11/23	11/03/2023	
Total 11012023IHSKUNA:						12,803.00	12,803.00					
Total IDAHO HUMANE SOCIETY:						12,803.00	12,803.00					
IDAHO POWER CO												
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/19-10/18/2023 - SEWER FARM PUMP</u>	10/20/2023	57.76	57.76	21-6090 FARM EXPENDITURES	0	11/23	11/03/2023	
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/16-10/17/2023 - IRRIGATION - P.I.</u>	10/20/2023	6,216.48	6,216.48	25-6290 UTILITIES EXPENSE	0	11/23	11/03/2023	
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/16-10/17/2023 - WATER</u>	10/20/2023	8,224.49	8,224.49	20-6290 UTILITIES EXPENSE	0	11/23	11/03/2023	
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/20-10/19/2023 - IRRIGATION -P.I.</u>	10/20/2023	21,223.97	21,223.97	25-6290 UTILITIES EXPENSE	0	11/23	11/03/2023	
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/16-10/17/23 - PARKS</u>	10/20/2023	1,623.78	1,623.78	01-6290 UTILITIES	1004	11/23	11/03/2023	
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/19-10/18/2023 - SEWER</u>	10/20/2023	8,937.05	8,937.05	21-6290 UTILITIES EXPENSE	0	11/23	11/03/2023	
38	IDAHO POWER CO	10202023IP		<u>ELECTRIC SERVICE 09/19-10/18/2023 - FARM/LAGOONS</u>	10/20/2023	2,291.83	2,291.83	21-6090 FARM EXPENDITURES	0	11/23	11/03/2023	
Total 10202023IP:						48,575.36	48,575.36					
38	IDAHO POWER CO	11022023IP		<u>ELECTRIC SERVICE FOR 09/16-10/17/2023 - STREETS. NOV '23</u>	11/02/2023	5,672.37	5,672.37	01-6290 UTILITIES	1002	11/23	11/13/2023	
Total 11022023IP:						5,672.37	5,672.37					
Total IDAHO POWER CO:						54,247.73	54,247.73					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 18
Nov 15, 2023 01:27PM

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
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	39603	16810	<u>AD #437583. LEGAL NOTICE 23-01-OA. NOV '23</u>	11/01/2023	59.68	59.68	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	11/23	11/13/2023	
Total 39603:						59.68	59.68					
1802	IDAHO PRESS TRIBUNE, LLC	39604	16874	<u>AD #442806. LEGAL NOTICE CITY COUNCIL MEETING AGENDA 11082023. N. STANLEY. NOV. '23</u>	11/01/2023	24.06	24.06	<u>01-6125 LEGAL PUBLICATIONS</u>	0	11/23	11/13/2023	
Total 39604:						24.06	24.06					
1802	IDAHO PRESS TRIBUNE, LLC	39633	16622	<u>AD# 443198 CASE NO 22-13-AN. 21-18-S WHITEROCK SUB. I. BEHUNIN. NOV. '23</u>	11/03/2023	44.04	44.04	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	11/23	11/13/2023	
Total 39633:						44.04	44.04					
1802	IDAHO PRESS TRIBUNE, LLC	39734	16690	<u>AD #442811. CASE NO 23-03-AN. 23-12-SUP. 5610 S TEN MILE EAST STORAGE. J. REID. NOV '23</u>	11/08/2023	42.56	42.56	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	11/23	11/13/2023	
Total 39734:						42.56	42.56					
Total IDAHO PRESS TRIBUNE, LLC:						170.34	170.34					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000110		<u>NATURAL GAS CONSUMPTION AT NWWTP. 10/05-11/01/23 - WATER</u>	11/02/2023	216.29	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	11/23		
37	INTERMOUNTAIN GAS CO	482195000110		<u>NATURAL GAS CONSUMPTION AT NWWTP. 10/05-11/01/23 - SEWER</u>	11/02/2023	216.29	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	11/23		
37	INTERMOUNTAIN GAS CO	482195000110		<u>NATURAL GAS CONSUMPTION AT NWWTP. 10/05-11/01/23 - P.I.</u>	11/02/2023	82.40	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 19
Nov 15, 2023 01:27PM

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 48219500011022023:						514.98	.00					
Total INTERMOUNTAIN GAS CO:						514.98	.00					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	10232023IC6		<u>KUNA WELL #6 CONSTRUCTION, 10/01-10/31/23. D. CROSSLEY, OCT '23</u>	10/23/2023	280,135.30	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	11/23		
Total 10232023IC6:						280,135.30	.00					
188	IRMINGER CONSTRUCTION	4294		<u>NEW GUIDE RAILS AND INSTALL CITY SUPPLIED PUMPS AT MEMORY RANCH #1 LIFT STATION, T. FLEMING, NOV '23</u>	11/13/2023	6,952.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	11/23		
Total 4294:						6,952.00	.00					
Total IRMINGER CONSTRUCTION:						287,087.30	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	10272023-1102		<u>SANITATION RECEIPT TRANSFER, 10/27-11/02/2023</u>	11/03/2023	35,785.97	35,785.97	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	11/23	11/03/2023	
230	J & M SANITATION, INC.	10272023-1102		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/27-11/02/2023</u>	11/03/2023	-3,535.65	-3,535.65	<u>01-4170 FRANCHISE FEES</u>	0	11/23	11/03/2023	
Total 10272023-11022023:						32,250.32	32,250.32					
230	J & M SANITATION, INC.	10312023JM		<u>ACCT #560, SLUDGE REMOVAL FOR OCT '23</u>	10/31/2023	8,810.09	8,810.09	<u>21-6153 M & R - SLUDGE DISPOSAL</u>	0	11/23	11/13/2023	
230	J & M SANITATION, INC.	10312023JM		<u>ACCT #560, 270 S ORCHARD PARK, DAILY BOX RENT, OCT '23</u>	10/31/2023	95.70	95.70	<u>01-6212 RENT-EQUIPMENT</u>	1004	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 20
Nov 15, 2023 01:27PM

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.	10312023JM		<u>ACCT #560. 3999 S SWAN FALLS. MONTHLY BOX RENT. OCT '23</u>	10/31/2023	2.83	2.83	<u>21-6212 RENT-EQUIPMENT</u>	0	11/23	11/13/2023	
Total 10312023JM:						8,908.62	8,908.62					
230	J & M SANITATION, INC.	11032023-1109		<u>SANITATION RECEIPT TRANSFER. 11/3-9/2023</u>	11/13/2023	80,558.01	80,558.01	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	11/23	11/13/2023	
230	J & M SANITATION, INC.	11032023-1109		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 11/3-9/2023</u>	11/13/2023	-7,959.13	-7,959.13	<u>01-4170 FRANCHISE FEES</u>	0	11/23	11/13/2023	
Total 11032023-11092023:						72,598.88	72,598.88					
Total J & M SANITATION, INC.:						113,757.82	113,757.82					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0232663		<u>PROFESSIONAL SERVICES FROM 07/30-08/26/2023 - SWAN FALLS RRFB CROSSING - AUG '23</u>	08/26/2023	1,980.00	1,980.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1126	11/23	11/03/2023	
Total 0232663:						1,980.00	1,980.00					
Total KELLER ASSOCIATES, INC.:						1,980.00	1,980.00					
KUNA CHAMBER OF COMMERCE												
314	KUNA CHAMBER OF COMMERCE	1264		<u>MONTHLY LUNCHEON. Z.MONTENEGRO & M. TREASURE. OCT '23</u>	10/19/2023	30.00	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	4000	11/23		
Total 1264:						30.00	.00					
Total KUNA CHAMBER OF COMMERCE:						30.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A138756	16678	<u>30 2X4. SCREWS AND CONCRETE STAKES FOR ZAMZOWS. J. PEREZ. OCT. '23</u>	10/03/2023	315.17	315.17	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 21
 Nov 15, 2023 01:27PM

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 A138756:						315.17	315.17					
499	KUNA LUMBER	A139109	16887	<u>HOSES AND PARTS FOR SENIOR CENTER TOILET REPAIR, S. HOWELL, OCT '23</u>	10/31/2023	67.24	67.24	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	11/23	11/03/2023	
Total A139109:						67.24	67.24					
499	KUNA LUMBER	A139127	16891	<u>6 BAGS CONCRETE AND PAVERS FOR ARBOR RIDGE PI, J. MORFIN, NOV. '23</u>	11/01/2023	45.81	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	11/23		
Total A139127:						45.81	.00					
499	KUNA LUMBER	A139152	16900	<u>SIDING FOR HOT BOX FOR BACKFLOW AT SHOP, J. PEREZ, NOV '23</u>	11/02/2023	149.97	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	11/23		
Total A139152:						149.97	.00					
499	KUNA LUMBER	A139161		<u>PINK, ORANGE AND RED STAKE FLAGS, B. WITHROW, NOV '23</u>	11/03/2023	59.34	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/23		
Total A139161:						59.34	.00					
499	KUNA LUMBER	A139164	16910	<u>BLOCKS, PAINT ROLLERS AND HINGES FOR BACKFLOW REPAIR AT PARKS SHOP, J. ADAMS, NOV. '23</u>	11/03/2023	78.75	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	11/23		
Total A139164:						78.75	.00					
499	KUNA LUMBER	B175535	16680	<u>2X4, TAPE AND PLUMBERS STRAP FOR ZAMZOWS PARK, J. PEREZ, OCT. '23</u>	10/03/2023	54.36	54.36	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 22
 Nov 15, 2023 01:27PM

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 B175535:						54.36	54.36					
499	KUNA LUMBER	B175740	16738	<u>LUMBER FOR PARKS SHOP BATHROOM DOOR, J. COX, OCT '23</u>	10/11/2023	40.89	40.89	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	11/23	11/03/2023	
Total B175740:						40.89	40.89					
499	KUNA LUMBER	B175944	16862	<u>COUPLER FOR IRRIGATION: J. OSBORNE, OCT '23</u>	10/26/2023	1.07	1.07	<u>20-6150 M & R - SYSTEM</u>	0	11/23	11/03/2023	
Total B175944:						1.07	1.07					
499	KUNA LUMBER	B175953	16868	<u>STREET LIGHT REPAIR PARTS, S. HOWELL, OCT. '23</u>	10/26/2023	35.53	35.53	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	11/23	11/03/2023	
Total B175953:						35.53	35.53					
499	KUNA LUMBER	B176144	16902	<u>GALVANIZED NIPPLE FOR SPLASH PAD, J. PEREZ, NOV. '23</u>	11/02/2023	3.14	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/23		
499	KUNA LUMBER	B176144	16902	<u>2 X 6 X 16 PRESSURE TREATED BOARDS FOR BACKFLOW COVER AT PARKS SHOP, J. PEREZ, NOV '23</u>	11/02/2023	21.99	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	11/23		
Total B176144:						25.13	.00					
499	KUNA LUMBER	B176201	16919	<u>STAPLES FOR CHRISTMAS LIGHTS FOR PARKS, A. GOODWIN, NOV '23</u>	11/06/2023	11.69	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	11/23		
Total B176201:						11.69	.00					
499	KUNA LUMBER	B176204	16921	<u>COUPLINGS FOR VAC TRUCK, T.FLEMING, NOV.'23</u>	11/06/2023	4.75	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 23
Nov 15, 2023 01:27PM

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 B176204:						4.75	.00					
499	KUNA LUMBER	F7675	16879	<u>WINDOWS FOR DOORS AT TREATMENT PLANT, J. ADAMS, OCT'23</u>	10/30/2023	510.59	510.59	20-6140 MAINT. & REPAIR BUILDING	0	11/23	11/03/2023	
Total F7675:						510.59	510.59					
Total KUNA LUMBER:						1,400.29	1,024.85					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	1630	16893	<u>HARROW BARS TO CLEAN UP PARKS, C. REGLI, NOV. '23</u>	11/01/2023	210.60	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/23		
Total 1630:						210.60	.00					
1775	KUNA MACHINE LLC	2314	16869	<u>3 MANIFOLDS REPAIRED FOR FINE SCREEN WASHER AT PLANT, M. NADEAU, OCT '23</u>	10/26/2023	140.00	.00	21-6150 M & R - SYSTEM	0	11/23		
Total 2314:						140.00	.00					
Total KUNA MACHINE LLC:						350.60	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	10312023KRFDI		<u>KRFDI IMPACT FEES, OCT. '23</u>	10/31/2023	78,848.00	78,848.00	30-2082 KRFDI IMPACT FEE	0	11/23	11/03/2023	
Total 10312023KRFDI:						78,848.00	78,848.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						78,848.00	78,848.00					
LARIVIERE INC												
2259	LARIVIERE INC	09252023LR		<u>PROFESSIONAL SERVICES FOR ORCHARD AVALON PEDESTRIAN PATHWAY, SEPT '23</u>	09/25/2023	42,872.55	42,872.55	03-6355 TRANSPORTATION -ORCHARD CROSS	0	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 24
 Nov 15, 2023 01:27PM

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 09252023LR:						42,872.55	42,872.55					
2259	LARIVIERE INC	10252023LR		<u>PROFESSIONAL SERVICES FOR ORCHARD AVALON PEDESTRIAN PATHWAY, OCT '23</u>	10/01/2023	44,517.73	44,517.73	<u>03-6355 TRANSPORTATION -ORCHARD CROSS</u>	0	11/23	11/13/2023	
Total 10252023LR:						44,517.73	44,517.73					
Total LARIVIERE INC:						87,390.28	87,390.28					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0028670117		<u>HYDRAULIC GAS CYLINDER RENTAL, OCT '23</u>	10/31/2023	95.93	.00	<u>21-6150 M & R - SYSTEM</u>	0	11/23		
Total 0028670117:						95.93	.00					
Total MATHESON TRI-GAS INC:						95.93	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	11012023CP		<u>CYNTHIA PATON - REIMBURSEMENT FOOD, DRINKS & SUPPLIES FOR TRAVIS FLEMING 20 YEAR CELEBRATION, NOV '23</u>	11/01/2023	337.09	337.09	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	11/23	11/03/2023	
Total 11012023CP:						337.09	337.09					
1849	MISCELLANEOUS #2	11082023NS		<u>N. STAUFFER, MAILING CERTIFICATE RETURN RECEIPT 10/30/23 & 11/07/23 FOR C. ENGELS, N. STAUFFER, NOV '23 - ADMIN</u>	11/08/2023	16.27	16.27	<u>01-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
1849	MISCELLANEOUS #2	11082023NS		<u>N. STAUFFER, MAILING CERTIFICATE RETURN RECEIPT 10/30/23 & 11/07/23 FOR C. ENGELS, N. STAUFFER, NOV '23 - WATER</u>	11/08/2023	.34	.34	<u>20-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 25
Nov 15, 2023 01:27PM

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
1849	MISCELLANEOUS #2	11082023NS		<u>N. STAUFFER, MAILING CERTIFICATE RETURN RECEIPT 10/30/23 & 11/07/23 FOR C. ENGELS, N. STAUFFER, NOV '23 - SEWER</u>	11/08/2023	.34	.34	<u>21-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
1849	MISCELLANEOUS #2	11082023NS		<u>N. STAUFFER, MAILING CERTIFICATE RETURN RECEIPT 10/30/23 & 11/07/23 FOR C. ENGELS, N. STAUFFER, NOV '23 - P.I.</u>	11/08/2023	.17	.17	<u>25-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
Total 11082023NS:						17.12	17.12					
Total MISCELLANEOUS #2:						354.21	354.21					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1193		<u>CONCRETE WORK FOR LANDSCAPING AT PARKS SHOP, NOV. '23</u>	11/01/2023	4,862.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1324	11/23		
Total 1193:						4,862.00	.00					
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1194		<u>CONCRETE WORK FOR LANDSCAPING AT PARKS SHOP, NOV. '23</u>	11/01/2023	7,818.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1324	11/23		
Total 1194:						7,818.00	.00					
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1195		<u>CONCRETE WORK FOR BACKSTOP AT ZAMZOWS PARKS, NOV. '23</u>	11/01/2023	12,246.00	.00	<u>50-6045 CONTINGENCY</u>	1335	11/23		
Total 1195:						12,246.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						24,926.00	.00					
NICOLE OWENS												
2185	NICOLE OWENS	6989		<u>51 CHRISTMAS LIGHT POLE BANNERS FOR KUNA GREENBELT, S. JONES, NOV '23</u>	11/02/2023	3,825.00	3,825.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 26
Nov 15, 2023 01:27PM

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 6989:						3,825.00	3,825.00					
Total NICOLE OWENS:						3,825.00	3,825.00					
PACIFIC STEEL												
584	PACIFIC STEEL	1614144	16915	ONE EACH, METAL PIPE FOR FUEL STATION AT PARKS SHOP, NOV. '23- ADMIN	11/06/2023	702.85	.00	40-6020 CAPITAL IMPROVEMENTS	1343	11/23		
584	PACIFIC STEEL	1614144	16915	ONE EACH, METAL PIPE FOR FUEL STATION AT PARKS SHOP, NOV. '23- WATER	11/06/2023	281.14	.00	20-6020 CAPITAL IMPROVEMENTS	1343	11/23		
584	PACIFIC STEEL	1614144	16915	ONE EACH, METAL PIPE FOR FUEL STATION AT PARKS SHOP, NOV. '23- SEWER	11/06/2023	281.14	.00	21-6020 CAPITAL IMPROVEMENTS	1343	11/23		
584	PACIFIC STEEL	1614144	16915	ONE EACH, METAL PIPE FOR FUEL STATION AT PARKS SHOP, NOV. '23- P.]	11/06/2023	140.57	.00	25-6020 CAPITAL IMPROVEMENTS	1343	11/23		
Total 1614144:						1,405.70	.00					
Total PACIFIC STEEL:						1,405.70	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	1754	16837	ELECTRICAL WORK FOR AUTO GARAGE DOOR OPENERS AT PARK SHOP S. HOWELL, OCT '23	10/23/2023	3,300.00	3,300.00	40-6020 CAPITAL IMPROVEMENTS	1324	11/23	11/03/2023	
Total 1754:						3,300.00	3,300.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						3,300.00	3,300.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	10302023QF		REFILLING POSTAGE METER, CITY HALL, OCT '23 - ADMIN	10/31/2023	140.00	140.00	01-6190 POSTAGE & BILLING	0	11/23	11/13/2023	
1770	QUADIENT FINANCE USA INC	10302023QF		REFILLING POSTAGE METER, CITY HALL, OCT '23 - P & Z	10/31/2023	50.00	50.00	01-6190 POSTAGE & BILLING	1003	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 27
 Nov 15, 2023 01:27PM

