

COMMITTEE MEMBERS

Andy Kahl, Chair
Kaylie Stanley, Vice Chair
William Howe, Committee Member
Kara Medrano, Committee Member
Tyson Garten, Committee Member



STAFF MEMBERS

Nathan Stanley, City Clerk
Garrett Michaelson, Deputy City Clerk
Mike Fratusco, Police Chief
TJ Lawrence, Fire Chief
Bobby Withrow, Parks Director
Krystal Hinkle, KRFD Officer of Administration

CITY OF KUNA

Kuna City Hall Council Chamber, 751 W. 4th Street, Kuna, Idaho 83634

Kuna Impact Fee Committee Meeting

AGENDA

Thursday, December 28, 2023

6:00 P.M.

1. ROLL CALL:

2. CONSENT AGENDA:

- A. Approving Minutes dated 05.23.2022 **ACTION ITEM**

3. BUSINESS:

- A. City of Kuna Parks and Police Impact Fees. Morgan Treasure, Economic Development Director **DISCUSSION ITEM**
- B. Annual Impact Fee Report **DISCUSSION ITEM**
- C. Review CIP for Kuna Parks and Police **DISCUSSION ITEM**
- D. Kuna Rural Fire District Impact Fees. Krystal Hinkle, KRFD Administrator **DISCUSSION ITEM**
- E. KRFD Annual Impact Fee Report **DISCUSSION ITEM**

4. ADJOURNMENT:

COMMITTEE MEMBERS

Andy Kahl, Chair
Kaylie Stanley, Vice Chair
William Howe, Committee Member
Kara Medrano, Committee Member
Tyson Garten, Committee Member



STAFF MEMBERS

Chris Engels, City Clerk
Justine Edinger, Deputy Clerk
Mike Fratusco, Police Chief
TJ Lawrence, Fire Chief
Bobby Withrow, Parks Director
Krystal Hinkle, Kuna Rural Fire District

CITY OF KUNA

Kuna City Hall Council Chamber, 751 W. 4th Street, Kuna, Idaho 83634

Kuna Impact Fee Committee Meeting

MINUTES

Monday, May 23, 2022

6:00 P.M.

1. ROLL CALL

COMMITTEE MEMBERS

Chairman Andy Kahl - Present
Vice Chair Kaylie Stanley - Present
Committee Member William Howe - Present
Committee Member Kara Medrano - Present
Committee Member Tyson Garten - Present

STAFF MEMBERS

Chris Engels, City Clerk
Justine Edinger, Deputy Clerk
Mike Fratusco, Police Chief
TJ Lawrence, Fire Chief
Bobby Withrow, Parks Director
Krystal Hinkle, Kuna Rural Fire District

2. CONSENT AGENDA

A. Approving Minutes dated 05.04.2022 ACTION ITEM

(Timestamp 00:01:38)

Motion to: Approve Minutes Dated 05.04.2022

Motion By: Committee Member Tyson Garten

Seconded By: Vice Chair Kaylie Stanley

Further Discussion: None

Members Voting Aye: Committee Members, Kahl, Stanley, Howe, Medrano, Garten

Members Voting Nay: None

Members Absent: None

Approved Via Voice Vote

5-0-0

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

3. BUSINESS:

A. Send the Impact Fee CIP and impact fees to City Council for consideration **ACTION ITEM**

Anne Wescott discussed changes to Commercial – Residential Tax burden based on incoming commercial business.

Anne Wescott discussed the need for the development of a new space with a large square footage for the Kuna Police Department and Impact Fee changes based on growth.

Anne Wescott discussed the Impact Fee's in Kuna and Ada County.

Anne Wescott discussed adding an inflationary index to Impact fee calculations.

Anne Wescott compared Kuna Park Impact Fee's with other Impact Fee rates for Cities around the Treasure Valley.

Committee Chair Andy Kahl asked Bobby Withrow if he was comfortable with the increase.

Bobby Withrow answered noting that he was comfortable with the Impact Fee rate, based on price increases.

Committee Chair Andy Kahl asked if there was any further questions or if the committee should proceed to send the Impact Fee recommendations to the City Council.

City Clerk Chris Engles mentioned that Legal was reviewing the Inflationary increase.

