

**OFFICIALS**

Joe Stear, Mayor
 Chris Bruce, Council President
 Greg McPherson, 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, February 20, 2024

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 February 6, 2024

B. Accounts Payable Dated February 15, 2024, in the amount of \$1,709,960,.27

C. Findings of Fact & Conclusions of Law

1. Case No. 23-03-AN 5610 S Ten Mile Road

D. Final Plats

1. Case No. 23-17-FP Fossil Creek No. 2
2. Case No. 23-18-FP Lugarno Terra North

E. Resolutions

1. Resolution R08-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA’S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

2. Resolution R09-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING R85-2023, APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR THE KUNA 4TH STREET IMPROVEMENTS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R10-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R11-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR STREET LIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R12-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R13-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROCUREMENT POLICY; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT.

5. Public Comment

6. External Reports

- A. Ada County Sheriff’s Office and Captain Ryan Jensen to present a Bureau Director’s Award to Deputy Yarnot.
- B. American Classical Schools Presentation.

7. 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 Resolutions R04-2024 (Water System Fees and Policies), R05-2024 (Sewer System Fees and Policies) and R06-2024 (City of Kuna Irrigation Policies) Jared Empey, City Treasurer. ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B.** Case Nos. 23-07-AN (Annexation) & 23-03-DA (Development Agreement) Cottonwood Crossing – The Applicant requests to Annex approximately 82.20 acres with A (Agriculture) and C-2 (Area Commercial) zones with a Development Agreement at the NWC of Ten Mile and Columbia Roads (APNs: R4313530211, R4313530231) Doug Hanson, P&Z Director ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C.** Case No. 23-02-CPM (Comprehensive Plan Map Amendment) 5700 W Kuna Mora Road – Applicant requests Comprehensive Plan Map Amendment to update the future land use designation of 5700 W Kuna Mora Road (APN: S1532336300) from Agriculture to Industrial; Senction32, Township 2 North, Range 2 East. Subject site is to remain within Ada County. Doug Hanson, P&Z Director ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

8. Business Items:

9. Ordinances:

- A.** Consideration to approve Ordinance No. 2024-02 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: 5610 S TEN MILE ROAD OWNED BY MJV PROPERTIES, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL 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 No. 2024-03 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NOS. S1234449550, AND S1234449600, OWNED BY HAZEL CREST, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

10. Executive Session:

11. Mayor/Council Announcements:

12. Adjournment:

**OFFICIALS**

Joe Stear, Mayor
 Chris Bruce, Council President
 Greg McPherson, 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
Tuesday, February 06, 2024

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 00:00:23)

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
 Jessica Hall, Associate Planner

Mayor Stear Alright. Welcome, everybody. We'll go ahead and get the meeting started. Nathan, would you call the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson 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 Here.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:40)

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.

Mayor Stear Thank you.

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 00:01:00)

A. Regular City Council Meeting Minutes Dated January 16, 2024

B. Accounts Payable Dated February 1, 2024, in the amount of \$806,449.05

C. Findings of Fact & Conclusions of Law

1. Case No. 23-05-AN 5200 S Black Cat Road
2. Case Nos. 21-14-AN, 21-01-CPM, 21-10-S and 23-05-DA Hazelcrest Estates Subdivision
3. Case Nos. 20-03-ZC and 20-06-S Ledgestone Plaza

D. Final Plats

1. Case No. 23-15-FP Ardell Estates Subdivision No. 6
2. Case No. 23-16-FP Ardell Estates Subdivision No. 7
3. Case No. 21-09-FPA (Final Plat Amendment No. 1) Falcon Crest No. 2

E. Resolutions

1. Resolution R07-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE AGREEMENT FOR TEMPORARY EASEMENT FROM ARROYO CAP-II, LLC.

Mayor Stear First item is the consent agenda. Anything you want pulled for comment?

Council Member Laraway I have nothing.

Council President Bruce I make a motion that we approve the consent agenda as published.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded. Is there any further discussion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Aye.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Aye.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Aye.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries.

(Timestamp 00:01:18)

Motion to: Approve the Consent Agenda

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

5. Public Comment

(Timestamp 00:01:43)

Mayor Stear Next, we have special guest tonight. Senator Todd Lakey is with us, and if you would like, you may have the floor, Sir. We appreciate you coming to visit with us.

Senator Todd Lakey, Idaho District 23 Thank you, Mr. Mayor. Council Members, do I need to do anything to turn that on? How about that? Better?

Mayor Stear Green light's good.

Senator Todd Lakey, Idaho District 23 Green light's good. We all have different ways to get the green light to turn on. Mayor, Council Members, I appreciate the opportunity to talk to you tonight. I'd like to try to get out my district and particularly listen to my local elected officials. That's where I come from. We're about a month into the session and so we're just kind of about 1/3 of the way through. And I thought I'd just visit with you a little bit and see... let you know what I've been working on, but see if you had any things, you wanted me to be aware of and follow and get your thoughts on those. I do have to be in a couple places tonight, so I'll probably have to leave right after I get done, but. So, Mayor, Council Members, I... these are some of the things I've been working on for the last probably three years.

I've been working pretty closely with our law enforcement community on fentanyl and it, I'm sure you've heard of it, it's killing Idaho in exponentially increasing numbers we have mandatory minimum sentences for drug traffickers for heroin and cocaine and methamphetamine. And we don't have it for fentanyl. So, there's kind of a gap in our fence. We have drug dealers on tape saying I'm not going to do a deal in Idaho because I know you guys have harsh consequences for drug dealers. And right now, it's safer to deal in fentanyl than it is in meth, cocaine, or heroin. And so, we're looking to add that to the drug trafficking statute. Just a little bit about the drug. It's, depending on who you talk to, 100 times more lethal than heroin. 2 milligrams is a lethal dose, potentially to someone that doesn't have any immunity built up. And so, like I said, we're trying to add it to the mandatory minimum sentences to help put a gap and close that gap in the fence. We know it won't stop it. You have to attack that from supply and demand at various angles. But we've been working on that. We're hearing that actually in my committee tomorrow.

I'm working on an update to the Human Trafficking Code, as well. We are updating that to increase some of the penalties for those that buy the service, so to speak, of the human being that's being trafficked and then also include some property forfeiture provisions in that similar to drug dealers.

Also, I'm still working on area of Impact Bill that I talked to you about before where we're trying to find a balance between all the parties on impact area establishment and respect that impact area boundary when they abut cities that are next to each other. And we got it strongly out of the Senate last year and just ran into a roadblock with the Speaker on the House on the other side. And he's still there. We're working on him. I have, I think, good support Committee chairman. And others that are supportive of the bill. But, he kind of has one objection to a portion that I

think is one of the benefits primarily to the cities. We try to have benefits for the cities and counties and respecting that line. So, we'll see where that goes.

I am working on also an Article 5 resolution. So, our founding fathers gave us the ability as States to call a constitutional convention to propose amendments. To our federal constitution, you have to have 2/3 of the States to do that. And I was Idaho's delegate to a simulated convention in Virginia this summer. And it looks a lot like a legislative process, but the things we're concerned about are fiscal responsibility at the at the national level. We all know they're not balancing the budget; they're borrowing to pay interest on debt. I watched the calculator the other day. You can get on a website and actually has it and every 30 seconds it goes up by \$1,000,000. It just needs to be controlled and Congress hasn't shown the ability to do it. So, balanced budget, federal jurisdictional issues like federal lands, the Commerce Clause, navigable waters, all those things have gone way beyond what our founders intended. And also, we're looking at potential term limits at the federal level.

And then lastly, Mayor, I'm watching the Urban Renewal Bill, I haven't seen it yet, but I understand it's the some of the concepts that are in it. I know your staff is aware of it and watching it as well. From my perspective, I think we've made some changes in urban renewal the last 6-8 years that we're not building police stations and things with it anymore. It's focused on specific infrastructure. So, it seems like a valuable tool that's generally being used appropriately. So, I'm kind of in the camp of it's not really broken. Do we need to fix it? And so, I'm just suggesting you stay on top of it. I believe your staff is on top of it and we'll see where that goes. So those are some of the things I'm working on Mayor, Council Members. I'd be happy to hear any comments or questions that you may have.

Mayor Stear Questions for Senator Lakey?

Council President Bruce No, Sir. Thank you.

Mayor Stear I just appreciate, I don't know anybody that works harder for the State of Idaho and the people than you do. You always have an ear and You're always willing to listen and make changes when needed. As we all know, a lot of times, legislation has good intent, but then there's pieces in there that make it problematic and you're the one that really listens and helps to fix those things before legislation passes. And I just appreciate that about you and thank you for what you do.

Senator Todd Lakey, Idaho District 23 Thank you, Mayor, and thank you all for serving. I'm very fortunate to have Kuna in my district and I appreciate your service. So, thank you.

Council President Bruce Thank you. Thank you for the update.

Mayor Stear Thank you.

City Clerk Nathan Stanley Mayor.

Mayor Stear Yes?

City Clerk Nathan Stanley Can I request a quick recess? We're having problems with the YouTube channel and the video and audio.

Mayor Stear Sure.

City Clerk Nathan Stanley I just need to make a quick phone call.

Mayor Stear So, we'll take a quick recess while we get that fixed.

[Recess at 6:08PM]

[Change In Audio Recording]

[End Recess at 6:13PM]

Mayor Stear If you'll just state your name and address for the record, please.

Beverly Wolf Okay. Beverly Wolf, 3420 W Commemoration Ave. Thank you for letting me speak. I appreciate that you always allow me to and today it's on well, we're going to hear another developer tonight. So, population: the population of Kuna was about 6,500 back in 2000. Right now, it's over. It's so over 31, it's almost 32,000. So, you've grown almost four times in 24 years. So, my question is, have all your services grown four times in 24 years? I know the schools haven't. I think there's deficits in your, I know you try, you've got a new Police Department, that's wonderful. I know. You know, you need to expand your fire department. But the fact that some of the developers that come forward can ride the cusp between Kuna and Meridian and oh well, it's we can get Meridian to cover this, and Kuna will cover that and. I don't understand how that works. You know, I mean that doesn't support the people. The other part that people have lost in this 24 years is some of their tax incentives. Property taxes used to be gauged on 50% of the value of your home. Now the only tax credit basis you have is \$100,000. It used to track with half the value, so if you were a 200,000 and your house went to 400,000, you're only paying them two. Now, it's you're going to pay on three. So, I don't understand how that helps the homeowners who now have to pay taxes on everything they get levied against, for schools, for roads, for. And you'll, you know, thing the city needs. You have to raise taxes every year. You've done it every year, right? In 24 years, I'm guessing. I don't know how much I can go back and do the history on it, but at what point does it start to overburden taxpayers? At what point can you stop? Just stop a little while and reevaluate what don't we have? What do we still need? Where should the impact fees be going that the builders say they want to give? Oh, but they can only give here, they can only give there. Consider stopping, just for a little bit.

Council President Bruce Thank you, Miss Wolf.

Mayor Stear Okay, I didn't have anybody else signed up for public testimony. Was there anybody who wished to that didn't get a chance to sign in? Okay. Thank you.

Council President Bruce Mr. Mayor.

Mayor Stear Yes?

Council President Bruce They said they were having trouble hearing us. Is there a way to turn up the volume in the back or do we just need to speak louder?

City Clerk Nathan Stanley Speak into the mic more.

Council President Bruce Okay.

6. External Reports

7. 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.

(Timestamp 00:03:03)

- A.** Case No. 23-03-AN (Annexation) for 5610 S Ten Mile Road. Applicant requests to annex 10 acres located at 5610 S Ten Mile Road (APN: S1235325410) into Kuna City Limits with a C-2 (Area Commercial) zone; Section 35, Township 2 North, Range 1 West. Jessica Hall, Associate Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear Alright, that takes us to public hearings. First item is case 23-03-AN for 5610 S. Ten Mile, Jessica.

Associate Planner Jessica Hall Good evening, Mayor, and Council, for the record, Associate Planner Jessica Hall, 751 W 4th St. Kuna. Tonight, applicant request approval to annex 10 acres located at 5610 S. Ten Mile Rd. into Kuna city limits with the C-2 area commercial zone. On November 28th, the Commission provided approval of a Special Use Permit and Design Review for development of an interior exterior self-storage facility with associated parking lot and landscaping, as well as a recommendation of approval to Council to approve the annexation. The Comprehensive Plan, Future Land Use Map designates the site as well as the parcels to the north and south as mixed-use as Ten Mile Rd. is the city's secondary major entryway corridor and commercial corridor staff finds the requested zoning appropriate as it is along the Ten Mile frontage and will provide a transition to the medium density residential designations to the northeast, east and southeast, which would thus meet the intent of mixed-use. Staff notes that though ACHD did not require additional paving north of centerline as part of their development of the site, the applicant has volunteered to provide additional pavement totaling 28 feet wide from Ten Mile to the east ingress-egress point, or approximately 266 feet as well as additional traffic signage on west Ballard to assist in ensuring neighbors of the project and not overly affected by future users of the site. Staff would like to point out that tonight is for the category

'A' annexation only, but wanted to provide some history for you. Upon review, staff finds this request compliant with Kuna City Code Title 5, the Comprehensive Plan, Future Land Use Map, Idaho Code 50-222 and 67-65. With that, I can answer any questions you have.

Mayor Stear Okay, questions for Jessica?

Council Member Laraway Clarification, the whole 10 acres is going to be established for a storage unit?

Associate Planner Jessica Hall Yes, multiple types of storage, yes.

Council Member Laraway Will anybody be there living there?

Associate Planner Jessica Hall No, there will not.

Council Member Laraway So, there would not be a toilet hookup or, just water?

Associate Planner Jessica Hall It would be water in a restroom for the office.

Council Member Laraway Okay, thank you.

Mayor Stear Okay, anything further? Did we have an applicant?

Associate Planner Jessica Hall We do.

Mayor Stear If you would just state your name and address if the lights green there. If not, push the base and...

Ben Semple Thank you, Mr. Mayor. Ben Semple with Rodney Evans and Partners, 1450 W. Bannock St. Boise, ID. I'm here representing the property owner and developer of this project. I appreciate the time tonight. I appreciate Jessica's report. We're in agreement with all the conditions of approval from planning and zoning, as well as the findings of fact and everything contained within the staff report. Tonight, I will clarify. There's an office there. There's an onsite manager of the facility. There is an existing septic system that we've talked with, public works that they're allowing to be used for that restroom facility. Sewer is well over 300 feet away from here when it comes by, there is a requirement that this would hook into that municipal sewer. We are extending a 12-inch water main down Ballard Lane from the intersection of Ballard and Ten Mile to the east property boundary of this project.

So, it will facilitate future extensions in the future and provide full Fire Protection and water service to this project, as well. Planning on fully landscaping this. It will be a kind of a mix of uses, some interior conditioned storage units, some exterior kind of roll up door like your traditional self-storage and then some outdoor storage. And we're going to do site obscured fencing adjacent to residential and then a lot of the buildings themselves actually act as a barrier to those residences. To the north and northeast of this are the most affected neighbors, we have multiple meetings with them as well as had some conversations during P&Z and afterwards where we committed to expanding the pavement. That road has been paved by ACHD with some kind of leftover recycled asphalt and it's going to degrading pretty fast, so. The developer didn't want to impact the residents on that. What was a private lane until I think about two years ago.

With traffic from this project degrading that roadway even further, so feel good about that. And we're also working with the neighbor directly to the north to make sure that we get some solid fencing installed on their property to help block the potential for headlights to intrude into their home and onto their property. So, with that, I'd stand for any additional questions that you may have.

Mayor Stear Okay, questions?

Council Member Biggs I have a question so just want to make sure because I was reading one of the requests from one of the neighbors so that this is everything you're addressing the lights on the horse pasture, the privacy fence panels that they that they had basically requested. So those have all been worked out with them.

Ben Semple Mr. Mayor, Council Member Biggs. Yeah, we've committed to that with them. The final details of what that looks like haven't been fully worked out. But yeah, I mean, between the fencing and landscaping and signage we feel very comfortable, and we'll continue that effort to work with them.

Council Member Biggs Thank you, sir.

Mayor Stear Okay, anything further? Alright, thank you.

Ben Semple Thank you.

Mayor Stear I only have one person to sign up in favor to not testify. Was there anybody who wished to testify in this matter that didn't get a chance to sign in? Okay. Alright, is there any additional information you'd like to give or we're good to go here? Okay. Question is rightfully before Council.

Council President Bruce Anybody else have any other questions before we close?

Council President Bruce I'll make a motion that we close the evidence presentation and move to deliberation.

Council Member Biggs Second.

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

All Council Members Aye.

Mayor Stear That motion carries.

(Timestamp 00:09:32)

Motion to: Close Evidence Presentation and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce You can start anything.

Council Member Biggs C-2 designation commercial and it seems like they've addressed all the issues that the neighbors had. Seems like a pretty good deal.

Council Member Bruce Is there? I do have a question, back up. I just want to make sure that the stuff that they addressed with the neighbors is somehow in writing, so we don't miss some of that is that.

[Unintelligible Background Conversation]

Mayor Stear You can ask Jessica if you need to know about an agreement or something.

Council Member Bruce I just wanted to make sure there's something in writing with what the surrounding people that would be impacted that.

Associate Planner Jessica Hall So, it is recorded in the Minutes from the actual meeting as the original case was tabled to work out some additional ADHD information. So, we have it on the record. They've actively and those individuals were able to testify on record that yes, they have been in communication with the developer.

Council President Bruce Thank you.

Mayor Stear Okay, anything further?

Council Member Laraway Personally, I think it's a great idea. I mean, it's a commercial property. It's not going to take any EDU's. They're taking care of the water. It's going to be self-sustaining. I like it.

Council President Bruce You have anything?

Council Member McPherson You know at first, I was like, I'm not sure that's a good spot, but then you look at Meridian. There's storage units on Ten Mile just north of there by their sewer treatment plant. There's ones right off, Eagle Rd. major, you know, major roadways, it's a great place for it, you know.

Council President Bruce And we have the one down Ten Mile by Deer Flat.

Council Member McPherson Probably well served for that area, so.

Council President Bruce Okay, I make a motion that we approve Case #23-03-AN.

Council Member Biggs Second.

Mayor Stear Motion is made and seconded for approval. Is there any further discussion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

Council President Bruce Thank you, Jessica.

(Timestamp 00:11:56)

Motion to: Approve Case #23-03-AN

Motion By: Council President Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

- B.** Case Nos. 22-07-ZC, 22-05-PUD, 22-05-S, and to grant an Appeal to Case Nos. 22-08-SUP and 22-34-DR, Gallica Heights Subdivision. Applicant requests PUD approval for approx. 132.26 acres and to Rezone the site from A to R-6, R-12 & C-1 zones. Applicant requests Preliminary Plat approval to subdivide the lands into 702 total lots (615 residential, 86 common & four (4) commercial). The applicant also Appeals the Commissions' decision on the Special Use Permit and Design Review for the common lots. The subject site is located at the SEC of Columbia and Black Cat Roads, in Section 10, Township 2 North, Range 1 West, (APN's S1310223100, S1310233700, and S1310233610). Troy Behunin, Senior Planner **ACTION ITEM**

(Timestamp 00:12:14)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear Item B is Case #'s 22-07-ZC, 22-05-PUD and 22-05-S, and to grant an appeal, the Case # 22-08-SUP and 22-34-DR, Troy.

Senior Planner Troy Behunin I'll be right back.

Mayor Stear And Troy, we'll be right back.

Council Member McPherson And that's that.

Mayor Stear Well, this is a public hearing also. Is there anybody who wanted to testify in this matter that didn't get a chance to sign in?

[Unintelligible Background Conversation]

Mayor Stear Troy, before you begin, was going to let City Attorney go ahead and speak for a minute.

City Attorney Marc Bybee Marc Bybee, City Attorney. So, I just wanted to offer some comment before we got started here. I and Troy met with the applicant on this about procedurally how this will go because this is the applications tonight are a little unique in that three of them are before you for just a decision on the application where two of the applications are actually for an appeal and you're either reversing or affirming what the P&Z did. And that's because on specifically the special use permit and the design review, Planning and Zoning actually have decision making authority on those applications, and they made the decision to deny and so, that had those decisions have been appealed, whereas the other three applications are just before you, I believe those recommended denials, but they're before you as your decision. It's a recommendation to you from P&Z and so this will impact the Council's motions. Ultimately, when you make a motion, I'd recommend those two that are appeals being treated as a different motion because you're affirming or reversing, not approving or denying. It's a different action that you'd be taking. And so, keep that in mind if you need help when you get to that, I'm happy to offer that assistance and also to the extent you're concerned about how you can consider information, I think the information received can be considered for all applications. It's not like you need to treat the appeal ones differently for the facts that you consider, you can consider all the information you receive in regards to each application and appeal. That's before tonight.

Mayor Stear Okay.

Council Member Biggs I have a question, Marc. So, is there precedent for this event? This is the first time I've seen an appeal that has gone past Planning and Zoning. I'm concerned about Planning and Zoning. If you're just going to go to the City Council, then what's the Planning and Zoning there for? So, I'm just curious, essentially, if you know why wouldn't this be appealed back to them to work out with the Planning and Zoning Commission?

City Attorney Marc Bybee Again, Marc. Thank you, Councilman Biggs. Marc Bybee, City Attorney. So, you can't... It would be improper for something to would be appealed to the entity that made the decision. It's basically asking them to change their own minds, is kind of the issue. And so, when you have an appeal that goes to a different body, if you compare it to court, if the District Court in Idaho makes a decision. It's appealed to the Supreme Court. Some of those go to the Court of Appeals, but go to a different decision-making body and so, the way your code is structured, in particular on these two applications types. It's unique in that Special Use Permits can be decided by P&Z. Design Review can be decided by P&Z, but appellant rights exist to appeal to City Council. Your code prescribes it. So, this is the process. They're using as prescribed in code. It's not like something we made-up. I just think you may have not had a denial or recently. So, you haven't seen one of these come forward because it's an applicant's not

going to deny, or appeal an approval. So, you only get the denials that show up. And so, I don't think... P&Z must not have been denied one of these in the recent past is why it's new to you.

Council Member Biggs Thank you.

Mayor Stear Alright, Troy, you may have the floor, Sir.

Senior Planner Troy Behunin Thank you very much, Mr. Mayor. For the record. Good evening, by the way, members of the Council, Mr. Mayor. For the record, Troy Behunin Senior Planner 751 W. 4th St. here in Kuna, Planning and Zoning Department. The applications before you this evening and the appeal is from a request from the applicant for a Rezone, PUD, and Preliminary Plat approval, and an appeal to the Commissioners decision for the Special Use Permit and the Design Review. The applicant is seeking a rezone for approximately 132 acres that are already in the city limits using the R-6, R-12, and the C-1 zones for specific parts of the project. The applicant is also requesting planned unit development, which is also called PUD approval for the same project. The applicant is also requesting the... a preliminary plat in order to divide the same land into approximately 615 total residential units, not to exceed 615 units. Of that 615, 86 common lots, 1 commercial lot, and the rest will be residential lots. The applicant also seeks an appeal of the Commission's decision on the Special Use Permit and the Design Review from the Commission meeting, which was first held on August 22nd of last year. It was then continued until September 12th and then they rendered a decision in October. Public Works does state in their exhibit, which is 2.28, that they can support the Gallica Heights subdivision development with the conditions that are listed within the Engineer's memo. The Planning and Zoning department staff does agree with the conditions listed in his memo. There is a basic development agreement which is also attached to the staff memo. It is listed as exhibit 2.57. It does cover the development limits for zones, for densities and for other specific items. For the project as a whole. Staff has reviewed the proposed Rezone the preliminary... The planned unit development, the Preliminary Plat, the Special Use Permit and also the Design Review for compliance with Kuna City code, Idaho State statutes, and the Kuna Comprehensive Plan. And should the Council approve the applications and grant the appeal of the applicant for the Special Use Permit and the Design Review, Staff recommends to Council that the applicant be subject to the proposed recommended conditions as outlined in Staff memo. For the record, the meeting minutes, which are listed as exhibit 1.3 in Staff's memo, the link somehow had an issue and they were not visible. Staff found this out just yesterday. The minutes for the meeting have been available for the public to view on the City's website. However, the link in the staff report failed to convert over to staff's memo. Just wanted that out there for the record. The applicant is present tonight. They do have a presentation which will be on the big screen. It is also linked on page three of Staff's memo and that is Exhibit 2.54. I will be here for any questions that you do have and with that I'll stop talking.

[Laughter]

Mayor Stear You'll sit for question, right?

Senior Planner Troy Behunin I'll sit for questions.

Mayor Stear Any questions for Troy?

Council President Bruce Not at this time.

Mayor Stear Alright, thank you. Alright, if the applicant would like to state your name and address for the record, please.

Elizabeth Koeckeritz Thank you Mayor, City Council Members. My name is Elizabeth Koeckeritz. I am Land Use Council with Givens Pursley, 601 Bannock Boise, Idaho on behalf of the applicant. I'm here with members of the development team, including Tim Eck who is the... one of the owners of the property and David Crawford, who's been the engineer on this project.

I want to say, first of all, a huge thank you to the planning staff. This has been going on for several years. There has been so much discussion back and forth on mixed-use in this area because that's what the FLUM designates this area. What would be appropriate here? What wouldn't be appropriate here? How can we make this work? How can we work with the neighbors? How can we really get to a development that is going to really check all the different boxes? And I think, as I'm going to explain in a minute, and I think we finally have landed there. And just a little bit of background, the property was annexed into the city limits of Kuna about 15 years ago, possibly longer than that, but it was annexed and a big portion of it, about 40% of it, was annexed as part of the Local Improvement District, where then the lien was placed on the property to pay for the wastewater treatment facility.