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
1770	QUADIENT FINANCE USA INC	10302023QF		<u>REFILLING POSTAGE METER, CITY HALL, OCT '23 - WATER</u>	10/31/2023	130.00	130.00	<u>20-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
1770	QUADIENT FINANCE USA INC	10302023QF		<u>REFILLING POSTAGE METER, CITY HALL, OCT '23 - SEWER</u>	10/31/2023	130.00	130.00	<u>21-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
1770	QUADIENT FINANCE USA INC	10302023QF		<u>REFILLING POSTAGE METER, CITY HALL, OCT '23 - P.I.</u>	10/31/2023	50.00	50.00	<u>25-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
Total 10302023QF:						500.00	500.00					
Total QUADIENT FINANCE USA INC:						500.00	500.00					
QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	Q1048057		<u>MAIL METER LEASE PAYMENT 09/02-12/01/2023- ADMIN</u>	10/30/2023	162.65	.00	<u>01-6190 POSTAGE & BILLING</u>	0	11/23		
615	QUADIENT LEASING USA, INC	Q1048057		<u>MAIL METER LEASE PAYMENT 09/02-12/01/2023- P&Z</u>	10/30/2023	58.09	.00	<u>01-6190 POSTAGE & BILLING</u>	1003	11/23		
615	QUADIENT LEASING USA, INC	Q1048057		<u>MAIL METER LEASE PAYMENT 09/02-12/01/2023- WATER</u>	10/30/2023	151.03	.00	<u>20-6190 POSTAGE & BILLING</u>	0	11/23		
615	QUADIENT LEASING USA, INC	Q1048057		<u>MAIL METER LEASE PAYMENT 09/02-12/01/2023- SEWER</u>	10/30/2023	151.03	.00	<u>21-6190 POSTAGE & BILLING</u>	0	11/23		
615	QUADIENT LEASING USA, INC	Q1048057		<u>MAIL METER LEASE PAYMENT 09/02-12/01/2023- P.I</u>	10/30/2023	58.09	.00	<u>25-6190 POSTAGE & BILLING</u>	0	11/23		
Total Q1048057:						580.89	.00					
Total QUADIENT LEASING USA, INC:						580.89	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5068362517		<u>COPIER CHARGES, MODEL # IMC2000, SERIAL #C86262110, PARKS OFFICE, 10/01-10/31/23</u>	11/01/2023	21.29	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	11/23		
Total 5068362517:						21.29	.00					
Total RICOH USA, INC. (MAINTENANCE):						21.29	.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
RIKE ENTERPRISES INC												
2260	RIKE ENTERPRISES INC	1343043	16937	<u>10 CITY OF KUNA BINDERS, G. MICHAELSON, NOV '23</u>	11/07/2023	386.95	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/23		
Total 1343043:						386.95	.00					
Total RIKE ENTERPRISES INC:						386.95	.00					
RONI PLADSEN												
2215	RONI PLADSEN	0000136		<u>DEPOSIT FOR FLOWER TRUCK FOR MIMOSAS FOR MOM EVENT 2024, S. JONES, NOV '23</u>	11/06/2023	841.38	841.38	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	11/23	11/13/2023	
Total 0000136:						841.38	841.38					
Total RONI PLADSEN:						841.38	841.38					
SILVER CREEK SUPPLY												
1786	SILVER CREEK SUPPLY	0012239859-0	15072	<u>CHRISTMAS LIGHTS, B. REED, OCT. '23</u>	10/18/2023	6,726.48	6,726.48	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	11/23	11/13/2023	
Total 0012239859-001:						6,726.48	6,726.48					
1786	SILVER CREEK SUPPLY	0013138324-0	16793	<u>WATER FITTINGS FOR SHOP UPGRADE, M. WEBB, OCT '23</u>	10/18/2023	222.10	222.10	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1323	11/23	11/13/2023	
Total 0013138324-001:						222.10	222.10					
Total SILVER CREEK SUPPLY:						6,948.58	6,948.58					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-148764-1	16912	<u>MINTS, SCISSORS, COPY PAPER AND STORAGE BOXES FOR CITY HALL, J. MILLER, NOV. '23- ADMIN</u>	11/06/2023	87.71	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/23		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-148764-1	16912	<u>MINTS, SCISSORS, COPY PAPER AND STORAGE BOXES FOR CITY HALL, J. MILLER, NOV. '23- WATER</u>	11/06/2023	60.01	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 29
 Nov 15, 2023 01:27PM

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
2213	SOUTHWEST OFFICE SUPPLY INC	WO-148764-1	16912	<u>MINTS, SCISSORS, COPY PAPER AND STORAGE BOXES FOR CITY HALL, J. MILLER, NOV. '23- SEWER</u>	11/06/2023	60.01	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/23		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-148764-1	16912	<u>MINTS, SCISSORS, COPY PAPER AND STORAGE BOXES FOR CITY HALL, J. MILLER, NOV. '23- P.]</u>	11/06/2023	23.08	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/23		
Total WO-148764-1:						230.81	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						230.81	.00					
SWAN FALLS SOD FARM												
2156	SWAN FALLS SOD FARM	1082		<u>740 SQ FT OF SOD FOR ZAMZOWS PARK, OCT. '23</u>	10/25/2023	185.00	185.00	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1082:						185.00	185.00					
2156	SWAN FALLS SOD FARM	1134		<u>11,200 SQ FT OF SOD FOR ZAMZOWS PARK, OCT. '23</u>	10/12/2023	2,800.00	2,800.00	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1134:						2,800.00	2,800.00					
2156	SWAN FALLS SOD FARM	1136		<u>48,000 SQ FT OF SOD FOR ZAMZOWS PARK, OCT. '23</u>	10/09/2023	12,000.00	12,000.00	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1136:						12,000.00	12,000.00					
2156	SWAN FALLS SOD FARM	1147		<u>48,000 SQ FT OF SOD FOR ZAMZOWS PARK, OCT. '23</u>	10/05/2023	12,000.00	12,000.00	<u>50-6045 CONTINGENCY</u>	1335	11/23	11/03/2023	
Total 1147:						12,000.00	12,000.00					
Total SWAN FALLS SOD FARM:						26,985.00	26,985.00					

TAYLOR CORPORATION

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 30
 Nov 15, 2023 01:27PM

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
1435	TAYLOR CORPORATION	234463408	16936	<u>BUSINESS CARDS FOR CLERKS OFFICE, NOV. '23, J. MILLER, NOV. '23</u>	11/09/2023	30.12	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/23		
Total 234463408:						30.12	.00					
Total TAYLOR CORPORATION:						30.12	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4754		<u>CITY HALL ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL, 11/01/2023-10/31/2024- ADMIN</u>	11/01/2023	205.80	205.80	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	11/23	11/03/2023	
1823	TECHNOLOGY SOLUTIONS LLC	4754		<u>CITY HALL ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL, 11/01/2023-10/31/2024-P&Z</u>	11/01/2023	73.50	73.50	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	11/23	11/03/2023	
1823	TECHNOLOGY SOLUTIONS LLC	4754		<u>CITY HALL ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL, 11/01/2023-10/31/2024- WATER</u>	11/01/2023	191.10	191.10	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	11/23	11/03/2023	
1823	TECHNOLOGY SOLUTIONS LLC	4754		<u>CITY HALL ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL, 11/01/2023-10/31/2024- SEWER</u>	11/01/2023	191.10	191.10	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	11/23	11/03/2023	
1823	TECHNOLOGY SOLUTIONS LLC	4754		<u>CITY HALL ANNUAL CLOUD SUBSCRIPTION FOR ACCESS CONTROL, 11/01/2023-10/31/2024- P.I</u>	11/01/2023	73.50	73.50	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	11/23	11/03/2023	
Total 4754:						735.00	735.00					
Total TECHNOLOGY SOLUTIONS LLC:						735.00	735.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:09910068	16913	<u>3 EA 5 GALLON WATER BOTTLES, ONE EACH COOLER RENTAL AND COFFEE SUPPLIES FOR PARKS SHOP, J. PEREZ, NOV '23</u>	11/03/2023	210.04	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	11/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 31
 Nov 15, 2023 01:27PM

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 2160:09910068:						210.04	.00					
992	TREASURE VALLEY COFFEE	2160:09910096	16905	<u>6 EACH 5 GALLON WATER BOTTLES, COFFE, AND ELECTROLYTES FOR TREATMENT PLANT, C. PATTON, OCT. '23 - WATER</u>	11/03/2023	89.83	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/23		
992	TREASURE VALLEY COFFEE	2160:09910096		<u>6 EACH 5 GALLON WATER BOTTLES, COFFE, AND ELECTROLYTES FOR TREATMENT PLANT, C. PATTON, OCT. '23 - SEWER</u>	11/03/2023	89.83	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/23		
992	TREASURE VALLEY COFFEE	2160:09910096		<u>6 EACH 5 GALLON WATER BOTTLES, COFFE, AND ELECTROLYTES FOR TREATMENT PLANT, C. PATTON, OCT. '23 - P.I.</u>	11/03/2023	34.21	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/23		
Total 2160:09910096:						213.87	.00					
992	TREASURE VALLEY COFFEE	2160:09910098	16911	<u>4 EACH 5 GALLON WATER BOTTLES AND ONE EACH COOLER RENTAL FOR CITY HALL, NOV.'23- ADMIN</u>	11/03/2023	20.06	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	11/23		
992	TREASURE VALLEY COFFEE	2160:09910098	16911	<u>4 EACH 5 GALLON WATER BOTTLES AND ONE EACH COOLER RENTAL FOR CITY HALL, NOV.'23- WATER</u>	11/03/2023	13.73	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	11/23		
992	TREASURE VALLEY COFFEE	2160:09910098		<u>4 EACH 5 GALLON WATER BOTTLES AND ONE EACH COOLER RENTAL FOR CITY HALL, NOV.'23- SEWER</u>	11/03/2023	13.73	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	11/23		
992	TREASURE VALLEY COFFEE	2160:09910098		<u>4 EACH 5 GALLON WATER BOTTLES AND ONE EACH COOLER RENTAL FOR CITY HALL, NOV.'23- P.I</u>	11/03/2023	5.28	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	11/23		
Total 2160:09910098:						52.80	.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 TREASURE VALLEY COFFEE:						476.71	.00					
TREASURE VALLEY PARTNERSHIP												
800	TREASURE VALLEY PARTNERSHIP	2310		<u>TREASURE VALLEY PARTNERSHIP ANNUAL DUES, FY 2023-2024</u>	10/30/2023	2,401.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	11/23		
Total 2310:						2,401.00	.00					
Total TREASURE VALLEY PARTNERSHIP:						2,401.00	.00					
ULINE INC												
2065	ULINE INC	170668445	16931	<u>2 EACH STORAGE CABINETS, 2 EACH AUTOMATIC PAPERTOWEL DISPENSER, PAPERTOWELS FOR PARKS SHOP AND RESTROOM IMPROVEMENT, J. LORENTZ, NOV. '23</u>	11/07/2023	1,709.93	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1323	11/23		
Total 170668445:						1,709.93	.00					
2065	ULINE INC	170859578	16968	<u>REPLACEMENT BARRELS FOR DOCK AT NICHOLSON PARK, B. WITHROW, NOV '23</u>	11/13/2023	869.08	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	11/23		
Total 170859578:						869.08	.00					
Total ULINE INC:						2,579.01	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02113489		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/11-09/30/23- ARBOR RIDGE, FY'23</u>	10/31/2023	79.29	79.29	<u>01-6212 RENT-EQUIPMENT</u>	1004	11/23	11/03/2023	
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02113489		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 10/01-10/08/23- ARBOR RIDGE</u>	10/31/2023	31.71	31.71	<u>01-6212 RENT-EQUIPMENT</u>	1004	11/23	11/03/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 33
 Nov 15, 2023 01:27PM

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 INV-02113489:						111.00	111.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02114046		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 10/19-11/15/23- BOOSTER STATION/EAST KUNA RD</u>	10/31/2023	61.00	61.00	20-6212 RENT - EQUIPMENT	0	11/23	11/03/2023	
Total INV-02114046:						61.00	61.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02114048		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 09/11-9/30/23- CITY FARM, FY'23</u>	10/31/2023	43.57	43.57	21-6090 FARM EXPENDITURES	0	11/23	11/03/2023	
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02114048		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 10/01-10/08/23- CITY FARM</u>	10/31/2023	17.43	17.43	21-6090 FARM EXPENDITURES	0	11/23	11/03/2023	
Total INV-02114048:						61.00	61.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02114049		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 09/11-09/30/23- THE FARM PARK, FY'23</u>	10/31/2023	79.29	79.29	01-6212 RENT-EQUIPMENT	1004	11/23	11/03/2023	
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02114049		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 10/01-10/08/23- THE FARM PARK</u>	10/31/2023	31.71	31.71	01-6212 RENT-EQUIPMENT	1004	11/23	11/03/2023	
Total INV-02114049:						111.00	111.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-02114062		<u>2 EACH STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 10/01-10/31/23- SHORTLINE</u>	10/31/2023	222.00	222.00	01-6212 RENT-EQUIPMENT	1004	11/23	11/03/2023	
Total INV-02114062:						222.00	222.00					

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
				- SEWER	10/06/2023	12.88	.00	21-4600 SEWER USER FEES	0	11/23		
Total 142017.00:						82.13	.00					
2231	UTILITY REFUND #16	160300.00		KRISTINA LIEBENTHAL, 269 W FARMALL WAY, UTILITY REFUND - WATER	11/06/2023	61.50	.00	20-4500 METERED WATER SALES	0	11/23		
2231	UTILITY REFUND #16	160300.00		KRISTINA LIEBENTHAL, 269 W FARMALL WAY, UTILITY REFUND - SEWER	11/06/2023	69.36	.00	21-4600 SEWER USER FEES	0	11/23		
2231	UTILITY REFUND #16	160300.00		KRISTINA LIEBENTHAL, 269 W FARMALL WAY, UTILITY REFUND - TRASH	11/06/2023	43.72	.00	26-4975 SOLID WASTE USER FEES	0	11/23		
Total 160300.00:						174.58	.00					
2231	UTILITY REFUND #16	170810.04		ROBERT KIRK BECK, 644 S WHITEHORSE AVE, UTILITY REFUND - WATER	11/06/2023	93.70	.00	20-4500 METERED WATER SALES	0	11/23		
2231	UTILITY REFUND #16	170810.04		ROBERT KIRK BECK, 644 S WHITEHORSE AVE, UTILITY REFUND - SEWER	11/06/2023	16.33	.00	21-4600 SEWER USER FEES	0	11/23		
2231	UTILITY REFUND #16	170810.04		ROBERT KIRK BECK, 644 S WHITEHORSE AVE, UTILITY REFUND - TRASH	11/06/2023	11.63	.00	26-4975 SOLID WASTE USER FEES	0	11/23		
Total 170810.04:						121.66	.00					
2231	UTILITY REFUND #16	171127.00		CBH, 141 N CRANESBILL AVE, UTILITY REFUND - WATER	10/03/2023	35.17	.00	20-4500 METERED WATER SALES	0	11/23		
2231	UTILITY REFUND #16	171127.00		CBH, 141 N CRANESBILL AVE, UTILITY REFUND - SEWER	10/03/2023	25.22	.00	21-4600 SEWER USER FEES	0	11/23		
Total 171127.00:						60.39	.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
				<u>WATER</u>	10/09/2023	8.06	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	242015.00		<u>BILTMORE COMPANY, 1901 E THEA DR, UTILITY REFUND - SEWER</u>	10/09/2023	2.56	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 242015.00:						10.62	.00					
2231	UTILITY REFUND #16	242095.00		<u>TRESIDIO HOMES, 215 S FUSION AVE, UTILITY REFUND - WATER</u>	10/13/2023	67.16	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	242095.00		<u>TRESIDIO HOMES, 215 S FUSION AVE, UTILITY REFUND - SEWER</u>	10/13/2023	5.12	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 242095.00:						72.28	.00					
2231	UTILITY REFUND #16	242533.00		<u>TH CONSTRUCTION, 1931 E MARISOL ST, UTILITY REFUND - WATER</u>	10/11/2023	40.61	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	242533.00		<u>TH CONSTRUCTION, 1931 E MARISOL ST, UTILITY REFUND - SEWER</u>	10/11/2023	28.46	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 242533.00:						69.07	.00					
2231	UTILITY REFUND #16	260015.03		<u>DAKOTA HENDRICKS, 2344 W CERULEAN DR, UTILITY REFUND - WATER</u>	11/07/2023	2.38	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	260015.03		<u>DAKOTA HENDRICKS, 2344 W CERULEAN DR, UTILITY REFUND - SEWER</u>	11/07/2023	1.24	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	260015.03		<u>DAKOTA HENDRICKS, 2344 W CERULEAN DR, UTILITY REFUND - TRASH</u>	11/07/2023	.88	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 38
Nov 15, 2023 01:27PM

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 260015.03:						4.50	.00					
2231	UTILITY REFUND #16	260550.03		<u>CHARLES E WILSON, 1602 N FIREBRICK DR, UTILITY REFUND - WATER</u>	11/13/2023	36.78	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	260550.03		<u>CHARLES E WILSON, 1602 N FIREBRICK DR, UTILITY REFUND - SEWER</u>	11/13/2023	47.14	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	260550.03		<u>CHARLES E WILSON, 1602 N FIREBRICK DR, UTILITY REFUND - TRASH</u>	11/13/2023	31.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 260550.03:						115.78	.00					
2231	UTILITY REFUND #16	260780.03		<u>KENNETH ADRIAN MUNT, 2183 W CALIRET ST, UTILITY REFUND - WATER</u>	11/06/2023	20.90	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	260780.03		<u>KENNETH ADRIAN MUNT, 2183 W CALIRET ST, UTILITY REFUND - SEWER</u>	11/06/2023	28.12	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	260780.03		<u>KENNETH ADRIAN MUNT, 2183 W CALIRET ST, UTILITY REFUND - TRASH</u>	11/06/2023	20.10	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 260780.03:						69.12	.00					
2231	UTILITY REFUND #16	278050.02		<u>SAMUEL K WORMSBAKER, 2911 W PEAR APPLE ST, UTILITY REFUND - WATER</u>	11/06/2023	26.91	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	278050.02		<u>SAMUEL K WORMSBAKER, 2911 W PEAR APPLE ST, UTILITY REFUND - SEWER</u>	11/06/2023	37.50	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	278050.02		<u>SAMUEL K WORMSBAKER, 2911 W PEAR APPLE ST, UTILITY REFUND - TRASH</u>	11/06/2023	22.80	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		

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 278050.02:						87.21	.00					
2231	UTILITY REFUND #16	281152.00		<u>HARDING HOMES, 1404 W MORGANITE ST, UTILITY REFUND - WATER</u>	10/20/2023	44.98	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	281152.00		<u>HARDING HOMES, 1404 W MORGANITE ST, UTILITY REFUND - SEWER</u>	10/20/2023	19.98	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 281152.00:						64.96	.00					
2231	UTILITY REFUND #16	282020.01		<u>SCOTT M INCARDONE, 2920 N SUNSET FARM AVE, UTILITY REFUND - WATER</u>	11/13/2023	24.32	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	282020.01		<u>SCOTT M INCARDONE, 2920 N SUNSET FARM AVE, UTILITY REFUND - SEWER</u>	11/13/2023	31.28	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	282020.01		<u>SCOTT M INCARDONE, 2920 N SUNSET FARM AVE, UTILITY REFUND - TRASH</u>	11/13/2023	23.11	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 282020.01:						78.71	.00					
2231	UTILITY REFUND #16	292014.01		<u>BENJAMEN THOMAS WALESKY, 8838 S HOBAN AVE, UTILITY REFUND - WATER</u>	11/07/2023	2.86	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	292014.01		<u>BENJAMEN THOMAS WALESKY, 8838 S HOBAN AVE, UTILITY REFUND - SEWER</u>	11/07/2023	26.73	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	292014.01		<u>BENJAMEN THOMAS WALESKY, 8838 S HOBAN AVE, UTILITY REFUND - TRASH</u>	11/07/2023	35.42	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 292014.01:						65.01	.00					
2231	UTILITY REFUND #16	292193.00		<u>CBH, 2230 W MINERVA ST, UTILITY REFUND - WATER</u>	10/03/2023	28.94	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 40
 Nov 15, 2023 01:27PM