A question was raised regarding the frequency of the meeting of the committee.

City Clerk Chris Engles stated that the Committee must meet at least once a year.

Motion to: Send draft Impact Fee CIP and Impact Fee to City Council for Consideration

Motion By: Committee Member William Howe

Seconded By: Committee Member Tyson Garten

Further Discussion: None

Members Voting Aye: Committee Members

Members Voting Nay: None

Members Absent: None

Approved Via Voice Vote

5-0-0

City Clerk Chris Engles clarified the process moving forward.

4. ADJOURNMENT:

6:19 PM

Chairman Andy Kahl asked to close the meeting.

(Timestamp 00:01:38)

Motion to: Adjourn

Motion By: Committee Member Tyson Garten

Seconded By: Committee Member William Howe

Further Discussion: None

Members Voting Aye: Committee Members

Members Voting Nay: None

Members Absent: None

Approved Via Voice Vote

5-0-0

Committee Chair

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office

Date Approved: CCM 12.28.2023

CITY OF KUNA



DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE ANNUAL REPORT 2023

Impact Fee Advisory Committee

Email: cityclerk@kunaid.gov

Tel: 208-387-7726

Website: kunacity.id.gov

Kuna, ID 83634



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SUMMARY

Purpose of Committee

The City of Kuna Development Impact Fee Advisory Committee serves as an advisory committee to the Kuna City Council and is charged with the following responsibilities: Assist the City in adopting land use assumptions; Review the Capital Improvement Plan; Propose amendments, and file written comments; Monitor and evaluate implementation of the Capital Improvements Plan; File with the Administrator and the City Clerk, at least annually, with respect to the Capital Improvements Plan a report of any perceived inequities in implementing the Capital Improvements Plan or imposing the City of Kuna a development impact fee; Advise the City Council of the need to update or revise land use assumptions, Capital Improvements Plan and City of Kuna development impact fees.

Members

The City of Kuna Development Impact Fee Advisory Committee is a six-member commission appointed by the Mayor and a majority vote of the City Council.

Tyson Garten

Kaylie Stanley

Kara Medrano

William Howe

Andy Kahl

Duties

The City of Kuna Development Impact Fee Advisory Committee oversees the necessary impact fees that ensure an equitable program for planning and financing public facilities needed to promote and accommodate orderly growth and development and to protect public health, safety, and general welfare.

POLICE IMPACT FUND

2023 Projects & Highlights

A new Police Station was built this year using impact fees.

Kuna Police Station

Police Chief Mike Fratusco began discussions with Mayor Stear about the insufficient space Kuna Police Officers were currently using. In a converted house, five detectives were working out of two small rooms, the garage and all without proper air conditioning. The building did not have any safe areas to interview suspects or secured parking for police vehicles that are equipped with gear.

In March of 2022, Chief Fratusco sketched plans for a building that would adequately fit the current police force and with room to grow. The sketches were sent to ADP Architects for full design. The City of Kuna decided to fund the project using Impact Fees and went out to bid. The lowest, most qualified bid came from Prusik Construction.

“The build was completed two months ahead of schedule and has been a major morale boost for the deputies who work in the City of Kuna. Due to using IMPACT Fees, there was no additional cost added on taxpayers.” - Mike Fratusco, Kuna Police Chief



FINANCIAL SUMMARY

Police Impact Fund

1. Police Impact Fund
 - a. Revenue \$137,502.65
 - b. Expenditure
 - i. General Fund Reimbursement for police station \$251,844.01
 - c. Fund Balance \$0

Total Cost Breakdown

1. Police Station, Building \$1,944,063.42
 - a. Spent 1,480,060.24 in Fiscal Year 2023
2. Police Station, Furniture, and Furnishings \$37,774.87
3. Police Station, Security System \$33,320.22
4. Police Station, Interview Room Electronics \$0

How does the Impact Fee Fund repay the General Fund?

With a grand total cost of \$2,015,158.51, so far \$450,947.41 has been repaid to the General Fund. Of the \$450,947.41, \$199,103.40 was attributed to Fiscal 2022 and \$251,844.01 to Fiscal 2023. At a modest 500 building permits per year, the remaining balance will repay the General Fund in 12 years, 10 years at 600 building permits per year, 8.6 years at 700 building permits.” - Jared Empey, City Treasurer

FINANCIAL SUMMARY CONT.