As part of the whole annexation and the LID formation, it was intended and accepted, and at the time understood that the property would eventually come forward for development, and in this case, it's actually taken longer than was originally anticipated back in 2008, 2009 when all of this originally happened. So, just to cut to the punchline, we had the meeting before the Planning and Zoning Commission. There was some miscommunication between what the Commission was saying, what we thought we had heard on coming back with a proposed, some proposed changes to the plan. But because then, when we came forward, we were ready at our second meeting to present some of those changes. But, at that point in time they just went forward and recommended a straight-out denial.

We've looked at the project some more. They've gone back through, they've looked at some numbers and with just losing a few lots, that does not change the overall traffic flow. It doesn't change, really. It really doesn't have any significant impact on the development, how the cars are, the impact on the schools. That sort of thing. But we can reach an R-8 zoning designate... net density for the townhome areas. So, I'm just going to cut through all of this because I know our time is really short here. Right here. So, in this area, which is the one of the big areas that was primarily at discussion in front of the Planning and Zoning Commission, the area in purple, we can have all of those with only with just rearranging a few lots, making those lots bigger. Those lots in purple are now all R-6 dimensioned lots. The neighbors across the street came out in force and I'm sure they're here again today and said, "We don't want R-12 here; this doesn't work for us; we want bigger lots along here" and so the developers been able to make these all much bigger lots and then interior are still some townhome lots. And those also when you look at the overall area that has been proposed, previously as R-12 and still meets it meets the R-12 zoning

designation, but it also the net density over the entire area now meets 8 units per acre exactly, net.

And so, with a waiver, one of the issues with the R-12 is that townhome lots, it's hard to make them work based on their lot size, because the lot has to be big enough that you really can't make the lots touch. So, it really makes it hard to do 0 lot line. And so, with a waiver of dimensional standards here, this can all be designated an R-8, and that sort of waiver comes through the Public Works Director, I believe is in your code. But in any event, I just wanted to cut through everything and explain that the development team really took Planning and Zoning Commission's comments to heart, really listened to the neighborhood, and really made a big effort to make all of these lots bigger. So, the majority of this development is R-6 sized lots with this portion of townhomes in the middle.

So, now backing up to the regularly scheduled presentation. The most used recent Future Land Use Map was adopted by the city in 2022. That was... occurred after this project had already applied and the FLUM that was in effect at the time of the application submittal is all... designates the entire property Mixed-Use. In 2022 that became an area of Mixed-Use along on the hard corner and along Black Cat and then Medium Density Residential. In either development scenario, under either FLUM, this development meets those requirements. A Mixed-Use land designation requires at least two product types. We provide three that fit exactly within the parameters of a Mixed-Use residential community. We have a mix of commercial, attached single family residential on the town home lots, and detached single family residential on the remainder of the site that meets that R-6 dimensional requirements.

This development, there's a lot of words on here, but this development was envisioned to closely track 'Envision Kuna,' the Kuna comprehensive plan. It meets a variety of goals. I'll just call out a couple. It proposes a mixture of housing types, that I just mentioned, and there is an absolute need in Kuna for diverse housing types. It... one of the objectives encourages development of housing for all citizens and encourages development of housing that meets demand for all economic segments and so in looking at the Comp Plan and the mixed-use land designation, the development really focused on meeting this and that's where these townhomes come from, is that there needs to be in this area that is designated Mixed-Use. There needs to be multiple types of housing developments, multiple types of uses going on here.

The developers also, there's going to be a pathway along the Ridenbaugh Canal that will allow the residents of this to directly access the commercial area, but then also get down and be able to, as it this whole area continues to develop, be able to eventually reach downtown Kuna and I'll talk about the roads here in just a minute.

Another reason why this is an important development and why the townhome component, the attached single family dwelling component is important is that recently Kuna, Morgan can speak to this more, has lost out on some jobs because it's just there hasn't been housing the more affordable housing, the smaller size housing within that close location, close to Kuna. Again, there are multiple subdivisions all surrounding this that have been have had Preliminary Plat approved that are currently under construction that are in all phases of development. Importantly

the Sabino's Rocky Ridge to the south has almost identical densities and in fact the density of what is now the Gallica R-8, Sabino's used a waiver provision to go over the max density and we are actually coming in right at 8 units per acre there. So, it actually is in many respects less dense than what Sabino's Rocky Ridge is.

So, the proposed zoning is right here. There's the commercial on the hard corner. The reason for this location of the commercial is to make sure that... is this canal goes along here and it forms this natural buffer. And so, it's approximately 6 acres, 6.3 acres. And there's going to be 4 commercial lots on here. As we've discussed, this area about 23.5 acres, it nets out with the proposal to 8 units per net acre and then over here we have what's continued to be proposed as the R-6 area at the top these are much larger lots. They come in at approximately 4.25, 4.28 per net acre and part of that was important because there's homes here. There's three homes here on this in holding on a private lane and it was to make sure the largest lots are the ones that abut this in holding and then down here is just your more traditional R-6 neighborhood. Okay. So yeah, so the blue area, it includes both of the homes as we discussed and one of the things is the R-8 zoning that your code specifically says that it is intended for areas adjacent to light commercial areas and that is what this is, this is C-1, which is your neighborhood commercial zoning. And so, it really is an appropriate use here, where residents all along here will be able to walk along the path to access this.

And the last thing I want to mention is it's actually just back up here. Just one thing with the schools is there has been some recent school discussions and you can see here this large green open space here. It's approximately 4 acres and Mr. Eck Tom Eck has been in touch with Danielle, and I believe she'll be speaking tonight. The school is proposing some new agricultural learning labs and receiving property that they can use for purposes other than just necessarily a great big school site. The School District does not need a school site in this location. Mr. Eck has donated to in the past. He has two more pending that he intends to donate in the future. But here the School District and Mr. Eck we're really looking for a way to get along together to figure out a way to help support the School District here and we are now, and this just came very recently, yesterday, we are going to be proposing that there is a property line boundary here and that this area right along Columbia Rd. The school would like to obtain that to use it for learning lab purposes and other educational purposes. And what they have been talking about is really an emphasis on agriculture because there is the concern that Kuna is losing some of its agricultural roots. And so, this is just one way that the school can have this property and continue to do some of that ag learning on it and with that I would just, in closing, I would request approval of the zoning PUD and the subdivision applications and reversal of the Planning and Zoning decision related to design review and the SUP application. On the appeal the SUP no one it's in your code that you have to file an SUP application with the PUD, but it doesn't necessarily make, as we've discussed, necessarily, it's not entirely clear why, but with the planning and Zoning Commission's recommendation of denial of the PUD, they also then denied the Special Use Permit and as far as the design review goes, with the recommendation of denial, then they were also saying this really just goes to what your open space areas are that that would also be denied. But we believe that this, I mean, the FLUM designates the property Mixed-Use and Medium

Density Residential depending which version you look at and that is exactly what we are proposing here. And for those reasons we are requesting approval.

Mayor Stear Alright, thank you.

Elizabeth Koeckeritz I'll stand for questions.

Mayor Stear Questions for the applicant?

Council Member Biggs I have one, Sir.

Mayor Stear Yeah.

Council Member Biggs Nate can you go to page 175, real quick? I just want to make sure I understand the map right. So, are these sidewalks?

Elizabeth Koeckeritz Those are the roads to access them. They're private roads through there to access the back of the townhomes. And so, then the townhomes have that grassy area in front of the homes.

Council Member Biggs So, where is the parking?

Elizabeth Koeckeritz They all have a parking pad and a 2-car garage.

Council Member Biggs They all have a 2-car garage?

Elizabeth Koeckeritz Yep, they look like this. That doesn't show the garages. I don't know if I have the garages on here.

Kuna Planning and Zoning Director Doug Hanson Page. For the record, Doug Hanson Kuna Planning and Zoning. Page 188 of the overall packet shows the front and rear of the townhome product.

Elizabeth Koeckeritz There you go.

Council Member Biggs And that's a two-way street then in between? Okay, it just didn't look very right on the map. Thank you.

Mayor Stear Okay, further questions?

Council Member Laraway For the developer, those roads would be private, correct?

Elizabeth Koeckeritz I believe those roads were private. Yes, those roads are private.

Council Member Laraway So ACHD won't service any of that?

Elizabeth Koeckeritz No.

Council Member Laraway Okay.

Elizabeth Koeckeritz There is the HOA CCR's in the packet, somewhere, that addresses that.

Mayor Stear Okay.

Council President Bruce I have a question.

Mayor Stear Yeah, go ahead.

Council President Bruce So, with it being R-8, you won't need the zoning of R-12?

Elizabeth Koeckeritz We, in order to, so this is where, in order to, this is where there's all this is why it took so long to figure out. In order to hit the R-8 zoning, we have the density of the R-8 zoning, but the lot sizes for the townhomes the minimum lot size in the R-8 zoning is 3300 square feet, and most of our lot sizes, in order to have them connect, are all at around 2500 feet, 2500 square feet. And so, your code contains a provision where we can ask the Planning Director and Public Works to waive dimensional requirements, in which case we can have this all as an R-8 in a or, I mean and obviously you guys get to trump your Planning and Zoning Director, if you want to, which we'd ask you to do. We can make this all R-8 and we're happy to have all of this in a Development Agreement so that it's very clear and spelled out what's happening in each of these areas.

Council Member Laraway One more question.

Mayor Stear Yes, go ahead.

Council Member Laraway Troy, if I remember right, leaving my memory span sometimes. The last time this property was before us, it was for annexation, correct? Because...

Senior Planner Tory Behunin For the record, Troy Behunin. Commissioner... uh Commissioner? Sorry, going back to going back to then, Council Member Laraway the last time that an application for this property would have been probably in 2005-6 which would have been for annexation at the LID. This is the first time that development has been proposed in this form on this property.

Council Member Laraway I'm confused and forgive me if I go sideways here, but the last time I thought this property was before us, all the apartment complexes were on, around Ten Mile.

Senior Planner Troy Behunin You're thinking of another project, Council Member. I'm sorry. This this this application is the first time that development has ever been proposed on this property.

Mayor Stear And that's where a lot of those annexations came from was the formation of the LID.

Council President Bruce District, yeah.

Mayor Stear Wastewater treatment plant.

Council Member Biggs Ma'am, going back to the parking question again, I'm sorry, on the two ways in between them at the townhomes, is there enough room for guest parking as well as keeping the regular street traffic?

Mayor Stear Street parking?

Elizabeth Koeckeritz I would ant...at this... I believe that they are more properly sized for parking because there is a pad there. So, there's two in the garage and two on the parking pad. I think you probably could get a car; you could probably have parking on one side of the streets. Do we have a parking exhibit? Oh.

[Unintelligible Background Conversation]

Elizabeth Koeckeritz Here's a...

Council Member Biggs I know mine is when you have one on either side, it can get tight sometimes too.

Elizabeth Koeckeritz And Mayor, Council Member Biggs, here's a parking exhibit that shows the setbacks where you can see the road and then the parking apron, the building. Then they have the ability, and they likely will all then have sort of small front fenced-in areas so each homeowner can have their own private space that's really been looks on to the pathways between the developments, the green space ahead of them.

Council Member Biggs Okay, thank you.

Mayor Stear Okay, anything further?

Council President Bruce That's all I have for the moment.

Mayor Stear Okay.

Council Member Laraway I have some questions for Paul, Director of Public Works, if you will.

City Clerk Nathan Stanley Council Member Laraway, can you speak into the mic, please?

Council Member Laraway I just caught myself.

City Clerk Nathan Stanley Thank you.

Council Member Laraway We've had a meeting lately involving the sewage hookups and sewage allotments and everything involved with the sewer department. Is this really something we can sustain on our system? I mean, at our meeting, we talked about lack of personnel, lack of qualified people to run the equipment and I hate to put this on you for you going "Yeah, it's okay" when we have some catching up to do to make our system healthier. Are we adding to the problem?

Public Works Director and City Engineer Paul Stevens Paul Stevens, I remember my name this time, Mayor. Public Works Director and City Engineer. That's a pretty big question, John. There will be more density, more work, and it was going to take more resources to take care of this. Presumably as the city grows, we add people in proportion to that and so I don't see why it would be a problem in the long haul. In the short haul, it might be a little bit. We'd have some adjustments to do.

Council Member Laraway Because when you and I had this conversation. I voiced my opinion about if we don't have the qualified people and we don't have the equipment running like it's supposed to. You barely have enough to maintain what we have. Now we're adding another 600 and something homes on top of the other 6000 that are waiting. I'm concerned that we're going to be overburdening you and I don't want to put you in that position.

Mayor Stear We have been successful in new hires, as of recent.

Council Member Laraway With CDL's? Because that's what we were missing.

Public Works Director and City Engineer Paul Stevens We got one CDL, for sure, maybe two. That's something that we're going...

Council Member Laraway Maybe two?

Public Works Director and City Engineer Paul Stevens I can't remember what exactly their qualifications were and so I think we can staff up as we go. Clearly this is going to take some time for them to build and it's going to take even longer for them to fill up. I agree that it's going to put an additional burden on everything, it always does. So, that kind of put's it back on you guys. I think we can adjust to match it, but it will take some time to do that, obviously.

Council Member Laraway Okay, thank you.

Council President Bruce I have a question.

Mayor Stear Okay.

Council President Bruce For Mr. Paul. The letter that's in the packet said that, "Public Works can support approval of this application, contingent on the QLPE, but will not be able to issue a will serve letter until a regional lift station is constructed." Do we have any idea, any plan for that, or?

Public Works Director and City Engineer Paul Stevens Absolutely. They... Mr. Eck will have to build a regional lift station that's part of the sewer master plan to go up towards Black Cat in that general vicinity. And it's being planned for probably longer than I've been here, at least. So, that's part of our long-range plan is have a lift station out there that will be a regional lift station and then push back to the plant. There probably will also be some significant force main that he'll have to build.

Council President Bruce And that's all in the development agreement?

Public Works Director and City Engineer Paul Stevens I don't believe there's a development agreement yet, is there? It's in process.

Council President Bruce No, I'm asking you that's why is it in the development agreement?

Public Works Director and City Engineer Paul Stevens I haven't seen the development agreement.

Mayor Stear Marc.

City Attorney Marc Bybee Marc Bybee, City Attorney. That... those subjects are not covered in the current development agreement, I can say that I've reviewed and it wasn't in there, so if it needed to be, certainly we could be something we could address in the development agreement, but typically these types of things with infrastructure, they can be conditions of approval. I'm looking at Troy, I suspect they are because if they don't build this infrastructure, then there is not capacity to serve and so typically infrastructure improvements of this type are conditions of approval on like the plat application and I suspect that's where they are. I'm looking at you Troy, you can tell me if I got it right, but that's what I would and we're at anticipate they're located.

Mayor Stear And they can't get building permits without sewer connection.

Council President Bruce I get it.

Mayor Stear So they have to build that. It's not like we don't need to really make them do anything. They just don't get it without.

Council President Bruce Right, I think my problem is, is we continue it approve stuff and then it's stuck at issuing permits, right? So, they come in, tear up some of the ground and then they can't get permits for sewer, and you have these patches all over the community that are... have been started but not completed and you know, so that that's my question. That's why I was asking. So, I know they got to build it.

Mayor Stear They can't build their subdivision without it, so that forces them to have to do that. Because we don't do those projects for them.

Elizabeth Koeckeritz Mayor Stear, Council Member Bruce, the regional lift station was contingent. It's on the Sabino's Rocky Ridge property is my understanding there is a smaller lift station on this property, but this development is contingent on that lift station being complete. Also, the development agreement actually does incorporate them all. The entire findings of fact, conclusions of law and all the exhibits are attached as exhibit C to the development agreement, and so all of these requirements as you work through them that the staff report the Public Works report does ultimately get included through that, through the exhibit C.

Council President Bruce Thank you.

Mayor Stear Okay, anything further?

Council Member Laraway I guess a question for...I guess the Kuna School District isn't here. But, what... this 4 acres for agricultural schools? Oh hi, Danielle. I didn't see you there. We've come across these situations to where the developer donates X, but it really doesn't solve our school problem for land capacity, if you will, I realized you said the school was not necessary, according to the School District. So, what is that agricultural area? Is it just going to be a field? Is it going to be maintained by you, or?

Elizabeth Koeckeritz Mayor, Council Member Laraway it's anticipated that it would be a 2-acre parcel that will be used for some sort of agricultural purposes. I will let the School District... I was not involved in the discussions. That will be used for agricultural and educational related purposes. The 2 acres that are up on to Columbia, but I know that she can speak about that more.

Mayor Stear So, why don't you let me open the public hearing and people can testify, and then you can ask as they come up.

Council Member Laraway Okay, that works. I'm okay with that.

Mayor Stear Alright, thank you. Alright, this is a public hearing. First, I have signed up to testify, Jim Grove. If you would just state your name and address for the record. Oh, I'm sorry. What? Is it Diane?

Dana Grow Jim and Dana Grow.

Mayor Stear See, I knew I'd get it wrong if I tried, so, alright. Yes, you may have the floor.

Dayna Grow Hi, my name is Dayna Grow. I live at 7946 S. Saddlebag Way, Nampa, 83687. And if you can look on page 169 of the developer's packet. Our subdivision is Saddlebag... Saddle Ridge estates. We're 26 houses on one plus acres, per lot. We also have 26 common area acres and if you could see around Gallica Heights, all the low density one acre lot homes. It's... they're completely surrounded and with this proposal, it's like they're just dropping in 700 homes in this small area and one of our concerns is that it doesn't... It's not... It doesn't match or mirror the neighbors, and we understand that there is a need for Townhomes. But it shouldn't be out 5, 10 miles from city center. It should be closer to the city center, where people can get services. Not next to dairies and, you know, corn fields. So, what we would like to see is that the development mirror, what is already existing there, maybe acre lots or maybe half acres? And then as it goes down into the more high or medium density, then it increases. But to have townhomes on Black Cat, I think it's just it's missing the mark. And I think that's what P&Z had seen was that the density was just too high, and it just looks, doesn't... it just...there's no continuity with the neighboring lots and the commercial aspect of it, I just... we just, talking with my neighbors. You know, we don't need commercial businesses out there, that's one of the reasons we chose our home is to be out in the country and have that space. And I know that with my people that I know that are in real estate, there is a high demand for larger lots and I just wish some of these developers would consider that and bring in larger lots, larger homes, communities that look like they were planned instead of just, You have a nice big lot, and then there's the next door. Neighbors there's six houses on an acre. It's just I just think they need to be more mindful. Excuse me. That's all I have to say.

Mayor Stear Okay, thank you.

Council President Bruce Thank you.

Mayor Stear Renee Stewart. If you would just state your name and address for the record, please.

Renee Stewart Okay, Renee Stewart, 8475 S Black Cat in Nampa. And I guess my first thought is You can put lipstick on the pig and it's still a pig. We're talking about a shell game here. 12 those townhouses are R-12, and now the developer is saying, "Oh well, we can finagle and make it look like eight." Well, it's still townhouses that don't belong in the country. Some of the things that were addressed at the planning and zoning meeting, we thought at the end of the meeting

was going to be reviewed by the developer and maybe make some changes. Well, the changes I see like cutting out that little weed patch for the school district, all it does is it limits the amount of green space that the subdivision is going to have. It also is going to take away from this park setting that they had proposed before that had a swimming pool and activity center, what's that paddle ball courts those aren't even mentioned anymore, and if you look at the FLUM plan up there. There's no commercial. It's all medium density. 615 is just too many people on that area. The townhouses, I agree, are not compatible with the surrounding areas that originally are zoned agriculture and low density. So, I don't see any need to change that personally. A lower density project probably would get approved by the by the neighbors. I mean 615 lots people. That's 10% of the population of Kuna in 2020. That is a lot of people that could be in there. Traffic: ADH predicts 8142 additional vehicle trips daily with 676 per hour during peak time. ADH addresses some of the problems this is going to cause by doing roundabouts and lights, but they're talking 25 to 40 to 2025 through 2040. There's poor visibility if you drive Black Cat in Columbia, where you're talking about having the access points like Shayla and the one on Black Cat, there's just enough of a dip in the road; you cannot see cars coming, and they drive fast on those roads. And the Shayla they talked about this middle road that is supposed to solve all problems. It's not going to solve the problems because it's going to empty out on Columbia. So, it's just having a nice road making a problem. Last time in our P&Z meeting, the School District representative said they could not support the subdivision because they can't accommodate the influx of students. School boards, or bonds are failing. Patrons can't afford more taxes. You're going to tax people out of their homes. And quality of life. We moved to the area many years ago. Because we wanted to live in an agricultural setting. Why should a developer maximize profit by squeezing in houses? And I mean squeezing in houses into subdivision so they can have short term rentals, Vibo, and AR and Airbnb's and other rentals that profit people not from our area, from out of state and other areas. Shouldn't our quality-of-life matter too? Thank you for your time.

Council President Bruce Thank You.

Mayor Stear Thank you. Beverly Wolf.

Beverly Wolf Beverly Wolf, 3420 W Commemoration Ave. Meridian. P&Z said no for a reason. A lot of people showed up. One of the conversations and things that have been she mentioned about Black Cat being a not safe road is apparently, it's got a second nickname called Dead Cat. And that it's very unsafe not only for the farmers who are still moving equipment there, but for anybody who's currently there. So, let's add 7000 more homes. We're sitting here on their presentation. Are you actually giving the schools [\$/3270 per house? And \$25 million to build a school. But when's that going to show up at the other end when we already have the traffic? No place to put the kids in school. I guess we can sit them in the field in the summer. But that's not really going to accomplish the problem that isn't getting addressed, you know, I mean, it's like the big elephant in the room. How much more can you do with what you don't have? I mean, if you want to build here someday, great, make it farmland until the city catches up, the city isn't ready for this. The taxpayers aren't ready. And, oh, by the way, how many times are you going to raise their HOA fees in a year? I moved into a community that was sold an HOA fee at 450, in

less than 12 months, it went up to 550. This year, it's 700. Our streets didn't get plowed, our people were stuck or on their own. So, what am I getting for the extra money and how far can the HOA's raise our fees without the city stepping in going "Hey, that's a little too high." "Hey, we can't get the tax dollars out of them for schools because they can't afford it." I mean, between HOA fees, tax school bonds, you know, you're going to be competing with anybody who's trying to get to retirement age. They're not going to be able to pay. What they can afford at the other end because they're going to be still saddled, say they get to pay off their mortgage, they're still going to be saddled with HOA fees and bonds because these bonds say 10 years, but they've got at least 35 on them when you collect the interest. Nobody talks about that. Let's just pay it off with some of the overhead. Let's slide. It's more that sales tax money over that used to pay for the schools and doesn't anymore. So, I'll read this one more time, maybe somebody will hear it. "Nothing in the United States Constitution's Fifth Amendment requires a government entity to promote the maximum development of a site at the expense of the public purse or to the detriment of the public interest. Taxpayers need not subsidize unwise development."

Council President Bruce Thank you, Miss Wolf.

Mayor Stear Alright, thank you. Danielle Horras.

Danielle Horras Good evening, Mayor, Council Members. Danielle Horras, Kuna School District Director of Strategic Partnerships, 711 E Porter. Well, I want to start by saying Beverly's right. Our population and our students, they're outpacing our buildings. They're outpacing our classrooms and our teachers. She's right. The big picture is we need to be able to effectively communicate to everyone in Kuna that we need to pass a bond to build more schools, and we need to do it fast. We need to figure that out. So, I want to put that on the shelf. A year and a half ago, our Kuna School Board created a policy which allows me to be here today, and this policy request is request fair partnership from developers. And feel free anybody here to go back to that or talk to me I'm happy to share with you the conversations around that. They were hearing from moms and dads and grandmas and grandpas, and everyone in the community that they want their kids to have great schools that they believe in that. But they didn't want to be the only ones paying for the cost of growth. What you're hearing from folks is exactly what we heard. That's just not fair. So, this new policy that was created allows me to work directly with developers to ask for donations voluntary mitigation, so that we can reduce the amount of the bond requests of Kuna residents, not to replace it to reduce it.

So just think if we get the land donated for a school site, that means we only have to bond for the cost of the structure of the school, which does provide a significant cost difference to our taxpayers. So, I want to tell you, the developer for Gallica Heights, is Mr. Eck as you've heard. He's actually the only developer that we can think of, and the only one that I've known, who voluntarily donated land to Kuna School District, even before our policy. Mr. Eck has... He's demonstrated this idea that good schools sell good houses and he's worked with us even before we were out there talking to folks. He's the one that in some ways inspired this, that if it's possible, why aren't we doing it for each one of the developers?

So, we do really hope for partnership like the one we have with Mr. Eck, and we hope other developers follow his lead and we hope that folks understand that it isn't that it's actually everybody's job to make sure that every student in Kuna has a place to learn. It's all of our jobs. They're not here, we're representing them, and we're building a Kuna for them. So, we're hoping that by asking for donations from developers, it will demonstrate to our patrons in Kuna that we're only asking for what we need, and that this will pass the much-needed bond the next time it goes around. So, we did get the majority of Kuna residents to agree it was over 50%, but Idaho has a super majority, so we failed to meet that threshold last time.

So, I stand for any questions about the land lab. I do want to let you know that this site, you know, we have a plan for how our schools will grow and where to place them that makes the most sense and this one didn't make sense for a land site. But Mr. Eck has donated 4 in the past. So, when we go to bond 4 sites have already been given by Mr. Eck. So, thank you for your time.