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
2231	UTILITY REFUND #16	292193.00		<u>CBH, 2230 W MINERVA ST, UTILITY REFUND - SEWER</u>	10/03/2023	29.57	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 292193.00:						58.51	.00					
2231	UTILITY REFUND #16	301022.03		<u>JEFF DAHL, 2440 N HOSE GULCH AVE, UTILITY REFUND - WATER</u>	11/06/2023	15.86	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	301022.03		<u>JEFF DAHL, 2440 N HOSE GULCH AVE, UTILITY REFUND - SEWER</u>	11/06/2023	34.33	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	301022.03		<u>JEFF DAHL, 2440 N HOSE GULCH AVE, UTILITY REFUND - TRASH</u>	11/06/2023	20.48	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 301022.03:						70.67	.00					
2231	UTILITY REFUND #16	302162.02		<u>KAICI R SOUZA, 614 E ANDES DR, UTILITY REFUND - WATER</u>	11/06/2023	18.10	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	302162.02		<u>KAICI R SOUZA, 614 E ANDES DR, UTILITY REFUND - SEWER</u>	11/06/2023	24.26	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	302162.02		<u>KAICI R SOUZA, 614 E ANDES DR, UTILITY REFUND - TRASH</u>	11/06/2023	18.29	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 302162.02:						60.65	.00					
2231	UTILITY REFUND #16	302574.00		<u>EAGLEWOOD HOMES, 974 E ESQUEL ST, UTILITY REFUND - WATER</u>	10/03/2023	3.33	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	302574.00		<u>EAGLEWOOD HOMES, 974 E ESQUEL ST, UTILITY REFUND - SEWER</u>	10/03/2023	2.11	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 302574.00:						5.44	.00					

City of Kuna

 Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

 Page: 41
 Nov 15, 2023 01:27PM

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
2231	UTILITY REFUND #16	302584.00		<u>EAGLEWOOD HOMES, 8935 S USHUAIA AVE, UTILITY REFUND - WATER</u>	10/05/2023	3.94	.00	<u>20-4500_METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	302584.00		<u>EAGLEWOOD HOMES, 8935 S USHUAIA AVE, UTILITY REFUND - SEWER</u>	10/05/2023	3.32	.00	<u>21-4600_SEWER USER FEES</u>	0	11/23		
Total 302584.00:						7.26	.00					
2231	UTILITY REFUND #16	304625.00		<u>CBH, 2540 E WHISPER WIND DR, UTILITY REFUND - WATER</u>	10/16/2023	14.63	.00	<u>20-4500_METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	304625.00		<u>CBH, 2540 E WHISPER WIND DR, UTILITY REFUND - SEWER</u>	10/16/2023	6.34	.00	<u>21-4600_SEWER USER FEES</u>	0	11/23		
Total 304625.00:						20.97	.00					
2231	UTILITY REFUND #16	304626.00		<u>CBH, 2524 E WHISPER WIND DR, UTILITY REFUND - WATER</u>	10/03/2023	32.73	.00	<u>20-4500_METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	304626.00		<u>CBH, 2524 E WHISPER WIND DR, UTILITY REFUND - SEWER</u>	10/03/2023	29.48	.00	<u>21-4600_SEWER USER FEES</u>	0	11/23		
Total 304626.00:						62.21	.00					
2231	UTILITY REFUND #16	304629.00		<u>CBH, 2482 E WHISPER WIND DR, UTILITY REFUND - WATER</u>	10/17/2023	39.46	.00	<u>20-4500_METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	304629.00		<u>CBH, 2482 E WHISPER WIND DR, UTILITY REFUND - SEWER</u>	10/17/2023	27.09	.00	<u>21-4600_SEWER USER FEES</u>	0	11/23		
Total 304629.00:						66.55	.00					
2231	UTILITY REFUND #16	340029.02		<u>DAVID L HAINES, 1555 W BUFFALO RIVER DR, UTILITY REFUND - WATER</u>	11/06/2023	16.47	.00	<u>20-4500_METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	340029.02		<u>DAVID L HAINES, 1555 W BUFFALO RIVER DR, UTILITY REFUND - SEWER</u>	11/06/2023	22.01	.00	<u>21-4600_SEWER USER FEES</u>	0	11/23		

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
2231	UTILITY REFUND #16	340029.02		<u>DAVID L HAINES, 1555 W BUFFALO RIVER DR, UTILITY REFUND - TRASH</u>	11/06/2023	14.10	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 340029.02:						52.58	.00					
2231	UTILITY REFUND #16	341122.00		<u>CBH, 3466 W ZAREA DR, UTILITY REFUND - WATER</u>	10/19/2023	9.00	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	341122.00		<u>CBH, 3466 W ZAREA DR, UTILITY REFUND - SEWER</u>	10/19/2023	.87	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 341122.00:						9.87	.00					
2231	UTILITY REFUND #16	342020.00		<u>HALLMARK HOMES, 6074 S BINKY PL, UTILITY REFUND - WATER</u>	10/03/2023	90.12	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	342020.00		<u>HALLMARK HOMES, 6074 S BINKY PL, UTILITY REFUND - SEWER</u>	10/03/2023	30.68	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 342020.00:						120.80	.00					
2231	UTILITY REFUND #16	360108.00		<u>SHEA HOMES, 12012 W KIND LN, UTILITY REFUND - WATER</u>	10/05/2023	59.13	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	360108.00		<u>SHEA HOMES, 12012 W KIND LN, UTILITY REFUND - SEWER</u>	10/05/2023	4.90	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 360108.00:						64.03	.00					
2231	UTILITY REFUND #16	360113.00		<u>SHEA HOMES, 12092 W KIND LN, UTILITY REFUND - WATER</u>	10/05/2023	75.10	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	360113.00		<u>SHEA HOMES, 12092 W KIND LN, UTILITY REFUND - SEWER</u>	10/05/2023	38.01	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 360113.00:						113.11	.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 44
 Nov 15, 2023 01:27PM

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>SEWER</u>	10/05/2023	4.90	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 361542.00:						64.03	.00					
2231	UTILITY REFUND #16	361561.00		<u>BERKELEY BUILDING, 11661 W BALLAD CT, UTILITY REFUND - WATER</u>	10/05/2023	74.62	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	361561.00		<u>BERKELEY BUILDING, 11661 W BALLAD CT, UTILITY REFUND - SEWER</u>	10/05/2023	37.02	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
Total 361561.00:						111.64	.00					
2231	UTILITY REFUND #16	50430.02		<u>URIEL CASTANEDA, 321 W BOISE ST, UTILITY REFUND - WATER</u>	11/07/2023	28.18	.00	<u>20-4500 METERED WATER SALES</u>	0	11/23		
2231	UTILITY REFUND #16	50430.02		<u>URIEL CASTANEDA, 321 W BOISE ST, UTILITY REFUND - SEWER</u>	11/07/2023	46.61	.00	<u>21-4600 SEWER USER FEES</u>	0	11/23		
2231	UTILITY REFUND #16	50430.02		<u>URIEL CASTANEDA, 321 W BOISE ST, UTILITY REFUND - TRASH</u>	11/07/2023	33.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	11/23		
Total 50430.02:						108.36	.00					
Total UTILITY REFUND #16:						2,889.23	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	91044		<u>LOCKBOX TRANSACTIONS, OCT '23 - ADMIN</u>	11/03/2023	46.95	46.95	<u>01-6505 BANK FEES</u>	0	11/23	11/13/2023	
857	VALLI INFORMATION SYSTEMS, INC	91044		<u>LOCKBOX TRANSACTIONS, OCT '23 - WATER</u>	11/03/2023	32.12	32.12	<u>20-6505 BANK FEES</u>	0	11/23	11/13/2023	
857	VALLI INFORMATION SYSTEMS, INC	91044		<u>LOCKBOX TRANSACTIONS, OCT '23 - SEWER</u>	11/03/2023	32.12	32.12	<u>21-6505 BANK FEES</u>	0	11/23	11/13/2023	
857	VALLI INFORMATION SYSTEMS, INC	91044		<u>LOCKBOX TRANSACTIONS, OCT '23 - P.I.</u>	11/03/2023	12.36	12.36	<u>25-6505 BANK FEES</u>	0	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 45
 Nov 15, 2023 01:27PM

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 91044:						123.55	123.55					
857	VALLI INFORMATION SYSTEMS, INC	91226		<u>STATEMENT, POSTAGE, OCT '23 - ADMIN</u>	10/31/2023	2,894.07	2,894.07	<u>01-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
857	VALLI INFORMATION SYSTEMS, INC	91226		<u>STATEMENT, POSTAGE, OCT '23 - WTER</u>	10/31/2023	1,980.15	1,980.15	<u>20-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
857	VALLI INFORMATION SYSTEMS, INC	91226		<u>STATEMENT, POSTAGE, OCT '23 - SEWER</u>	10/31/2023	1,980.15	1,980.15	<u>21-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
857	VALLI INFORMATION SYSTEMS, INC	91226		<u>STATEMENT, POSTAGE, OCT '23 - P.I.</u>	10/31/2023	761.61	761.61	<u>25-6190 POSTAGE & BILLING</u>	0	11/23	11/13/2023	
Total 91226:						7,615.98	7,615.98					
Total VALLI INFORMATION SYSTEMS, INC:						7,739.53	7,739.53					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9948001465		<u>MODEM/ROUTER SERVICE 09/29-10/28/23 - PARKS</u>	10/28/2023	167.31	167.31	<u>01-6255 TELEPHONE</u>	1004	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948001465		<u>TABLET SERVICE 09/29-10/28/23 - WATER</u>	10/28/2023	429.16	429.16	<u>20-6255 TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948001465		<u>TABLET SERVICE 09/29-10/28/23 - SEWER</u>	10/28/2023	604.84	604.84	<u>21-6255 TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948001465		<u>TABLET SERVICE 09/29-10/28/23 - P.I.</u>	10/28/2023	220.86	220.86	<u>25-6255 TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
Total 9948001465:						1,422.17	1,422.17					
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - ADMIN</u>	11/01/2023	16.17	16.17	<u>01-6255 TELEPHONE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - P & Z</u>	11/01/2023	51.75	51.75	<u>01-6255 TELEPHONE</u>	1003	11/23	11/13/2023	

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 46
 Nov 15, 2023 01:27PM

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	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - PARKS</u>	11/01/2023	20.05	20.05	01-6255 <u>TELEPHONE</u>	1004	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - BUILDING INSPECTOR</u>	11/01/2023	40.11	40.11	01-6255 <u>TELEPHONE</u>	1005	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - WATER</u>	11/01/2023	70.38	70.38	20-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - SEWER</u>	11/01/2023	91.09	91.09	21-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - ECONOMIC DEVELOPMENT</u>	11/01/2023	12.94	12.94	01-6255 <u>TELEPHONE</u>	4000	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188428		<u>TABLET SERVICE FOR 10/02-11/01/23 - P.I.</u>	11/01/2023	20.97	20.97	25-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
Total 9948188428:						323.46	323.46					
1575	VERIZON WIRELESS	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - ADMIN</u>	11/01/2023	72.12	72.12	01-6255 <u>TELEPHONE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - P & Z</u>	11/01/2023	10.61	10.61	01-6255 <u>TELEPHONE</u>	1003	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - PARKS</u>	11/01/2023	534.52	534.52	01-6255 <u>TELEPHONE</u>	1004	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - WATER</u>	11/01/2023	269.55	269.55	20-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - SEWER</u>	11/01/2023	311.97	311.97	21-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - P.I.</u>	11/01/2023	73.90	73.90	25-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	

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	9948188429		<u>CELL SERVICE FOR 10/02-11/01/23 - ECONOMIC DEVELOPMENT</u>	11/01/2023	42.41	42.41	01-6255 <u>TELEPHONE</u>	4000	11/23	11/13/2023	
Total 9948188429:						1,315.08	1,315.08					
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - ADMIN</u>	11/01/2023	103.54	103.54	01-6255 <u>TELEPHONE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - P & Z</u>	11/01/2023	40.69	40.69	01-6255 <u>TELEPHONE</u>	1003	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - PARKS</u>	11/01/2023	298.41	298.41	01-6255 <u>TELEPHONE</u>	1004	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - BUILDING INSPECTOR</u>	11/01/2023	45.21	45.21	01-6255 <u>TELEPHONE</u>	1005	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - WATER</u>	11/01/2023	242.48	242.48	20-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - SEWER</u>	11/01/2023	378.12	378.12	21-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
1575	VERIZON WIRELESS	9948188430		<u>CELL SERVICE FOR 10/02-11/01/23 - P.I.</u>	11/01/2023	67.10	67.10	25-6255 <u>TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
Total 9948188430:						1,175.55	1,175.55					
Total VERIZON WIRELESS:						4,236.26	4,236.26					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0670014		<u>RECORDS DESTRUCTION, 10/01-10/31/2023- ADMIN</u>	11/01/2023	12.54	.00	01-6052 <u>CONTRACT SERVICES</u>	0	11/23		
1633	WESTERN RECORDS DESTRUCTION, INC.	0670014		<u>RECORDS DESTRUCTION, 10/01-10/31/2023- WATER</u>	11/01/2023	8.58	.00	20-6052 <u>CONTRACT SERVICES</u>	0	11/23		

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0670014		<u>RECORDS DESTRUCTION, 10/01-10/31/2023- SEWER</u>	11/01/2023	8.58	.00	21-6052 <u>CONTRACT SERVICES</u>	0	11/23		
1633	WESTERN RECORDS DESTRUCTION, INC.	0670014		<u>RECORDS DESTRUCTION, 10/01-10/31/2023- P.I</u>	11/01/2023	3.30	.00	25-6052 <u>CONTRACT SERVICES</u>	0	11/23		
Total 0670014:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002594850		<u>SKID STEER AND HARLEY RAKE RENTAL FOR ZAMZOWS, PARK, NOV. '23</u>	11/13/2023	4,676.30	.00	50-6045 <u>CONTINGENCY</u>	1335	11/23		
Total IN002594850:						4,676.30	.00					
Total WESTERN STATES EQUIPMENT CO.:						4,676.30	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	92799284		<u>FUEL, OCT. '23- ADMIN</u>	10/31/2023	123.78	123.78	01-6300 <u>FUEL</u>	0	11/23	11/03/2023	
2160	WEX FLEET UNIVERSAL	92799284		<u>FUEL, OCT. '23- PARKS</u>	10/31/2023	175.66	175.66	01-6300 <u>FUEL</u>	1004	11/23	11/03/2023	
2160	WEX FLEET UNIVERSAL	92799284		<u>FUEL, OCT. '23- BUILDING INSPECTOR</u>	10/31/2023	266.97	266.97	01-6300 <u>FUEL</u>	1005	11/23	11/03/2023	
2160	WEX FLEET UNIVERSAL	92799284		<u>FUEL, OCT. '23- WATER</u>	10/31/2023	469.54	469.54	20-6300 <u>FUEL</u>	0	11/23	11/03/2023	
2160	WEX FLEET UNIVERSAL	92799284		<u>FUEL, OCT. '23- SEWER</u>	10/31/2023	671.66	671.66	21-6300 <u>FUEL</u>	0	11/23	11/03/2023	
2160	WEX FLEET UNIVERSAL	92799284		<u>FUEL, OCT. '23- P.I</u>	10/31/2023	129.76	129.76	25-6300 <u>FUEL</u>	0	11/23	11/03/2023	
2160	WEX FLEET UNIVERSAL	92799284		<u>NON FUEL, FINANCE CHARGE, OCT. '23</u>	10/31/2023	366.06	366.06	01-6505 <u>BANK FEES</u>	0	11/23	11/03/2023	
Total 92799284:						2,203.43	2,203.43					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 11/3/2023-11/14/2023

Page: 49
 Nov 15, 2023 01:27PM

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 WEX FLEET UNIVERSAL:						2,203.43	2,203.43					
ZAYO GROUP LLC												
2188	ZAYO GROUP LLC	19991236		<u>TELEPHONE, DATA, NETWORK SERVICES 11/01-11/30/2023 - ADMIN</u>	11/01/2023	597.85	597.85	<u>01-6255 TELEPHONE</u>	0	11/23	11/13/2023	
2188	ZAYO GROUP LLC	19991236		<u>TELEPHONE, DATA, NETWORK SERVICES 11/01-11/30/2023 - WATER</u>	11/01/2023	409.06	409.06	<u>20-6255 TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
2188	ZAYO GROUP LLC	19991236		<u>TELEPHONE, DATA, NETWORK SERVICES 11/01-11/30/2023 - SEWER</u>	11/01/2023	409.06	409.06	<u>21-6255 TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
2188	ZAYO GROUP LLC	19991236		<u>TELEPHONE, DATA, NETWORK SERVICES 11/01-11/30/2023 - P.I.</u>	11/01/2023	157.33	157.33	<u>25-6255 TELEPHONE EXPENSE</u>	0	11/23	11/13/2023	
Total 19991236:						1,573.30	1,573.30					
Total ZAYO GROUP LLC:						1,573.30	1,573.30					
Grand Totals:						1,783,118.92	972,897.69					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 11/3/2023-11/14/2023

Page: 50
Nov 15, 2023 01:27PM

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
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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

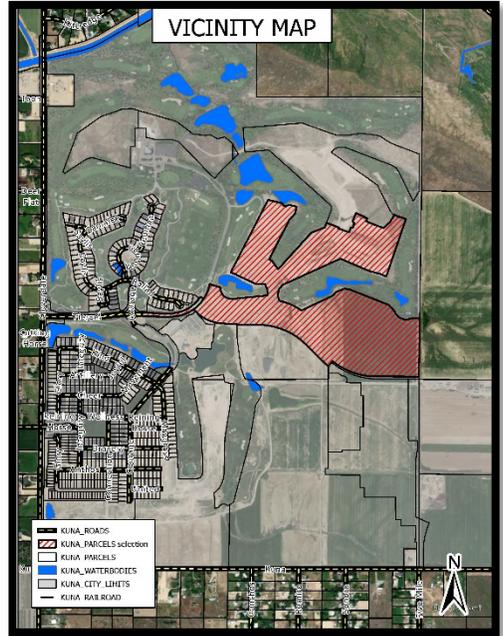
Paid and unpaid invoices included.

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 23-08-FP**
)
M3 VALOR GOLF VILLAS, LLC)
)
For Valor (FKA Falcon Crest) Golf Village No. 1) **STAFF MEMO FOR FINAL PLAT**
Final Plat.) **APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. Staff Analysis
4. Conditions of Approval



**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
1.1 STAFF MEMO			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 FINAL PLAT APPLICATION.pdf			X
2.3 STATEMENT OF CONFORMANCE.pdf			X
2.4 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.5 FINAL PLAT.pdf			X
2.6 ORIGINAL PARCELS LIST.pdf			X
2.7 PARCELS CLEANED UP WITH ASSESSOR LIST.pdf			X
2.8 SUBDIVISION NAME RESERVATION.pdf			X
2.9 LANDSCAPE PLAN.pdf			X
2.10 STREET & SIDEWALK PLAN.pdf			X
2.11 STREET LIGHT PLAN.pdf			X

2.12 ORIGINAL FCO'S - APPROVED 06.07.2022.pdf			X
2.13 AGENCY TRANSMITTAL.pdf			X
2.14 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf			X
2.15 CITY ENGINEERS MEMO.pdf			X

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	19.6
Existing Land Use(s)	R-6 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-6 (Medium Density Residential)
Lots (No. and Type)	81 (61 buildable, 9 common, 9 shared driveway, 2 private road)
Number of Residential Units	61
Number of Phases	1

2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map	Development	Current Jurisdiction
North	R-6 (Medium Density Residential)	Medium Density Residential	Golf Course; future Golf Villages	Kuna
South	R-6 (Medium Density Residential)	Medium Density Residential	Future Falcon Crest East Subdivision	Kuna
	R-12	High Density Residential	Future Falcon Crest East Subdivision	Kuna
East	R-6 (Medium Density Residential)	Medium Density Residential	Golf Course	Kuna
	RR (Rural Residential)	<i>Not within Kuna Area of City Impact</i>	Agriculture fields	Ada County
West	R-6 (Medium Density Residential)	Medium Density Residential	Golf Course	Kuna
	R-6 (Medium Density Residential)	High Density Residential	Robinhood Subdivision	Kuna

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Valor (FKA Falcon Crest) Golf Village Subdivision No. 1 (APNs: S1422110360, S1422244225) containing 81 total lots (61 buildable, 9 common, 9 shared driveway, 2 private road); Section 22, Township 2 North, Range 1 West.