Police Impact Fee Annual Report 2023

Revenues	
Prior Year Carryover	135,454.87
Developer Deposits	137,502.65
Interest Earned	-
Total Impact Fee Revenue	\$272,957.52

Expenditures	
Future Year Savings Reserved for Refunds	\$21,113.51
Spent	\$251,844.01
	\$272,957.52

Police Capital Expansion Expenditure Detail by Funding Source

General Fund Fees	\$1,299,311.32	82.03%
Grant Fund Awards	\$32,829.00	2.07%
Impact Fees	\$251,844.01	15.90%
	\$1,583,984.33	

Fund Balance

2019 Fees	\$0.00
2020 Fees	\$0.00
2021 Fees	\$0.00
2022 Fees	\$0.00
2023 Fees	\$0.00
	\$0.00

Capital Expansion (Cap Ex Detail)

Purchases	General	Grant	Impact Fees	Total
Police Station, Building	1,228,216.23		251,844.01	1,480,060.24
Police Trailer		32,829.00		32,829.00
Police Station, Furniture	37,774.87			37,774.87
Police Station, Security System	33,320.22			33,320.22
	1,299,311.32	32,829.00	251,844.01	1,583,984.33

PARKS IMPACT FUND

2023 Projects & Highlights

Ashton Park

The first phase of this project has begun which includes a pathway and concrete for covered areas. This upcoming Spring/Fall, the plan is to begin work on irrigation and adding plants and shrubs.

Stroebe Park formerly Rising Sun Park

Phase one of this project has been completed. The park name was changed to Stroebel Park. It now includes pickle ball courts, parking for floaters, a playground area, and a pathway along Indian Creek and a covered gazebo. Phase two will consist of adding a restroom and a potential tube rental facility.

Mini Excavator

The mini excavator was purchased and was able to be used at Zamzow park and for other park projects.

Zamzow Park

This project has had some park improvements, such as the grass getting established, and the fields should be ready for spring play. There were two equipment purchases, a Field Pro Infield Groomer and a Pull Behind Grader. The Infield Groomer was purchased to help with grooming the baseball and softball facilities. The Grader was purchased to help level ground and fields. Both have been great investments.

Sadie Creek Park

A lot of park improvements such as weed clean up, fixing sprinklers and getting trees replaced. Crews also re-seeded in November, so come Spring it will start growing.

FINANCIAL SUMMARY

Park Impact Fund

1. Park Impact Fund
 - a. Revenue
 - i. Permits 1,057,224
 - b. Expenditure
 - i. Ashton Park \$10,500
 - ii. Rising Sun Park \$1,294,631.34
 - iii. Mini Excavator \$116,000
 - iv. Zamzow Park
 1. Equipment Purchase
 - a. Field Pro Infield Groomer \$34,488.48
 - b. Pull Behind Grader \$2500
 2. Park Improvements \$678,414.58
 - v. Sadie Creek Park
 1. Expenditure \$92,196
 - c. Remaining Fund Balance \$1,799,760.57



FINANCIAL SUMMARY CONT.

Parks Impact Fee Annual Report 2023

Revenues

Prior Year Carryover	2,856,137.36	
Developer Deposits	1,057,224.00	
Interest Earned	<u>115,129.61</u>	
Total Impact Fee Revenue		\$4,028,490.97

Expenditures

Future Year Savings	1,799,760.57	
Spent	<u>2,228,730.40</u>	
		\$4,028,490.97

Parks Capital Expansion Expenditure Detail by Funding Source

General Fund Fees	\$295,533.79	11.58%
Grant Fund Awards	\$28,382.27	1.11%
Impact Fees	<u>\$2,228,730.40</u>	87.31%
	\$2,552,646.46	

Fund Balance

2016 Fees	\$0.00	
2017 Fees	\$0.00	
2018 Fees	\$0.00	
2019 Fees	\$0.00	
2020 Fees	\$0.00	
2021 Fees	\$67,391.90	
2022 Fees	\$560,015.06	
2023 Fees	<u>\$1,172,353.61</u>	
		\$1,799,760.57