Mayor Stear Hey, did you want to ask a question?

Council Member Laraway Yeah, if you could explain what the agricultural sites going to be, is it going to be buildings or just fields?

Danielle Horras It is such a new idea. It literally came out last week. That's why when you heard Mr. Eck's representative talk about it, it's a concept right now. What we're realizing is that we have an award-winning Future Farmers of America Program, we have a lot of students who want to raise livestock. We have a lot of students who want to understand and study soil. And with our diminishing farmlands, we're losing out on spaces for students to do that and we want to be able to provide locations for all kids for that type of learning. And this site would be a good one for that. So as far as what it looks like, oh man, I haven't even talked about it to our Superintendent. I haven't brought it in front of our board. I need to talk to the faculty who overseas it, but it'll be a land lab. That's what we know at this point.

Council Member Laraway Thank you.

Danielle Horras Thank you, is that all the question?

Council Member Biggs Danielle.

Danielle Horras Yes?

Council Member Biggs What's the effect of capacity if the bond is not passed with this? The total amount of students of 600 and or 700 units about said about a thousand students.

Danielle Horras We're, you hear me? Come up here every time and you hear me tell the sad stories. I'm staring at the data right now. This development is Crimson Point. The capacity of Crimson Point is 506 students. Today we have 434 little ones sitting in that school. So, we are at 86% capacity and that's not counting the other developments that have been approved, right? So, we need a new school. This also funnels into Kuna Middle School, which is at 91% capacity. We have 810 for capacity, we have 739 and our High Schools are hurting. We're at 103% capacity for our high schools. So, I am standing up here telling you we need to build new schools and we

need partnership from all of us so that we can do that, and we need to do it quick for our kids.
Thank You.

Mayor Stear Thank you, anything further? Alright. Thank you very much. Andrew bills. Thank you, Sir. If you just state your name and address for the record, please.

Andrew Bills Mr. Mayor, Andrew bills, I live at 4277 W Balaji Lane. I am the last house in that little block that's being completely surrounded. It was purchased and built by my in-laws, and we built... We bought it from them about five years ago. I'm a fifth-generation Idahoan 4th, 5th. Our plan was to be there. My wife and I renovate, remodel, raise our kids in it, live in it. For a very long period of time this has been discouraging those plans. My biggest points and issues are from a broad scale of Kuna. As mentioned back in November in your own City Council, you got 6000 outstanding units to be built on. With, say, a rough of two occupants per unit, that's which is conservative in my opinion, that's 30% of your current population. That's out there to be built on right now. That feels aggressive to say the least. From a personal side, I strongly challenge you to table this for tonight and for a day or two between 7:00 and 7:30 in the morning. Come park in our lane and try to turn left out onto Columbia. Because it is already difficult because of the amount of people coming east from Nampa, which is exploding out on south Nampa right now. So, people are not going to the freeway on Garrity, they are taking Greenhurst to Columbia to Ten Mile to get to the freeway and it is a steady stream of people coming across Black Cat and coming from south on Black Cat on to Colombia. So, it's a constant stream of cars because they're either turning right onto Colombia from Black Cat or they're coming across from across. Black Cat from Colombia. So, trying to get my daughter to school has become a challenge, and that's what's already out there. And so, where we're going to be at you add 600 homes surrounding us. It's going to become even exponentially more problematic on a 2-way lane, that's 50 miles an hour.

The other piece of this is as much as she says that they like to work with the neighbors. We've waited for three years. We had one community meeting out there. I have tried to contact because there's a slice of our property that is in the field right now. Try to contact to see Hey, can we maybe work something out because I don't want to have to absorb all that farm ground and landscape all that, can't get anybody to respond. Hasn't been communications with us as far as future hookups. It's 424 yards from Columbia to my house. In order to do any kind of city hookup, if we end up getting annexed in the future, that's a tremendous cost for water and sewer for us to pull in so even some hookups for us in the future, use for us to be able to maybe sell the place in the future. That's my time.

Mayor Stear Thank you, Sir. And that is all I have signed up that wished to testify. Is there anybody else who wishes to?

[Unintelligible Background Conversation]

Cindy Gieson Good evening, Mayor, and Council Members. My name is Cindy Gieson. I'm at 1363 S Ash Ave. in Kuna, ID. And I was hoping I wouldn't have to talk tonight. So, but I just see some problems, especially addressing our children in the schools in this area. When I look in the packet, if you look at the links, you'll see that you got responses from West-Ada School and

they're from another development and they're from February 2022. So, I think we need to address that. The second thing is you heard Danielle speak saying that we really, if you listened, she said we did this agriculture or it's not really good for us, but the developer built gave us four more, so I'm tired of decisions about our schools being made on how much our Kuna School District can take from the developers with and totally ignore the needs of the neighbors and the whole development that's going around it. We've got to stop asking the wrong people first of all, because I'm sure this isn't West-Ada, okay.

So please don't be buffaloed. The COMPASS report shows that there's no benefit to this. If you look at it, you'll see a lot of round red spots with X's in it. They spoke about the traffic; we've denied many things on Ten Mile, or any made conditions because of the issue and you guys don't know when ACHD is going to increase that road. This isn't too far from there, and they'll find a way over. So, I think we need to take care of what's going on right now. You need to put a freeze on the whole Ten Mile and re-look at, you know, look over everything that's going on there with the schools, the traffic, get an answer from them, the sewer no more and no more eminent domains across somebody's property. There's a well on this property. I don't know how that's going to affect us either. So, there's so many questions and I think in the development agreement they have it's what was said of basic PUD. So that doesn't address anything that I could see that's any different than a normal one. And none of the issues and I think they were only given 3,30 EUDs or whatever you call units of capacity. So here we go again. You know, you have another property right next to it and six acres of commercial property? Give me a break. How much can you put on that? You know. So anyway, same problem, tiny different location and please you guys stop and figure this out. Thank you.

Mayor Stear Okay, thank you Tammy Huff. Sorry Sir, if I ignored you, I didn't mean to.

Tammie Hough Tammie Hough, 8397 S Old Farm Place, Meridian. So, a couple things as a mom with the schools. I, we drive our kids out of district to get to smaller classrooms. So, that is that is a big issue, and it really has to be addressed some way and I don't know how to address it because it's a lot of money that you're asking, you know, to magically appear in these schools to magically appear. But I can tell you I also help the food bank and the need is continuing to increase and increase and increase for people who are needing that service, which tells you, your community doesn't have the money to help with the need for the schools, so adding more to the problem is not going to fix anything and your kids are your future of this town. So, we really have to...we really have to figure that out. So, as far as traffic, I almost got mowed over by a semi-truck I was turning off of Columbia into my home and if you drive down Columbia you see this huge long stretch. I don't... I'm not good with feet and all that kind of stuff. But if you see this big, huge, long stretch of tire marks on the road, that was almost my rear end because he didn't stop. I had to. Thankfully, I was paying attention. I had to keep on trucking and pulled off so he could go on and keep, you know, not paying attention to what he was doing. But traffic it is it's hard to get around. And then as far as earlier when the guy was talking about changes and talking to the Community and changes made to the plan, if I remember right from the P&Z meeting, they didn't even want R-6. So, the fact that they've come back, and we move things around R-12 to, you know, townhomes and other places, that is not even what P&Z wanted they

didn't even want it. The neighborhood doesn't want townhomes, so I disagree with what she said there. And I agree with other people's comments about, you know, we really need to stop and assess with what we've already approved. How is that going to affect where we are at now? Because I think if we don't know what we've already agreed to, how is the water is going to affect, how are we going to fix the schools? How are we going to do traffic? We don't know. We can't foresee the future. We just... we're just adding to the problem I think by not kind of looking back and going Okay, I think we just need to slow down for a little bit, so. That's all.

Mayor Stear Alright. Thank you very much, Jerry Frederick.

Jerry Frederick I don't like talking in front of these things. Y'all can blame me for all this problem because Tim caught me at a weak moment. I should have kept the land, a bit easier. But that being the case I can appreciate what he's trying to do. Obviously, when I was living there originally, it was...figured that maybe one house per acre. Okay, I can live with two. But now I could even live with four but living with 12, it's going to kill us on that road. In fact, killing us on that road is gonna somebody's gonna get killed below the bridge on Indian Creek Bridge there because like the gal that was talking before, that's extremely dangerous. And those people don't know anything about slowing down. They'll come through there 90 mile an hour. I don't know what provisions they're making to redo that road either to make it a 3-lane, 4-lane, whatever it takes, but something's got to be done to give room for people to go ahead and idea if they want to, but there's no room for me to get out of my driveway. But, back to the number of houses in there. Obviously, I would prefer to have it down into the R-4 range. Obviously, it's not going to make any difference what I say because I'm just one person. Well, there's a few more that would like to have it down there also, but. I would like to have you consider making some differences there and figure out how you're going to deal with that road on Black Cat, going to be the same problem like Colombia. Like Andrew was saying there before, you can hardly get out of the roads now when you throw that many people in there, it's going to be a there just to even get through there. So, I don't know where ACHD is involved in your designs and all that kind of stuff, but that should be taken into consideration. From a personal point, I am concerned about the Greenbelt that they're talking about. Is that on the road right by the canal or is it below the road that the irrigation people use? Next one. On the Northside of the canal. Well, the well, the canal runs about south and north.

[Unintelligible Background Conversation]

Wherever that Greenbelt is, is that going to be fenced between the properties and the canal and the green belt going there or is the Greenbelt Going to be on the on this case on the West side.

Mayor Stear That that's going to get hard if you're going to have conversations back and forth. So, if you'll just speak to us, I'd appreciate that.

Jerry Frederick Okay, so anyway that concerned me as we're and how that green belt is going to go down through that line because eventually going to run into my property and I can see 160,000 people coming down that canal. So, I'd like to get that somehow addressed.

Mayor Stear Alright. Well, thank you for taking the blame for all of this.

[Laughter]

Mayor Stear Sam Johnson.

Sam Johnston Sam Johnston, 392 N. Black Cat Rd. When they have this before Planning and Zoning. They were doing Season Creek prior to that, and the mention was they were going to have a big park down here for Season Creek to be able to walk kids down the railroad tracks across the Render Creek to this big park that's absolutely not there now. And I mean, I've been... The whole thing has changed to where this doesn't look... I thought they were going to revamp this, and it doesn't look like much got revamped. It's... and then to put what was going to be a park, now is a school out on Columbia Rd. which will probably be a four lane road and I don't see any pathways for kids to get to this school from all these houses that are so close, and I agree with Jerry that I would like to see an R-2 setting here. I mean, we have other subdivisions in our neighborhoods that are selling bigger houses. I mean, they're selling. I don't understand why we're doing this little patch up kit, and I heard a little bit of rumor about that. I was late, so I didn't miss anything. But I'm one of the farmers that was on the LID and got hooked on it, and Tim bailed us out, sort of. I mean, to take the LID's out of our deal and use them somewhere. It was... the LID was set up for 3 parcels per acre. That's what that was for. And maybe another would you buy another EDU to make it 4 per acre. But I don't see 6 and 8 or 12 in that process. So, I don't know. I think we just. Let's make it a better community by making bigger places, bigger house. And by the way that'll help the school deal too, because it'll have less kids going to those schools without all these little starter homes with all these kids. And I know I got more time, but I'm done. Thank you.

Mayor Stear Mark.

Mark Fedor Mayor, Council. My name is Mark Fedor. I live with 8305 S. Old Farm Place.

City Clerk Nathan Stanley Sir, can you talk into the mic, please? Thank you.

Mark Fedor Sure. Some of the concerns I have again is traffic, right? We've got 6-7 hundred houses, maybe with two or three cars per unit, maybe more and then you look at the infrastructure, I know we talked about donations and different things too, but who bears the brunt of the infrastructure when that needs to be changed? Is it the homeowner? Is it the developer? I don't know, that's why I'm asking. And is that right to put that burden on the homeowner to pay for the infrastructure that the developer created? It just doesn't seem fair to me. So, that's my thought; and also, the townhouses in that area are out of place. They don't fit with the neighboring neighborhoods or the developments here that are there now. Thanks for hearing me.

Council President Bruce Thank you.

Mayor Stear Okay, thank you. Alright, now I think that's all I have. Was anybody else there that I missed? Alright, chance for rebuttal.

Elizabeth Koeckeritz How long do I have?

Nathan Stanley Sorry, you have 5 minutes.

Mayor Stear Could you speak into the mic please, Nathan? Sorry, had to get it.

Elizabeth Koeckeritz Elizabeth Koeckeritz still with Givens Pursley, 601 Bannock. Just to start, so for some clarification, there's not... there's no intention of 700 lots on this property that's never been proposed. What the developer is proposing today with the reduction is 610, in total. In looking at this, there's now been a lot of questions about traffic. All development brings traffic to the area and here the developer. The traffic improvements are really paid for by the developer. In addition to doing all of these tracking improvements that I'm just going to touch on, the developer also will pay all of ACHD's traffic impact fees as well as impact fees to the City of Kuna. So, there is a large expense coming out to be able to do this sort of development. Starting at the top actually just...it's hard to see the whole thing up. So, our development is down here with the yellow star. Starting at the top, at the corner of Black Cat and Victory Rd. Mr. Eck will be installing a three-by-three traffic signal at this location on or before the plat, the final plat, that includes the 101st residential lot. ACHD then has within their capital improvement plan two, these two roundabouts, planned at Black Cat and Amity and Black Cat and Lake Hazel. At the next corner, as we come down the road here at Black Cat and Columbia, Mr. Eck will be installing a three-by-three signal at the 364th. The plat that it contains, the 364th lot. At Ten Mile and Columbia, the improvements that ACHD is going to require are currently unknown, but Mr. Eck has to submit an updated traffic study when he gets to the 245th lot. Also, at the corner of Linder and Columbia, he will be installing a right-hand turn lane and then upon request from ITD me paying some sort of proportionate share out here as you hit the high right. ITD has not yet requested anything. All of these improvements, all involve significant expense and road widening. In addition, all of the frontages along Black Cat and Columbia, he's also going to be dedicating an additional 39 feet of right of way and widening those roads. So, they ultimately will be 3-lane roads. There is talk, ACHD's Master Street map plan has Columbia currently as a 3-lane road. There has been talk about increasing that to a 5-lane road, but for right now all they can request and all they do request is the 3-lane road that's currently on their approved master street map. So those are those improvements. In addition, the new north-south collector, Sheila is shown on the ACHD master street map. This will go all the way through with the other developments that have been approved. This really will help alleviate some traffic because it will then extend all the way from Columbia to Deer Flat Rd. It will keep cars off the arterial as the two developments to the south develop, and they're both under construction right now. The new east-west connector N. Wing Over way, which is on the southern boundary of the property is also shown on the ACHD street map when this road gets punched through to Black Cat Drive, eventually there will be a direct route to Silver Trails Elementary. Black Cat and Colombia are being widened, including the curb, gutter, and sidewalk. *There'll* be turn lanes on Columbia to Shayla and turn lanes on Columbia into the commercial portion of the development. In addition...Oh in addition. It has reviewed the site distance requirements where the new roads are proposed to intersect Black Cat and Columbia and has found them all satisfactory. They all meet within ACHD policy that they go out there, they measure how far you can see, and you can see in each direction. I believe it was over 1000 feet and you don't need that much.

So, those are that addresses some of the traffic issues. Going back, they will keep, they intend on. We've got amenities down here. Keeping the even with the overall property that that is going to

be donated to the school is for... is this total area is 4 acres, but 2 acres are going to be given to the school. They will still be able to keep the pool the activities. With the pickleball courts, the overall net density of the entire development is 5.83 net dwelling units per acre. So, the entire thing overall is medium density residential.

Finally, the townhomes are buffered from the neighbors with the R-6 to the side and one of the things that's been mentioned now a couple times, I would first ask, you talked to Morgan about the need for housing and the economic development that it brings that economic development is what really helps shift the property tax burden. A lot of it goes on to the commercial that can come in when there's housing to support it. And then finally...

City Clerk Nathan Stanley Ma'am, that's your time. If you can make your closing statements.

Elizabeth Koeckeritz The bonds are incredibly important. It is how the school districts in Idaho are funded. If you look at the school districts own website, in order to collect enough voluntary mitigation from a developed from the development community, you would need almost the same number of houses as there are current students in all of the Kuna School District. It's just not a feasible way to ultimately have it. It really does have to come. A bond has to be passed. This is how schools have been funded in the State of Idaho for time immemorial. This is just how it's done. For those reasons, we do request approval and with these application as we've amended it. I stand for questions.

Mayor Stear Alright, thank you. Alright, Council. Questions for...?

Council Member Laraway I do have one for Troy. On the school's 4 acres, how are they going to get there?

Council Member Bruce Microphone.

Council Member Laraway I'm sorry. On the school's 4 acres, got you Nate, how are they going to access that off the private road or they going to have to go through the subdivision to that roundabout?

Senior Planner Troy Behunin That's an excellent question. For the record, Troy Behunin, and Council Member Laraway, if you will, just...If we can pull this up on screen just a little bit more. You'll see that there's a lot of the mid-block green spaces, so there is plenty of ways for children, parents, or anybody else who wants to go from the South part of the project, which is 1/2 mile. Without going on Black Hat or on Shayla, you can do it internally and a large portion of that is in green space and that is shown on this exhibit right here. So, there are plenty of ways for people to get there on foot, by scooter, by bike.

Council Member Laraway I'm more concerned about the students that will be driving over there to get to it, to do the agriculture.

Senior Planner Troy Behunin They can use the roads.

Council Member Laraway The Columbia Road?

Senior Planner Troy Behunin The internal roads.

Council Member Laraway Well, that's what I'm saying, that they have to go through the subdivision to get to it. Well, I'm looking at this and it looks like it's you said it's a private road to that house.

Elizabeth Koeckeritz Mayor Stear, Council Member Laraway, if I may. The only private roads are the ones that go between the centers of the townhomes. The rest of these are all public ACHD roads. Valley View Lane going into the three in holding that is also a private road. How we would anticipate individuals getting here is that this is going to be a much smaller site is that they would just come in. Let's go find I've got a... Here we go. They would just come in and go to the site. There's sufficient parking there, it appears, for what the school would be needing. But these are all recent discussions and so that's something we would continue to work with them on. But there is space there as it's shown now for parking. So, people would just come in on Shayla, turn in and just go right there. They think that that would be sufficient.

Council Member Laraway I'm not a fan of that, but I understand. Question #2, that 4 acres, does that encompass the required open space for the subdivision?

Senior Planner Troy Behunin Is that a question for staff?

Council Member Laraway Yes.

Senior Planner Troy Behunin Yeah? Okay, I just want to make sure. Again, this is Troy Behunin. It states in code that school sites and school uses can be considered 100% open space because they are public spaces, so long as there's a donation and it sounds like that it is a donation, not a sale.

Council Member Laraway Okay, alright. Thank you.

Kuna Planning and Zoning Director Doug Hanson Excuse me, for the record, Doug Hanson Kuna Planning and Zoning. I just want to make one point of clarification. Right now, the only thing if this application were to be moving forward, we are looking at is that there would be 2 acres for that school use. As the applicant stated, this is relatively new, there will need to be another special use permit application and another design review application, at minimum, to address the site requirements that will be necessary for that to develop for whatever use it is. But that's something that will be worked out down the line. It's not before you this evening.

Council Member Laraway Is that decision yours?

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning, that would be up to the Planning and Zoning Commission. They would have to review those applications and depending on the type of use, it may also warrant a change of zone to pace... depending on the intensity of the uses. If it is used for agricultural things like that. But like I said, that's all still in flux that will need to be determined in the future. Right now, we're just looking at the fact that it would be 2 acres for school uses at this point in time, but future applications will be required.

Council Member Laraway Okay, I thought I heard it was 4 acres.

Elizabeth Koeckeritz Mayor, Council Member Laraway, the entire green space area is 4 acres, but we're proposing putting a line across here and so then there's two acres here, and then this two acres will include the amenities, including the pool, pickleball courts, community area, and then this will be for the school.

Council Member Laraway Alright, thank you.

Mayor Stear Okay.

Kuna Planning and Zoning Director Doug Hanson If I could throw for the record, Doug Hanson Kuna Planning and Zoning, and Troy can correct me if I'm wrong, but so the last time I looked at this preliminary plat, the change to the R-8 net density is relatively new. I don't know if that is something that has been reviewed by staff or is that or if that's a relatively new development. I personally haven't looked at anything that discussed dropping that zoning, what we looked at was it would be just over R-8 net density with R-12 dimensional standards and that was the original intent of the R-12 zone. And that's why that wasn't included as a part of the Development Agreement should any tweaks or changes need to be made to that, then we would need to continue this to a later date to assess those changes and if there's other lot lines that are going to be added to this development as a result of a school district site, that's other things that need to be taken into consideration. So, we make sure that this plat has been reviewed by both by the City Council and if it's something you deem major Planning and Zoning may need to look at it as well.

Council Member Biggs Yeah, I'm having a, I guess, Doug, I'm looking at the at the way it is now, it's going to need some significant because unless they're expecting people to park in the cul-de-sac, School kids, for one. And then also for the pool, the amenities and stuff like Crimson Point has a park, a little parking lot is a parking lot, but I'd assume something similar, some sort of similar design.

Kuna Planning and Zoning Director Doug Hanson And something like that, for instance, with Crimson Point, the Crimson Point Pool House actually had its own design review application where they designed the buildings, the pool, the landscaping, and a parking lot. So, that's something that would be addressed as well.

Council Member Biggs Thank you.

Council President Bruce I have a question.

Mayor Stear Yes.

Council President Bruce For the applicant, can you speak to slide 182? 181 to 182 because...

Elizabeth Koeckeritz Which are those?

Council President Bruce The voluntary mitigation fund and the...

Elizabeth Koeckeritz And those were some slides we're requested to submit our Staff report some time before we fully have. We're requested to submit this before we proceed. The staff report and so those slides do predate discussions with the school. However, they do go generally

to the infeasibility of the collection of the \$3200 per unit that, that actually isn't going to get a school district. It's not. It's just not going to get a school built. And that is taken from the school district's own website. From an, from a presentation on the school districts website.

Council President Bruce So that was the original stance not to partner. And then that was changed throughout the process, or?

Elizabeth Koeckeritz The original stance was we've been working back and forth significantly throughout this and the first stance was that this mitigation fee it just doesn't generally work, and it secondarily is that unlike impact fees and other fees like, there just aren't the same boxes around the funds and so it's not necessarily clear when it's being said that the money would be used for improving capacity that it's not actually going to be used for deferred maintenance and other school district issues. And so that's what those slides do go to. However, those are the ones like we, Mr. Eck and Danielle Horras and Miss Horras are in constant... are in communication a lot.

Council President Bruce I appreciate it. Thank you.

Mayor Stear Okay.

Council President Bruce Do you have any more questions, Mr. Greg?

Council Member McPherson I do not.

Council President Bruce Alright. Thank you. I make a motion that we close the evidence presentation and move to deliberation.

Council Member Laraway Second.

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

All Council Members Aye.

Mayor Stear Is there anyone opposed? Motion carries.

(Timestamp 01:40:01)

Motion to: Close Evidence Presentation and Proceed to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Mayor Stear And the question is directly before Council. Mayor Nelson used to say that all the time to say it, so I like it.

Council President Bruce Someone want to start. You want me to start?

Council Member Laraway Go for it.

Council Member Biggs Go right ahead.

Council President Bruce So, I have a couple of concerns with, obviously, the project. First, just the density around the area. Secondly, Black Cat, I know that we always have this discussion over Ten Mile, the traffic. The amount of people on it. What's ACHD's plan now we've moved to one more street over? Which, we still haven't come up with a good plan for Ten Mile of what we're going to do with all the development that we've approved there. And I know that that they have partnered with the School District, but that's still they're going to need a school. Right, I get that. But we're continuing to add on top of it, so maybe they need one school now as we continue to approve things that are going to need two or they're going to need three, right? So, it's more money they're going to have to ask to pass the bond which your... our taxpayers are already taxed out. The other thing is that I believe in strong private property rights, but where do his rights end and then the community's right not to be taxed out of their homes begin, right? Where's the line? I think for me on the location, the density, where the schools are at, what the community feels, it's a 'no' for me.

Council Member Biggs Mr. President, the other things I guess I want to talk a little more about Black Cat as I was reading the Capital Improvements Plan by ACHD, and I can appreciate all of the improvements that Mr. Eck is going to be completing. But a lot of these improvements aren't until some are set, some are at the earliest seven years from now, and the rest are at the earliest 12 years from now. Sometime between 2036 and 2040. That'll possibly alleviate some of the traffic issues. I drive Black Cat every day and I can definitely sympathize with the way some people feel about that intersection and that road in general. But I also agree with you about the density that R-12 right up against Black Cat, a 50 mile-per-hour road. If people are driving the speed limit, it makes me a little nervous.

I wanted to mention also that farming equipment regularly goes up and down Columbia and Black Cat at the point where they're usually 15 miles-an-hour on top of regular traffic, that could be an issue. And like Doug was mentioning earlier about, I would probably be hesitant. On, I guess on approving this without, I'd like to see this. I guess read is the actual design of what the school area in the amenities area is, because I think I'm on the same wavelength, as you Councilman Laraway about driving through neighborhoods for high school kids, possibly going to this ironically agricultural area when we're taking away all the agricultural land, it seems like throughout the city. So that's my piece.

[Laughter]

Mayor Stear I thought it was funny too.