IV GENERAL PROJECT FACTS

4.1 Site Features & History

- A.** The subject site is located within Kuna City Limits with an R-6 (Medium Density Residential) zone and had historically served as an Agriculture field.

- B. The proposed project site has been cleared of vegetation in preparation for construction and is generally flat. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40 inches.
- C. Staff are not aware of any environmental issues, health, or safety conflicts. Idaho Department of Environmental Quality (DEQ) provides general recommendations for surface and groundwater protection practices and requirements for development of the site.

V STAFF ANALYSIS

5.1 Site Layout and Dimensional Standards

- A. Per Kuna City Code ([KCC](#) 5-3-3, the minimum lot size for the R-6 zone is 4,500 SF; however, the recorded Development Agreement for the 990 acre development states in Exhibit E, that there are no minimum lot sizes or lot coverage within the R-6 zone. Upon thorough review, staff has determined only a small number of lots fall below the typical 4,500 SF minimum lot size.
- B. Upon review, this Final Plat request is in substantial conformance with the approved Preliminary Plat (Case No. 21-04-S).

5.2 Landscape, Open Space, and Fencing

- A. The landscape plan was approved July 18, 2022, and has been submitted with this application.

5.3 Transportation: None

5.4 Central District Health Department (CDHD)

- A. CDHD has provided support for this application after written approvals from appropriate entities are submitted and central water/sewer plans are submitted and reviewed.

5.5 Boise Project Board of Control (BPBC): None

5.6 Public Works

- A. The City Engineer supports approval of this Final Plat request as it has previously reserved capacity within the New York and Orchard Lift Stations and the project is in agreement with City of Kuna Master Plans.

- 5.7 **Conclusion:** Upon review, staff has determined the Final Plat for Valor Golf Village No. 1 is within substantial conformance with the approved Preliminary Plat, [KCC 6-2-4](#), Comprehensive Plan Future Land Use Map (FLUM) and [Idaho Code §50-13](#).

VI CONDITIONS OF APPROVAL

6.1 Staff Recommended Conditions: None

6.2 Transportation: None

6.3 Site Layout & Dimensional Standards

- A. Developer/Owner/Applicant shall measure all front building setback from back of sidewalk on all internal local roads.

- B. It is the responsibility of the Developer/Owner/Applicant to ensure all structures fit any given buildable lot.
- C. Developer/Owner/Applicant shall ensure proper easements widths on all lots in accordance with [KCC 6-3-8](#), unless otherwise approved by Public Works.

6.4 Landscape, Open Space and Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. Developer/Owner/Applicant shall adhere to the approved Landscape Plan dated July 18, 2022; this is a binding site plan.
- C. All required landscaping shall be permanently maintained in healthy growing condition. The Developer/Owner/Applicant 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 in public Rights-of-Way shall be with approval from ACHD.
- D. Landscaping shall not be placed within ten (10) feet of all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- E. 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](#).

6.5 Public Works

- A. 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](#).
- B. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. 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 Pressure Irrigation System of the City (KMIS).
- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. Verification that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties, shall be made within the final inspection process. Final inspection shall verify that slopes are not steeper than 3:1 on lot interiors and not steeper than 4:1 on the exterior lots.
- F. Runoff from public right-of-way is regulated by the Ada County Highway District; satisfaction of this requirement shall be verified before final project acceptance.

6.6 General

- A. 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:
1. The City Engineer shall approve all sewer connections.
 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. 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."
 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.
 5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 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).
 7. All public rights-of-way shall be dedicated and constructed to the standards of the city and ACHD. No public or private street construction may commence without the approval and permit from ACHD.
- B. The 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.
- C. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D. 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.
- E. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 21st day of November 2023.

**RESOLUTION NO. R90-2023
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAGES, LLC, FOR GOLF VILLAGES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Golf Villages Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Golf Villages Subdivision No. 1 were approved by the Kuna City Engineer on 02 February 2023; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the fencing has not been completed for Golf Villages Subdivision No. 1 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the fencing completion has been estimated at sixty-eight thousand two hundred fifty-five dollars and zero cents (\$68,255.00) adding 25% for a total of eighty-five thousand three hundred eighteen dollars and seventy-five cents (\$85,318.75); and

WHEREAS developer desires to record the final plat for Golf Villages Subdivision No. 1 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Golf Villages Subdivision No. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least eighty-five thousand three hundred eighteen dollars and seventy-eight cents (\$85,318.75)
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of November 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of November 2023.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, Interim City Clerk

**CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)
GOLF VILLAGES NO. 1 SUBDIVISION**

THIS AGREEMENT is made by and between M3 ID VALOR GOLF VILLAS, LLC, (hereinafter "Developer"); whose address is 1673 W. Shoreline Drive, Suite 200 Boise, Idaho 83702 and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase one of the development known as Golf Villages No. 1 Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Fence Plan for Golf Villages No. 1 Subdivision and the associated Bid for fencing by Boise River Industries.

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash or cashier's check to the City's trust account in the aggregate amount of eighty-five thousand two hundred eighty-one dollars and twenty-five cents (\$85,281.25), for deposit with City in its accounts (the "Cash Deposit"), which includes:
 - a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals therefrom by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of _____, 2023.

M3 ID Valor Golf Villas, L.L.C.
an Arizona limited liability company

By: M3 Builders, L.L.C.
an Arizona limited liability company
Its: Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company
Its: Sole Member

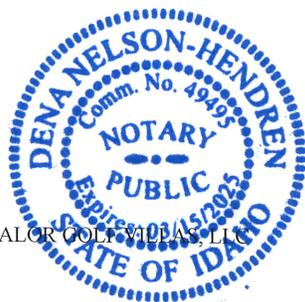
By: 

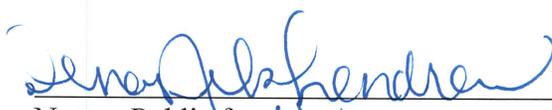
William I. Brownlee
Manager

STATE OF IDAHO)
) : SS
County of Ada)

On this 11th day of October, 2023, before me Dena Nelson-Hendren, personally appeared WILLIAM I. BROWNLEE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same as Manager of The M3 Companies, L.L.C., the limited liability company that is the Sole Member of M3 Builders, L.L.C., the limited liability company that is Manager of M3 ID Valor Golf Villas, L.L.C.

(seal)





Notary Public for Idaho
My commission expires on 3-15-2025

CITY

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

**RESOLUTION NO. R91-2023
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAGES, LLC, FOR GOLF VILLAGES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Golf Villages Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Golf Villages Subdivision No. 1 were approved by the Kuna City Engineer on 02 February 2023; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the landscaping completion has been estimated at three hundred eighty-four thousand nine hundred eighty dollars and eighty-two cents (\$384,980.82) adding 25% for a total of four hundred eighty-one thousand two hundred twenty-six dollars and three cents (\$481,226.03); and

WHEREAS developer desires to record the final plat for Ashton Estates Subdivision No. 5 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Golf Villages Subdivision No. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least four hundred eighty-one thousand two hundred twenty-six dollars and three cents (\$481,226.03);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of November, 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of November 2023.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, Interim City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)
GOLF VILLAGES NO. 1 SUBDIVISION

THIS AGREEMENT is made by and between M3 ID VALOR GOLF VILLAS, LLC, (hereinafter “Developer”); whose address is 1673 W. Shoreline Dr. Suite 200 Boise, Idaho 83702 and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase one of the development known as Golf Villages No. 1 Subdivision, (“Development”) located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Landscape Plan for Golf Villages No. 1 Subdivision and the associated Bid for Landscaping by Power Enterprises, and;

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash or cashier’s check to the City’s trust account in the aggregate amount of four hundred eighty-one thousand two hundred twenty-six dollars and three cents (\$481,226.03), for deposit with City in its accounts (the “Cash Deposit”), which includes:
 - a. The initial City Engineer or Public Works Director’s estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals therefrom by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of _____, 2023.

M3 ID Valor Golf Villas, L.L.C.
an Arizona limited liability company

By: M3 Builders, L.L.C.
an Arizona limited liability company
Its: Manager

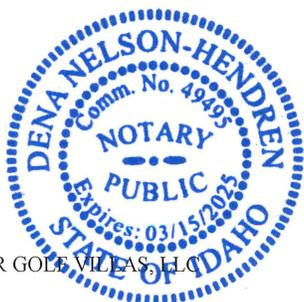
By: The M3 Companies, L.L.C.,
an Arizona limited liability company
Its: Sole Member


By William I. Brownlee
Manager

STATE OF IDAHO)
) : SS
County of Ada)

On this 11th day of October, 2023, before me Dena Nelson-Hendren, personally appeared WILLIAM I. BROWNLEE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same as Manager of The M3 Companies, L.L.C., the limited liability company that is the Sole Member of M3 Builders, L.L.C., the limited liability company that is Manager of M3 ID Valor Golf Villas, L.L.C.

(seal)




Notary Public for Idaho
My commission expires on 3.15.2025

CITY

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

**RESOLUTION NO. R92-2023
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAGES, LLC, FOR GOLF VILLAGES SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Golf Villages Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Golf Villages Subdivision No. 1 were approved by the Kuna City Engineer on 02 February 2023; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the street lighting has not been completed for Golf Villages Subdivision No. 1 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the street lighting completion has been estimated at fifty-nine thousand three hundred thirty dollars and zero cents (\$59,330.00) adding 25% for a total of seventy-four thousand one hundred sixty-two dollars and fifty cents (\$74,162.50); and

WHEREAS developer desires to record the final plat for Golf Villages Subdivision No. 1 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond and/or an irrevocable standby Letter of Credit in lieu of construction for **Golf Villages Subdivision No. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The amount of the check and face amount of the Letter of Credit is at least seventy-four thousand one hundred sixty-two dollars and fifty cents (\$74,162.50)
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of November 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of November 2023.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, Interim City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)
GOLF VILLAGES NO. 1 SUBDIVISION

THIS AGREEMENT is made by and between M3 ID VALOR GOLF VILLAS, LLC, (hereinafter “Developer”); whose address is 1673 W. Shoreline Dr. Suite 200 Boise, Idaho 83702 and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase one of the development known as Golf Villages No. 1 Subdivision, (“Development”) located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Streetlight Plan for Golf Village No.1 Subdivision and the associated Bid for Streetlights by Street Lights LLC, and;

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash or cashier’s check to the City’s trust account in the aggregate amount of seventy-four thousand one hundred sixty-two dollars and fifty cents (\$74,162.50) for deposit with City in its accounts (the “Cash Deposit”), which includes:
 - a. The initial City Engineer or Public Works Director’s estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals therefrom by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of _____, 2023.

M3 ID Valor Golf Villas, L.L.C.
an Arizona limited liability company

By: M3 Builders, L.L.C.
an Arizona limited liability company
Its: Manager

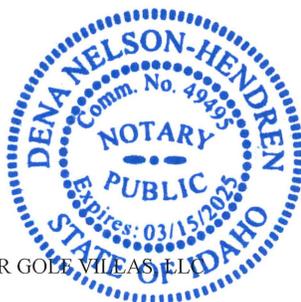
By: The M3 Companies, L.L.C.,
an Arizona limited liability company
Its: Sole Member


By William I. Brownlee
Manager

STATE OF IDAHO)
) : SS
County of Ada)

On this 11th day of October, 2023, before me Dena Nelson-Hendren, personally appeared WILLIAM I. BROWNLEE known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that they executed the same as Manager of The M3 Companies, L.L.C., the limited liability company that is the Sole Member of M3 Builders, L.L.C., the limited liability company that is Manager of M3 ID Valor Golf Villas, L.L.C.

(seal)




Notary Public for Idaho
My commission expires on 3.15.2025

CITY

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

**RESOLUTION NO. R93-2023
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE
MAYOR TO EXECUTE THE AMENDED EMERGENCY MANAGEMENT JOINT
POWERS AGREEMENT BETWEEN THE CITY OF KUNA AND ADA COUNTY**

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City of Kuna is hereby authorized to execute the Amended Emergency Management Joint Powers Agreement with the Ada County is entered into this 21st day of November, 2023 pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of November, 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of November, 2023.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, Interim City Clerk

AGREEMENT NO. 10878-3-23

AMENDED EMERGENCY MANAGEMENT JOINT POWERS AGREEMENT

THIS RENEWED AND AMENDED JOINT POWERS AGREEMENT is effective the _____ day of _____, 20____, by and between Ada County, a body politic and corporate whose address is 200 W. Front St., Boise, Idaho 83702 (“Ada County”); Ada County Highway District, a single county-wide highway district created pursuant to Idaho Code §§ 40-1401 *et seq.*, whose address is 3775 Adams St., Garden City, Idaho 83714 (“ACHD”); City of Boise, a municipal corporation whose address is 150 N. Capitol Blvd., Boise, Idaho 83702 (“Boise”); City of Eagle, a municipal corporation whose address is 660 E. Civic Ln., Eagle, Idaho 83616 (“Eagle”); City of Garden City, a municipal corporation whose address is 6015 Glenwood, Garden City, Idaho 83714 (“Garden City”); City of Kuna, a municipal corporation whose address is 751 W. 4th St., Kuna, Idaho 83634 (“Kuna”); City of Meridian, a municipal corporation whose address is 33 E. Broadway Ave., Meridian, Idaho 83642 (“Meridian”); and the City of Star, a municipal corporation whose address is 10769 W. State Street, Star, Idaho 83669 (“Star”) (collectively referred to herein as the “Participants”).

RECITALS:

- A. Ada County is authorized by Idaho Code § 46-1009 to create an intergovernmental agency responsible for disaster preparedness and coordination of response, and, for that purpose, pursuant to this Agreement, Ada County has established the Ada County Emergency Management and Community Resilience (EMCR), which is a separate and independent department under the administration of Ada County.
- B. The Participants desire to build and sustain regional core emergency management capabilities by implementing strategies to address identified planning, organization, equipment, training, and exercise needs to prevent, protect against, respond to, and recover from natural, technical and other catastrophic events.
- C. The Participants understand that emergency preparedness is not exclusive to any single level of government or organization, but is best served by the combined efforts of the whole community. As such, the Participants desire to partner with and obtain advice and input from each other on emergency management priorities, activities and funding, including, but not limited to resource allocations before, during and after disasters. The Participants also recognize the need for a forum for the technical aspects of expenditures to be researched, discussed, planned, and prioritized.
- D. It is the desire of the Participants to adopt this Joint Powers Agreement to create the Ada City-County Emergency Management Executive Council (“ACCEM”) to provide for emergency management programs and systems and to address areas of technology, research, planning and prioritization of projects involving the use of emergency management resources including, but not limited to federal grants.

- E. All Participants will retain control over those matters not related to ACCEM or this Agreement, which retained control, may include, but is not limited to: budgeting personnel decisions, equipment, offices, payroll, day-to-day operations and other related matters not impairing the operation or functioning of ACCEM.
- F. The Participants understand and agree, pursuant to Idaho Code § 46-1025, that federal and state grants and funds awarded through the Idaho Department of Homeland Security are distributed directly to counties for the purpose of assisting counties in achieving the goals and objectives outlined in approved county grant proposals.

NOW, THEREFORE, in consideration of the foregoing recitals, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Participants covenant and agree as follows:

1. Purpose. The purpose of this Agreement is for the Participants to jointly identify, plan for, and assess hazards and risks affecting residents of all of Ada County, including all of the geographical areas governed by each of the Participants; to guide future preparedness efforts across all mission areas; and to set priorities for development of regional core emergency management capabilities.

2. Ada City-County Emergency Management Executive Council. There is hereby created ACCEM.

2.1 Membership. The members of ACCEM shall be comprised of one representative from each Participant. The representative shall be an elected official from each Participant, including the mayor of each incorporated city, the chairperson of the Ada County Board of Commissioners and the President of the ACHD Board of Commissioners. There shall be one additional representative each from Ada County and Boise City. The additional representative from Ada County shall be an Ada County Commissioner appointed by a resolution of the Ada County Board of County Commissioners. The additional representative from Boise City shall be a Boise City Councilperson appointed by a resolution of the Boise City Council. These two additional representatives shall serve at the pleasure of the body that appointed such representative. Each Participant's representative may designate in writing one alternate elected official to serve in his or her absence with the full authority to act on his or her behalf in all matters before ACCEM.

2.2 Duties of ACCEM. ACCEM shall perform all actions reasonably necessary to fulfill the responsibilities and obligations existing pursuant to Idaho Code § 46-1009. These duties shall include, but are not limited to:

- 2.2.1 Considering policy implications and determining future preparedness priorities across all mission areas related to identified hazards and risks affecting residents of Ada County;

- 2.2.2 Facilitating interactions among ACEM, the Technical Advisory Group ("TAG"), the Local Emergency Planning Committee ("LEPC"), and all whole community stakeholders to create and validate plans, policies and procedures governing emergency management and identifying core capability needs through discussion and operations-based activities;
- 2.2.3 Facilitating sharing of specialized resources such as supplies, equipment, facilities, and personnel with any Participant, or their various public or private sector partners with emergency management missions, through maintaining resource inventories and sharing agreements and allowing use of grant purchased equipment in support of emergency management functions, consistent with existing and future mutual aid or resource sharing agreements;
- 2.2.4 Enhancing emergency management coordination and communication between government agencies, businesses and industry, and volunteer agencies for both preparedness efforts and operational activities;
- 2.2.5 Promoting disaster recovery through a focus on the timely restoration, strengthening, and revitalization of infrastructure, housing, and a sustainable economy, as well as the health, social, cultural, historic, and environmental fabric of Ada County;
- 2.2.6 Supporting an environment of coordinated and integrated all-hazards comprehensive county-wide emergency management activities that include joint planning, training, equipping, exercising, and evaluation of capabilities;
- 2.2.7 Providing qualified individuals from within their jurisdictions to serve as members of ACEM committees;
- 2.2.8 Supporting inter-governmental plans that address roles and responsibilities for all phases of emergency management, and after consultation with the TAG and LEPC, making a recommendation to Participants that such be adopted;
- 2.2.9 After consultation with the TAG and the LEPC, make determinations regarding spending priorities for county-wide emergency management;
- 2.2.10 Approving and submitting a budget to the Board for the Membership Contributions submitted by Participants for deposit in the Emergency Management Fund.

2.3 Bylaws. ACEM shall have the power and authority to make such bylaws as may be necessary to its operation.

2.4 Committees. ACEM may create such committees as may be necessary to its operation; provided however, that there shall be created a Technical Advisory Group ("TAG") and a Local Emergency Planning Committee ("LEPC") with such bylaws provided therefore as may be necessary for their operation.

2.5 Grant Funds. The Participants understand and agree that grant funds for emergency management are provided to the County by the State of Idaho and that the Board has oversight over the expenditure of the grant funds. The Participants further understand and agree that county-wide emergency management requires cooperation and meaningful review by all Participants to ensure that the use and expenditure of grant funds are applied beneficially for all Participants. ACCEM, upon receipt and review of recommendations from the TAG and/or LEPC, shall make recommendations to the Board regarding the use and expenditure of all grant funds received by the County from the Idaho Office of Emergency Management. The Board shall follow the recommendations of ACCEM to the maximum extent possible and shall report back to ACCEM those instances when the recommendations are not followed along with a statement as to the reasons therefore. All Participants shall sign such sub-grant agreements and liability waivers as are reasonably requested by Ada County for the purposes of receiving grants funds. To the extent available, Participants may continue to apply for grants for which they qualify on an individual basis.