Council Member Laraway Yeah, may I add my two cents. Mine was the density problem and that's so much density out and about that's away from Kuna. I don't. I could understand why ACHD is looking at that in 2000 and...12 years from now, it's...No offense against ACHD, they do their best, and they're strapped with probably 5 cities that they have to please. But I don't believe ACHD can service this development. And I'm not going to use the word safely. I don't think they could provide a service. That this development is going to require to transfer people in and out of that area. What's the word I'm looking for?

Council Member McPherson Efficiently?

Council Member Laraway Prudently. I'm going to... that's the best wording.

Mayor Stear "Prudently" that a good word.

Council Member Laraway Anywhere. And the acreage they have set away from the School District, I would hate to be the Chief of Police and have all these traffic complaints from the students going through that subdivision to get to their agricultural area. That's just my two cents. I'm looking at the Future Land Use Map and we seem to use that word quite a bit, but it's not a Bible you should just see the current one that's low-density housing, medium-density housing, there's no R-12's in there. What we're trying to say. The developers trying to say "whoa, wait a minute, in 2019, this is when we planned that project. Now we're trying to do a zoning change." So, I don't know if you can have it both ways. And I'm still pretty...I'm trying not to put our sewage department in a stressful situation. I do not believe that we, and I understand the mayor saying, "well, we can't approve development until we have the site, the sewage available."

How about if we just don't approve it *'cause* we don't have it now? We're stockpiling all these permits that you're going to be required to fill because you said you could. But I think that's stretching your department out. I do not believe the Sewage Department can service this big of a development, along with everything else that they have, with the employees that you have. I'm sticking up for you. You don't say a word. You'd get fired. Anyway. Just trying to protect you because you have the responsibility to service the other 27,000 people in this town and we just put keep putting more on you. That's my concern. I don't think ACHD could service you. The development, I don't think. In reality, I don't believe we should be putting this on your plate at the Sewage Department. I don't think the idea about running students that are late for class through a residential area. And I'll stick with those three. Thank you.

Mayor Stear Well, one issue we have always with ACHD, they do, do a good job. But they could get their impact fees at time of building permit. And so, it's always that the subdivision built out and then the roads way too busy and then we fix it and that's it's unfortunate that's just the way the system works, but you're absolutely right.

Council President Bruce Well, good news. There's 7000 permits to issue before we get to that one.

Council Member Laraway Well, it's not only that, but. And like I said, ACHD does the best they can with what they have, but they put these priority projects...We're going to do this in 2027. Something else comes up and they have every right to go "We're going to drop you down

to priority #4 because we have to move it over here to fix this problem.” They can back out of this agreement. On this I don't want to call it agreement. They can back out of this idea that we're going to take care of the subdivision roads within the next seven years.

Mayor Stear Priorities are always dependent on funding; so, right they can rotate.

Council Member Laraway Correct.

Mayor Stear Priority number 9 might make it up first.

Council Member Laraway Thank you.

Council Member McPherson Mr. Mayor, if I can.

Mayor Stear Yeah.

Council Member McPherson Okay, I'm not going to sing the same song at a different dance here because it's all sewage.

Council Member Laraway But, you do dance well.

Council Member McPherson It's traffic. Not really two left feet, maybe three. You know, the school's overcrowding. I would like and I don't like the townhomes in the middle of it jockeying the thing around to make it, you know, a net of eight overall it's just too much for that area, in my opinion. I'd like to see the development agreement first with the total workout of the school project in there. I've had talks with people that are more in the know on this Ag building that they want to do. I'm not sure how the neighbors and a couple of these areas are going to feel because what it is, is kids that live in the city that don't have anywhere for a 4-H Heffer or, you know, chickens or goats. Now they're going to have a little mini barnyard right here in their backyard, and they probably don't realize that. So, then we're going to be facing another problem down the road. What's the? I'm not super up to date on the city code for allotment of farm animals in the city and types of farm animals, but potentially from what I understand of them wanting to do this ag research building, it would far exceed what's allowable in our code. Because it's ag and it's under 5 acres or 10 acres or whatever that I think some more research needs to be done before that can proceed. Which could be done through a development agreement and our wonderful staff, because they're so good at that and we hear this later. That's my take on it, because there there's a lot to that aspect in that ag research building that they want to do that. Inside the city core, well, it's not core, but city limits, as this would be especially right up next to a neighborhood. Things might go afoul, and I don't mean just the manure, but you know chickens get out, goats get out. Somebody steer goes running down the road, eats somebody's rose bushes. I know they're not going to be happy. And who's going to get that call besides PD? To me, we just need to look at a lot more things on this before we would approve anything here that that's my two cents.

Council President Bruce Do you have a motion?

Council Member McPherson I didn't think of one, but I can start. Do you have one?

Council President Bruce It sounds like you want to.

Council Member Laraway I know what's coming here.

City Attorney Marc Bybee Marc Bybee, City Attorney, just going to try and provide a little procedural guidance because I'm hearing what Doug said, it sounded like If and, I think what we heard from the applicant too, there's things changing on the plat that the plat needs to be finalized. If you're going there out of approval the plat would need to be finalized. You need to have actual plat you know preliminary plat you're approving in the packet which I from what I've heard today I have doubts that it is. That the one that would be approved if approval is to happen. And so, if and also with what Greg, sorry, Council Member McPherson just said, it's another thing that if those things would be put in the DA if it would be modified, that would be another thing that would need to happen at another hearing. So, I mean, hearing things, whether it's approval or working on that. Reasons that this might need to be continued for that, and if denial, if those like if it's going to be a motion for denial. I think that motion could be made tonight because I don't, unless you are going to be persuaded, you know, if you accept, expect. Things that would change in the plot or things that Greg could discuss, these changes that might be made would persuade you away from a motion for denial and not be a reason not to make that tonight. And so, I just think. Are we looking for more from this applicant? Do we want to see these changes for, you know, before we make any kind of motion possibly continue if there's no reason to continue and it's going to be denial, and I think that motion would be tonight. I don't think... And I guess the short way to say this, I don't think there's a room right now for an approval motion tonight without addressing at least the things that Doug raised.

Mayor Stear Okay, thank you.

Council President Bruce And then how would you need that? If...which case number, would you need addressed first if we did approve it and move to have them updated or if we tabled it or if we denied it, which ones would you need?

City Attorney Marc Bybee If your...that was a compound question. I'll do my best here.

Council President Bruce *Gotta* earn your money.

City Attorney Marc Bybee If you're continuing this, I just think you continue all applications like that. It's just a simple motion. If you're going to start making approval and denial motions the way, you need to structure that so that the 2022-07-ZC which I believe is the zone, rezone, would be part of it or sorry, so, 2022-07-ZC, 2022-05-PUD and 2022-05-S I believe those could be all part of the same motion for approval or denial. Whereas the SUP, so that would be 2022-08-SUP and 2022-34-DR, those would be the ones that are the appeal ones that would need to be a motion to affirm or reverse the P&Z Commission and to clarify, the P&Z Commission denied, so a motion to affirm would be affirming a denial would be to maintain the denial, whereas reverse would be essentially granting an approval because you would be reversing the denial. Did that answer the question or...

Council President Bruce Yes.

City Attorney Marc Bybee Okay. Question or questions? Okay, thank you.

Council President Bruce Anything else, gentlemen?

Council Member McPherson Nothing from me, I've said my piece.

Council Member Laraway What'd you say?

Council Member McPherson *Huh?*

Mayor Stear I think everybody's done.

Council Member Bruce Okay. Did you want to see it updated? Did you want?

Council Member Biggs I mean ultimately, the R-12 is our is one of our big sticking points, I think on this one, but I can't wave a magic wand.

Council President Bruce I think we might be too far apart anyway from 12 to...

Council Member Laraway I'm not sure a continuation is going to my issues.

Council President Bruce I make a motion that we affirm a denial of case #22-08-SUP and 22-34-DR.

Mayor Stear Affirm or deny?

Council President Bruce Affirm a denial.

Mayor Stear Oh, affirm a denial.

Council Member Laraway Affirm and deny?

Council President Bruce Affirm a denial.

City Attorney Marc Bybee That's a good motion. He's saying, "affirm the denial." not in... I'm not...

Mayor Stear Affirm the decision of...

City Attorney Marc Bybee I said, "good motion," I'm not validating the content of the motion, just that He structured it right. So yes, affirm the denial makes sense.

Council Member Laraway I'll second.

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

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 01:56:42)

Motion to: Affirm the Denial of Case #22-08-SUP and 22-34-DR.

Motion By: Council President Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce And I make a motion that we deny Case # 22-07-ZC and 22-05-PUD and 22-05-S.

Council Member Laraway Second.

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 01:57:46)

Motion to: Deny Case # 22-07-ZC and 22-05-PUD and 22-05-S

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

8. Business Items:

(Timestamp 01:58:11)

- A. Consideration to approve Contingency Request for \$25,000 for an annual subscription for Placer.ai demographic and mapping software. Morgan Treasure, Economic Development Director **ACTION ITEM**

Mayor Stear Alright, Business Items. Consideration to approve contingency request for \$25,000...

City Attorney Marc Bybee I'm going to step up for staff. I think a bathroom break might be necessary.

[Recess at 8:12 PM]

[End Recess at 8:19PM]

Mayor Stear Alright. We'll go ahead and call this meeting back to order. Next item is consideration to approve a contingency request, Morgan Treasure.

Economic Development Director Morgan Treasure Good evening, Mayor, and Council. For the record, Morgan Treasure, Economic Development Director, City of Kuna. In the memo before you for this contingency request for \$25,000 for software called Placer.ai; it's for an annual subscription that's citywide. So, everyone in the city will have access to it and be able to generate reports. What the software does is utilizing anonymized scrubbed cell phone data allows us to collect much more accurate information on both the demographic information and the travel patterns of people that are traveling past any area or specific point and address in the City of Kuna. One of the challenges we run into when we're doing demographic information is because of our city limits, we've talked a lot about the LID tonight, that mass annexation with the LID and the way it shaped our city limits is so unique that a lot of times when I'm doing demographic polls, either for companies looking to locate in Kuna or for community projects, grant writing, that kind of thing, I'm not getting accurate information. It's pulling the legal residents of Kuna, not necessarily the people that utilize the services of the City of Kuna or people that would say they live in Kuna. So, with this software and the way we're able to utilize the technology, I'm able to get much more accurate data. So, especially considering a couple of the big projects we have coming up, particularly the Future Land Use Map Advisory Committee, that you guys have asked us to put together and go through. This seemed like the most cost efficient and the best way to allow staff to have direct access to this data, rather than going to outside consultants and paying to get information generated. Instead, we can just have this and use it in-house for anything that we need it for. There's 2 sample reports attached that show the city limits data and our area of impact data and just kind of a broad overview of what the software can do as far as vehicle trips, routes, they show where people are coming from or where they are going to. And then drilling in, we can get in on stuff as specific as, you know, ages, income levels and that kind of stuff through that aggregate and anonymized data. So, I'm happy to stand for any other questions. I would just ask that you approve the request for \$25,000 for this annual subscription. Oh, one more thing, going forward we would just include this in the economic development budget. We were just... got this cost proposal and sought to find this tool after the budgeting cycle. So, this would just become part of our normal city expenses moving forward.

Mayor Stear Okay, questions for Morgan?

Council President Bruce I have a question. You go ahead are we signing a contract, an annual contract with them or are we just is it just one year as we go or are we signing a three-year agreement, or?

Economic Development Director Morgan Treasure It's a year-by-year subscription model. So, if we use it for a year and decide, never mind this didn't do, we wouldn't have to re up for

additional years. I don't anticipate that being the case due to the robustness of the tool, but we aren't making any future obligations with this agreement.

Council President Bruce I think it's pretty nice to have. I mean just being able to track the people that come here.

Council Member McPherson And it's the 25 grand annually?

Economic Development Director Morgan Treasure Yes.

Council Member McPherson Okay.

Council President Bruce And that's citywide, so everyone can use it?

Council Member Biggs So I have a question, did you compare this, Morgan, with some of the other options? I'm a software guy, so like Maptitude the two was one of the biggest ones that I saw that's like 700 bucks a year compared, and it does everything supposed to. It claims it does everything that that Placer.AI does.

Economic Development Director Morgan Treasure So in the comparison, the difference with Placer really has to do with their customer service side. So, with placer at a municipal subscription level at this. The price package and the package we put together; we get unlimited special report generation. It comes with a library of reports we can pull, but we can do individualized reporting and it we also have a 24-day turnaround on any custom geofencing. So, a way that we could see that. I could see that being utilized moving forward would be like on specific land use applications, we could geofence a... or a school zone or something like that, and with the other products, especially at their municipal contract level, you don't get that kind of individualization and a lot of those lower subscription rates do not have the unlimited report generation. You're limited, you know, at yeah, they're different, but you know, either like 10 a month or 25 a month or something like that, and where we're going for a citywide subscription, I think we need to be able to have, you know, depending on who's using it for what being able to pull whatever we need from it without having...running down our tokens is important.

Council Member Biggs So how was this accomplished in years gone by then? That's... because 25,000 that's a lot of money every year.

Economic Development Director Morgan Treasure In previous years, for the kind of things that we would be using it for, a lot of that would come through work that we would pay in our in consulting. So, when we have our all the reports that come through those contracts. That come from like JB or some of our other public engagement. A lot of this reporting is wrapped up in that. So, we would be bringing a lot of that work back in-house.

Council Member Biggs So, you would foresee some of those other expenses going away then?

Economic Development Director Morgan Treasure Yes, part of as staff has grown, we have more people on staff that are comfortable with GIS and mapping. So, we don't... won't have the need to go out for consulting on that as much. We can do a lot of that prep work in house. Doug and I were even talking about, like, looking into the next few years, being able to do most of our

comprehensive plan update which will be required to do here shortly in-house and studying instead of having to go out for contract for that. And Jared help me out, what was the number we paid last time?

City Treasurer Jared Empey Jared Empey, City Treasurer. It was 200,000.

Economic Development Director Morgan Treasure Yeah, so that that's the kind of cost comparison on consulting rather of us having tools in-house versus farming it out.

Council Member Biggs And will this replace your GIS, the tool you currently use, Doug?

Kuna Planning and Zoning Director Doug Hanson For the record, Doug Hanson Kuna Planning and Zoning. This won't replace our GIS. This will have demographic information that we could never utilize or that doesn't exist with current RGIS, that's the software that we use and currently with one GIS manager and one GIS technician coming aboard for the first time on February 20th, we wouldn't really have the capability to employ some of these things with just our GIS department at this time.

Council Member Biggs Thanks.

Mayor Stear Okay, anything further?

Council President Bruce You have anything? Thank you, Morgan. I'm looking for the.

Council President Bruce You have anything? Thank you, Morgan. I'm looking for the...I'll make a motion that we approve the contingency request of 25,000 for the annual subscription of Placer.ai.

Council Member Biggs Second.

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 carried.

(Timestamp 02:14:34)

Motion to: Approve Contingency Funds Request of \$25,000 for Placer.ai

Motion By: Council President Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

B. Kuna High Centennial proclamation. Mayor Stear.

Mayor Stear Next, we have the Kuna High Centennial Proclamation. This is the Kuna High School's 100th graduating class coming up this year.

Council Member Biggs Congratulations, Mayor.

[Laughter]

Mayor Stear I'm gonna feel old because mine was actually the 53rd Class and we're hitting 100 now.

Council Member Bruce Oh wow. That's awesome, the second part anyway.

Mayor Stear Alright. Honoring Kuna High School on its Centennial, whereas Kuna High School has been an integral part of our community since its establishment on February 8th, 1924, dedicated to providing quality education and fostering the growth of countless students over the past century.

And whereas Kuna High School has consistently demonstrated excellence in academic achievement, extracurricular activities, and community engagement, shaping generations of leaders, scholars, and responsible citizens.

And whereas Kuna High School is celebrating a momentous milestone as it reaches its 100th year of serving secondary student and prepares to celebrate its 100th graduating class, symbolizing a century of commitment to education, character development and community service.

And whereas the dedication in Kuna High School educators, staff, and administrators has played a crucial role in nurturing the talents, aspirations and potential of each student contributing to the overall success of the institute.

And whereas the accomplishments of Kuna High School graduates have brought pride to our community, making positive impacts in various fields such as academia, business, arts, sciences, and community service.

Now, therefore, I Joe Stear, mayor of the city of Kuna, Idaho do hereby recognize and honor Kuna High School on its century long legacy of excellence and the 100th graduating class, the city of Kuna extends its heartfelt congratulations and encourages all City of Kuna Citizens to join in the celebration and to reflect on the school's significant contributions to the growth and prosperity of our community.

Mayor Stear That's very cool.

Council President Bruce That's awesome. 100 years

Council Member Laraway 100 years.

Council Member Biggs They're selling really neat plaques, too. It was made from the old gym bleachers from the old Kuna High School. My son, my son's one of the 100th class. And they're selling them over at, you know, high for \$20, I think, it's all engraved and everything.

Council President Bruce Oh, nice.

Council Member Laraway Well, I guess the reunion will be small.

[Laughter]

Mayor Stear And we did. We just lost my mother-in-law, here, last November. She was 102. And she graduated with Kuna High School class of 1939. So, there was someone older than me.

[Laughter]

Council Member Biggs That one is it 4th St. Is that where the school over there then?

Mayor Stear Yeah, right by the 4th St. gym, yes.

Council Member Biggs Wow.

C. Kuna Kindness proclamation. Mayor Stear.

Mayor Stear Next, we have the Mayor Stear's Kuna Kindness Challenge Week.

Whereas the City of Kuna recognizes the value of simple acts of kindness that are performed without prompting or reason, and how these acts can have a positive impact in Kuna.

And whereas the City of Kuna and Mayor Stear seek to cultivate a thoughtful, compassionate, and caring community by setting an example of understanding and acceptance for all through genuine acts of kindness.

And whereas Mayor Stear's Kuna Kindness Challenge is one week where acts of kindness can be performed by any person in the City of Kuna, regardless of age, origin, education, gender, beliefs, lifestyle, or abilities for the good of those around.

Whereas this week is intended to encourage all of us to practice acts of kindness in our homes and schools and business and communities.

Now, therefore, I Joe Stear, Mayor of the city of Kuna, do hereby proclaim February 11th through 17th, 2024 as Kuna Kindness Week and encourage all parents, students, community members, residents and visitors of Kuna, Idaho to show and practice kindness in the spirit of compassion and goodwill, because kindness matters in Kuna and beyond.

Mayor Stear And that's very true here. You know, we saw a lot of that here as the... when the snow flew, neighbors helping neighbors and friends helping friends and people just stepping up and really helping out. And, you know, people ask for help whether they're hungry or need clothing or whatever the case may be, and you always see a bunch of people that step up and

help with that. So, it's really an honor to live in the city of Kuna and to have that many kind people here. So, I appreciate everyone for that.

9. Ordinances:

(Timestamp 02:20:25)

A. Consideration to approve Ordinance No. 2024-01 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: 5200 S BLACK CAT ROAD OWNED BY JOHN STEUART REVOCABLE TRUST, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Mayor Stear Ordinances. Consideration to approve Ordinance #2024-01. A municipal annexation and zoning ordinance of the City Council in the city of Kuna, making certain findings and declaration of authority and annexing certain real property; to Wit, 5200 S Black Cat Rd. Owned by John Stewart Revocable Trust within unincorporated area of Ada County and contiguous to the corporate limits of the City of Kuna, into the city of Kuna, Idaho, and establishing the zoning classifications of several property and directing the City Engineer and City Clerk, and providing an effective date.

Council President Bruce I make a motion that we waive 3 readings of Ordinance #2024-01.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motions carries.

(Timestamp 02:21:08)

Motion to: Waive 3 Readings of Ordinance #2024-01

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce I make a motion that we approve ordinance #2024-01.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve ordinance 2024-01. Any further discussion? Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Aye.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Aye.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries, and that is the first ordinance of 2024.

(Timestamp 02:21:25)

Motion to: Approve Ordinance #2024-01

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

10. Executive Session:

(Timestamp 02:22:00)

- A. Executive Session under Idaho Code: 74-206 (1)(c)(d)(f) (c) To acquire an interest in real property not owned by a public agency; (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;

Mayor Stear That is all we have on the agenda, except for an executive session, so we'll need a motion to adjourn to that and then. We'll do that, we won't make any decisions in there. And basically, when we come back out, all I'll do is report that we have received information, and no action was taken. So, if any of you want to stay, you can otherwise whatever you would like, so.

Council President Bruce I make a motion...

Mayor Stear But I appreciate you all coming tonight. Thank you. It's nice to have people in the audience. Long time we went without that.

[Unintelligible Background Conversation]

Council Member McPherson No, comments are good.

Council President Bruce I make a motion that we adjourn to executive session under Idaho Code 74-206.

Council Member Laraway Second.

City Attorney Marc Bybee Oh, hang on.

Mayor Stear 1 C, D, F.

City Attorney Marc Bybee You need to identify those...I *[Unintelligible]*

Mayor Stear Are we going to need Legal, Morgan, Jared, Doug, and Paul?

City Attorney Marc Bybee He has to identify the subsections.

Council Member McPherson He's got to say the codes too, (1) (C), (D), (F).

Mayor Stear Okay.

Council President Bruce I make a motion that we adjourn to executive session under Idaho Code 74-206(1) (C), (D), and (F).

Mayor Stear Okay, do we have a second?

Council Member McPherson Second.

Mayor Stear Motion’s made and second, all those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 02:22:43)

Motion to: Enter Executive Session Under Idaho Code 74-206(1) (C), (D), and (F)

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

Information Received; No Action Taken

Executive Session Adjourned 9:16 PM

11. Mayor/Council Announcements:

12. Adjournment:

Regular Meeting Adjourned 9:17 PM

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office
Date Approved: CCM 02.20.2024



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

February 6th, 2024 – City Council Public Comment

The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda. In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases MUST be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session, particularly if your comments are covered by Idaho Code § 74-206(1), and may notify you accordingly. If you are recognized to speak you may "have the floor" for up to three (3) minutes, unless a separate time duration is determined by The Mayor and/or City Council.

Public Comment Sign Up

Todd Lakey
Print Name
12905 Venezia Ct
Print Address
Nampa ID 83651
City State, Zip
Senate/Legislative Report
Topic

Beverly Wolf
Print Name
3420 W. Comm.
Print Address
Meridian ID
City State, Zip
Population Growth
Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

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City State, Zip

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City State, Zip

Topic



City Council Public Hearing Sign-in Sheet February 6, 2024

Case No(s): 23-03-AN (Annexation)
 Case Name: 5610 S Ten Mile

IN FAVOR	NEUTRAL	OPPOSITION
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip
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<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify _____ Name _____ Address _____ City, State, Zip



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SIGN-UP SHEET

February 6, 2024 – Council, Public Hearing & Appeal.

Case Name: **4425 W Columbia Rd. – Gallica Heights Sub**

Case Type: Rezone, Planned Unit Development, Preliminary Plat, Development Agreement and Appeal of Commissions decision on the Special Use Permit & Design Review Request.

Case Nos.: 22-07-ZC, 22-05-PUD, 22-15-S, 23-04-DA, & Appeal of 22-08-SUP & 22-34-DR,

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission / **Council**.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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Print Address		Print Address		Print Address	
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Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip

Jim & Dwayne Brown
1946 S Saddle Bag
Nampa ID 83687

Renee Stewart
8475 S. Blackcat
Nampa ID 83687

Beverly Wolf
3420 W. Comm Ave
Meridian ID

Veronica Peterson

Veronica Peterson
Kuna WA 986

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify **Not Testify**

DAVIEUE HORREAS

Print Name
TUE PORTER

Print Address
KUNA ID

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

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City State, Zip

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City State, Zip

Testify **Not Testify**

Sam Johnston

Print Name
392 N Black Cat Rd

Print Address
Kuna 83634

City State, Zip

Testify **Not Testify**

Terry Stewart

Print Name
8475 S Black Cat

Print Address
Nampa ID 83687

City State, Zip

Testify **Not Testify**

Andrew Bills

Print Name
4277 W Baliwi Lane

Print Address
Nampa ID 83687

City State, Zip

Testify **Not Testify**

Tammie Hough

Print Name
8397 Sold Farm Pl

Print Address
Meredith ID 83042

City State, Zip

Testify **Not Testify**

Cindy Giegen

Print Name
1303 S Ash

Print Address
Kuna ID

City State, Zip

Testify **Not Testify**

Jerry Frederik

Print Name
8968 S Black Cat

Print Address
Nampa ID 83687

City State, Zip

MARK FGDAL
→ 8305 S Old Road
Meredith 83042
Becky Miller NOT
1708 N. Repdo Ave Kuna

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
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	01312024ACH		<u>ACHD IMPACT FEE, JANUARY 2024</u>	01/31/2024	144,328.00	144,328.00	<u>30-2081 ACHD IMPACT FEE</u>	0	2/24	02/08/2024	
Total 01312024ACHDI:						144,328.00	144,328.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						144,328.00	144,328.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18224		<u>SHOP RENT FOR FEB '24 - ADMIN</u>	01/26/2024	148.50	.00	<u>01-6211 RENT-BUILDINGS & LAND</u>	1004	2/24		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18224		<u>SHOP RENT FOR FEB '24 - WATER</u>	01/26/2024	126.00	.00	<u>20-6211 RENT-BUILDINGS & LAND</u>	0	2/24		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18224		<u>SHOP RENT FOR FEB '24 - SEWER</u>	01/26/2024	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	2/24		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	18224		<u>SHOP RENT FOR FEB '24 - P.I.</u>	01/26/2024	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	2/24		
Total 18224:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ALLIANCE MEDICAL GROUP LLC												
2072	ALLIANCE MEDICAL GROUP LLC	8773-020824		<u>EMPLOYEE DRUG SCREEN, K. SEYDEL, FEB. '24</u>	02/14/2024	20.00	20.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	2/24	02/15/2024	
Total 8773-020824:						20.00	20.00					
Total ALLIANCE MEDICAL GROUP LLC:						20.00	20.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 2/2/2024-2/15/2024

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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
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	94238		<u>QUARTERLY PEST CONTROL TREATMENT PLANT. JAN '24 - WATER</u>	12/29/2023	46.20	46.20	20-6140 MAINT. & REPAIR BUILDING	0	2/24	02/08/2024	
1804	ALPHA HOME PEST CONTROL, LLC	94238		<u>QUARTERLY PEST CONTROL TREATMENT PLANT. JAN '24 - SEWER</u>	12/29/2023	46.20	46.20	21-6140 MAINT. & REPAIR BUILDING	0	2/24	02/08/2024	
1804	ALPHA HOME PEST CONTROL, LLC	94238		<u>QUARTERLY PEST CONTROL TREATMENT PLANT. JAN '24 - P.I.</u>	12/29/2023	17.60	17.60	25-6140 MAINT. & REPAIR BUILDING	0	2/24	02/08/2024	
Total 94238:						110.00	110.00					
1804	ALPHA HOME PEST CONTROL, LLC	94825		<u>QUARTERLY PEST CONTROL - CITY HALL - ADMIN</u>	02/09/2024	26.60	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94825		<u>QUARTERLY PEST CONTROL - CITY HALL - P & Z</u>	02/09/2024	9.50	.00	01-6140 MAINT. & REPAIR BUILDING	1003	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94825		<u>QUARTERLY PEST CONTROL - CITY HALL - WATER</u>	02/09/2024	24.70	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94825		<u>QUARTERLY PEST CONTROL - CITY HALL - SEWER</u>	02/09/2024	24.70	.00	21-6140 MAINT. & REPAIR BUILDING	0	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94825		<u>QUARTERLY PEST CONTROL - CITY HALL - P.I.</u>	02/09/2024	9.50	.00	25-6140 MAINT. & REPAIR BUILDING	0	2/24		
Total 94825:						95.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	94832		<u>QUARTERLY PEST CONTROL FOR 475 SHORTLINE - ADMIN</u>	02/09/2024	47.50	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94832		<u>QUARTERLY PEST CONTROL FOR 475 SHORTLINE - WATER</u>	02/09/2024	19.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94832		<u>QUARTERLY PEST CONTROL FOR 475 SHORTLINE - SEWER</u>	02/09/2024	19.00	.00	21-6140 MAINT. & REPAIR BUILDING	0	2/24		
1804	ALPHA HOME PEST CONTROL, LLC	94832		<u>QUARTERLY PEST CONTROL FOR 475 SHORTLINE - P.I.</u>	02/09/2024	9.50	.00	25-6140 MAINT. & REPAIR BUILDING	0	2/24		

City of Kuna

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Report dates: 2/2/2024-2/15/2024

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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 94832:						95.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						300.00	110.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2400699		<u>MONTHLY BACTERIA SAMPLES - JAN '24 - WATER</u>	01/31/2024	541.50	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	2/24		
Total 2400699:						541.50	.00					
1	ANALYTICAL LABORATORIES	2400700		<u>MONTHLY BACTERIA SAMPLES - JAN '24 - SEWER</u>	01/31/2024	1,255.55	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	2/24		
Total 2400700:						1,255.55	.00					
Total ANALYTICAL LABORATORIES:						1,797.05	.00					
ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	SYQ120		<u>LABOR AND PARTS FOR FORKLIFT REPAIR, C. PATON, FEB '24 - WATER</u>	02/06/2024	132.00	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/24		
1985	ARNOLD MACHINERY COMPANY	SYQ120		<u>LABOR AND PARTS FOR FORKLIFT REPAIR, C. PATON, FEB '24 - SEWER</u>	02/06/2024	132.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/24		
1985	ARNOLD MACHINERY COMPANY	SYQ120		<u>LABOR AND PARTS FOR FORKLIFT REPAIR, C. PATON, FEB '24 - P.I.</u>	02/06/2024	50.28	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/24		
Total SYQ120:						314.28	.00					
Total ARNOLD MACHINERY COMPANY:						314.28	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126959386	17547	<u>2 SIX PACKS SHOP TOWELS AND A GEAR PULLER, M. NADEAU, FEB. 24</u>	02/12/2024	69.99	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 2/2/2024-2/15/2024

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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 4126959386:						69.99	.00					
Total AUTOZONE, INC.:						69.99	.00					
BOP LLC												
2261	BOP LLC	02132024BOP		<u>YAMAHA 2024 FOR POLICE DEPARTMENT, STOCK NO. B24171, MODEL WR250FR1, ID# JYACG42E3RA001106, N. STANLEY, FEB. '24</u>	02/13/2024	22,521.78	22,521.78	40-6166 PP&E PURCHASES OPERATIONS	0	2/24	02/15/2024	
Total 02132024BOP:						22,521.78	22,521.78					
2261	BOP LLC	02132024BOP		<u>YAMAHA 2024 FOR POLICE DEPARTMENT, STOCK NO. B24170, MODEL WR250FR1, ID# JYACG42E1RA001105, N. STANLEY, FEB. '24</u>	02/13/2024	22,521.78	22,521.78	40-6166 PP&E PURCHASES OPERATIONS	0	2/24	02/15/2024	
Total 02132024BOPM:						22,521.78	22,521.78					
Total BOP LLC:						45,043.56	45,043.56					
BUREAU OF RECLAMATION												
1504	BUREAU OF RECLAMATION	02082024BOR		<u>PERMIT TO CORSS THE TEED LATERAL ON LINDER ROAD</u>	02/07/2024	100.00	100.00	21-6160 MISCELLANEOUS EXPENSES	0	2/24	02/08/2024	
Total 02082024BOR:						100.00	100.00					
Total BUREAU OF RECLAMATION:						100.00	100.00					
CASELLE INC												
1239	CASELLE INC	130805		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/29/2024 - ADMIN</u>	02/01/2024	700.72	.00	01-6052 CONTRACT SERVICES	0	2/24		
1239	CASELLE INC	130805		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/29/2024 - WATER</u>	02/01/2024	479.44	.00	20-6052 CONTRACT SERVICES	0	2/24		

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
1239	CASELLE INC	130805		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/29/2024 - SEWER</u>	02/01/2024	479.44	.00	21-6052 <u>CONTRACT SERVICES</u>	0	2/24		
1239	CASELLE INC	130805		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 02/01-02/29/2024 - P.I.</u>	02/01/2024	184.40	.00	25-6052 <u>CONTRACT SERVICES</u>	0	2/24		
Total 130805:						1,844.00	.00					
Total CASELLE INC:						1,844.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 01/25/2024-02/24/2024 - WATER</u>	01/25/2024	29.43	29.43	20-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 01/25/2024-02/24/2024 - SEWER</u>	01/25/2024	29.43	29.43	21-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE TO SCADA, 01/25/2024-02/24/2024 - P.I.</u>	01/25/2024	11.21	11.21	25-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
Total 208922113658B01252024:						70.07	70.07					
62	CENTURYLINK	208922932280		<u>INTERNET SERVICES 01/25/2024-02/24/2024</u>	01/25/2024	116.58	116.58	01-6255 <u>TELEPHONE</u>	1004	2/24	02/08/2024	
Total 2089229322801B01252024:						116.58	116.58					
Total CENTURYLINK:						186.65	186.65					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	21030-08		<u>PROFESSIONAL SERVICES FOR PERIOD 01/01-01/31/24 DESIGN SERVICES ON LINDER ROAD, MAIN ST TO DEER FLAT RD UTILITY ADJUSTMENT PROJECT - WATER</u>	02/02/2024	451.92	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	2/24		

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23	CIVIL SURVEY CONSULTANTS INC	21030-08		PROFESSIONAL SERVICES FOR PERIOD 01/01-01/31/24 DESIGN SERVICES ON LINDER ROAD, MAIN ST TO DEER FLAT RD UTILITY ADJUSTMENT PROJECT - SEWER	02/02/2024	451.92	.00	21-6202 PROFESSIONAL SERVICES	0	2/24		
23	CIVIL SURVEY CONSULTANTS INC	21030-08		PROFESSIONAL SERVICES FOR PERIOD 01/01-01/31/24 DESIGN SERVICES ON LINDER ROAD, MAIN ST TO DEER FLAT RD UTILITY ADJUSTMENT PROJECT - P.I.	02/02/2024	172.16	.00	25-6202 PROFESSIONAL SERVICES	0	2/24		
Total 21030-08:						1,076.00	.00					
23	CIVIL SURVEY CONSULTANTS INC	23024-02		PROFESSIONAL SERVICES FOR PERIOD OF 01/01-01/31/24 DESIGN SERVICES ON TEN MILE RD AND LAKE HAZEL RD RAB UTILITY PROJECT - WATER	02/02/2024	1,401.96	.00	20-6202 PROFESSIONAL SERVICES	0	2/24		
23	CIVIL SURVEY CONSULTANTS INC	23024-02		PROFESSIONAL SERVICES FOR PERIOD OF 01/01-01/31/24 DESIGN SERVICES ON TEN MILE RD AND LAKE HAZEL RD RAB UTILITY PROJECT - SEWER	02/02/2024	1,401.96	.00	21-6202 PROFESSIONAL SERVICES	0	2/24		
23	CIVIL SURVEY CONSULTANTS INC	23024-02		PROFESSIONAL SERVICES FOR PERIOD OF 01/01-01/31/24 DESIGN SERVICES ON TEN MILE RD AND LAKE HAZEL RD RAB UTILITY PROJECT - P.I.	02/02/2024	534.08	.00	25-6202 PROFESSIONAL SERVICES	0	2/24		
Total 23024-02:						3,338.00	.00					
23	CIVIL SURVEY CONSULTANTS INC	23043-05		PROFESSIONAL SERVICES FOR PERIOD 01/01-01/31/24 DESIGN SERVICES ON HUBBARD ROAD UTILITY PROJECT	02/02/2024	3,660.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	2/24		
Total 23043-05:						3,660.00	.00					

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Total CIVIL SURVEY CONSULTANTS INC:						8,074.00	.00					
COMMERCIAL TIRE INC												
2204	COMMERCIAL TIRE INC	45-18658	17486	<u>ALIGNMENT ON WATER METER VAN, J.DURHAM, FEB.'24</u>	02/05/2024	119.95	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
Total 45-18658:						119.95	.00					
Total COMMERCIAL TIRE INC:						119.95	.00					
CONRAD & BISCHOFF INC												
2020	CONRAD & BISCHOFF INC	IN-910053-24	17456	<u>1500 GALLONS DIESEL, M. NADEAU, FEB.'24 - SEWER</u>	02/05/2024	4,946.78	.00	<u>21-6300 FUEL</u>	0	2/24		
Total IN-910053-24:						4,946.78	.00					
2020	CONRAD & BISCHOFF INC	IN-910054-24	17475	<u>FUEL FOR FLEET, J.DURHAM, FEB.'24 - SEWER</u>	02/05/2024	3,046.00	.00	<u>21-6300 FUEL</u>	0	2/24		
Total IN-910054-24:						3,046.00	.00					
Total CONRAD & BISCHOFF INC:						7,992.78	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	U287274	17438	<u>2 BOXES OF 5/8 REGISTERS FOR METER INVENTORY, J. OSBORN, JAN.'24</u>	01/31/2024	5,759.20	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total U287274:						5,759.20	.00					
63	CORE & MAIN LP	U302470	17440	<u>4 REGISTERS, J. OSBORN, JAN.'24</u>	01/31/2024	1,151.84	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total U302470:						1,151.84	.00					
Total CORE & MAIN LP:						6,911.04	.00					

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CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9266	17538	<u>ELECTRICAL REPAIR AT THE PLANT AFTER UV FAILED. D. CROSSLEY, FEB '24</u>	02/09/2024	472.50	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total 9266:						472.50	.00					
Total CUSTOM ELECTRIC, INC.:						472.50	.00					
D & B SUPPLY												
75	D & B SUPPLY	2372	17446	<u>WORK GLOVES, J. PEREZ, JAN. '24</u>	01/31/2024	32.97	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	2/24		
Total 2372:						32.97	.00					
75	D & B SUPPLY	2403	17449	<u>CHAIN AND CHAIN SAW OIL, S CAHILL, JAN '24</u>	01/31/2024	70.93	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/24		
75	D & B SUPPLY	2403		<u>WORK GLOVES, S.CAHILL, JAN.'24</u>	01/31/2024	14.97	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	2/24		
Total 2403:						85.90	.00					
75	D & B SUPPLY	2794	17472	<u>CONTRACTOR BAGS, B. BAUER, FEB '24</u>	02/02/2024	16.99	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		
Total 2794:						16.99	.00					
75	D & B SUPPLY	3696	17505	<u>PRUNER AND SAW BLADE, B. REED, FEB. '24</u>	02/07/2024	137.67	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/24		
Total 3696:						137.67	.00					
75	D & B SUPPLY	3963A	17520	<u>PAINT FOR SHELTER FOR AC UNITS AT POLICE STATION, S. CAHILL, FEB '24</u>	02/08/2024	12.98	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		

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Total 3963A:						12.98	.00					
75	D & B SUPPLY	7303		<u>RETURN OF CHAIN BAR FOR PARKS CHAINSAW - EXCHANGED FOR ANOTHER, S. CAHILL, JAN '24</u>	01/31/2024	-79.99	.00	01-6175 SMALL TOOLS	1004	2/24		
75	D & B SUPPLY	7303		<u>CHAIN BAR FOR PARKS CHAINSAW, S. CAHILL, JAN '24</u>	01/31/2024	94.99	.00	01-6175 SMALL TOOLS	1004	2/24		
Total 7303:						15.00	.00					
75	D & B SUPPLY	8390	17452	<u>CHAIN AND CHAIN BAR FOR PARKS CHAIN SAW, S. CAHILL, JAN, '24</u>	01/31/2024	122.97	.00	01-6175 SMALL TOOLS	1004	2/24		
Total 8390:						122.97	.00					
75	D & B SUPPLY	8436	17501	<u>BOLTS FOR NICHOLSON PARK DOCKS, C.REGLI, FEB.'24</u>	02/06/2024	15.70	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total 8436:						15.70	.00					
75	D & B SUPPLY	8721	17465	<u>WEED EATER HEAD AND PRUNER BLADE, B.REED, FEB.'24</u>	02/02/2024	79.98	.00	01-6175 SMALL TOOLS	1004	2/24		
Total 8721:						79.98	.00					
75	D & B SUPPLY	8724	17525	<u>SHOP TOOLS FOR FLEET, S. HOWELL, FEB. '24 - ADMIN</u>	02/08/2024	10.99	.00	01-6175 SMALL TOOLS	1004	2/24		
75	D & B SUPPLY	8724		<u>SHOP TOOLS FOR FLEET, S. HOWELL, FEB. '24 - WATER</u>	02/08/2024	4.40	.00	20-6175 SMALL TOOLS	0	2/24		
75	D & B SUPPLY	8724		<u>SHOP TOOLS FOR FLEET, S. HOWELL, FEB. '24 - SEWER</u>	02/08/2024	4.40	.00	21-6175 SMALL TOOLS	0	2/24		

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75	D & B SUPPLY	8724		<u>SHOP TOOLS FOR FLEET, S. HOWELL, FEB. '24 - P.I.</u>	02/08/2024	2.19	.00	<u>25-6175 SMALL TOOLS</u>	0	2/24		
Total 8724:						21.98	.00					
75	D & B SUPPLY	9265	17485	<u>CHAIN SAW SHARPENING AND CABLE AND CABLE CLAMPS, C. REGLI, FEB. '24</u>	02/05/2024	103.15	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 9265:						103.15	.00					
75	D & B SUPPLY	9473	17503	<u>WELDING ROD AND BOLT, FOR THE FARM, J.BOSTON, FEB.'24</u>	02/06/2024	21.18	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total 9473:						21.18	.00					
75	D & B SUPPLY	9822	17533	<u>SPRAYGUN REPLACEMENT, FOR THE FARM, R.HENZE, FEB.'24</u>	02/09/2024	149.99	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total 9822:						149.99	.00					
75	D & B SUPPLY	9839	17536	<u>BACKPACK BLOWER, B.REED, FEB.'24</u>	02/09/2024	699.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/24		
Total 9839:						699.99	.00					
Total D & B SUPPLY:						1,516.45	.00					
DATATEL LLC												
1566	DATATEL LLC	IN-8001081290		<u>01/01-01/31/2024 INTERNET SERVICES - PARKS</u>	01/02/2024	189.46	189.46	<u>01-6290 UTILITIES</u>	1004	2/24	02/08/2024	
Total IN-800108129046:						189.46	189.46					
1566	DATATEL LLC	IN-8001081294		<u>02/01-02/29/2024 INTERNET SERVICES - PARKS</u>	02/02/2024	189.46	.00	<u>01-6290 UTILITIES</u>	1004	2/24		

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Total IN-800108129404:						189.46	.00					
Total DATATEL LLC:						378.92	189.46					
DELL MARKETING L.P.												
1466	DELL MARKETING L.P.	10728690302	17398	<u>NEW DELL PC FOR NEW GIS EMPLOYEE, M. BORZICK, JAN '24 - WATER</u>	02/02/2024	969.33	.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	2/24		
1466	DELL MARKETING L.P.	10728690302	17398	<u>NEW DELL PC FOR NEW GIS EMPLOYEE, M. BORZICK, JAN '24 - SEWER</u>	02/02/2024	969.33	.00	<u>21-6141 IT SMALL EQUIPMENT</u>	0	2/24		
1466	DELL MARKETING L.P.	10728690302	17398	<u>NEW DELL PC FOR NEW GIS EMPLOYEE, M. BORZICK, JAN '24 - P.I.</u>	02/02/2024	369.28	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	2/24		
Total 10728690302:						2,307.94	.00					
Total DELL MARKETING L.P.:						2,307.94	.00					
DENNIS DILLON RV LLC												
844	DENNIS DILLON RV LLC	01302024DD		<u>2024 PIONEER 1000-3 SIDE BY SIDE FOR SEWER FARM, STOCK #HOR166, VIN #1HFVE04B1R4800143, J. DURHAM, JAN '24</u>	01/30/2024	34,209.65	34,209.65	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	0	2/24	02/02/2024	
Total 01302024DD:						34,209.65	34,209.65					
2064	DENNIS DILLON RV LLC	5088654	17367	<u>SNOW PLOW FOR PARKS RANGER, J. DURHAM, JAN. '23</u>	01/12/2024	2,245.69	2,245.69	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24	02/08/2024	
Total 5088654:						2,245.69	2,245.69					
844	DENNIS DILLON RV LLC	7032200	17435	<u>OIL CHANGE ITEMS FOR SEWER 4 WHEELER, J. DURHAM JAN. '24</u>	01/29/2024	161.25	161.25	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24	02/08/2024	

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				<u>DURHAM, FEB. '24- P.I</u>	02/01/2024	2.11	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		
Total 292191:						21.15	.00					
2115	DYNA PARTS LLC	292478	17510	<u>PULL ROPE FOR WEED EATERS INVENTORY. J. DURHAM, FEB. 24</u>	02/07/2024	63.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 292478:						63.00	.00					
2115	DYNA PARTS LLC	292497	17514	<u>SPARK PLUGS AND OIL FILTER FOR PARKS MOWER, J. DURHAM, FEB '24</u>	02/07/2024	17.95	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 292497:						17.95	.00					
2115	DYNA PARTS LLC	292543	17521	<u>OIL FOR FARM WELDER, J.BOSTON, FEB.'24</u>	02/08/2024	3.29	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total 292543:						3.29	.00					
Total DYNA PARTS LLC:						105.39	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	10342914	17455	<u>WEED BURNER REPAIR, U. RAMIREZ, FEB '24</u>	02/01/2024	70.56	70.56	<u>21-6090 FARM EXPENDITURES</u>	0	2/24	02/08/2024	
Total 10342914:						70.56	70.56					
1731	ED STAUB & SONS PETROLEUM, INC	10354138		<u>TANK RENT FOR 201 AVE A - PARKS</u>	02/01/2024	10.00	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	2/24		
Total 10354138:						10.00	.00					
Total ED STAUB & SONS PETROLEUM, INC:						80.56	70.56					

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ELAM & BURKE												
796	ELAM & BURKE	206466		<u>PROFESSIONAL LEGAL SERVICES FROM 01/22-01/31/24. URBAN RENEWAL PLAN</u>	01/31/2024	50.00	.00	52-6202 PROFESSIONAL SERVICES	0	2/24		
Total 206466:						50.00	.00					
796	ELAM & BURKE	206467		<u>LEGAL SERVICES, GENERAL REPRESENTATION, 01/30-01/31/24 - KUNA URBAN RENEWAL</u>	01/31/2024	258.00	.00	52-6202 PROFESSIONAL SERVICES	0	2/24		
Total 206467:						258.00	.00					
Total ELAM & BURKE:						308.00	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	01312024ECI		<u>ELECTRICAL PERMITS, JANUARY 2024</u>	01/31/2024	12,413.94	12,413.94	01-6052 CONTRACT SERVICES	1005	2/24	02/08/2024	
Total 01312024ECI:						12,413.94	12,413.94					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						12,413.94	12,413.94					
EMD MILLIPORE CORPORATION												
1421	EMD MILLIPORE CORPORATION	11122164	17023	<u>SERVICE TECH/SERVICE CALL & PREVENTATIVE MAINT. M.NADEAU, NOV.'23</u>	12/14/2023	1,633.00	.00	21-6150 M & R - SYSTEM	0	2/24		
Total 11122164:						1,633.00	.00					
Total EMD MILLIPORE CORPORATION:						1,633.00	.00					
ESRI												
807	ESRI	94627680	17225	<u>ARCGIS ONLINE CREDITS, BLOCK OF 1,000 M. BORZICK, DEC '23 - WATER</u>	12/19/2023	50.40	50.40	20-6075 DUES & MEMBERSHIPS	0	2/24	02/08/2024	

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807	ESRI	94627680	17225	<u>ARCGIS ONLINE CREDITS, BLOCK OF 1,000 M. BORZICK, DEC '23 -SEWER</u>	12/19/2023	50.40	50.40	<u>21-6075 DUES & MEMBERSHIPS</u>	0	2/24	02/08/2024	
807	ESRI	94627680	17225	<u>ARCGIS ONLINE CREDITS, BLOCK OF 1,000 M. BORZICK, DEC '23 - P.I.</u>	12/19/2023	19.20	19.20	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	2/24	02/08/2024	
Total 94627680:						120.00	120.00					
807	ESRI	94660883	17507	<u>ARCGIS ONLINE GIS PRO BASIC USER ANNUAL SUBSCRIPTION, M. BORZICK, FEB '24 - WATER</u>	02/07/2024	321.30	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	2/24		
807	ESRI	94660883	17507	<u>ARCGIS ONLINE GIS PRO BASIC USER ANNUAL SUBSCRIPTION, M. BORZICK, FEB '24 - SEWER</u>	02/07/2024	321.30	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	2/24		
807	ESRI	94660883	17507	<u>ARCGIS ONLINE GIS PRO BASIC USER ANNUAL SUBSCRIPTION, M. BORZICK, FEB '24 - P.I.</u>	02/07/2024	122.40	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	2/24		
Total 94660883:						765.00	.00					
Total ESRI:						885.00	120.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0853490-3		<u>1 INCH METER BOX GRIP JOINT, JAN '24</u>	01/23/2024	858.60	858.60	<u>20-6150 M & R - SYSTEM</u>	0	2/24	02/08/2024	
Total 0853490-3:						858.60	858.60					
219	FERGUSON ENTERPRISES INC	0877567-1	17271	<u>PVC FITTINGS FOR GRAVITY IRRIGATION, J. COX, DEC '23</u>	01/03/2024	97.68	97.68	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	2/24	02/08/2024	
Total 0877567-1:						97.68	97.68					

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219	FERGUSON ENTERPRISES INC	CM071324		<u>RETURN OF HYDRANT PARTS FOR PATAGONIA HYDRANT, JAN '24</u>	01/03/2024	-896.95	-896.95	20-6150_M & R - SYSTEM	0	2/24	02/08/2024	
Total CM071324:						-896.95	-896.95					
Total FERGUSON ENTERPRISES INC:						59.33	59.33					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	8988446	17357	<u>2 INLINE HYDRAULIC FLOW AND STEEL NIPPLES FOR PLOW, B. VILLANUEVA, JAN. '24</u>	01/17/2024	245.05	245.05	01-6142_MAINT. & REPAIR - EQUIPMENT	1004	2/24	02/08/2024	
Total 8988446:						245.05	245.05					
1083	FLUID CONNECTOR PRODUCTS, INC.	8991251	17357	<u>2 ADD'L INLINE HYDRAULIC FLOW AND STEEL NIPPLES FOR PLOW, B. VILLANUEVA, JAN. '24</u>	01/23/2024	259.48	259.48	01-6142_MAINT. & REPAIR - EQUIPMENT	1004	2/24	02/08/2024	
Total 8991251:						259.48	259.48					
Total FLUID CONNECTOR PRODUCTS, INC.:						504.53	504.53					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	8113		<u>NEW PC FOR PUBLIC WORKS, C. FEISTNER AND D. CROSSLEY, JAN '24 - WATER</u>	01/31/2024	1,020.57	1,020.57	20-6141_IT SMALL EQUIPMENT	0	2/24	02/08/2024	
2014	FREUND PROPERTIES LLC	8113		<u>NEW PC FOR PUBLIC WORKS, C. FEISTNER AND D. CROSSLEY, JAN '24 - SEWER</u>	01/31/2024	1,020.57	1,020.57	21-6141_IT SMALL EQUIPMENT	0	2/24	02/08/2024	
2014	FREUND PROPERTIES LLC	8113		<u>NEW PC FOR PUBLIC WORKS, C. FEISTNER AND D. CROSSLEY, JAN '24 - P.I.</u>	01/31/2024	388.78	388.78	25-6141_IT SMALL EQUIPMENT	0	2/24	02/08/2024	
2014	FREUND PROPERTIES LLC	8113		<u>SETUP & INSTALL OF NEW PC FOR PUBLIC WORKS, C. FEISTNER AND D. CROSSLEY, JAN '24 - WATER</u>	01/31/2024	252.00	252.00	20-6142_MAINT. & REPAIRS- EQUIPMENT	0	2/24	02/08/2024	