3. Ada County Department of Emergency Management and Community Resilience (EMCR). EMCR shall operate as a separate and independent Department under the administration of the Board. The primary mission of ACCEM shall be to coordinate and integrate an all-hazard, comprehensive, county-wide emergency management program on behalf of all Participants to prevent, protect against, mitigate, respond to, and recover from the threats and hazards that pose the greatest risk to the citizens and residents of Ada County.

3.1 Director of EMCR and Community Resilience. The Director of EMCR (the "Director") shall be employed by Ada County; provided, however, that the Board shall consult with ACCEM regarding all employment decisions the Board makes regarding the Director, including, but not limited to, hiring, termination, and discipline. Should the Director resign or be terminated, the Board shall appoint an interim Director to discharge all the duties and exercise all the powers of the Director until the selection of a permanent Director is made in consultation with ACCEM.

3.2 Director's Duties. The Director shall be an ex officio, non-voting member of ACCEM, shall attend all meetings of ACCEM, and shall perform such duties for ACCEM as may be established by this Agreement and the Bylaws and as otherwise assigned by ACCEM.

3.3 EMCR Employees. Ada County shall employ such EMCR staff members payable out of the Emergency Management Fund as approved in its annual ACCEM budget and shall be responsible for the payment of all staff wages, payroll taxes, fringe benefits and other costs. Upon request, Ada County may provide the services of EMCR employees to other Participants for the purpose of developing regional core emergency management capabilities.

3.4 Books and Records. Ada County shall maintain in compliance with Idaho Code, books and records for the Emergency Management Fund which shall be available for inspection and review by ACCEM at any time during business hours.

3.5 Fiscal Year. The fiscal or business year of the Board, Council and EMCR shall begin on the first day of October and end on the last day of September.

3.6 Budget. The Director shall present a preliminary budget and proposed membership contributions to ACCEM for consideration and for subsequent incorporation into each Participant's budgeting processes. A final budget will be presented to ACCEM for approval no later than the 1st day of August of each fiscal year. ACCEM shall submit a final recommended budget to the Board no later than August 15th of each fiscal year.

4. Emergency Management Fund. There shall be deposited into the Emergency Management Fund such property taxes, grants (as modified by section 4.2 below), Membership Contributions, and such other funds as may be obtained by Ada County or donated to it for the purposes set forth in Idaho Code § 46-1009 and such expenses shall be allowed as may be appropriated in the annual budget for the Emergency Management Fund.

4.1 Membership Contributions. Each Participant shall pay annual membership contributions in accordance with the terms contained herein to contribute towards funding the ACCEM program ("Membership Contributions"). Payment (or non-payment) of these funds by a participating municipality is not intended to enable or limit that municipality's ability to access EMCR services (i.e., planning, organizing, training, equipping, and exercising). Contributions are intended to provide members with voting privileges and access to discussions where emergency management priorities are set for Ada County. Membership contributions for Ada County are determined based on each member jurisdiction's respective percentage of total County population, with the exception of ACHD which contributes a fixed amount. Each year, EMCR shall submit its personnel and operating budget to the ACCEM Executive Council for approval. ACCEM uses that approved budget to determine the contributions for each member. For purposes of calculating Membership Contributions, the number of residents located within Ada County and each respective city shall be determined annually by ACCEM using the most current population estimates available to ACCEM. Membership contributions payable by Ada County shall include all of the residents inside the geographical borders of Ada County (including cities) plus the number of residents in unincorporated Ada County. Membership contributions payable by cities shall be determined by the number of residents in each city. Membership Contributions payable by Ada County Highway District shall be \$13,500.00 per year. Membership Contributions shall be due and payable to the Emergency Management Fund in equal installments on a quarterly basis. However, members can provide contributions in advance of the quarterly requirement or in its entirety each year. Membership Contributions may be adjusted annually by ACCEM.

4.2 Grants. Consistent with Section 2.5, Ada County shall apply for grants to fund emergency management capabilities, personnel and operations. Such portions of grants received by Ada County which shall be awarded to fund the programs, personnel and operations of the ACCEM shall be deposited to the Emergency Management Fund.

4.3 Expenses. Consistent with the approved budget, the costs and expenses incurred by Ada County to house, employ staff, and operate the ACCEM program may be assessed against the Emergency Management Fund as any other business expense.

5. Term of Agreement. The Term of this Agreement shall be from the date of signing to September 30, 2024. Each Participant may, solely at its option, and when and if it duly budgets and appropriates funds therefore from revenues legally available to it for the ensuing fiscal year, renew this Agreement for additional annual Renewal Terms. Each annual renewal of this Agreement shall be deemed to be exercised by the Participant upon the adoption by September 15 of any year, of a budget of the ensuing fiscal year, duly budgeting and appropriating the amount of money required to make the payments payable for the next fiscal year by the Participant pursuant to this Agreement. Within ten (10) days following the adoption of a budget duly budgeting and appropriating said funds of the ensuing year, the approving Participant shall deliver to the Chairman of the Board a written statement certifying that it has duly budgeted and appropriated said funds for the ensuing year, which written statement shall be accompanied by a copy of the budget so adopted and a certified copy of the resolution or other official action of the Participant's governing board adopting said budget and appropriating said funds. The due appropriation of funds as aforesaid shall constitute a valid and enforceable obligation of the Participant for the payment of such funds for the purposes provided herein, and shall not be subject to abatement for any cause. Each Renewal Term shall commence on October 1 of the fiscal year following adoption of the budget as provided hereinabove and shall terminate on September 30 of the following calendar year.

6. Withdrawal or Termination. Any Participant may withdraw from this joint powers agreement at any time by resolution duly adopted by the Participant and upon written notice to ACCEM; provided, however, no party shall be entitled to a refund of its Membership Contributions which have been paid. Upon such withdrawal, the withdrawing party shall no longer be entitled to be a member of ACCEM and may not receive all of ACCEM's benefits or services. In addition, ACCEM, upon the affirmative vote of two-thirds (2/3) of its representatives, may terminate any party to this agreement for failure to pay its Membership Contributions within thirty (30) days of written demand for such contributions.

7. Amendment. This Agreement may be amended only by a writing signed and duly authorized by resolution of each Participant.

8. Counterparts. This Agreement may be executed in any number of counterparts and once so executed by all parties thereto, each such counterpart shall be deemed to be an original instrument but all such counterparts together shall constitute but one agreement.

9. Recitals and Exhibits. The recitals to this Agreement and any exhibit attached hereto are incorporated herein by this reference as if set forth in full herein.

IN WITNESS WHEREOF, this Agreement is executed effective as of the day and year first above written.

ADA COUNTY COMMISSIONERS

By: _____
Chair

Dated: _____

ATTEST:

Ada County Clerk

ADA COUNTY HIGHWAY DISTRICT

By: _____
President

Dated: _____

ATTEST:

CITY OF BOISE

By: _____
Mayor

Dated: _____

ATTEST:

City Clerk

CITY OF MERIDIAN

By: _____
Mayor

Dated: _____

ATTEST:

City Clerk

CITY OF STAR

By: _____
Mayor

Dated: _____

ATTEST:

City Clerk

CITY OF EAGLE

By: _____
Mayor

Dated: _____

ATTEST:

City Clerk

CITY OF GARDEN CITY

By: _____
Mayor

Dated: _____

ATTEST:

City Clerk

CITY OF KUNA

By: _____
Mayor

Dated: _____

ATTEST:

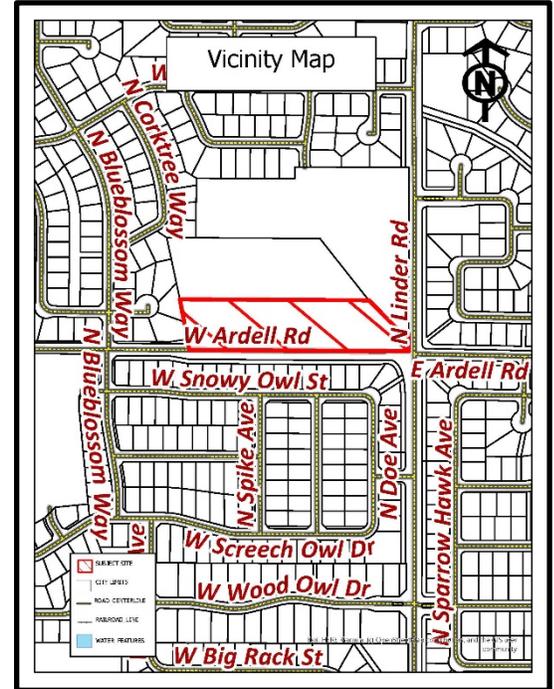
City Clerk

BEFORE THE COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF) Case Nos. 22-13-AN (Annexation), and
) 21-18-S (Preliminary Plat).
TYLER AND CATHERINE MCKINNON)
)
) **STAFF MEMO FOR WHITEROCK**
For 2561 N Linder Road.) **SUBDIVISION.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Staff Analysis
7. Proposed Findings of Fact
8. Commissions' Recommendation to Council
9. Councils' 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
1.5 Staff's Memo			X
1.2 COMMISSION MINUTES 06.27.2023.pdf			X

1.3 COMMISSION SIGN-UP SHEET.pdf			X
1.4 COMMISSION FCO'S PZ.pdf			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 P&Z ANNEXATION & ZONING APPLICATION.pdf			X
2.3 P&Z PRELIMINARY PLAT APPLICATION.pdf			X
2.3 P&Z PRELIMINARY PLAT APPLICATION.pdf			X
2.5 NARRATIVE.pdf			X
2.6 WARRANTY DEED.pdf			X
2.7 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.8 VICINITY MAP.pdf			X
2.9a NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.9b NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.10 ANNEXATION LEGAL DESCRIPTION.pdf			X
2.11 PRELIMINARY PLAT.pdf			X
2.12 LANDSCAPE ILLUSTRATIVE PLAN.pdf			X
2.14 SUBDIVISION NAME RESERVATION.pdf			X
2.16 COMMITMENT TO PROPOERTY POSTING.pdf			X
2.17 COMMON AREA MAINTENANCE.pdf			X
2.18 AGENCY TRANSMITTAL EMAIL.pdf			X
2.19 PUBLIC WORKS.pdf			X
2.20 ADA COUNTY HIGHWAY DISTRICT.pdf			X
2.21 ADA COUNTY DEVELOPMENT SERVICES.pdf			X
2.22 BOISE KUNA IRRIGATION DISTRICT.pdf			X
2.23 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.24 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf			X
2.25a CENTRAL DISTRICT HEALTH.pdf			X
2.25b CENTRAL DISTRICT HEALTH.pdf			X
2.26a DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.26b DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.27 KMN PROOF OF PUBLISH.pdf			X
2.28 PROOF OF LEGAL NOTICE MAILER PZ.pdf			X
2.29 PROOF OF PROPERTY POSTING PZ.pdf			X
2.30 WEBSITE POSTING PZ.pdf			X
2.31 APPLICANT PRESENTATION.pdf			X
2.33 PROOF OF MERIDIAN KUNA NEWS.pdf			X
2.34 PROOF OF LEGAL NOTICE 300' MAILER.pdf			X
2.35 PROOF OF PROPERTY POSTING CC.pdf			X
2.36 WEBSITE POSTING.pdf			X
2.32 CINDY LAU COMMENTS.pdf			X
2.37 LACEY ANDERSON LETTER.pdf			X

II PROJECT SUMMARY

2.1

Description	Details
Acreage	4.99 Ac.
Existing Land Use(s)	Residential and Agriculture
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-6
Lots (No. and Type)	17 Residential, 4 Common
Number of Residential Units	17
Number of Other Lots	4 Common Lots
Number of Phases	1
Net Density (Dwelling Units per Acre)	3.9 DUA

III APPLICANTS REQUEST

- 3.1** Applicant requests approval for Annexation of approx. 4.99 acres and to zone the property R-6; and request Preliminary Plat approval in order to subdivide the site into 17 single-family lots, and four (4) common lots. The site is located at the northwest corner of Linder and Ardell Roads (APN; S1314142375).

IV PROCESS AND NOTICING

- 4.1** Kuna City Code (KCC), [1-14-3](#) states Annexation and Preliminary Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code [\(I.C.\) § 67-65](#).
- A.** Neighborhood Meeting: July 14, 2022 (5 Attendees), and January 6, 2023 (6 Attendees)
 - B.** Pre-Application Meeting: July 7, 2022
 - C.** Agency Comments Request: December 12, 2022, and May 1, 2023
 - D.** 300 FT Legal Mailer Notice: November 1, 2023
 - E.** Meridian Kuna News Newspaper: November 3, 2023
 - F.** Site Posted: October 4, 2023
 - G.** Website Posting: November 9, 2023

V GENERAL PROJECT FACTS

5.1 Site Features

- A.** The subject site is located in unincorporated Ada County and touches Kuna City limits on all three (3) sides and is currently zoned Rural Residential and has historically contained a single residence with outbuildings and also partially used for Agriculture purposes.

- B.** The proposed project site currently has vegetation consistent with that of a residential lot and the remainder as Agriculture fields. The site has an estimated average slope of 1.0 - 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.
- C.** Staff is not aware of any environmental issues, health or safety conflicts, beyond being within the Nitrate Priority Area Boundary. Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

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

VI STAFF ANALYSIS

6.1 Ada County Highway District

- A.** See the Ada County Highway District Reports by [CLICKING HERE](#).
- B.** Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along Collector roadways shall be eight (8) foot wide detached with 4 - 8 foot wide irrigated planter strip, and concrete vertical curb and gutter.
- C.** Staff agrees with ACHD recommending that two (2) direct north/south private drives be added as a measure to promote better accessibility and following [KCC 5-2A-5](#) as shown in section C. 9 of the [ACHD report](#).

6.2 Idaho Transportation

- A.** ITD did not submit comments.

6.3 COMPASS

- A.** COMPASS did not submit comments.

6.4 Pathways and Trails Master Plan

- A.** The Pathways Master Plan Map indicates a future Bike route adjacent to the site on the south side.

6.5 Site Layout and Dimensional Standards

- A. The Applicant proposes public local streets within the project.
- B. Staff notes the proposed preliminary plat appears to be in compliance with [KCC 5-3-3](#).
- C. Staff notes the developer is responsible for ensuring all housing products fit on all proposed home lots.

6.6 Parking

- A. The Applicant has provided at least two (2) off street parking spots for each single-family residential unit in accordance with [KCC 5-9](#).

6.7 Open Space

- A. The Applicant proposes .56 acres of open space which is 11.00% of the site. This does not include required landscape buffers. [KCC 5-17-12](#) requires that a minimum 7.00% of the developments gross land area shall be used for open space purposes and excluding required residential buffers. All proposed landscaping, buffers and common space shall comply with [KCC 5-17](#).
- B. If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with [KCC 6-4-2-B.11](#). In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot within the site and may not simply be removed.

6.8 Fencing

- A. The Applicant shall and install “see-through” fencing along all residential buildable lot property lines abutting pathways, greenbelts and common areas. All fencing shall comply with [KCC 5-5-5](#).

6.9 Public Works

- A. According to [Exhibit 2.19](#), Sewer capacity (equivalent dwelling units (EDU’s) are available from the 18” Danskin sewer force main project and will be distributed on a first come first serve basis in accordance with resolution R90-2022. Public Works staff can support approval of this application since the 18” Danskin sewer force main construction has been completed. A QLPE/will-serve (up to 40 EDU’s) may become available for the Whiterock Subdivision. Planning and Zoning staff agrees with Public Works assessment.
- B. The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review.

Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED lights. All street light installation shall comply with [KCC 6-4-2](#).

6.10 Comprehensive Plan

- A.** Goal Area 3: Kuna’s land uses will support a desirable, distinctive and well-designed community.
1. Goal 3.D.: Encourage development of housing options and strong neighborhoods.
 - Objective 3.D.1.: Encourage development of housing options for all citizens.
 - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
 - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
 - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
 2. Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Analysis: The development of additional housing types and sizes complies with the City Goals of diverse and adequate housing options for residents.

- B.** Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.
1. Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
 - Objective 4.B.2.: Maintain/expand sidewalks/pedestrian facilities within the community.
 - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
 - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
 - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
 2. Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
 - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
 - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
 - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility

- connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
- Objective 4.C.2.: Ensure expansion of pathways, trails and on-street bicycle routes.
 - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- 3. Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
 - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
 - Policy 4.D.2.a: Extend and expand Mid-Mile Roads as growth occurs.
 - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

Analysis: Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers multiple ways for connectivity and access for all residents.

6.11 Conclusion:

Upon review, staff finds the request for Annexation, and Preliminary Plat to be in compliance with [KCC Title 5](#) and [Title 6; \(I.C.\) § 67-65, § 50-222, §50-13](#) and the Kuna Comprehensive Plan; and staff recommends if the Council approves Case Nos. 22-13-AN and 22-18-S, the Applicant shall be subject to the Conditions of Approval listed in Sections “XIII and IX” (8 & 9) of this Report.

VII PROPOSED FINDINGS OF FACT

If the Council wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

- 7.1 Have the public notice requirements been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances?
- A. The Applicant held two Neighborhood Meetings; July 14, 2022 (5 Attendees) and January 26, 2023 (6) attended the meeting in accordance with I.C. and KCC. (+)
- B. Legal Mailer Notices were mailed out to residents within 300-feet of the proposed project site on November 1, 2023, and a legal notice was published in the Kuna Melba Newspaper on November 3, 2023, in accordance with I.C. and KCC. (+)
- C. The Applicant posted a sign on the property on October 4, 2023. (+)
- 7.2 Based on the evidence presented does the application generally comply with Kuna City Code (KCC)?

- A. The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements AND public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed. (+)
- 7.3 Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
- A. The Comprehensive Plan designates the property as Medium Density Residential, the proposed zoning district is R-6 (MDR). (+)
- B. The development includes additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods. (+)
- C. Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents. (+)
- 7.4 Can the availability of existing and proposed public services accommodate the proposed development?
- A. ACHD can support the development with all Site-Specific Conditions of approval being satisfied. (+)
- B. ITD requires no mitigation improvements to serve the development. (+)
- C. Sewer has become available with the completion of the Danskin Sewer Force Main (+)
After the creation of the original Staff Memo, the Danskin Lift Station Upgrade was completed.
- D. Potable water connection is available for the subject site. (+)
- E. Pressurized irrigation connection is available for the subject site. (+)
- F. Kuna School District testified at the Commission meeting they are unable to serve additional students. (-)
- 7.5 Does the public have the financial capability to provide supporting services to the proposed development?
- A. Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected. (+)

- 7.6** Does the proposed project consider health and safety of the public and the surrounding area's environment?
- A.** Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will be implemented as a part of this project. (+)
 - B.** No major wildlife habitats will be impacted by the proposed development. (+)
There are no designated wildlife habitats within or adjacent to the proposed project.
- 7.7** Does the site landscaping meet the intent of the landscape Ordinance?
- A.** A six- foot (6') vinyl fence is proposed around the perimeter of the subdivision where permitted. (+)
 - B.** Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#). (+)
 - C.** A Landscape buffer comprised of sod, trees and other plantings will be provided along N Linder and W Ardell Roads. (+)
 - D.** Applicant proposes .53 acres of qualified open space exceeding the 7.00% minimum. (+)
 - E.** Internal sidewalks and stub streets are provided for connectivity within the development. (+)
- 7.8** Does the proposed application constitute orderly development?
- A.** The proposed subject site is located adjacent to the Kuna City Limits and touches the city limits on three (3) sides. (+)
 - B.** Subdivisions are under active construction to the west and east of the subject site. (+)
 - C.** Streets are proposed to connect to stubs provided by previous development. (+)
- 7.9** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.
- Pursuant to [Idaho Code 67-8003](#), the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.