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				<u>PEREGRINE PROJECT, KU22-0309</u>	02/08/2024	9,092.76	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	2/24		
	Total 49826:					9,092.76	.00					
1990	HOLLADAY ENGINEERING CO	49827		<u>ELECTRICAL SERVICES THROUGH 01/31/24, KUNA WELL #12, KU22-0402</u>	02/08/2024	2,008.75	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
	Total 49827:					2,008.75	.00					
1990	HOLLADAY ENGINEERING CO	49828		<u>PROFESSIONAL SERVICES THROUGH 01/31/24, WELL #6 CONSTRUCTION PHASE, KU22-0416</u>	02/08/2024	2,762.50	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
	Total 49828:					2,762.50	.00					
1990	HOLLADAY ENGINEERING CO	49829		<u>PROFESSIONAL SERVICES THROUGH 01/31/2024, LAGOON #8, KU23-0379</u>	02/08/2024	6,706.25	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
	Total 49829:					6,706.25	.00					
	Total HOLLADAY ENGINEERING CO:					20,570.26	.00					
IDAHO DEPARTMENT OF LABOR												
179	IDAHO DEPARTMENT OF LABOR	01222024IDOL		<u>Q4/2023 UNEMPLOYMENT INSURANCE, JAN '24 - ADMIN</u>	01/22/2024	2,155.27	2,155.27	<u>01-6280 UNEMPLOYMENT EXPENSES</u>	0	2/24	02/08/2024	
179	IDAHO DEPARTMENT OF LABOR	01222024IDOL		<u>Q4/2023 UNEMPLOYMENT INSURANCE, JAN '24 - WATER</u>	01/22/2024	55.03	55.03	<u>20-6280 UNEMPLOYMENT EXPENSES</u>	0	2/24	02/08/2024	
179	IDAHO DEPARTMENT OF LABOR	01222024IDOL		<u>Q4/2023 UNEMPLOYMENT INSURANCE, JAN '24 - SEWER</u>	01/22/2024	55.03	55.03	<u>21-6280 UNEMPLOYMENT EXPENSES</u>	0	2/24	02/08/2024	
179	IDAHO DEPARTMENT OF LABOR	01222024IDOL		<u>Q4/2023 UNEMPLOYMENT INSURANCE, JAN '24 - P.I.</u>	01/22/2024	27.51	27.51	<u>25-6280 UNEMPLOYMENT</u>				

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								EXPENSES	0	2/24	02/08/2024	
						2,292.84	2,292.84					
						2,292.84	2,292.84					
IDAHO POWER CO												
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - ADMIN</u>	01/18/2024	1,494.08	1,494.08	01-6290 UTILITIES	0	2/24	02/02/2024	
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - SENIOR CENTER</u>	01/18/2024	329.03	329.03	01-6290 UTILITIES	1001	2/24	02/02/2024	
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - PARKS</u>	01/18/2024	1,982.94	1,982.94	01-6290 UTILITIES	1004	2/24	02/02/2024	
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - WATER</u>	01/18/2024	7,236.33	7,236.33	20-6290 UTILITIES EXPENSE	0	2/24	02/02/2024	
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - SEWER</u>	01/18/2024	19,335.63	19,335.63	21-6290 UTILITIES EXPENSE	0	2/24	02/02/2024	
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - FARM/LAGOONS</u>	01/18/2024	11.18	11.18	21-6090 FARM EXPENDITURES	0	2/24	02/02/2024	
38	IDAHO POWER CO	01182024IP		<u>ELECTRIC SERVICE 12/16/23-01/16/24 - IRRIGATION - P.I.</u>	01/18/2024	6,827.31	6,827.31	25-6290 UTILITIES EXPENSE	0	2/24	02/02/2024	
						37,216.50	37,216.50					
38	IDAHO POWER CO	01222024IP		<u>ELECTRIC SERVICE 12/19/23-01/17/24 - STREET LIGHTS</u>	01/22/2024	5,942.34	5,942.34	01-6290 UTILITIES	1002	2/24	02/08/2024	
38	IDAHO POWER CO	01222024IP		<u>ELECTRIC SERVICE 12/19/23-01/17/24 - SEWER</u>	01/22/2024	8,187.36	8,187.36	21-6290 UTILITIES EXPENSE	1002	2/24	02/08/2024	
38	IDAHO POWER CO	01222024IP		<u>ELECTRIC SERVICE 12/19/23-01/17/24 - FARM/LAGOONS</u>	01/22/2024	1,930.98	1,930.98	21-6090 FARM EXPENDITURES	0	2/24	02/08/2024	
						16,060.68	16,060.68					

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Total IDAHO POWER CO:						53,277.18	53,277.18					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	41923	17410	<u>AD #474562. LEGAL NOTICE. 23-07-AN. ANNEXATION COTTONWOOD CROSSING P & Z. D. HANSON, JAN. '24</u>	01/31/2024	40.34	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	2/24		
Total 41923:						40.34	.00					
1802	IDAHO PRESS TRIBUNE, LLC	41924	17412	<u>AD #474631. LEGAL NOTICE. 23-02-CPM, 5700 W KUNA MORA ROAD P & Z. J. HALL, JAN '24</u>	01/31/2024	39.60	39.60	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	2/24	02/02/2024	
Total 41924:						39.60	39.60					
1802	IDAHO PRESS TRIBUNE, LLC	42275	17448	<u>AD #476546. LEGAL NOTICE. PUBLIC HEARING NOTICE TO CONSIDER ADOPTING RESOLUTION NOS R04-2024, R05-2024, AND R06-2024. WATER, SEWER, IRRIGATION FEES & POLICIES. N. STANLEY, JAN '24 - WATER</u>	02/09/2024	72.03	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	2/24		
1802	IDAHO PRESS TRIBUNE, LLC	42275	17448	<u>AD #476546. LEGAL NOTICE. PUBLIC HEARING NOTICE TO CONSIDER ADOPTING RESOLUTION NOS R04-2024, R05-2024, AND R06-2024. WATER, SEWER, IRRIGATION FEES & POLICIES. N. STANLEY, JAN '24 - SEWER</u>	02/09/2024	72.03	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	2/24		
1802	IDAHO PRESS TRIBUNE, LLC	42275	17448	<u>AD #476546. LEGAL NOTICE. PUBLIC HEARING NOTICE TO CONSIDER ADOPTING RESOLUTION NOS R04-2024, R05-2024, AND R06-2024. WATER, SEWER, IRRIGATION FEES & POLICIES. N. STANLEY, JAN '24 - P.I.</u>	02/09/2024	27.44	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	2/24		
Total 42275:						171.50	.00					

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1802	IDAHO PRESS TRIBUNE, LLC	467704	17345	<u>AD #466486, LEGAL NOTICE, CASE NOS 22-05-PUD, 22-07-ZC, 22-15-S, 23-04-DA, & 22-34-DR GALLICA HEIGHTS, T. BEHUNIN, JAN '24</u>	01/23/2024	52.18	52.18	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	2/24	02/02/2024	
Total 467704:						52.18	52.18					
Total IDAHO PRESS TRIBUNE, LLC:						303.62	91.78					
IDAHO SITE WORKS LLC												
2272	IDAHO SITE WORKS LLC	01312024ISW		<u>PROFESSIONAL SERVICES 01/01-01/31/2024 PATAGONIA PARK, PHASE II - BP 01 UNDERGROUND & HARDSCAPE</u>	01/31/2024	55,894.48	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total 01312024ISW:						55,894.48	.00					
Total IDAHO SITE WORKS LLC:						55,894.48	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	525	17471	<u>NEW SEAT CUSHION FOR PARKS MINI EXCAVATOR, J. DURHAM, FEB '24</u>	02/02/2024	393.69	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 525:						393.69	.00					
Total IDAHO TRACTOR INC:						393.69	.00					
INDUSTRIAL BOLT & SUPPLY INCORPORATED												
2196	INDUSTRIAL BOLT & SUPPLY INCORPORATED	837466-1	17411	<u>BRAKE CLEANER AND CONTAINER TO SPRAY CLEAN, J. DURHAM, JAN. '24</u>	02/02/2024	455.92	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 837466-1:						455.92	.00					
Total INDUSTRIAL BOLT & SUPPLY INCORPORATED:						455.92	.00					

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INTEGRITY PUMP SOLUTIONS INC												
2032	INTEGRITY PUMP SOLUTIONS INC	Y24M1-73	17385	3 SWITCHES FOR SUBMERSIBLE PUMPS, M. NADEAU, JAN '24	02/13/2024	1,404.00	.00	21-6150 M & R - SYSTEM	0	2/24		
Total Y24M1-73:						1,404.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						1,404.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196012		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 12/28/23-01/26/24	01/29/2024	538.93	538.93	01-6290 UTILITIES	1001	2/24	02/02/2024	
Total 48213519601292024:						538.93	538.93					
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT NWWTP, 01/06-02/02/24 - WATER	02/05/2024	1,233.59	.00	20-6290 UTILITIES EXPENSE	0	2/24		
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT NWWTP, 01/06-02/02/24 - SEWER	02/05/2024	1,233.59	.00	21-6290 UTILITIES EXPENSE	0	2/24		
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT NWWTP, 01/06-02/02/24 - P.I.	02/05/2024	469.93	.00	25-6290 UTILITIES EXPENSE	0	2/24		
Total 48219500002052024:						2,937.11	.00					
37	INTERMOUNTAIN GAS CO	482327707012		NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 12/28/23-01/26/24	01/29/2024	87.77	87.77	01-6290 UTILITIES	1004	2/24	02/02/2024	
Total 48232770701292024:						87.77	87.77					
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/23-01/26/24 - ADMIN	01/29/2024	155.61	155.61	01-6290 UTILITIES	0	2/24	02/02/2024	
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/23-01/26/24 - WATER	01/29/2024	106.46	106.46	20-6290 UTILITIES EXPENSE	0	2/24	02/02/2024	

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37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/23-01/26/24 - SEWER	01/29/2024	106.46	106.46	21-6290 UTILITIES EXPENSE	0	2/24	02/02/2024	
37	INTERMOUNTAIN GAS CO	482634665012		NATURAL GAS CONSUMPTION AT CITY HALL, 12/28/23-01/26/24 - P.I.	01/29/2024	40.96	40.96	25-6290 UTILITIES EXPENSE	0	2/24	02/02/2024	
Total 48263466501292024:						409.49	409.49					
Total INTERMOUNTAIN GAS CO:						3,973.30	1,036.19					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	01262024-020		SANITATION RECEIPT TRANSFER, 01/26/2024-02/01/2024	02/02/2024	23,057.09	23,057.09	26-7000 SOLID WASTE SERVICE FEES	0	2/24	02/02/2024	
230	J & M SANITATION, INC.	01262024-020		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 01/26/2024-02/01/2024	02/02/2024	-2,278.04	-2,278.04	01-4170 FRANCHISE FEES	0	2/24	02/02/2024	
Total 01262024-02012024:						20,779.05	20,779.05					
230	J & M SANITATION, INC.	01312024JM		ACCT #560, 371 SHORTLINE PARKS SHOP, 30 YARD, DAILY BOX RENT, 123 S SWAN FALLS BERNIE DELIVER 2 TEMP BOX 30 YARD, 270 S ORCHARD DAILY BOX RENT - JAN '24	02/01/2024	3,895.64	3,895.64	01-6212 RENT-EQUIPMENT	1004	2/24	02/08/2024	
230	J & M SANITATION, INC.	01312024JM		ACCT #560, 3999 S SWAN FALLS, MONTHLY BOX RENT, JAN '24	02/01/2024	753.51	753.51	21-6212 RENT-EQUIPMENT	0	2/24	02/08/2024	
230	J & M SANITATION, INC.	01312024JM		ACCT #560, SLUDGE REMOVAL FOR JAN '24	02/01/2024	12,988.36	12,988.36	21-6153 M & R - SLUDGE DISPOSAL	0	2/24	02/08/2024	
Total 01312024JM:						17,637.51	17,637.51					
230	J & M SANITATION, INC.	02022024-020		SANITATION RECEIPT TRANSFER, 02/02/2024-02/07/2024	02/08/2024	67,244.45	67,244.45	26-7000 SOLID WASTE SERVICE FEES	0	2/24	02/08/2024	

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230	J & M SANITATION, INC.	02022024-020		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 02/02/2024-02/07/2024</u>	02/08/2024	-6,643.75	-6,643.75	<u>01-4170 FRANCHISE FEES</u>	0	2/24	02/08/2024	
Total 02022024-02072024:						60,600.70	60,600.70					
230	J & M SANITATION, INC.	02082024-021		<u>SANITATION RECEIPT TRANSFER, 2/8-14/2024</u>	02/15/2024	118,622.62	118,622.62	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	2/24	02/15/2024	
230	J & M SANITATION, INC.	02082024-021		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 2/8-14/2024</u>	02/15/2024	-11,719.91	-11,719.91	<u>01-4170 FRANCHISE FEES</u>	0	2/24	02/15/2024	
Total 02082024-02142024:						106,902.71	106,902.71					
Total J & M SANITATION, INC.:						205,919.97	205,919.97					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	4536098		<u>MONTHLY ACH PMT PROCESS - JAN '24 - ADMIN</u>	02/01/2024	40.73	.00	<u>01-6505 BANK FEES</u>	0	2/24		
1328	JACK HENRY & ASSOCIATES, INC.	4536098		<u>MONTHLY ACH PMT PROCESS - JAN '24 - WATER</u>	02/01/2024	27.87	.00	<u>20-6505 BANK FEES</u>	0	2/24		
1328	JACK HENRY & ASSOCIATES, INC.	4536098		<u>MONTHLY ACH PMT PROCESS - JAN '24 - SEWER</u>	02/01/2024	27.87	.00	<u>21-6505 BANK FEES</u>	0	2/24		
1328	JACK HENRY & ASSOCIATES, INC.	4536098		<u>MONTHLY ACH PMT PROCESS - JAN '24 - P.I.</u>	02/01/2024	10.72	.00	<u>25-6505 BANK FEES</u>	0	2/24		
Total 4536098:						107.19	.00					
Total JACK HENRY & ASSOCIATES, INC.:						107.19	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	1625		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. '24 -ADMIN</u>	02/01/2024	276.64	.00	<u>01-6025 JANITORIAL</u>	0	2/24		

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1976	JONATHAN STRICKLAND	1625		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. '24 - WATER</u>	02/01/2024	189.28	.00	<u>20-6025 JANITORIAL</u>	0	2/24		
1976	JONATHAN STRICKLAND	1625		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. '24 - SEWER</u>	02/01/2024	189.28	.00	<u>21-6025 JANITORIAL</u>	0	2/24		
1976	JONATHAN STRICKLAND	1625		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. '24 - P.I</u>	02/01/2024	72.80	.00	<u>25-6025 JANITORIAL</u>	0	2/24		
Total 1625:						728.00	.00					
1976	JONATHAN STRICKLAND	1626		<u>MONTHLY JANITORIAL SERVICES, SENIOR CENTER, FEB. '24</u>	02/01/2024	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	2/24		
Total 1626:						446.00	.00					
1976	JONATHAN STRICKLAND	1627		<u>MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, FEB. '24- WATER</u>	02/01/2024	168.00	.00	<u>20-6025 JANITORIAL</u>	0	2/24		
1976	JONATHAN STRICKLAND	1627		<u>MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, FEB. '24- SEWER</u>	02/01/2024	168.00	.00	<u>21-6025 JANITORIAL</u>	0	2/24		
1976	JONATHAN STRICKLAND	1627		<u>MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, FEB. '24- P.I</u>	02/01/2024	64.00	.00	<u>25-6025 JANITORIAL</u>	0	2/24		
Total 1627:						400.00	.00					
1976	JONATHAN STRICKLAND	1628		<u>MONTHLY JANITORIAL SERVICES, PARKS SHOP, FEB. '24</u>	02/01/2024	180.00	.00	<u>01-6025 JANITORIAL</u>	1004	2/24		
Total 1628:						180.00	.00					
Total JONATHAN STRICKLAND:						1,754.00	.00					

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KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	2363874	17393	<u>PART FOR WATER TURCK F350 #27, J. DURHAM, JAN '24</u>	01/23/2024	299.60	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
Total 2363874:						299.60	.00					
Total KENDALL FORD OF MERIDIAN LLC:						299.60	.00					
KUNA AUTO REPAIR												
2275	KUNA AUTO REPAIR	1830		<u>NEW TRANSMISSION, REPLACE TRANSAXLE ASSEMBLY, PARTS & LABOR ON 2019 FORD WATER TRUCK, FEB '24 - WATER</u>	02/03/2024	5,496.77	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2275	KUNA AUTO REPAIR	1830		<u>NEW TRANSMISSION, REPLACE TRANSAXLE ASSEMBLY, PARTS & LABOR ON 2019 FORD WATER TRUCK, FEB '24 - P.I.</u>	02/03/2024	1,374.19	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		
Total 1830:						6,870.96	.00					
Total KUNA AUTO REPAIR:						6,870.96	.00					
KUNA CHAMBER OF COMMERCE												
314	KUNA CHAMBER OF COMMERCE	2339		<u>MONTHLY LUNCHEON, J. HALL, FEB. '24</u>	02/14/2024	15.00	15.00	<u>01-6155 MEETINGS/COMMITTEES</u>	4000	2/24	02/15/2024	
Total 2339:						15.00	15.00					
Total KUNA CHAMBER OF COMMERCE:						15.00	15.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	112024		<u>FIBER OPTIC LEASE FOR DECEMBER '23 - ADMIN</u>	02/08/2024	114.00	.00	<u>01-6255 TELEPHONE</u>	0	2/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	112024		<u>FIBER OPTIC LEASE FOR DECEMBER '23 - WATER</u>	02/08/2024	78.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	2/24		

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199	KUNA JT. SCHOOL DISTRICT NO. 3	112024		<u>FIBER OPTIC LEASE FOR DECEMBER '23 - SEWER</u>	02/08/2024	78.00	.00	21-6255 TELEPHONE EXPENSE	0	2/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	112024		<u>FIBER OPTIC LEASE FOR DECEMBER '23 - P.I.</u>	02/08/2024	30.00	.00	25-6255 TELEPHONE EXPENSE	0	2/24		
Total 112024:						300.00	.00					
199	KUNA JT. SCHOOL DISTRICT NO. 3	222024		<u>FIBER OPTIC LEASE FOR JANUARY '24 - ADMIN</u>	02/02/2024	114.00	.00	01-6255 TELEPHONE	0	2/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	222024		<u>FIBER OPTIC LEASE FOR JANUARY '24 - WATER</u>	02/02/2024	78.00	.00	20-6255 TELEPHONE EXPENSE	0	2/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	222024		<u>FIBER OPTIC LEASE FOR JANUARY '24 - SEWER</u>	02/02/2024	78.00	.00	21-6255 TELEPHONE EXPENSE	0	2/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	222024		<u>FIBER OPTIC LEASE FOR JANUARY '24 - P.I.</u>	02/02/2024	30.00	.00	25-6255 TELEPHONE EXPENSE	0	2/24		
Total 222024:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						600.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A140332	17387	<u>ROOF RAKE, S. HOWELL, JAN.'24</u>	01/19/2024	74.69	74.69	01-6175 SMALL TOOLS	1004	2/24	02/08/2024	
Total A140332:						74.69	74.69					
499	KUNA LUMBER	A140390	17399	<u>BLADES FOR CUTTING SHEETING ROCK FROM WATER DAMAGE AT POLICE STATION, J. ADAMS, JAN. '24</u>	01/23/2024	52.48	52.48	01-6140 MAINT. & REPAIR BUILDING	0	2/24	02/08/2024	
Total A140390:						52.48	52.48					

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499	KUNA LUMBER	A140464	17428	<u>POWER STRIP FOR CITY HALL, S. HOWELL, JAN '24</u>	01/26/2024	34.19	34.19	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/08/2024	
Total A140464:						34.19	34.19					
499	KUNA LUMBER	A140484	17431	<u>TOILET BRUSHES AND CLEANER FOR PARKS RESTROOMS. B. BAUER, JAN. '24</u>	01/29/2024	24.25	24.25	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24	02/08/2024	
Total A140484:						24.25	24.25					
499	KUNA LUMBER	A140522	17460	<u>BUCKET OF ADHESIVE FOR SPLASH PAD PUMP HOUSE, J.PEREZ, FEB '24</u>	01/31/2024	95.99	95.99	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	2/24	02/02/2024	
Total A140522:						95.99	95.99					
499	KUNA LUMBER	A140612	17494	<u>2X8 FOR THE DOCKS AT SEGO, J. PEREZ, FEB. '24</u>	02/06/2024	10.50	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total A140612:						10.50	.00					
499	KUNA LUMBER	A140644	17515	<u>PAINT FOR THE AC UNIT SHELTER AT POLICE STATION, C.REGLI, FEB.'24</u>	02/07/2024	31.18	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
Total A140644:						31.18	.00					
499	KUNA LUMBER	A140652	17519	<u>PLYWOOD AND SUPPLIES FOR AC UNITS SHELTER AT POLICE STATION, C. REGLI, FEB '24</u>	02/08/2024	94.75	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
Total A140652:						94.75	.00					
499	KUNA LUMBER	A140655	17523	<u>FENDER WASHERS FOR POLICE STATION A/C UNIT COVER, C. REGLI, FEB. '24</u>	02/08/2024	7.37	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		

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Total A140655:						7.37	.00					
499	KUNA LUMBER	A140660	17526	CAULK FOR SPLASH PAD PUMP HOUSE, R. HENZE, FEB '24	02/08/2024	6.29	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total A140660:						6.29	.00					
499	KUNA LUMBER	A140661	17527	CHANNEL LOCKS, J.OSBORN, FEB.'24	02/08/2024	10.97	.00	20-6175 SMALL TOOLS	0	2/24		
Total A140661:						10.97	.00					
499	KUNA LUMBER	A140691	17541	ROOFING NAILS FOR POLICE STATION, C. REGLI, FEB '24	02/12/2024	2.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/24		
Total A140691:						2.00	.00					
499	KUNA LUMBER	A140696	17546	MASKING TAPE FOR P & Z WALL AT CITY HALL, J. PEREZ, FEB. 24	02/12/2024	16.18	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/24		
Total A140696:						16.18	.00					
499	KUNA LUMBER	B55092	17322	BUCKET OF GROUT FOR IRRIGATION, J. MORFIN, JAN '24	01/04/2024	23.39	23.39	20-6150 M & R - SYSTEM	0	2/24	02/08/2024	
Total B55092:						23.39	23.39					
499	KUNA LUMBER	B55096		RETURN OF LUMBER FOR CITY HALL FURNACE PROJECT, J. ADAMS, JAN '24 - ADMIN	01/04/2024	-22.41	-22.41	01-6140 MAINT. & REPAIR BUILDING	0	2/24	02/08/2024	
499	KUNA LUMBER	B55096		RETURN OF LUMBER FOR CITY HALL FURNACE PROJECT, J. ADAMS, JAN '24 - WATER	01/04/2024	-15.33	-15.33	20-6140 MAINT. & REPAIR BUILDING	0	2/24	02/08/2024	

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499	KUNA LUMBER	B55096		<u>RETURN OF LUMBER FOR CITY HALL FURNACE PROJECT, J. ADAMS, JAN '24 - SEWER</u>	01/04/2024	-15.33	-15.33	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	2/24	02/08/2024	
499	KUNA LUMBER	B55096		<u>RETURN OF LUMBER FOR CITY HALL FURNACE PROJECT, J. ADAMS, JAN '24 - P.I.</u>	01/04/2024	-5.91	-5.91	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	2/24	02/08/2024	
Total B55096:						-58.98	-58.98					
499	KUNA LUMBER	B55121	17328	<u>KEYS FOR WELL HOUSES & LOCKS, J. LISH, JAN '24</u>	01/05/2024	14.76	14.76	<u>20-6150 M & R - SYSTEM</u>	0	2/24	02/08/2024	
Total B55121:						14.76	14.76					
499	KUNA LUMBER	B55167	17339	<u>PLUMBERS PUTTY TO INSTALL VENTS ON POLICE TRAILER, J. ADAMS, JAN. '24</u>	01/08/2024	3.59	3.59	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24	02/08/2024	
Total B55167:						3.59	3.59					
499	KUNA LUMBER	B55401	17392	<u>KEY FOR WELL HOUSE/ PI, J. OSBORN, JAN '24</u>	01/22/2024	2.69	2.69	<u>20-6150 M & R - SYSTEM</u>	0	2/24	02/08/2024	
Total B55401:						2.69	2.69					
499	KUNA LUMBER	B55415	17401	<u>MOISTURE METER TO CHECK MOISTURE CONTENT IN POLICE STATION WALLS, M. WEBB, JAN. '24</u>	01/23/2024	35.99	35.99	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/08/2024	
Total B55415:						35.99	35.99					
499	KUNA LUMBER	B55429	17413	<u>SHEET ROCK, CAULK AND GAP FILLER FOR JANITOR CLOSET LID & I.T. LID AT POLICE STATION, J. ADAMS, JAN. '24</u>	01/24/2024	108.88	108.88	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/08/2024	

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Total B55429:						108.88	108.88					
499	KUNA LUMBER	B55441	17415	<u>FLUSH LEVEL FOR TOILET AT PLANT, S. HOWELL, JAN. '23 - WATER</u>	01/25/2024	3.78	3.78	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/08/2024	
499	KUNA LUMBER	B55441	17415	<u>FLUSH LEVEL FOR TOILET AT PLANT, S. HOWELL, JAN. '23 - SEWER</u>	01/25/2024	3.77	3.77	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/08/2024	
499	KUNA LUMBER	B55441	17415	<u>FLUSH LEVEL FOR TOILET AT PLANT, S. HOWELL, JAN. '23 - P.I.</u>	01/25/2024	1.44	1.44	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	2/24	02/08/2024	
Total B55441:						8.99	8.99					
499	KUNA LUMBER	B55541	17450	<u>STREET LIGHT REPAIR PARTS, S. HOWELL, JAN. '24</u>	01/31/2024	10.73	10.73	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	2/24	02/08/2024	
Total B55541:						10.73	10.73					
499	KUNA LUMBER	B55569	17459	<u>BAND SAW BLADES FOR PLANT, U. RAMIREZ, FEB '24</u>	02/01/2024	18.88	.00	<u>21-6175 SMALL TOOLS</u>	0	2/24		
Total B55569:						18.88	.00					
499	KUNA LUMBER	B55634	17492	<u>9 VOLT BATTERIES, S. HOWELL, FEB. 24</u>	02/06/2024	23.84	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	2/24		
Total B55634:						23.84	.00					
499	KUNA LUMBER	B55639	17497	<u>2 BOLTS FOR DOCKS AT NICHOLSON POND, J. PEREZ, FEB '24</u>	02/06/2024	7.37	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total B55639:						7.37	.00					

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499	KUNA LUMBER	B55640	17498	<u>WOOD SCREWS AND BOLTS FOR DOCK AT SEGO, J. PEREZ, FEB. '24</u>	02/06/2024	10.03	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total B55640:						10.03	.00					
499	KUNA LUMBER	B55659	17506	<u>WOOD AND SEALANT TO REPAIR WINDOW IN P & Z, B.VILLANUEVA, FEB.'24</u>	02/07/2024	21.86	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	2/24		
Total B55659:						21.86	.00					
499	KUNA LUMBER	B55714	17532	<u>ROD AND CURTAIN FOR JANITOR CLOSET, R. HENZE, FEB '24 - ADMIN</u>	02/09/2024	10.32	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
499	KUNA LUMBER	B55714	17532	<u>ROD AND CURTAIN FOR JANITOR CLOSET, R. HENZE, FEB '24 - WATER</u>	02/09/2024	7.06	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
499	KUNA LUMBER	B55714	17532	<u>ROD AND CURTAIN FOR JANITOR CLOSET, R. HENZE, FEB '24 - SEWER</u>	02/09/2024	7.06	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
499	KUNA LUMBER	B55714	17532	<u>ROD AND CURTAIN FOR JANITOR CLOSET, R. HENZE, FEB '24 - P.I.</u>	02/09/2024	2.71	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	2/24		
Total B55714:						27.15	.00					
499	KUNA LUMBER	B55751	17549	<u>5 16 X 16 BLOCKS USED FOR THRUST BLOCKS TO REPAIR HYDRANT, J. MORFIN, FEB. '24</u>	02/12/2024	94.95	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/24		
Total B55751:						94.95	.00					
Total KUNA LUMBER:						814.96	431.64					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	2456	17344	<u>METAL PLATE FOR VICE ON F350 WATER TRUCK, J. COX, JAN '24 - WATER</u>	01/09/2024	16.40	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		

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1775	KUNA MACHINE LLC	2456	17344	METAL PLATE FOR VICE ON F350 WATER TRUCK, J. COX, JAN '24 - P.I.	01/09/2024	4.10	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	2/24		
Total 2456:						20.50	.00					
Total KUNA MACHINE LLC:						20.50	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	01312024KRF		KRFD IMPACT FEES, JANUARY 2024	01/31/2024	78,731.54	78,731.54	30-2082 KRFD IMPACT FEE	0	2/24	02/08/2024	
Total 01312024KRFDI:						78,731.54	78,731.54					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						78,731.54	78,731.54					
KUNA URBAN RENEWAL AGENCY												
828	KUNA URBAN RENEWAL AGENCY	02022024KUR		KUNA URBAN RENEWAL CASH	02/02/2024	750,000.00	750,000.00	99-1002 CASH - FIB URBAN RENEWAL DIST	0	2/24	02/02/2024	
Total 02022024KURA:						750,000.00	750,000.00					
Total KUNA URBAN RENEWAL AGENCY:						750,000.00	750,000.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	28438		EMBROIDERY OF SHIRTS, UNIFORMS FOR PLANT, D. CROSSLEY, DEC '23 - WATER	12/14/2023	681.97	681.97	20-6285 UNIFORMS EXPENSE	0	2/24	02/08/2024	
1769	KWIK SILVER EMBROIDERY	28438		EMBROIDERY OF SHIRTS, UNIFORMS FOR PLANT, D. CROSSLEY, DEC '23 - SEWER	12/14/2023	681.97	681.97	21-6285 UNIFORMS EXPENSE	0	2/24	02/08/2024	
1769	KWIK SILVER EMBROIDERY	28438		EMBROIDERY OF SHIRTS, UNIFORMS FOR PLANT, D. CROSSLEY, DEC '23 - P.I.	12/14/2023	259.80	259.80	25-6285 UNIFORMS EXPENSE	0	2/24	02/08/2024	

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Total 28438:						1,623.74	1,623.74					
Total KWIK SILVER EMBROIDERY:						1,623.74	1,623.74					
LEONARD PETROLEUM EQUIPMENT OF BOISE LLC												
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287484	16783	<u>FUELING SYSTEM TANK, FLEET SHOP, J.DURHAM, JAN '24 - FUEL STATION</u>	01/31/2024	17,721.58	17,721.58	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24	02/08/2024	
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287484	16783	<u>FUELING SYSTEM TANK, FLEET SHOP, J. DURHAM, JAN '24 - WATER</u>	01/31/2024	7,443.06	7,443.06	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24	02/08/2024	
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287484	16783	<u>FUELING SYSTEM TANK, FLEET SHOP, J. DURHAM, JAN '24 - SEWER</u>	01/31/2024	7,443.06	7,443.06	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24	02/08/2024	
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287484	16783	<u>FUELING SYSTEM TANK, FLEET SHOP, J. DURHAM, JAN '24 - P.I.</u>	01/31/2024	2,835.46	2,835.46	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24	02/08/2024	
Total 287484:						35,443.16	35,443.16					
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287503	16784	<u>LABOR FOR INSTALLATION FOR NEW FUEL SYSTEM, J.DURHAM, OCT.'23 - ADMIN</u>	02/07/2024	31,908.28	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287503	16784	<u>LABOR FOR INSTALLATION FOR NEW FUEL SYSTEM, J.DURHAM, OCT.'23 - WATER</u>	02/07/2024	13,401.48	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287503	16784	<u>LABOR FOR INSTALLATION FOR NEW FUEL SYSTEM, J.DURHAM, OCT.'23 - SEWER</u>	02/07/2024	13,401.48	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24		
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	287503	16784	<u>LABOR FOR INSTALLATION FOR NEW FUEL SYSTEM, J.DURHAM, OCT.'23 - P.I.</u>	02/07/2024	5,105.32	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1343	2/24		
Total 287503:						63,816.56	.00					
Total LEONARD PETROLEUM EQUIPMENT OF BOISE LLC:						99,259.72	35,443.16					

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LET IT FLY LLC												
1930	LET IT FLY LLC	SX43270	16964	<u>REPLACEMENT OF 2 EA WORN OUT STATE FLAGS AND US FLAGS, S. HOWELL, NOV '23</u>	11/13/2023	248.00	248.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24	02/02/2024	
Total SX43270:						248.00	248.00					
Total LET IT FLY LLC:						248.00	248.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0029142670		<u>HYDRAULIC GAS CYLINDER RENTAL, JAN '24</u>	01/31/2024	95.93	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total 0029142670:						95.93	.00					
Total MATHESON TRI-GAS INC:						95.93	.00					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	01292024ZM	17408	<u>ZULEMA MONTENEGRO, JERSEY MIKES SANDWICHES FOR T.V. PARTNERSHIP LUNCHEON, Z. MONTENGRO, JAN '24</u>	01/29/2024	163.45	163.45	<u>01-6155 MEETINGS/COMMITTEES</u>	4000	2/24	02/02/2024	
Total 01292024ZM:						163.45	163.45					
2270	MISCELLANEOUS #3	01302024SB		<u>STEVEN BARKER, REIMBURSEMENT IDABO (ID ASSOCIATION OF BUILDING OFFICIALS) RENEWAL MEMBERSHIP 01/01/24-12/31/24</u>	01/30/2024	180.00	180.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1005	2/24	02/02/2024	
Total 01302024SB:						180.00	180.00					
Total MISCELLANEOUS #3:						343.45	343.45					
MSA SAFETY INCORPORATED												
2264	MSA SAFETY INCORPORATED	963716142	17124	<u>ONE SENSOR FOR TREATMENT PLANT, J. BOSTON, DEC. '23</u>	01/10/2024	560.00	560.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24	02/15/2024	

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Total 963716142:						560.00	560.00					
Total MSA SAFETY INCORPORATED:						560.00	560.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1201	17461	<u>CONCRETE WORK AT THE FARM, BARN FRENCH DRAIN, T.FLEMING, FEB.'24</u>	01/31/2024	23,830.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	2/24		
Total 1201:						23,830.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						23,830.00	.00					
NICOLE OWENS												
2185	NICOLE OWENS	7007		<u>BANNERS FOR LIGHT POLES THROUGHOUT CITY. M. WEBB, FEB '24</u>	02/07/2024	3,400.00	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	2/24		
Total 7007:						3,400.00	.00					
Total NICOLE OWENS:						3,400.00	.00					
NORCO, INC.												
222	NORCO, INC.	39620715	17341	<u>WELDING SUPPLIES FOR PARKS SHOP. B. VILLANUEVA, JAN '24</u>	01/08/2024	258.62	258.62	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24	02/15/2024	
Total 39620715:						258.62	258.62					
Total NORCO, INC.:						258.62	258.62					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-333723	17441	<u>SPARK PLUGS FOR SEWER DEPT HONDA PIONEER, J. DURHAM, JAN. '24</u>	01/30/2024	36.28	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	2/24		
Total 5841-333723:						36.28	.00					

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2121	O'REILLY AUTO ENTERPRISES LLC	5841-334714	17499	<u>WINDOW SWITCH FOR WATER TRUCK, R.JONES, FEB.'24- WATER</u>	02/06/2024	62.38	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-334714	17499	<u>WINDOW SWITCH FOR WATER TRUCK, R.JONES, FEB.'24- P.I</u>	02/06/2024	15.59	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24		
Total 5841-334714:						77.97	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						114.25	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	8619861	17504	<u>STEEL FOR POLICE STATION, C. REGLI, FEB '24</u>	02/07/2024	508.41	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
Total 8619861:						508.41	.00					
Total PACIFIC STEEL:						508.41	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	1802	17496	<u>REPLACEMENT OF BAD EXTERIOR RECESSED LIGHT AT SENIOR CENTER, S. HOWELL, FEB. '24</u>	02/12/2024	325.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	2/24		
Total 1802:						325.00	.00					
2137	PRIDE ELECTRICAL CONTRACTORS INC	1803	17560	<u>6 NEW LED LIGHT FIXTURES INSTALLED AT HISTORY CENTER, J. ADAMS, FEB '24</u>	02/13/2024	2,400.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	2/24		
Total 1803:						2,400.00	.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						2,725.00	.00					
QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	Q1176165		<u>MAIL METER LEASE PAYMENT 12/01/23-02/29/24- ADMIN</u>	01/28/2024	164.26	164.26	<u>01-6190 POSTAGE & BILLING</u>	0	2/24	02/08/2024	

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615	QUADIENT LEASING USA, INC	Q1176165		<u>MAIL METER LEASE PAYMENT</u> <u>12/01/23-02/29/24- P&Z</u>	01/28/2024	58.66	58.66	<u>01-6190 POSTAGE</u> <u>& BILLING</u>	1003	2/24	02/08/2024	
615	QUADIENT LEASING USA, INC	Q1176165		<u>MAIL METER LEASE PAYMENT</u> <u>12/01/23-02/29/24- WATER</u>	01/28/2024	152.52	152.52	<u>20-6190 POSTAGE</u> <u>& BILLING</u>	0	2/24	02/08/2024	
615	QUADIENT LEASING USA, INC	Q1176165		<u>MAIL METER LEASE PAYMENT</u> <u>12/01/23-02/29/24- SEWER</u>	01/28/2024	152.52	152.52	<u>21-6190 POSTAGE</u> <u>& BILLING</u>	0	2/24	02/08/2024	
615	QUADIENT LEASING USA, INC	Q1176165		<u>MAIL METER LEASE PAYMENT</u> <u>12/01/23-02/29/24- P.1</u>	01/28/2024	58.66	58.66	<u>25-6190 POSTAGE</u> <u>& BILLING</u>	0	2/24	02/08/2024	
Total Q1176165:						586.62	586.62					
Total QUADIENT LEASING USA, INC.:						586.62	586.62					
REXEL USA, INC.												
1613	REXEL USA, INC.	4R70677	17211	<u>PARKING LOT LIGHT FOR</u> <u>PARKS SHOP, S.HOWELL,</u> <u>DEC.'23</u>	01/25/2024	589.69	.00	<u>40-6020 CAPITAL</u> <u>IMPROVEMENTS</u>	1324	2/24		
Total 4R70677:						589.69	.00					
Total REXEL USA, INC.:						589.69	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5068859398		<u>COPIER CHARGES, MODEL</u> <u>#IMC2000, SERIAL #C86262110,</u> <u>PARKS OFFICE, FEB. 24</u>	02/01/2024	61.57	.00	<u>01-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	1004	2/24		
Total 5068859398:						61.57	.00					
Total RICOH USA, INC. (MAINTENANCE):						61.57	.00					
ROCKITECTURE LLC												
2255	ROCKITECTURE LLC	6533	17453	<u>ROCK ENGRAVING FOR PARKS</u> <u>AND REC SIGN, J. PEREZ, JAN.</u> <u>'24</u>	01/29/2024	3,150.00	3,150.00	<u>01-6188 SIGNAGE</u>	1004	2/24	02/02/2024	

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Total 6533:						3,150.00	3,150.00					
Total ROCKITECTURE LLC:						3,150.00	3,150.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	212923		<u>PERMIT #3493.META, NEW COMMERCIAL PERMIT, JAN. '24</u>	01/31/2024	450.00	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	2/24		
2173	SAFEBUILT LLC	212923		<u>COMMERCIAL PERMITS, 34734, 39557, 39677, & 39761, JAN. '24</u>	01/31/2024	1,950.00	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	2/24		
Total 212923:						2,400.00	.00					
2173	SAFEBUILT LLC	263570		<u>META COMMERCIAL INSPECTIONS 01/02-01/31/24</u>	01/31/2024	997.50	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	2/24		
2173	SAFEBUILT LLC	263570		<u>RESIDENTIAL/COMMERCIAL BUILDING, MECHANICAL & ENERGY CODE INSPECTIONS, 01/02-01/31/24</u>	01/31/2024	13,783.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	2/24		
Total 263570:						14,780.75	.00					
Total SAFEBUILT LLC:						17,180.75	.00					
SEID CRANE SERVICE, INC												
1766	SEID CRANE SERVICE, INC	19750		<u>CRANE SERVICES, UNLOAD GENERATOR AT WELL #10, JAN. '24</u>	01/26/2024	380.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/24		
Total 19750:						380.00	.00					
Total SEID CRANE SERVICE, INC:						380.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157677-2	17420	<u>NEW KEYBOARD & MOUSE FOR G. SMITH, J. MILLER, JAN. '24- ADMIN</u>	01/31/2024	8.65	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-157677-2	17420	<u>NEW KEYBOARD & MOUSE FOR G. SMITH, J. MILLER, JAN. '24- WATER</u>	01/31/2024	11.42	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157677-2	17420	<u>NEW KEYBOARD & MOUSE FOR G. SMITH, J. MILLER, JAN. '24- SEWER</u>	01/31/2024	11.42	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-157677-2	17420	<u>NEW KEYBOARD & MOUSE FOR G. SMITH, J. MILLER, JAN. '24- P.]</u>	01/31/2024	3.11	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total WO-157677-2:						34.60	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-158416-1	17467	<u>RED STICKERS FOR MARKING POLICE STATION FILTERS, J. MILLER, FEB '24</u>	02/05/2024	8.81	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-158416-1	17467	<u>PAPER, BINDER CLIPS AND TAPE FOR CITY HALL J. MILLER, FEB '24- ADMIN</u>	02/05/2024	28.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-158416-1	17467	<u>PAPER, BINDER CLIPS AND TAPE FOR CITY HALL J. MILLER, FEB '24- WATER</u>	02/05/2024	19.16	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-158416-1	17467	<u>PAPER, BINDER CLIPS AND TAPE FOR CITY HALL J. MILLER, FEB '24- SEWER</u>	02/05/2024	19.16	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-158416-1	17467	<u>PAPER, BINDER CLIPS AND TAPE FOR CITY HALL J. MILLER, FEB '24- P.]</u>	02/05/2024	7.36	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total WO-158416-1:						82.49	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>MARKERS, PENCILS AND REMOVABLE MARKING FLAGS FOR TREATMENT PLANT J. MILLER, FEB. 24- WATER</u>	02/12/2024	19.98	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>MARKERS, PENCILS AND REMOVABLE MARKING FLAGS FOR TREATMENT PLANT J. MILLER, FEB. 24- SEWER</u>	02/12/2024	19.98	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>MARKERS, PENCILS AND REMOVABLE MARKING FLAGS FOR TREATMENT PLANT J. MILLER, FEB. 24- P.I</u>	02/12/2024	7.60	.00	25-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>ONE CASE PAPER FOR CITY HALL, J. MILLER, FEB. 24- ADMIN</u>	02/12/2024	20.14	.00	01-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>ONE CASE PAPER FOR CITY HALL, J. MILLER, FEB. 24- WATER</u>	02/12/2024	13.78	.00	20-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>ONE CASE PAPER FOR CITY HALL, J. MILLER, FEB. 24- SEWER</u>	02/12/2024	13.78	.00	21-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>ONE CASE PAPER FOR CITY HALL, J. MILLER, FEB. 24- P.I</u>	02/12/2024	5.29	.00	25-6165 OFFICE SUPPLIES	0	2/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-159115-1	17528	<u>ONE CASE PAPER FOR PARKS OFFICE, J. MILLER, FEB. '24</u>	02/12/2024	52.99	.00	01-6165 OFFICE SUPPLIES	1004	2/24		
Total WO-159115-1:						153.54	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						270.63	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	91544	17259	<u>PVC SOCKETS FOR NEW RACK FOR MEMBRANE TANKS, M. NADEAU, DEC '23</u>	01/26/2024	3,756.16	.00	21-6150 M & R - SYSTEM	0	2/24		
Total 91544:						3,756.16	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	91588		<u>FREIGHT CHARGES ON INVOICE 91544, PVC SOCKETS FOR MEMBRANE TANKS, JAN. 24</u>	01/29/2024	78.37	.00	21-6150 M & R - SYSTEM	0	2/24		
Total 91588:						78.37	.00					

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Total SPECIALTY PLASTICS & FABRICATI, INC.:						3,834.53	.00					
SUNROC CORPORATION												
1826	SUNROC CORPORATION	41312957	17484	<u>RECYCLED ASPHALT TO REPAIR SWAN FALLS PARKING LOT, B. VILLANUEVA, FEB. '24</u>	01/31/2024	507.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 41312957:						507.00	.00					
1826	SUNROC CORPORATION	41313218	17484	<u>RECYCLED ASPHALT TO REPAIR SWAN FALLS PARKING LOT, B. VILLANUEVA, FEB. '24</u>	02/01/2024	579.28	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 41313218:						579.28	.00					
1826	SUNROC CORPORATION	41313726	17484	<u>3/4 ROAD MIX TO REPAIR SWAN FALLS PARKING LOT, B. VILLANUEVA, FEB. '24</u>	02/05/2024	189.56	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 41313726:						189.56	.00					
1826	SUNROC CORPORATION	41313946	17484	<u>SCREENED SAND TO REPAIR SWAN FALLS PARKING LOT, B. VILLANUEVA, FEB. '24</u>	02/06/2024	47.19	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 41313946:						47.19	.00					
1826	SUNROC CORPORATION	41313947	17484	<u>SAND TO REPAIR SWAN FALLS PARKING LOT, B. VILLANUEVA, FEB. '24</u>	02/06/2024	424.64	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 41313947:						424.64	.00					
Total SUNROC CORPORATION:						1,747.67	.00					
TACOMA SCREW PRODUCTS, INC												
1768	TACOMA SCREW PRODUCTS, INC	200119327-00	17430	<u>BOLTS FOR GREENBELT LIGHTS, S. HOWELL, JAN. '24</u>	01/29/2024	44.30	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		

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Total 200119327-00:						44.30	.00					
1768	TACOMA SCREW PRODUCTS, INC	200119999-00	17468	<u>HARDWARE FOR GREENBELT LIGHTS, S. HOWELL, FEB '24</u>	02/02/2024	25.65	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 200119999-00:						25.65	.00					
1768	TACOMA SCREW PRODUCTS, INC	200120373-00	17502	<u>NUTS, BOLTS, WASHERS, FOR MEMBRANE TANK, S. HARMON, FEB '24</u>	02/06/2024	37.53	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total 200120373-00:						37.53	.00					
Total TACOMA SCREW PRODUCTS, INC:						107.48	.00					
TECH DATA CORPORATION												
109	TECH DATA CORPORATION	5214462A		<u>ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD ANNUAL SUBSCRIPTION RENEWALS, FEB. '24- WATER</u>	02/06/2024	1,898.68	1,898.68	<u>20-6075 DUES & MEMBERSHIPS</u>	0	2/24	02/08/2024	
109	TECH DATA CORPORATION	5214462A		<u>ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD ANNUAL SUBSCRIPTION RENEWALS, FEB. '24- SEWER</u>	02/06/2024	1,898.68	1,898.68	<u>21-6175 SMALL TOOLS</u>	0	2/24	02/08/2024	
109	TECH DATA CORPORATION	5214462A		<u>ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD ANNUAL SUBSCRIPTION RENEWALS, FEB. '24- P.I</u>	02/06/2024	723.30	723.30	<u>25-6175 SMALL TOOLS</u>	0	2/24	02/08/2024	
Total 5214462A:						4,520.66	4,520.66					
Total TECH DATA CORPORATION:						4,520.66	4,520.66					

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TOPCON SOLUTIONS INC												
2276	TOPCON SOLUTIONS INC	INV253079	16636	<u>PIN LOCATER GA52CX M. NADEAU, SEPT '23</u>	09/27/2023	1,054.00	1,054.00	<u>21-6175 SMALL TOOLS</u>	0	2/24	02/02/2024	
Total INV253079:						1,054.00	1,054.00					
Total TOPCON SOLUTIONS INC:						1,054.00	1,054.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:10139396		<u>COFFEE FOR PARKS, FEB. '24</u>	02/07/2024	245.46	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		
992	TREASURE VALLEY COFFEE	2160:10139396		<u>ONE EACH COFFEE MACHINE RENTAL FOR PARKS SHOP, FEB. '24</u>	02/07/2024	150.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	2/24		
Total 2160:10139396:						395.46	.00					
992	TREASURE VALLEY COFFEE	2160:10207711	17534	<u>6 EACH 5 GALLON WATER BOTTLES FOR PARKS SHOP, S. JONES, JAN. '24</u>	02/09/2024	46.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		
Total 2160:10207711:						46.20	.00					
992	TREASURE VALLEY COFFEE	2160:10207747	17531	<u>5 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- ADMIN</u>	02/09/2024	14.63	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10207747	17531	<u>5 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- WATER</u>	02/09/2024	10.01	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10207747	17531	<u>5 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- SEWER</u>	02/09/2024	10.01	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10207747	17531	<u>5 EACH 5 GALLON WATER BOTTLES FOR CITY HALL, J. MILLER, FEB '24- P.I</u>	02/09/2024	3.85	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		