VIII COMMISSIONS' RECCOMENDATION TO COUNCIL

The Commission voted 4-0-1 to recommend approval of Case Nos. 22-13-AN and 22-18-S, for the Annexation and Preliminary Plat request at 2561 N Linder Road, on June 27, 2023.

IX COUNCIL'S PROPOSED ORDER OF DECISION

*Note: These proposed motions are for **Approval, Conditional Approval or Denial** of the Annexation, and Preliminary Plat. However, if the Council wishes to Approve or Deny specific parts of these requests as detailed in the Memo, those changes must be specified.*

Based upon the record contained in Case Nos. 22-13-AN and 22-18-S, including the Comprehensive Plan, Kuna City Code, Staff's analysis, including the exhibits, and the testimony during the Public Hearing the Council hereby **Approves/Conditionally Approves / Denies** the Annexation and Preliminary Plat subject to the following Conditions of Approval:

9.1 Transportation

- A. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with [KCC 5-17-14](#) and [6-4-2](#).
- B. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- D. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

9.2 Site Layout, Dimensional Standards and Parking

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).
- C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with [KCC 5-3-3](#).

9.3 Landscape, Open Space and Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).

- B.** 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 in public Rights-of-Way shall be with approval from ACHD.
- C.** Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- D.** The Landscape Plan and Preliminary Plat (dated 3.29.23) will be considered binding site plans as amended and/or approved.
- E.** 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](#).
- F.** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- G.** Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

9.4 Public Works

- A.** 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](#).
- B.** Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C.** 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 Pressure Irrigation System of the City (KMIS).
- D.** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E.** The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
- F.** The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance

has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

- G.** 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.
- H.** Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- I.** In accordance with R90-2022, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.

9.5 General

- A.** 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:
 - 1.** The City Engineer shall approve all sewer connections.
 - 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 an approved drainage plan.
 - 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".
 - 4.** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - 5.** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 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).
 - 7.** All public rights-of-way shall be dedicated and constructed to the 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.
- B.** The 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.

- C.** Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D.** 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.
- E.** Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
- F.** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

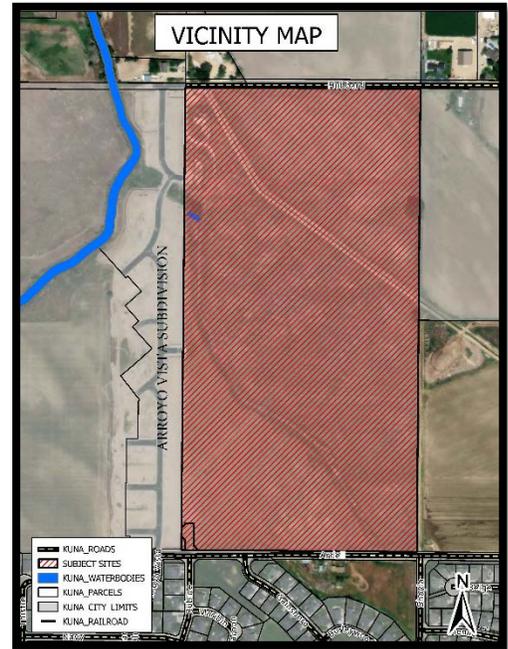
DATED this 21st day of November 2023.

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 23-08-TE**
)
STERLING HOMES, INC.)
)
For the Ewing Meadows Subdivision Preliminary) **STAFF MEMO FOR PRELIMINARY**
Plat Time Extension.) **PLAT TIME EXTENSION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. General Project Facts
4. Staff Analysis
5. Proposed Findings of Fact
6. 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
1.1 STAFF MEMO			X
2.1 PRELIMINARY PLAT TIME EXTENSION APPLICATION.pdf			X
2.2 EWING MEADOWS FCO'S.pdf			X
2.3 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf			X

II PROJECT SUMMARY

Description	Details
Acreage	Approx. 80.75
Existing Land Use(s)	R-6 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-6 (Medium Density Residential)
Lots (No. and Type)	315 (294 buildable, 21 common)
Number of Residential Units	294
Number of Phases	3

III GENERAL PROJECT FACTS

- 3.1** The Ewing Meadows Subdivision (Case Nos. 21-04-ZC, 21-05-S) was approved by Council December 7, 2021, with the Findings of Fact and Conclusions of Law being signed December 21, 2021.
- 3.2** The Developer is working on preparing the Phase 1 Final Plat and expect to be able to begin within the near future.

IV STAFF ANALYSIS

- 4.1** Per staff conversations with Public Works, the Ewing Meadows Subdivision Preliminary Plat construction plans are under review; review is approximately 75% complete. Additionally, half of the Ewing Meadows Subdivision connections can be accommodated by the Arroyo Lift Station until the future Regional Lift Station is online.
- 4.2** Per [KCC 6-2-3\(J.1\)](#), a Preliminary Plat shall be valid for two (2) years from date of approval of the Findings of Fact and Conclusions of Law (FCOs) by City Council; the FCO's were signed December 21, 2021.
- 4.3** Per [KCC 6-2-3\(J.6\)](#), the City Council is under no obligation to grant a Time Extension; however, due to the current market, Applicant requests Time Extension be granted.
- 4.4** In the event this Time Extension is approved, the time schedule for all project Phases will also be reset, per [KCC 6-2-3\(J.7\)](#).
- 4.5** **Conclusion:** Upon review, staff finds the Preliminary Plat Time Extension request to be in compliance with [KCC Title 6](#) and [Idaho Code §67-65](#).

V PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 23-08-TE, including, Kuna City Code, Staff's Memorandums, and exhibits, the Council hereby (*Approves/Conditionally Approves/Denies*) the Preliminary Plat Time Extension request for Ewing Meadows Subdivision.

If the Council wishes to approve, deny, or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

- 5.1** Does the Preliminary Plat Time Extension application contain all the listed requirements and does the request comply with [KCC 6-2-3](#)?
- A.** The Applicant has submitted a complete application which appears to meet the requirements listed in Kuna City Code. (+)
- 5.2** Is Ewing Meadows Subdivision eligible to receive Preliminary Plat Time Extension?
- A.** Based on staff review and [KCC 6-2-3\(J.8\)](#), the Ewing Meadows Subdivision is eligible to receive a two (2) year Time Extension; if Council approves this request, the new expiration date would be December 5, 2025.

VI COUNCIL'S PROPOSED ORDER OF DECISION

Note: These motions are for the Approval, Conditional Approval or Denial of the Preliminary Plat Time Extension. However, if Council wishes to Approve or Deny specific parts of these requests, those changes must be specified.

Based upon the record contained in Case No. 22-08-TE, including Kuna City Code, Staff's Memorandums, and the exhibits, City Council hereby (*Approves/Conditionally Approves/Denies*) the Preliminary Plat Time Extension for Ewing Meadows Subdivision, subject to the following Conditions:

6.1 General:

- A.** Developer/Owner/Applicant shall adhere to the Conditions of Approval as provided in the original FCO's approved December 21, 2021, and any other such Conditions the Council may choose to impose.
- B.** The Ewing Subdivision Subdivision Preliminary Plat will expire December 5, 2025.
- C.** If necessary, Developer/Owner/Applicant shall submit a Preliminary Time Extension application to staff no later than October 6, 2025.
- D.** 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.

DATED this 21st day of November 2023.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

MEMO

Date: November 21, 2023
From: Doug Hanson, Planning & Zoning Director
To: Kuna City Council
RE: Contingency Funds Request for Kuna-Meridian Road/State Highway 69 Corridor Study

Mayor and City Council Members,

Council approved \$362,046.00 for work to be completed on the Kuna-Meridian Road/State Highway 69 Corridor Study with a completion date October 1, 2023.

A total of \$254,012.69 was spent through October 1, 2023. The target date for completion was unable to be met and funds were not appropriated within the adopted 2024 budget.

Staff requests the Council approve the remaining \$108,033.31 from contingency for fiscal year 2024 for the completion of the study.

Thank you,

A handwritten signature in blue ink, appearing to read 'Doug Hanson'.

Doug Hanson
Planning & Zoning Director
dhanson@kunaid.gov
208-287-1771

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
GENERAL FUND					
01-4000	STATE LIQUOR DISTRIBUTION	304,523.00	263,660.81	-40,862.19	115.5%
01-4001	SALES TAX REVENUE SHARE-STATE	2,781,268.82	2,243,586.70	-537,682.12	124.0%
01-4100	PROPERTY TAX REVENUE	4,262,789.74	4,170,123.52	-92,666.22	102.2%
01-4110	PROPERTY TAX INTEREST & PENALT	4,446.12	3,000.00	-1,446.12	148.2%
01-4120	SALES TAX REVENUE SHARE-COUNTY	225.00	225.00	.00	100.0%
01-4130	COUNTY FINE DISTRIBUTION	48,517.75	10,000.00	-38,517.75	485.2%
01-4155	ADMINISTRATION SERVICES	302,487.00	290,000.00	-12,487.00	104.3%
01-4170	FRANCHISE FEES	673,037.36	448,687.24	-224,350.12	150.0%
01-4173	INTEREST REVENUE	691,597.66	50,000.00	-641,597.66	1383.2%
01-4180	LICENSES / BUSINESS	3,725.00	3,000.00	-725.00	124.2%
01-4181	LICENSES / LIQUOR	5,262.50	3,000.00	-2,262.50	175.4%
01-4182	LICENSES / BEER	3,825.00	1,000.00	-2,825.00	382.5%
01-4183	LICENSES / WINE	3,750.00	1,800.00	-1,950.00	208.3%
01-4184	LICENSES / DOGS	6,133.20	6,000.00	-133.20	102.2%
01-4185	MISCELLANEOUS INCOME	40,402.31	60,483.69	20,081.38	66.8%
01-4186	PUBLIC ENTERTAINMENT REVENUE	28,272.98	.00	-28,272.98	.00
01-4189	PERMITS / OPEN CONTAINER	60.00	.00	-60.00	.00
01-4190	PERMITS / CATERING	530.00	200.00	-330.00	265.0%
01-4193	PERMITS / VENDORS	10,721.75	1,400.00	-9,321.75	765.8%
01-4195	RENTAL INCOME	18,148.50	10,000.00	-8,148.50	181.5%
01-4197	RV DUMP REVENUE	5,106.83	5,000.00	-106.83	102.1%
01-4360	BUILDING PERMITS	837,812.39	836,246.60	-1,565.79	100.2%
01-4361	PLUMBING PERMITS	254,807.34	206,631.57	-48,175.77	123.3%
01-4362	ELECTRICAL PERMITS	298,815.31	255,897.07	-42,918.24	116.8%
01-4391	IRES CHECK FEES	11,025.00	15,000.00	3,975.00	73.5%
01-4392	MECHANICAL PERMITS	107,195.71	79,308.95	-27,886.76	135.2%
01-4800	GAIN/LOSS ON DISPOSITION	-3,465.16	.00	3,465.16	.00
01-4900	TRANSFERS IN	337,357.52	.00	-337,357.52	.00
01-4950	CARRY OVER	.00	20,250,000.00	20,250,000.00	.00
Total Revenue:		11,038,378.63	29,214,251.15	18,175,872.52	37.8%
01-5000	SAL. & WAGES-ELECTED OFFICIALS	90,897.96	116,529.43	25,631.47	78.0%
01-5005	SALARIES & WAGES - STAFF	1,691,204.12	1,817,439.75	126,235.63	93.1%
01-5009	SALARIES & WAGES - SEASONAL	4,155.38	29,848.00	25,692.62	13.9%
01-5800	OASDI - EMPLOYER	108,975.77	121,756.63	12,780.86	89.5%
01-5810	MEDICARE - EMPLOYER	25,034.66	83,979.42	58,944.76	29.8%

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
01-5820	GROUP MEDICAL INSURANCE	255,315.43	393,160.20	137,844.77	64.9%
01-5830	GROUP LIFE INSURANCE	530.98	1,254.75	723.77	42.3%
01-5840	PERSI EMPLOYER 401(a)	207,793.41	232,754.15	24,960.74	89.3%
01-5850	WORKERS' COMPENSATION INS.	16,361.36	31,021.85	14,660.49	52.7%
01-5860	GROUP DENTAL/VISION INSURANCE	20,438.48	25,572.44	5,133.96	79.9%
01-5950	TEAM BUILDING, ONBOARDING	6,393.81	3,500.00	-2,893.81	182.7%
01-6000	LAW ENFORCEMENT SERVICES	3,383,381.08	3,414,749.26	31,368.18	99.1%
01-6005	ANIMAL CONTROL SERVICES	143,586.96	143,587.00	.04	100.0%
01-6020	CAPITAL IMPROVEMENTS	.00	.00	.00	.00
01-6025	JANITORIAL	16,707.43	20,300.00	3,592.57	82.3%
01-6027	CODE ABATEMENT EXPENSE	.00	600.00	600.00	.00
01-6045	CONTINGENCY	1,642,551.58	15,000,322.03	13,357,770.45	11.0%
01-6052	CONTRACT SERVICES	348,972.66	355,500.00	6,527.34	98.2%
01-6070	DONATIONS EXPENSE	15,265.33	30,000.00	14,734.67	50.9%
01-6075	DUES & MEMBERSHIPS	71,879.05	83,385.00	11,505.95	86.2%
01-6085	ELECTION EXPENSES	.00	750.00	750.00	.00
01-6095	BAD DEBT EXPENSE	200.00	.00	-200.00	.00
01-6097	DEPOSITS ON ACCOUNT	-30.90	.00	30.90	.00
01-6125	LEGAL PUBLICATIONS	17,845.74	32,250.00	14,404.26	55.3%
01-6130	LIABILITY & PROPERTY INSURANCE	41,358.33	41,358.33	.00	100.0%
01-6135	PUBLIC ENTERTAINMENT	117,353.23	84,200.00	-33,153.23	139.4%
01-6140	MAINT. & REPAIR BUILDING	35,534.74	43,600.00	8,065.26	81.5%
01-6141	IT SMALL EQUIPMENT	8,305.30	8,000.00	-305.30	103.8%
01-6142	MAINT. & REPAIR - EQUIPMENT	59,921.10	67,700.00	7,778.90	88.5%
01-6150	MAINTENANCE & REPAIRS - SYSTEM	172,193.20	203,000.00	30,806.80	84.8%
01-6155	MEETINGS/COMMITTEES	3,785.19	17,430.00	13,644.81	21.7%
01-6160	MISCELLANEOUS EXPENSES	18,526.24	22,000.00	3,473.76	84.2%
01-6165	OFFICE SUPPLIES	18,935.68	32,000.00	13,064.32	59.2%
01-6166	PP&E PURCHASES - OPERATIONS	.00	.00	.00	.00
01-6175	SMALL TOOLS	34,386.22	49,400.00	15,013.78	69.6%
01-6188	SIGNAGE	95.38	3,000.00	2,904.62	3.2%
01-6190	POSTAGE & BILLING	29,863.24	31,500.00	1,636.76	94.8%
01-6202	PROFESSIONAL SERVICES	153,880.71	127,000.00	-26,880.71	121.2%
01-6203	PROSECUTORIAL SERVICES	54,000.00	54,000.00	.00	100.0%
01-6211	RENT-BUILDINGS & LAND	1,782.00	3,500.00	1,718.00	50.9%
01-6212	RENT-EQUIPMENT	32,306.71	41,500.00	9,193.29	77.8%
01-6230	SAFETY TRAINING & EQUIPMENT	11,036.24	4,600.00	-6,436.24	239.9%
01-6255	TELEPHONE	24,595.49	28,300.00	3,704.51	86.9%
01-6265	TRAINING & SCH00LING	12,116.12	21,500.00	9,383.88	56.4%

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
01-6270	TRAVEL	2,939.92	11,100.00	8,160.08	26.5%
01-6280	UNEMPLOYMENT EXPENSES	5,802.00	7,000.00	1,198.00	82.9%
01-6285	UNIFORMS	4,210.71	6,450.00	2,239.29	65.3%
01-6290	UTILITIES	127,636.72	175,400.00	47,763.28	72.8%
01-6300	FUEL	34,950.74	36,000.00	1,049.26	97.1%
01-6305	VEHICLE MAINTENANCE & REPAIRS	32,463.04	12,200.00	-20,263.04	266.1%
01-6400	TRANSFERS OUT	5,594,266.37	6,089,452.91	495,186.54	91.9%
01-6500	CASH OVER/SHORT	-20.04	50.00	70.04	-40.1%
01-6505	BANK FEES	48,190.62	54,750.00	6,559.38	88.0%
Total Expenditure:		14,747,875.49	29,214,251.15	14,466,375.66	50.5%
Net Total GENERAL FUND:		-3,709,496.86	.00	3,709,496.86	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
GRANT FUND					
03-4200	GRANT REVENUE	.00	1,809,678.00	1,809,678.00	.00
03-4201	TRANSPORTATION GRANT-ORCHARD	311,915.00	.00	-311,915.00	.00
03-4203	STEP GRANT	117,000.00	.00	-117,000.00	.00
03-4215	CARES ACT AND ARPA	183,362.00	.00	-183,362.00	.00
03-4216	REV.- DOWNTOWN REVITALIZATION	.00	.00	.00	.00
03-4218	REV-COMPASS CIM DOWNTOWN REVIT	25,000.00	.00	-25,000.00	.00
03-4225	REVENUE - ART SHOWS	.00	.00	.00	.00
03-4229	REV-COMPASS PRK GBELT PATHWAY	18,000.00	.00	-18,000.00	.00
03-4285	MISCELLANEOUS INCOME	27,960.29	.00	-27,960.29	.00
03-4900	TRANSFERS IN	4,810,563.36	4,787,393.58	-23,169.78	100.5%
Total Revenue:		5,493,800.65	6,597,071.58	1,103,270.93	83.3%
03-6160	MISCELLANEOUS EXPENSES	.00	.00	.00	.00
03-6354	GRANT EXPENDITURES	150,882.27	6,597,071.58	6,446,189.31	2.3%
03-6355	TRANSPORTATION-ORCHARD CROSS	42,872.55	.00	-42,872.55	.00
03-6356	RV DUMP EXPENDITURES	.00	.00	.00	.00
03-6369	CARES ACT/ARPA EXPENDITURE	4,993,925.36	.00	-4,993,925.36	.00
03-6373	EXP-MAYOR'S YOUTH COUNCIL	.00	.00	.00	.00
03-6384	EXP-COMMUNITY EVENTS	.00	.00	.00	.00
Total Expenditure:		5,187,680.18	6,597,071.58	1,409,391.40	78.6%
Net Total GRANT FUND:		306,120.47	.00	-306,120.47	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
LATE COMERS FEE FUND					
05-4173	INTEREST REVENUE	154,370.65	20,000.00	-134,370.65	771.9%
05-4504	WATER MAIN CAPACITY FEE	671,656.00	915,245.22	243,589.22	73.4%
05-4604	SEWER MAIN CAPACITY FEE	627,288.00	851,630.58	224,342.58	73.7%
05-4704	PRESSURE IRRIG CAPACITY FEE	412,563.21	556,937.43	144,374.22	74.1%
05-4810	OTHER FINANCING SOURCE	6,327,993.02	.00	.00	.00
05-4950	CARRY OVER BALANCE	.00	3,620,353.29	3,620,353.29	.00
Total Revenue:		8,193,870.88	5,964,166.52	4,098,288.66	31.3%
05-6015	NOTE PAYMENTS	1,471,609.22	.00	.00	.00
05-6017	FIXED ASSET EXPENDITURE	6,327,993.02	.00	.00	.00
05-6045	CONTINGENCY	.00	1,963,966.52	1,963,966.52	.00
05-6160	MISCELLANEOUS EXPENDITURES	.04	200.00	199.96	.00
05-6305	WATER MAIN CAPACITY REIMBURSE	64,461.90	800,000.00	470,162.65	41.2%
05-6306	SEWER MAIN CAPACITY REIMBURSE	60,070.80	2,000,000.00	1,844,553.47	7.8%
05-6307	PR IRR MAIN CAPACITY REIMBURSE	39,712.57	1,200,000.00	49,429.39	95.9%
Total Expenditure:		7,963,847.55	5,964,166.52	4,328,311.99	27.4%
Net Total LATE COMERS FEE FUND:		230,023.33	.00	-230,023.33	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
WATER FUND					
20-4173	INTEREST REVENUE	576,636.89	80,000.00	-496,636.89	720.8%
20-4185	MISCELLANEOUS INCOME	85,398.46	70,000.00	-15,398.46	122.0%
20-4358	DEVELOPMENT SUPPORT SERVICES	2,772.00	2,000.00	-772.00	138.6%
20-4500	METERED WATER SALES	2,868,061.58	2,722,203.36	-145,858.22	105.4%
20-4503	NEW METER	150,402.00	170,000.00	19,598.00	88.5%
20-4505	NEW SERVICE CONNECTION	512,120.00	600,000.00	87,880.00	85.4%
20-4507	WATER TOKEN SALES - BULK WATER	106,585.82	65,000.00	-41,585.82	164.0%
20-4510	SERVICE RECONNECT FEES	9,693.13	7,000.00	-2,693.13	138.5%
20-4550	INSPECTIONS REVENUE	59,320.50	50,000.00	-9,320.50	118.6%
20-4775	LATE PAYMENT FEE	22,439.84	20,000.00	-2,439.84	112.2%
20-4800	GAIN/LOSS ON DISPOSITION	-1,669.25	.00	1,669.25	.00
20-4950	CARRY OVER BALANCE	.00	12,758,773.96	12,758,773.96	.00
Total Revenue:		4,391,760.97	16,544,977.32	12,153,216.35	26.5%
20-5000	SAL. & WAGES-ELECTED OFFICIALS	4,631.84	5,179.09	547.25	89.4%
20-5005	SALARIES & WAGES - STAFF	754,565.94	926,948.23	172,382.29	81.4%
20-5795	OVERTIME SALARIES & WAGES	16,680.28	25,491.08	8,810.80	65.4%
20-5800	OASDI - EMPLOYER	46,959.18	59,372.34	12,413.16	79.1%
20-5810	MEDICARE - EMPLOYER	10,982.46	13,885.47	2,903.01	79.1%
20-5820	GROUP MEDICAL INSURANCE	98,727.47	154,559.19	55,831.72	63.9%
20-5830	GROUP LIFE INSURANCE	293.22	511.50	218.28	57.3%
20-5840	PERSI EMPLOYER 401(a)	90,882.54	114,295.58	23,413.04	79.5%
20-5850	WORKERS' COMPENSATION INS.	14,719.76	28,314.56	13,594.80	52.0%
20-5860	GROUP DENTAL/VISION INSURANCE	8,445.16	10,318.46	1,873.30	81.8%
20-5950	TEAM BUILDING, ONBOARDING	1,633.03	1,500.00	-133.03	108.9%
20-5960	LEAVE TIME FLUCTUATION	8,537.89	5,000.00	-3,537.89	170.8%
20-6020	CAPITAL IMPROVEMENTS	1,404,610.77	3,425,795.46	2,021,184.69	41.0%
20-6025	JANITORIAL	6,907.15	9,000.00	2,092.85	76.7%
20-6045	CONTINGENCY	56,397.56	9,781,247.72	9,724,850.16	0.6%
20-6050	CONTRACT LABOR	3,932.56	25,000.00	21,067.44	15.7%
20-6052	CONTRACT SERVICES	14,864.63	20,000.00	5,135.37	74.3%
20-6060	DEQ ASSESSMENT FEES	26,283.00	35,000.00	8,717.00	75.1%
20-6065	DIG LINE EXPENSE	3,247.62	6,500.00	3,252.38	50.0%
20-6075	DUES & MEMBERSHIPS	5,538.43	7,500.00	1,961.57	73.8%
20-6095	BAD DEBT EXPENSE	.65	299.97	299.32	0.2%
20-6097	DEPOSITS ON ACCOUNT	-34.27	.00	34.27	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
20-6125	LEGAL PUBLICATIONS	621.57	7,000.00	6,378.43	8.9%
20-6130	LIABILITY & PROPERTY INSURANCE	24,298.13	24,298.13	.00	100.0%
20-6131	INSURANCE CLAIMS PAID	.00	1,500.00	1,500.00	.00
20-6140	MAINT. & REPAIR BUILDING	5,959.26	20,000.00	14,040.74	29.8%
20-6141	IT SMALL EQUIPMENT	6,241.59	12,000.00	5,758.41	52.0%
20-6142	MAINT. & REPAIRS- EQUIPMENT	26,191.32	25,000.00	-1,191.32	104.8%
20-6150	M & R - SYSTEM	151,179.91	170,000.00	18,820.09	88.9%
20-6151	M & R - PROCESS CHEMICALS	11,268.54	30,000.00	18,731.46	37.6%
20-6152	M & R - LABORATORY COSTS	11,817.05	17,000.00	5,182.95	69.5%
20-6155	MEETINGS/COMMITTEES	52.68	3,500.00	3,447.32	1.5%
20-6160	MISCELLANEOUS EXPENSES	118.36	30,000.00	29,881.64	0.4%
20-6165	OFFICE SUPPLIES	8,132.26	8,500.00	367.74	95.7%
20-6166	PP&E PURCHASES OPERATIONS	401,804.58	1,186,360.54	784,555.96	33.9%
20-6175	SMALL TOOLS	13,677.70	13,000.00	-677.70	105.2%
20-6190	POSTAGE & BILLING	21,700.67	27,500.00	5,799.33	78.9%
20-6202	PROFESSIONAL SERVICES	27,812.57	42,000.00	14,187.43	66.2%
20-6211	RENT-BUILDINGS & LAND	1,512.00	2,000.00	488.00	75.6%
20-6212	RENT - EQUIPMENT	2,433.27	8,900.00	6,466.73	27.3%
20-6230	SAFETY TRAINING & EQUIPMENT	3,070.89	5,500.00	2,429.11	55.8%
20-6255	TELEPHONE EXPENSE	18,234.01	19,000.00	765.99	96.0%
20-6265	TRAINING & SCHOOLING EXPENSE	6,490.75	6,500.00	9.25	99.9%
20-6270	TRAVEL EXPENSES	939.90	3,000.00	2,060.10	31.3%
20-6280	UNEMPLOYMENT EXPENSES	121.07	4,000.00	3,878.93	3.0%
20-6285	UNIFORMS EXPENSE	3,596.04	5,200.00	1,603.96	69.2%
20-6290	UTILITIES EXPENSE	124,940.62	150,000.00	25,059.38	83.3%
20-6300	FUEL	13,597.87	19,000.00	5,402.13	71.6%
20-6305	VEHICLE MAINTENANCE & REPAIRS	15,666.99	12,000.00	-3,666.99	130.6%
20-6505	BANK FEES	44,304.05	36,500.00	-7,804.05	121.4%
Total Expenditure:		3,524,590.52	16,544,977.32	13,020,386.80	21.3%
Net Total WATER FUND:		867,170.45	.00	-867,170.45	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
SEWER FUND					
21-4173	INTEREST REVENUE	404,073.53	60,000.00	-344,073.53	673.5%
21-4185	MISCELLANEOUS INCOME	71,783.45	45,000.00	-26,783.45	159.5%
21-4358	DEVELOPMENT SUPPORT SERVICES	2,772.00	2,000.00	-772.00	138.6%
21-4505	NEW SERVICE CONNECTION	9.62	.00	-9.62	.00
21-4510	SERVICE RECONNECT FEES	18,162.36	15,000.00	-3,162.36	121.1%
21-4550	INSPECTIONS REVENUE	47,923.50	35,000.00	-12,923.50	136.9%
21-4600	SEWER USER FEES	5,382,880.98	5,009,717.23	-373,163.75	107.4%
21-4606	LID REDUCED SEWER CONNECTION	819,982.01	1,015,803.20	195,821.19	80.7%
21-4640	FARM REVENUE	206,423.55	125,000.00	-81,423.55	165.1%
21-4775	LATE PAYMENT FEE	43,043.03	35,000.00	-8,043.03	123.0%
21-4800	GAIN/LOSS ON DISPOSITION	-772.58	.00	772.58	.00
21-4950	CARRY OVER BALANCE	.00	10,500,000.00	10,500,000.00	.00
Total Revenue:		6,996,281.45	16,842,520.43	9,846,238.98	41.5%
21-5000	SAL. & WAGES-ELECTED OFFICIALS	4,552.35	5,179.09	626.74	87.9%
21-5005	SALARIES & WAGES - STAFF	674,309.03	1,028,368.11	354,059.08	65.6%
21-5795	OVERTIME SALARIES & WAGES	14,092.52	28,280.12	14,187.60	49.8%
21-5800	OASDI - EMPLOYER	42,331.32	65,833.29	23,501.97	64.3%
21-5810	MEDICARE - EMPLOYER	9,864.80	15,396.50	5,531.70	64.1%
21-5820	GROUP MEDICAL INSURANCE	84,648.64	173,392.44	88,743.80	48.8%
21-5830	GROUP LIFE INSURANCE	254.81	576.51	321.70	44.2%
21-5840	PERSI EMPLOYER 401(a)	80,730.23	126,738.12	46,007.89	63.7%
21-5850	WORKERS' COMPENSATION INS.	8,155.50	22,721.33	14,565.83	35.9%
21-5860	GROUP DENTAL/VISION INSURANCE	6,197.09	10,567.30	4,370.21	58.6%
21-5950	TEAM BUILDING, ONBOARDING	3,825.15	2,500.00	-1,325.15	153.0%
21-5960	LEAVE TIME FLUCTUATION	-17,561.29	10,000.00	27,561.29	-175.6%
21-6020	CAPITAL IMPROVEMENTS	1,527,864.54	2,345,795.46	817,930.92	65.1%
21-6025	JANITORIAL	6,907.15	9,000.00	2,092.85	76.7%
21-6045	CONTINGENCY	165,658.33	10,144,700.40	9,979,042.07	1.6%
21-6050	CONTRACT LABOR	3,932.56	20,000.00	16,067.44	19.7%
21-6052	CONTRACT SERVICES	11,132.64	25,000.00	13,867.36	44.5%
21-6065	DIG LINE EXPENSE	3,247.62	5,000.00	1,752.38	65.0%
21-6075	DUES & MEMBERSHIPS	5,264.83	6,000.00	735.17	87.7%
21-6090	FARM EXPENDITURES	116,577.68	140,000.00	23,422.32	83.3%
21-6095	BAD DEBT EXPENSE	97.65	300.00	202.35	32.6%
21-6097	DEPOSITS ON ACCOUNT	665.73	5,000.00	4,334.27	13.3%

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
21-6125	LEGAL PUBLICATIONS EXPENSE	.00	5,000.00	5,000.00	.00
21-6130	LIABILITY & PROPERTY INSURANCE	49,811.22	49,811.22	.00	100.0%
21-6131	INSURANCE CLAIMS PAID	.00	1,500.00	1,500.00	.00
21-6140	MAINT & REPAIR BUILDING	9,543.14	37,000.00	27,456.86	25.8%
21-6141	IT SMALL EQUIPMENT	6,389.57	12,000.00	5,610.43	53.2%
21-6142	MAINT. & REPAIRS - EQUIPMENT	38,817.52	75,000.00	36,182.48	51.8%
21-6150	M & R - SYSTEM	206,105.00	195,000.00	-11,105.00	105.7%
21-6151	M & R - PROCESS CHEMICALS	327,875.27	165,000.00	-162,875.27	198.7%
21-6152	M & R - LABORATORY COSTS	29,602.91	40,000.00	10,397.09	74.0%
21-6153	M & R - SLUDGE DISPOSAL	130,403.24	100,000.00	-30,403.24	130.4%
21-6155	MEETINGS/COMMITTEES	98.84	2,500.00	2,401.16	4.0%
21-6160	MISCELLANEOUS EXPENSES	11,738.52	55,000.00	43,261.48	21.3%
21-6165	OFFICE SUPPLIES	8,134.47	9,200.00	1,065.53	88.4%
21-6166	PP&E PURCHASES - OPERATIONS	330,260.03	1,292,360.54	962,100.51	25.6%
21-6175	SMALL TOOLS	12,116.02	16,500.00	4,383.98	73.4%
21-6190	POSTAGE & BILLING	18,713.72	25,000.00	6,286.28	74.9%
21-6202	PROFESSIONAL SERVICES	50,435.50	70,000.00	19,564.50	72.1%
21-6211	RENT - BUILDINGS & LAND	1,458.00	2,400.00	942.00	60.8%
21-6212	RENT- EQUIPMENT	2,225.88	3,200.00	974.12	69.6%
21-6230	SAFETY TRAINING & EQUIPMENT	7,396.08	7,500.00	103.92	98.6%
21-6255	TELEPHONE EXPENSE	22,504.16	23,000.00	495.84	97.8%
21-6265	TRAINING & SCHOOLING EXPENSE	5,907.64	6,500.00	592.36	90.9%
21-6270	TRAVEL EXPENSES	939.90	1,500.00	560.10	62.7%
21-6280	UNEMPLOYMENT EXPENSES	121.07	5,000.00	4,878.93	2.4%
21-6285	UNIFORMS EXPENSE	5,973.68	5,200.00	-773.68	114.9%
21-6290	UTILITIES EXPENSE	347,880.38	360,000.00	12,119.62	96.6%
21-6300	FUEL	22,335.32	30,000.00	7,664.68	74.5%
21-6305	VEHICLE MAINTENANCE & REPAIRS	18,700.88	22,000.00	3,299.12	85.0%
21-6505	BANK FEES	44,304.05	35,000.00	-9,304.05	126.6%
Total Expenditure:		4,462,540.89	16,842,520.43	12,379,979.54	26.5%
Net Total SEWER FUND:		2,533,740.56	.00	-2,533,740.56	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
PRESSURE IRRIGATION FUND					
25-4173	INTEREST REVENUE	272,905.82	42,000.00	-230,905.82	649.8%
25-4177	GRAVITY IRRIGATION USER FEES	24,189.71	20,000.00	-4,189.71	120.9%
25-4185	MISCELLANEOUS INCOME	20,803.37	25,000.00	4,196.63	83.2%
25-4358	DEVELOPMENT SUPPORT SERVICES	1,056.00	1,200.00	144.00	88.0%
25-4505	NEW SERVICE CONNECTION	538,476.49	675,167.32	136,690.83	79.8%
25-4510	SERVICE RECONNECT FEES	4,344.51	4,000.00	-344.51	108.6%
25-4550	INSPECTION REVENUE	63,637.50	55,000.00	-8,637.50	115.7%
25-4700	PRESS. IRRIGATION USER FEES	1,379,816.92	1,398,875.91	19,058.99	98.6%
25-4775	LATE PAYMENT FEE	11,274.75	10,000.00	-1,274.75	112.7%
25-4800	GAIN/LOSS ON DISPOSITION	-648.25	.00	648.25	.00
25-4950	CARRY OVER BALANCE	.00	7,002,044.87	7,002,044.87	.00
Total Revenue:		2,315,856.82	9,233,288.10	6,917,431.28	25.1%
25-5000	SAL. & WAGES-ELECTED OFFICIALS	2,089.37	2,589.54	500.17	80.7%
25-5005	SALARIES & WAGES - STAFF	266,667.04	255,883.92	-10,783.12	104.2%
25-5795	OVERTIME WAGES EXPENSE	9,257.44	7,036.81	-2,220.63	131.6%
25-5800	OASDI - EMPLOYER	16,631.84	16,461.64	-170.20	101.0%
25-5810	MEDICARE - EMPLOYER	3,924.90	3,849.90	-75.00	101.9%
25-5820	GROUP MEDICAL INSURANCE	32,910.19	44,213.46	11,303.27	74.4%
25-5830	GROUP LIFE INSURANCE	120.99	141.16	20.17	85.7%
25-5840	PERSI EMPLOYER (401a)	31,733.17	31,679.90	-53.27	100.2%
25-5850	WORKERS' COMPENSATION INS.	4,313.22	7,921.31	3,608.09	54.5%
25-5860	GROUP DENTAL/VISION INSURANCE	3,286.87	2,829.32	-457.55	116.2%
25-5950	TEAM BUILDING, ONBOARDING	465.92	1,500.00	1,034.08	31.1%
25-5960	LEAVE TIME FLUCTUATION	1,952.07	3,500.00	1,547.93	55.8%
25-6020	CAPITAL IMPROVEMENTS	63,731.27	751,969.70	688,238.43	8.5%
25-6025	JANITORIAL	2,650.13	5,500.00	2,849.87	48.2%
25-6045	CONTINGENCY FUND	7,392.80	6,962,028.19	6,954,635.39	0.1%
25-6050	CONTRACT LABOR	1,498.08	25,000.00	23,501.92	6.0%
25-6052	CONTRACT SERVICES	4,666.47	7,300.00	2,633.53	63.9%
25-6065	DIG LINE EXPENSE	1,237.21	3,000.00	1,762.79	41.2%
25-6075	DUES & MEMBERSHIPS EXPENSE	1,898.39	3,500.00	1,601.61	54.2%
25-6095	BAD DEBT EXPENSE	-137.88	200.00	337.88	-68.9%
25-6097	DEPOSITS ON ACCOUNT	-15.56	.00	15.56	.00
25-6115	MAINT & REPAIR-SYSTEM-GRAVITY	.00	3,200.00	3,200.00	.00
25-6116	IRRIGATION / WATER COSTS	285,208.09	195,000.00	-90,208.09	146.3%

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
25-6125	LEGAL PUBLICATIONS	2,130.56	6,500.00	4,369.44	32.8%
25-6130	LIABILITY & PROPERTY INSURANCE	5,467.32	5,467.33	.01	100.0%
25-6131	INSURANCE CLAIMS PAID	.00	5,500.00	5,500.00	.00
25-6140	MAINT & REPAIR BUILDING	2,025.75	6,500.00	4,474.25	31.2%
25-6141	IT SMALL EQUIPMENT	2,117.89	6,000.00	3,882.11	35.3%
25-6142	MAINT. & REPAIRS - EQUIPMENT	8,784.69	10,000.00	1,215.31	87.8%
25-6150	MAINT. & REPAIRS - SYSTEM (PI)	57,171.67	90,000.00	32,828.33	63.5%
25-6155	MEETING/COMMITTEES	23.50	1,200.00	1,176.50	2.0%
25-6160	MISCELLANEOUS EXPENSES	-32.72	27,000.00	27,032.72	-0.1%
25-6165	OFFICE SUPPLIES	3,057.97	4,500.00	1,442.03	68.0%
25-6166	PP&E PURCHASES - OPERATIONS	111,539.25	474,565.92	363,026.67	23.5%
25-6175	SMALL TOOLS	4,911.60	7,500.00	2,588.40	65.5%
25-6190	POSTAGE & BILLING	7,768.04	10,500.00	2,731.96	74.0%
25-6202	PROFESSIONAL SERVICES	9,814.27	30,000.00	20,185.73	32.7%
25-6211	RENT - BUILDINGS & LAND	648.00	750.00	102.00	86.4%
25-6212	RENT - EQUIPMENT	116.23	2,000.00	1,883.77	5.8%
25-6230	SAFETY TRAINING & EQUIPMENT	1,298.79	2,000.00	701.21	64.9%
25-6255	TELEPHONE EXPENSE	6,985.47	7,500.00	514.53	93.1%
25-6265	TRAINING & SCHOOLING EXPENSE	1,276.34	2,000.00	723.66	63.8%
25-6270	TRAVEL EXPENSES	256.37	2,000.00	1,743.63	12.8%
25-6280	UNEMPLOYMENT EXPENSES	60.52	5,000.00	4,939.48	1.2%
25-6285	UNIFORMS EXPENSE	1,410.68	1,500.00	89.32	94.0%
25-6290	UTILITIES EXPENSE	217,120.22	165,000.00	-52,120.22	131.6%
25-6300	FUEL	5,096.29	6,500.00	1,403.71	78.4%
25-6305	VEHICLE MAINTENANCE & REPAIR	3,934.71	3,000.00	-934.71	131.2%
25-6505	BANK FEES	17,440.94	16,500.00	-940.94	105.7%
Total Expenditure:		1,211,906.37	9,233,288.10	8,021,381.73	13.1%
Net Total PRESSURE IRRIGATION FUND:		1,103,950.45	.00	-1,103,950.45	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
SOLID WASTE FUND					
26-4950	CARRYOVER	.00	146,560.83	146,560.83	.00
26-4975	SOLID WASTE USER FEES	3,536,894.39	3,333,040.83	-203,853.56	106.1%
Total Revenue:		3,536,894.39	3,479,601.66	-57,292.73	101.6%
26-6045	CONTINGENCY	.00	192,306.47	192,306.47	.00
26-6095	BAD DEBT EXPENSE	124.72	.00	-124.72	.00
26-7000	SOLID WASTE SERVICE FEES	3,481,861.65	3,287,295.19	-194,566.46	105.9%
Total Expenditure:		3,481,986.37	3,479,601.66	-2,384.71	100.1%
Net Total SOLID WASTE FUND:		54,908.02	.00	-54,908.02	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
GOVERNMENTAL CAP. PROJ. FUND					
40-4900	TRANSFERS IN	2,204,834.35	3,300,193.33	1,095,358.98	66.8%
40-4950	CARRY OVER	.00	538,886.10	538,886.10	.00
Total Revenue:		2,204,834.35	3,839,079.43	1,634,245.08	57.4%
40-6020	CAPITAL IMPROVEMENTS	1,880,309.39	3,029,366.00	1,149,056.61	62.1%
40-6045	CONTINGENCY	.00	278,886.10	278,886.10	.00
40-6166	PP&E PURCHASES OPERATIONS	463,693.46	530,827.33	67,133.87	87.4%
Total Expenditure:		2,344,002.85	3,839,079.43	1,495,076.58	61.1%
Net Total GOVERNMENTAL CAP. PROJ. FUND:		-139,168.50	.00	139,168.50	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
PARK IMPACT FEE/CAP PROJ FUND					
50-4173	INTEREST INCOME	115,129.61	3,500.00	-111,629.61	3289.4%
50-4650	PARK IMPACT FEE REVENUE	1,057,224.00	1,163,210.57	105,986.57	90.9%
50-4950	CARRY OVER	.00	3,232,351.87	3,232,351.87	.00
Total Revenue:		1,172,353.61	4,399,062.44	3,226,708.83	26.7%
50-6045	CONTINGENCY	807,599.06	2,674,062.44	1,866,463.38	30.2%
50-6400	TRANSFER OUT	1,421,131.34	1,725,000.00	303,868.66	82.4%
Total Expenditure:		2,228,730.40	4,399,062.44	2,170,332.04	50.7%
Net Total PARK IMPACT FEE/CAP PROJ FUND:		-1,056,376.79	.00	1,056,376.79	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
POLICE IMPACT FEE FUND					
51-4650	POLICE IMPACT FEE REVENUE	137,502.65	136,300.65	-1,202.00	100.9%
51-4950	CARRY OVER	.00	136,833.05	136,833.05	.00
Total Revenue:		137,502.65	273,133.70	135,631.05	50.3%
51-6400	TRANSFER OUT	272,957.52	273,133.70	176.18	99.9%
Total Expenditure:		272,957.52	273,133.70	176.18	99.9%
Net Total POLICE IMPACT FEE FUND:		-135,454.87	.00	135,454.87	.00

Account Number	Account Title	2022-23 Prior year Actual	2022-23 Prior year Budget	2022-23 Budget Remaining	2022-23 Percentage
URBAN RENEWAL DISTRICT					
52-4100	PROPERTY TAX REVENUE	325,698.80	158,494.96	-167,203.84	205.5%
52-4173	INTEREST INCOME	4.56	.00	-4.56	.00
52-4950	CARRY OVER	.00	122,131.71	122,131.71	.00
Total Revenue:		325,703.36	280,626.67	-45,076.69	116.1%
52-6020	CAPITAL EXPENDITURES, REIMB	.00	50,000.00	50,000.00	.00
52-6045	CONTINGENCY	.00	213,126.67	213,126.67	.00
52-6202	PROFESSIONAL SERVICES	12,456.50	12,000.00	-456.50	103.8%
52-6287	GENERAL AND ADMIN	624.98	5,500.00	4,875.02	11.4%
Total Expenditure:		13,081.48	280,626.67	267,545.19	4.7%
Net Total URBAN RENEWAL DISTRICT:		312,621.88	.00	-312,621.88	.00
Net Grand Totals:		368,038.14	.00	-368,038.14	.00

Report Criteria:
 Accounts to include: With balances or activity
 Print Fund Titles
 Page and Total by Fund
 Include Accounts: None
 All Segments Tested for Total Breaks

CITY OF KUNA
COMBINED CASH INVESTMENT
SEPTEMBER 30, 2023

COMBINED CASH ACCOUNTS

99-1002	CASH - FIB URBAN RENEWAL DIST	15,004.56
99-1004	CASH-US BANK	.00
99-1010	CASH CLEARING	.00
99-1020	CASH-BOTC-STATE POOL MMKT 2021	.00
99-1021	CASH-BOTC-LID MMKT 2048	.00
99-1030	CASH-LGIP ACCOUNT	19,136,990.84
99-1040	CASH - US BANK GENERAL CKNG	477,327.82
99-1041	CASH - US BANK PAYROLL CKNG	(156.65)
99-1042	CASH - LGIP PARK IMPACT FEES	2,114,807.98
99-1043	CASH - XPRESS DEPOSIT ACCOUNT	64,590.88
99-1044	CASH-LGIP AGENCY FUND	1,464,719.35
99-1045	CERTIFICATE OF DEPOSIT ICCU	21,025,261.97
99-1046	CASH - AMPF INVESTMENT ACCT	20,081,853.16
99-1070	RETURNED CHECK CLEARING	.00
99-1075	UTILITY CASH CLEARING	.00
	TOTAL COMBINED CASH	64,380,399.91
99-2000	ACCOUNTS PAYABLE	.00
99-1000	CASH ALLOCATED TO OTHER FUNDS	(64,380,399.91)
	TOTAL UNALLOCATED CASH	.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND	17,771,621.87
3	ALLOCATION TO GRANT FUND	310,766.14
5	ALLOCATION TO LATE COMERS FEE FUND	3,922,761.94
6	ALLOCATION TO JUVENILE JUSTICE FUND	.00
19	ALLOCATION TO WELL MITIGATION FUND	.00
20	ALLOCATION TO WATER FUND	14,644,033.14
21	ALLOCATION TO SEWER FUND	14,253,317.83
22	ALLOCATION TO LID #2006-1 WWTP FUND	.00
25	ALLOCATION TO PRESSURE IRRIGATION FUND	8,797,975.70
26	ALLOCATION TO SOLID WASTE FUND	128,120.59
30	ALLOCATION TO AGENCY FUND	1,628,332.75
40	ALLOCATION TO GOVERNMENTAL CAP. PROJ. FUND	373,321.87
50	ALLOCATION TO PARK IMPACT FEE/CAP PROJ FUND	2,093,730.25
51	ALLOCATION TO POLICE IMPACT FEE FUND	.00
52	ALLOCATION TO URBAN RENEWAL DISTRICT	456,417.83
53	ALLOCATION TO FUND 53	.00
	TOTAL ALLOCATIONS TO OTHER FUNDS	64,380,399.91
	ALLOCATION FROM COMBINED CASH FUND - 99-1000	(64,380,399.91)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

Paul Stevens, P.E.
Public Works Director
208-287-1727

Memorandum

TO: Mayor Stear and Members of City Council

FROM: Paul A. Stevens, P.E.
Public Works Director, City Engineer

RE: Contingency Request- Danskin Irrigation Pond

DATE: 16 November 2023

This contingency request is for Danskin Irrigation Pond work performed during 2020 - 2023.

In the 2022/23 budget we budgeted \$650,000 to complete modifications to the Danskin lagoon changing it from a waste water lagoon to a pressurized irrigation pond.

There was a lot more work involved than anticipated. Beginning with removing sludge build up in the pond. The extra work coupled with high inflationary rates, brought the total to \$918,364.75

Our request is to reauthorize \$650,000 from last years budget and to add \$268,364.75 from contingency funds.

Paul Stevens, P.E.
Kuna Public Works Director

(Space above reserved for recording)

**ORDINANCE NO. 2023-23 A
CITY OF KUNA, IDAHO**

**1597 S FORREY ROAD
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 PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R7321000501 OWNED BY JOHNNY T. SWANSON AND VALDEEN M. SWANSON, 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.**

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, JOHNNY T. SWANSON and VALDEEN M. SWANSON, (The "Owners") of **1597 S FORREY ROAD** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the "Real Property").

WHEREAS, the Real Property is situated in the unincorporated area of Ada County, and

WHEREAS, the owners have filed with the city the following written request and application:

- Annexation of the Real Property with an 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 May 23, 2023, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on June 27, 2023) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the R-2 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on August 15, 2023, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on September 5, 2023) wherein the City Council determined that the Owner's written request and application for annexation of 1597 S Forrey Road should be granted with a R-2 zoning district classification.

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 Property described below are contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as 1597 S Forrey Road and more particularly and legally described in “Exhibit A”– Legal Description, 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 classification 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 Property 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 21st day of November 2023.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Nathan Stanley, Interim City Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

**1597 S FORREY ROAD - JOHNNY T. SWANSON AND VALDEEN M. SWANSON
MUNICIPAL ANNEXATION AND ZONING**

A parcel of land within Lots 15 and 16 in the plat of Rader and Kroeger's subdivision filed as instrument number 30429 in Book 5 of plats at Page 205, records of Ada County, Idaho, portions of said parcel also being within the amended plat of Ten Mile Acres subdivision filed in Book 27 of plats at Pages 1670 and 1671, records of Ada County, Idaho, all lying within the Southeast one-quarter of the Southeast one-quarter of Section 27, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at an aluminum cap monument marking the Southeast corner of the Southeast one-quarter of the Southeast one-quarter of said Section 27, (the section corner common to sections 27, 26, 34 and 35), from which a brass cap monument marking the Southwest corner of the Southeast one-quarter of said Section 27 (the South one-quarter corner) bears South 89°35'59" West a distance of 2662.83 feet;

Thence, along the East line of the Southeast one-quarter of said Section 27, N 00°16'32" W, a distance of 566.73 feet;

Thence leaving said East line, S 89°43'28" W, a distance of 30.00 feet to a point where the Westerly right-of-way line of Ten Mile Road per said amended plat of Ten Mile Acres subdivision intersects the Northerly right-of-way line of what is presently known as West King Road, said point also being the most Easterly and Southeast corner of Lot 3 per the amended plat of said Ten Mile Acres subdivision;

Thence along Northerly right-of-way line of said West King Road the following five (5) courses;

S 76°47'29" W, a distance of 433.50 feet;

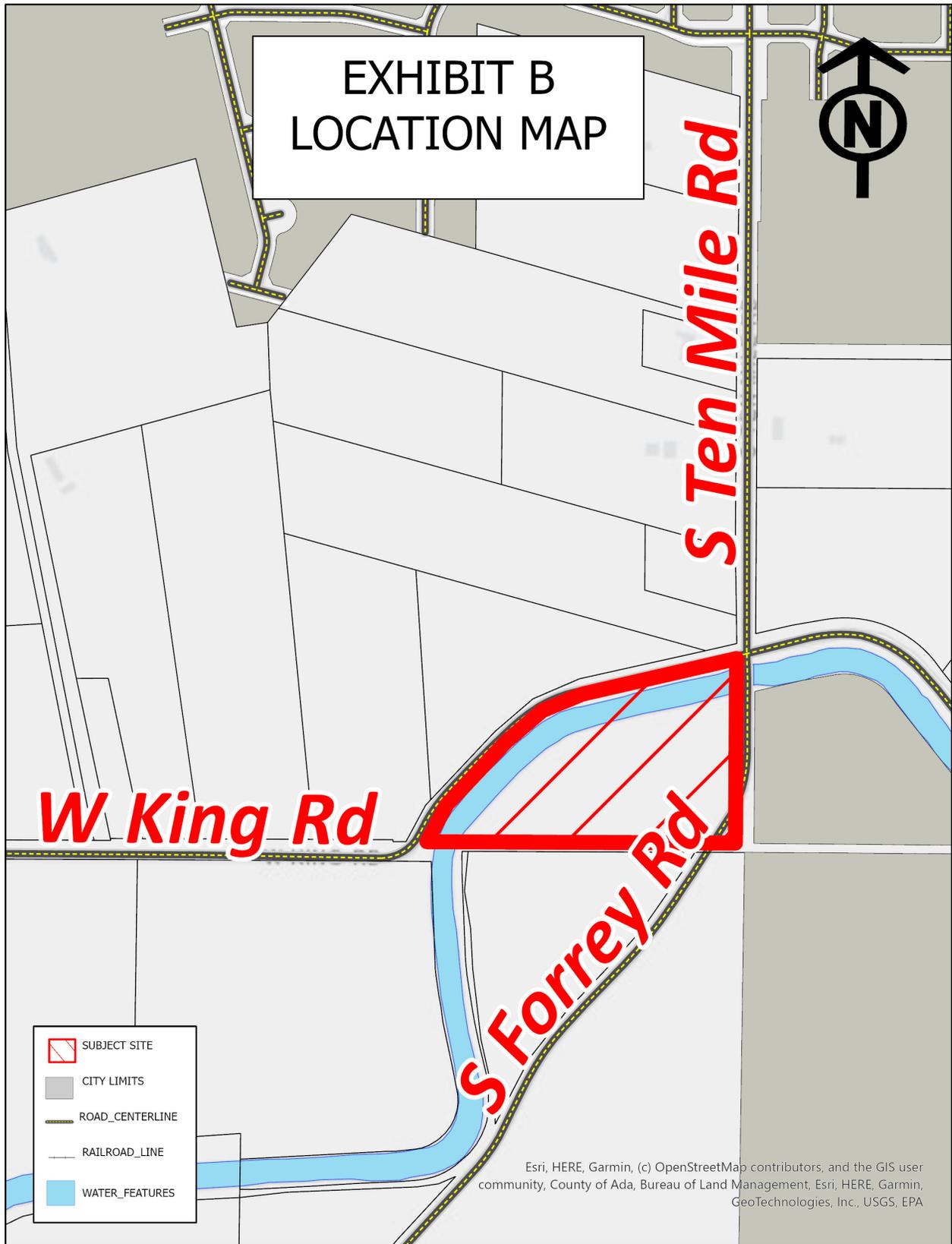
S 66°39'14" W, a distance of 135.00 feet to a 1/2-inch diameter iron pin;

S 49°17'48" W, a distance of 133.00 feet;

S 43°15'43" W, a distance of 250.00 feet to a 1/2-inch diameter iron pin;

S 30°56'40" W, a distance of 177.01 feet to a point on the South boundary line of the SE 1/4 SE 1/4 of said Section 27;

Thence along said South Boundary line, N 89°35'59" E, a distance of 941.91 feet to the **POINT OF BEGINNING**.



(Space above reserved for recording)

**ORDINANCE NO. 2023-24
CITY OF KUNA, IDAHO**

**1920 W KING ROAD
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 PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. R8372000058, R8372000055 AND R8372000052, OWNED BY STEVEN WEEKES AND MARGARET WEEKES, 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.**

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, STEVEN WEEKES AND MARGARET WEEKES, (The "Owners") of **1920 W KING ROAD** [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the "Real Property").

WHEREAS, the Real Property is situated in the unincorporated area of Ada County, and

WHEREAS, the owners have filed with the city the following written request and application:

- Annexation of the Real Property with an 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 May 23, 2023, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on June 27, 2023) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the R-2 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on August 15, 2023, on the Owner's application and request for the Real Property annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on September 5, 2023) wherein the City Council determined that the Owner's written request and application for annexation of 1597 S Forrey Road should be granted with a R-2 zoning district classification.

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 Property described below are contiguous to the City, that said property can be reasonably assumed to be used for the orderly development of the City, and that the owners of said property has requested, in writing, annexation thereof to the City.

Section 2: The Real Property, situated in Ada County, Idaho, adjacent to and contiguous to the City, commonly known as 1920 W King Road and more particularly and legally described in “Exhibit A”– Legal Description, 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 classification 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 Property 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 21st day of November 2023.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Nathan Stanley, Interim City Clerk

EXHIBIT A LEGAL DESCRIPTION

1920 W KING ROAD - STEVEN WEEKES AND MARGARET WEEKES MUNICIPAL ANNEXATION AND ZONING

A portion of Lot 5 of Block 1, Amended Ten Mile Acres Subdivision in Book 27, Page 1670 and 1671, Records of Ada County, located in the SE 1/4 SE 1/4 of Section 27, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

COMMENCING at an aluminum cap monument marking the Southeast corner of the Southeast one-quarter of the Southeast one-quarter of said Section 27, (the section corner common to sections 27, 26, 34 and 35), from which a brass cap monument marking the Southwest corner of the Southeast one-quarter of said Section 27 (the South one-quarter corner) bears South 89°35'59" West a distance of 2662.83 feet;

Thence, along the East line of the Southeast one-quarter of said Section 27, N 00°16'32" W, a distance of 566.73 feet;

Thence leaving said East line, S 89°43'28" W, a distance of 30.00 feet to a point where the Westerly right-of-way line of Ten Mile Road per said amended plat of Ten Mile Acres subdivision intersects the Northerly right-of-way line of what is presently known as West King Road, said point also being the most Easterly and Southeast corner of Lot 3 per the amended plat of said Ten Mile Acres subdivision;

Thence along Northerly right-of-way line of said West King Road the following five (4) courses;

S 76°47'29" W, a distance of 433.50 feet;

S 66°39'14" W, a distance of 135.00 feet to a set 1/2-inch diameter iron pin with no cap;

S 49°17'48" W, a distance of 133.00 feet;

S. 43°15'43" W., a distance of 229.63 feet to the most Northerly Southeast corner of Lot 5 per said Amended Ten Mile Acres subdivision (Common corner to Lots 4 and 5) being the **POINT OF BEGINNING**;

Thence, along a line common to said Lots 4 and 5, N 05°03'08" W, a distance of 595.16 feet to a found 5/8-inch diameter iron pin with no cap, (Common corner to Lots 3, 4 and 5);

Thence, along a line common to said Lots 3 & 5, N 75°00'26" W, a distance of 362.56 feet to a found 1/2-inch diameter iron pin with no cap, (Common corner to Lots 3, 5 and 6);

Thence, along a line common to said Lots 5 and 6, S 05°57'52" E, a distance of 859.40 feet to the South Boundary line of the SE 1/4 SE 1/4 of said Section 27;

Thence, along said South Boundary line, N 89°35'59" E, a distance of 208.35 feet;

Thence, leaving said South Boundary line and along the Northwesterly right-of-way line W. King Road, N 30°56'40" E, a distance of 177.01 feet to a 1/2-inch diameter iron pin;

Thence, continuing along said Northwesterly right-of-way line, N 43°15'43" E, a distance of 20.37 feet to the **POINT OF BEGINNING**.