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Total 2160:10207747:						38.50	.00					
992	TREASURE VALLEY COFFEE	2160:10247328	17522	<u>9 EACH 5 GALLON WATER BOTTLES, COFFEE, AND PAPER CUPS FOR PLANT, C.PATON, FEB.'24- WATER</u>	02/09/2024	79.54	.00	20-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10247328	17522	<u>9 EACH 5 GALLON WATER BOTTLES, COFFEE, AND PAPER CUPS FOR PLANT, C.PATON, FEB.'24-SEWER</u>	02/09/2024	79.54	.00	21-6165 OFFICE SUPPLIES	0	2/24		
992	TREASURE VALLEY COFFEE	2160:10247328	17522	<u>9 EACH 5 GALLON WATER BOTTLES, COFFEE, AND PAPER CUPS FOR PLANT, C.PATON, FEB.'24- P.I</u>	02/09/2024	30.31	.00	25-6165 OFFICE SUPPLIES	0	2/24		
Total 2160:10247328:						189.39	.00					
Total TREASURE VALLEY COFFEE:						669.55	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	133940180019		<u>HOSPITAL MAINTENANCE CONS. REPAIR WORK ON SEWER DEPT DISHWASHER, JAN. 24</u>	01/18/2024	264.75	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/24		
Total 13394018001948156773:						264.75	.00					
1444	U.S. BANK (VISA)	170540112801	17358	<u>HSI EMERGENCY CARE, FIRST AID AND CPR TRAINING SUPPLIES, J. LORENTZ, JAN. '24</u>	01/11/2024	520.43	.00	01-6265 TRAINING & SCH00LING	1004	2/24		
Total 17054011280111098840:						520.43	.00					
1444	U.S. BANK (VISA)	170540172701	17390	<u>PARKBOI, PARKING FOR B. REED WHILE ATTENDING IDAHO NURSERY AND LANDSCAPING EXPO, JAN.'24</u>	01/17/2023	18.00	.00	01-6265 TRAINING & SCH00LING	1004	2/24		

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Total 17054017270179068003:						18.00	.00					
1444	U.S. BANK (VISA)	170540181501	17390	<u>PARKBOI, PARKING FOR A. GOODWIN WHILE ATTENDING IDAHO NURSERY AND LANDSCAPING EXPO, JAN.'24</u>	01/17/2024	15.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	2/24		
Total 17054018150181674601:						15.00	.00					
1444	U.S. BANK (VISA)	170540191501	17390	<u>PARKBOI, PARKING FOR PARKS CREW WHILE ATTENDING IDAHO NURSERY AND LANDSCAPING EXPO, JAN.'24</u>	01/18/2024	15.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	2/24		
Total 17054019150193502229:						15.00	.00					
1444	U.S. BANK (VISA)	170540201502	17390	<u>PARKBOI, PARKING FOR PARKS CREW WHILE ATTENDING IDAHO NURSERY AND LANDSCAPING EXPO, JAN.'24</u>	01/19/2024	20.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	2/24		
Total 17054020150206547796:						20.00	.00					
1444	U.S. BANK (VISA)	310633610837	17265	<u>AMAZON, DRY ERASE WALL CALENDAR FOR B. WITHROW, A. BILLINGS, DEC '23</u>	12/27/2023	30.58	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		
Total 31063361083721522742:						30.58	.00					
1444	U.S. BANK (VISA)	310640020837	17279	<u>AMAZON, ONE CASE PAPER FOR P&Z, J. HALL, DEC '23</u>	01/02/2024	45.96	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	2/24		
Total 31064002083723398482:						45.96	.00					
1444	U.S. BANK (VISA)	330933610915	17223	<u>ITD, LICENSE PLATES FOR PARKS NEW FOUR WHEELER, A. PETERSON, DEC. '23</u>	12/26/2023	9.06	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		

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Total 33093361091569011894:						9.06	.00					
1444	U.S. BANK (VISA)	330940044005	17298	<u>IDAHO GOVL. CLASS CERT RENEWAL, J.BOSTON, JAN. '24</u>	01/03/2024	25.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/24		
Total 33094004400543023191:						25.00	.00					
1444	U.S. BANK (VISA)	330940064005	17324	<u>IDAHO GOV. WASTE WATER TREATMENT OPERATOR CLASS FOR M. NADEAU, JAN. '24</u>	01/05/2024	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/24		
Total 33094006400545003876:						30.00	.00					
1444	U.S. BANK (VISA)	330940064005	17324	<u>IDAHO GOV. WASTE WATER COLLECTION OPERATOR CLASS FOR M. NADEAU, JAN. '24</u>	01/05/2024	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/24		
Total 33094006400545003983:						30.00	.00					
1444	U.S. BANK (VISA)	330940064005	17324	<u>IDAHO GOV. WASTE WATER LABORATORY OPERATOR CLASS FOR M. NADEAU, JAN. '24</u>	01/05/2024	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/24		
Total 33094006400545004049:						30.00	.00					
1444	U.S. BANK (VISA)	382940060840		<u>LANDS END. CLERKS APPAREL, JAN. 24- ADMIN</u>	01/05/2024	60.71	.00	<u>01-6285 UNIFORMS</u>	0	2/24		
1444	U.S. BANK (VISA)	382940060840		<u>LANDS END. CLERKS APPAREL, JAN. 24- WATER</u>	01/05/2024	1.28	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	2/24		
1444	U.S. BANK (VISA)	382940060840		<u>LANDS END. CLERKS APPAREL, JAN. 24- SEWER</u>	01/05/2024	1.28	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	2/24		
1444	U.S. BANK (VISA)	382940060840		<u>LANDS END. CLERKS APPAREL, JAN. 24- P.I</u>	01/05/2024	.63	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	2/24		

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Total 38294006084029197938:						63.90	.00					
1444	U.S. BANK (VISA)	430040248980	17406	<u>COSTCO. 24 TOTES PARKS SHOP. M. WEBB, JAN. '24</u>	01/23/2024	191.76	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		
Total 43004024898000106170:						191.76	.00					
1444	U.S. BANK (VISA)	430133640101	17283	<u>HOME DEPOT. SHELVING RACKS FOR PARKS SHOP. J. PEREZ, DEC. '23</u>	12/29/2023	1,245.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 43013364010189810890:						1,245.00	.00					
1444	U.S. BANK (VISA)	430133640101	17283	<u>HOME DEPOT. SHELVING RACKS FOR PARKS SHOP. J. PEREZ, DEC. '23</u>	12/29/2023	1,245.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 43013364010189810908:						1,245.00	.00					
1444	U.S. BANK (VISA)	430140240101	17404	<u>HOME DEPOT. PUMP FOR VOLT IN SIDE GENERATOR. M. NADEAU, JAN. '24</u>	01/23/2024	198.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total 43014024010186204923:						198.00	.00					
1444	U.S. BANK (VISA)	593040029000	17294	<u>IDAHO NURSERY AND LANDSCAPING. 3 DAY CLASS FOR R. HENZE, D. CROSSLEY, JAN '24</u>	01/02/2024	290.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/24		
Total 59304002900014524979:						290.00	.00					
1444	U.S. BANK (VISA)	593040089000	17338	<u>IDAHO NURSEY AND LANDSCAPE. EXPO FOR A. GOODWIN, C. STRAKER, B. BAUER, K. SEYDEL, B. REED, S. CAHILL, M. WEBB, JAN. '24</u>	01/08/2024	1,410.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	2/24		

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Total 59304008900015025574:						1,410.00	.00					
1444	U.S. BANK (VISA)	610633640837	17279	<u>AMAZON, 2 CASES PAPER FOR P&Z, J. HALL, DEC '23</u>	12/30/2023	37.08	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	2/24		
Total 61063364083724789113:						37.08	.00					
1444	U.S. BANK (VISA)	650133612070	17260	<u>BUTTE FENCE, 15 FENCE CAPS, DEC.'23</u>	12/26/2023	220.84	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	2/24		
Total 65013361207000000010:						220.84	.00					
1444	U.S. BANK (VISA)	921533607195		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, DEC. '23- WATER</u>	12/26/2023	20.15	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	2/24		
1444	U.S. BANK (VISA)	921533607195		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, DEC. '23- SEWER</u>	12/26/2023	20.15	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	2/24		
1444	U.S. BANK (VISA)	921533607195		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, DEC. '23- P.I</u>	12/26/2023	7.68	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	2/24		
Total 92153360719563946178:						47.98	.00					
1444	U.S. BANK (VISA)	921540117452	17361	<u>PSI SERVICES, WASTE WATER TREATMENT I TESTING FOR R. HENZE, JAN. '24</u>	01/11/2024	104.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/24		
Total 92154011745237372229:						104.00	.00					
1444	U.S. BANK (VISA)	921540237432	17396	<u>VISTA PRINT, STICKERS FOR MAYOR'S KUNA KINDNESS WEEK, Z. MONTENEGRO, JAN '24</u>	01/23/2024	34.38	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	2/24		

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Total 92154023743248560326:						34.38	.00					
1444	U.S. BANK (VISA)	921633601086	17256	AMAZON, FIRST AID KIT AND AIR FRESHENER FOR TREATMENT PLANT, C.PATON, DEC.'23- WATER	12/26/2023	27.33	.00	20-6165 OFFICE SUPPLIES	0	2/24		
1444	U.S. BANK (VISA)	921633601086	17256	AMAZON, FIRST AID KIT AND AIR FRESHENER FOR TREATMENT PLANT, C.PATON, DEC.'23- SEWER	12/26/2023	27.33	.00	21-6165 OFFICE SUPPLIES	0	2/24		
1444	U.S. BANK (VISA)	921633601086	17256	AMAZON, FIRST AID KIT AND AIR FRESHENER FOR TREATMENT PLANT, C.PATON, DEC.'23- P.I	12/26/2023	10.41	.00	25-6165 OFFICE SUPPLIES	0	2/24		
Total 92163360108636461182:						65.07	.00					
1444	U.S. BANK (VISA)	921633611088	17255	AMAZON, EYE GLASS CLEANING WIPES, A. BILLINGS, DEC. '23	12/27/2023	19.54	.00	01-6165 OFFICE SUPPLIES	1004	2/24		
Total 92163361108836110083:						19.54	.00					
1444	U.S. BANK (VISA)	921633611093	17265	AMAZON, ONE CASE PAPER CUPS AND LIDS FOR PARKS OFFICE, A. BILLINGS, DEC '23	12/27/2023	116.22	.00	01-6165 OFFICE SUPPLIES	1004	2/24		
Total 92163361109323528415:						116.22	.00					
1444	U.S. BANK (VISA)	921633631008	17278	AMAZON, CAUTION TAPE FOR PARKS OFFICE, A. BILLINGS, DEC '23	12/29/2023	54.99	.00	01-6165 OFFICE SUPPLIES	1004	2/24		
Total 92163363100877785210:						54.99	.00					
1444	U.S. BANK (VISA)	921633631010	17281	AMAZON, MUCK BOOTS FOR A. GODWIN, A. BILLINGS, DEC '23	12/29/2023	146.54	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	2/24		

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Total 92163363101000762506:						146.54	.00					
1444	U.S. BANK (VISA)	921640041054	17309	<u>AMAZON, PRIVACY COMPUTER SCREEN FOR A. PETERSON, JAN. '24- ADMIN</u>	01/04/2024	19.87	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640041054	17309	<u>AMAZON, PRIVACY COMPUTER SCREEN FOR A. PETERSON, JAN. '24- WATER</u>	01/04/2024	26.23	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640041054	17309	<u>AMAZON, PRIVACY COMPUTER SCREEN FOR A. PETERSON, JAN. '24- SEWER</u>	01/04/2024	26.23	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640041054	17309	<u>AMAZON, PRIVACY COMPUTER SCREEN FOR A. PETERSON, JAN. '24- P.I</u>	01/04/2024	7.15	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total 92164004105458737285:						79.48	.00					
1444	U.S. BANK (VISA)	921640041056	17309	<u>AMAZON, COMPLETED STAMP FOR J. EDINGER, JAN. '24- ADMIN</u>	01/04/2024	2.54	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640041056		<u>AMAZON, COMPLETED STAMP FOR J. EDINGER, JAN. '24- WATER</u>	01/04/2024	3.35	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640041056		<u>AMAZON, COMPLETED STAMP FOR J. EDINGER, JAN. '24- SEWER</u>	01/04/2024	3.35	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640041056		<u>AMAZON, COMPLETED STAMP FOR J. EDINGER, JAN. '24- P.I</u>	01/04/2024	.91	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total 92164004105657775748:						10.15	.00					
1444	U.S. BANK (VISA)	921640050000	17323	<u>1099 ONLINE, 2023 1099 FILING, J. EDINGER, JAN. '23- ADMIN</u>	01/04/2024	53.23	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640050000	17323	<u>1099 ONLINE, 2023 1099 FILING, J. EDINGER, JAN. '23- WATER</u>	01/04/2024	36.42	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		

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				<u>JAN. '24- SEWER</u>	01/10/2024	15.32	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640101004		<u>AMAZON, COUNTERTOP MAT, SQUENCHERS PACKS FOR TREATMENT PLANT, C. PATON, JAN. '24- P.I</u>	01/10/2024	5.84	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total 92164010100480929721:						36.48	.00					
1444	U.S. BANK (VISA)	921640101099	17336	<u>AMAZON, SQUENCHER PACKS AND STICKY NOTES FOR TREATMENT PLANT, JAN. '24- WATER</u>	01/10/2024	18.61	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640101099	17336	<u>AMAZON, SQUENCHER PACKS AND STICKY NOTES FOR TREATMENT PLANT, JAN. '24- SEWER</u>	01/10/2024	18.61	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640101099	17336	<u>AMAZON, SQUENCHER PACKS AND STICKY NOTES FOR TREATMENT PLANT, JAN. '24- P.I</u>	01/10/2024	7.08	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total 92164010109919728554:						44.30	.00					
1444	U.S. BANK (VISA)	921640101099	17340	<u>AMAZON, PLOW BLADE FOR PARKS FOUR WHEELER, M. WEBB, JAN. '24</u>	01/10/2024	116.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/24		
Total 92164010109992243315:						116.00	.00					
1444	U.S. BANK (VISA)	921640111012	17355	<u>AMAZON, MUCK BOOTS FOR S. CAHILL AND K. SEYDEL, A. BILLINGS, JAN. '24</u>	01/11/2024	311.98	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	2/24		
Total 92164011101209216548:						311.98	.00					
1444	U.S. BANK (VISA)	921640111012	17355	<u>AMAZON, MUCK BOOTS FOR C. REGLI, A. BILLINGS, JAN. '24</u>	01/11/2024	160.00	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	2/24		

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Total 92164011101245625330:						160.00	.00					
1444	U.S. BANK (VISA)	921640121019	17355	<u>AMAZON, MUCK BOOTS FOR B. BAUER, A. BILLINGS, JAN. '24</u>	01/12/2024	154.81	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	2/24		
Total 92164012101954718408:						154.81	.00					
1444	U.S. BANK (VISA)	921640131027	17369	<u>AMAZON, QUICK CHANGE METAL HEAD MOP HANDLE FOR PARKS OFFICE, M. WEBB, JAN. '24</u>	01/13/2024	17.15	.00	<u>01-6025 JANITORIAL</u>	1004	2/24		
Total 92164013102799939885:						17.15	.00					
1444	U.S. BANK (VISA)	921640171055	17378	<u>AMAZON, LOBBY FURNITURE FOR CITY HALL, C. MANNING, JAN. '24- ADMIN</u>	01/17/2024	60.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640171055	17378	<u>AMAZON, LOBBY FURNITURE FOR CITY HALL, C. MANNING, JAN. '24- WATER</u>	01/17/2024	41.60	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640171055	17378	<u>AMAZON, LOBBY FURNITURE FOR CITY HALL, C. MANNING, JAN. '24- SEWER</u>	01/17/2024	41.60	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/24		
1444	U.S. BANK (VISA)	921640171055	17378	<u>AMAZON, LOBBY FURNITURE FOR CITY HALL, C. MANNING, JAN. '24- P.I</u>	01/17/2024	15.99	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/24		
Total 92164017105578376340:						159.99	.00					
1444	U.S. BANK (VISA)	921640191069	17369	<u>AMAZON, MOP AND BUCKET FOR PARKS OFFICE, M. WEBB, JAN. '24</u>	01/19/2024	56.99	.00	<u>01-6025 JANITORIAL</u>	1004	2/24		
1444	U.S. BANK (VISA)	921640191069	17369	<u>AMAZON, ENTRANCE MAT FOR PARKS OFFICE, M. WEBB, JAN. '24</u>	01/19/2024	44.70	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	2/24		

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Total 92164019106906179735:						101.69	.00					
1444	U.S. BANK (VISA)	921640211088	17369	AMAZON, BRUSH, 4 BRUSH STEP ENTRANCE MATS FOR PARKS OFFICE, M. WEBB, JAN. '24	01/21/2024	206.36	.00	01-6165 OFFICE SUPPLIES	1004	2/24		
Total 92164021108845280976:						206.36	.00					
1444	U.S. BANK (VISA)	921640221092	17369	AMAZON, HEAVY DUTY MOP HEAD REPLACEMENT FOR PARKS OFFICE, M. WEBB, JAN. '24	01/22/2024	25.94	.00	01-6025 JANITORIAL	1004	2/24		
Total 92164022109295821946:						25.94	.00					
1444	U.S. BANK (VISA)	921640231002	17384	AMAZON, DESK & MARKERS FOR OFFICE SUPPLIES FOR P&Z, J. HALL, JAN. 24	01/23/2024	73.54	.00	01-6165 OFFICE SUPPLIES	1003	2/24		
Total 92164023100288738246:						73.54	.00					
1444	U.S. BANK (VISA)	921640231003	17403	AMAZON, WATER PROOF WIRE CONNECTORS AND LIGHTING SURGE MODULE X10 FOR GREEN BELT LIGHTS, J. LORENTZ, JAN. '24	01/23/2024	211.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total 92164023100340621661:						211.00	.00					
1444	U.S. BANK (VISA)	921640231003	17403	AMAZON, WATER PROOF WIRE CONNECTORS FOR GREEN BELT LIGHTS, J. LORENTZ, JAN. '24	01/23/2024	28.39	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	2/24		
Total 92164023100377539406:						28.39	.00					
Total U.S. BANK (VISA):						8,606.85	.00					

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				<u>PARK/SUTTERS MILL</u>	02/03/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	2/24		
Total INV-4164648:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4178462		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 02/08-03/06/24, BOOSTER STATION/ E KUNA RD</u>	02/08/2024	61.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	2/24		
Total INV-4178462:						61.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						949.00	.00					
UTILITY REFUND #16												
2231	UTILITY REFUND #16	111600.03		<u>BUTCH ALEXANDER HYDER, 576 N MELDGOLD AVE UTILITY REFUND - WATER</u>	02/06/2024	67.45	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	111600.03		<u>BUTCH ALEXANDER HYDER, 576 N MELDGOLD AVE UTILITY REFUND - SEWER</u>	02/06/2024	14.79	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	111600.03		<u>BUTCH ALEXANDER HYDER, 576 N MELDGOLD AVE UTILITY REFUND - TRASH</u>	02/06/2024	7.66	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 111600.03:						89.90	.00					
2231	UTILITY REFUND #16	171181.00		<u>CBH, 2305 W TROUT LILY ST UTILITY REFUND - WATER</u>	01/17/2024	77.67	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	171181.00		<u>CBH, 2305 W TROUT LILY ST UTILITY REFUND - SEWER</u>	01/17/2024	1.97	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 171181.00:						79.64	.00					
2231	UTILITY REFUND #16	190920.01		<u>GLEN MACY, 1813 N ADDAX AVE UTILITY REFUND - WATER</u>	02/08/2024	1.78	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		

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2231	UTILITY REFUND #16	190920.01		<u>GLEN MACY, 1813 N ADDAX AVE UTILITY REFUND - SEWER</u>	02/08/2024	2.71	.00	21-4600 SEWER USER FEES	0	2/24		
2231	UTILITY REFUND #16	190920.01		<u>GLEN MACY, 1813 N ADDAX AVE UTILITY REFUND - TRASH</u>	02/08/2024	1.56	.00	26-4975 SOLID WASTE USER FEES	0	2/24		
Total 190920.01:						6.05	.00					
2231	UTILITY REFUND #16	221400.02		<u>STUART CAMPBELL, 1049 S RUMNEY AVE UTILITY REFUND - WATER</u>	02/12/2024	22.62	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	221400.02		<u>STUART CAMPBELL, 1049 S RUMNEY AVE UTILITY REFUND - SEWER</u>	02/12/2024	41.26	.00	21-4600 SEWER USER FEES	0	2/24		
2231	UTILITY REFUND #16	221400.02		<u>STUART CAMPBELL, 1049 S RUMNEY AVE UTILITY REFUND - TRASH</u>	02/12/2024	26.40	.00	26-4975 SOLID WASTE USER FEES	0	2/24		
Total 221400.02:						90.28	.00					
2231	UTILITY REFUND #16	250080.02		<u>JAIRUS ROUBIK, 227 W TALLULAH DR UTILITY REFUND - WATER</u>	02/05/2024	1.94	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	250080.02		<u>JAIRUS ROUBIK, 227 W TALLULAH DR UTILITY REFUND - SEWER</u>	02/05/2024	3.68	.00	21-4600 SEWER USER FEES	0	2/24		
2231	UTILITY REFUND #16	250080.02		<u>JAIRUS ROUBIK, 227 W TALLULAH DR UTILITY REFUND - TRASH</u>	02/05/2024	2.71	.00	26-4975 SOLID WASTE USER FEES	0	2/24		
Total 250080.02:						8.33	.00					
2231	UTILITY REFUND #16	250295.02		<u>DOUG M OLSON, 1030 S LIBRARY AVE UTILITY REFUND - WATER</u>	02/05/2024	39.88	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	250295.02		<u>DOUG M OLSON, 1030 S LIBRARY AVE UTILITY REFUND - SEWER</u>	02/05/2024	35.92	.00	21-4600 SEWER USER FEES	0	2/24		

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2231	UTILITY REFUND #16	250295.02		<u>DOUG M OLSON, 1030 S LIBRARY AVE UTILITY REFUND - TRASH</u>	02/05/2024	20.66	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 250295.02:						96.46	.00					
2231	UTILITY REFUND #16	268334.01		<u>KRISTINA MORALES, 1643 N PEWTER AVE UTILITY REFUND - WATER</u>	02/06/2024	2.59	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	268334.01		<u>KRISTINA MORALES, 1643 N PEWTER AVE UTILITY REFUND - SEWER</u>	02/06/2024	4.67	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	268334.01		<u>KRISTINA MORALES, 1643 N PEWTER AVE UTILITY REFUND - TRASH</u>	02/06/2024	3.23	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 268334.01:						10.49	.00					
2231	UTILITY REFUND #16	277314.02		<u>DARIN D PLOTT, 272 W SCREECH OWL DR UTILITY REFUND - WATER</u>	02/08/2024	10.19	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	277314.02		<u>DARIN D PLOTT, 272 W SCREECH OWL DR UTILITY REFUND - SEWER</u>	02/08/2024	18.60	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	277314.02		<u>DARIN D PLOTT, 272 W SCREECH OWL DR UTILITY REFUND - TRASH</u>	02/08/2024	12.92	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 277314.02:						41.71	.00					
2231	UTILITY REFUND #16	281160.00		<u>VENTA HOMES INC, 1405 W MORGANITE ST UTILITY REFUND - WATER</u>	01/03/2024	178.74	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	281160.00		<u>VENTA HOMES INC, 1405 W MORGANITE ST UTILITY REFUND - SEWER</u>	01/03/2024	48.68	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		

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Total 281160.00:						227.42	.00					
2231	UTILITY REFUND #16	281541.00A		<u>HARDING HOMES, 1415 W TIGER EYE ST UTILITY REFUND - WATER</u>	02/02/2024	88.88	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
Total 281541.00A:						88.88	.00					
2231	UTILITY REFUND #16	282073.00		<u>CBH, 2845 N SUNSET FARM AVE UTILITY REFUND - WATER</u>	01/17/2024	83.56	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	282073.00		<u>CBH, 2845 N SUNSET FARM AVE UTILITY REFUND - SEWER</u>	01/17/2024	8.99	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 282073.00:						92.55	.00					
2231	UTILITY REFUND #16	282104.00		<u>CBH, 1230 W NANNYBERRY ST UTILITY REFUND - WATER</u>	01/03/2024	98.50	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	282104.00		<u>CBH, 1230 W NANNYBERRY ST UTILITY REFUND - SEWER</u>	01/03/2024	38.54	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 282104.00:						137.04	.00					
2231	UTILITY REFUND #16	292039.01		<u>JORDAN GILHAM, 2737 W RICKON ST UTILITY REFUND - WATER</u>	02/08/2024	23.34	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	292039.01		<u>JORDAN GILHAM, 2737 W RICKON ST UTILITY REFUND - SEWER</u>	02/08/2024	42.30	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	292039.01		<u>JORDAN GILHAM, 2737 W RICKON ST UTILITY REFUND - TRASH</u>	02/08/2024	29.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 292039.01:						95.02	.00					
2231	UTILITY REFUND #16	292192.00		<u>CBH, 2212 W MINERVA ST UTILITY REFUND - WATER</u>	01/17/2024	76.03	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		

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2231	UTILITY REFUND #16	292192.00		<u>CBH, 2212 W MINERVA ST UTILITY REFUND - SEWER</u>	01/17/2024	1.67	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 292192.00:						77.70	.00					
2231	UTILITY REFUND #16	293297.00		<u>CBH, 6624 S MEMORY WAY UTILITY REFUND - WATER</u>	01/03/2024	80.10	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	293297.00		<u>CBH, 6624 S MEMORY WAY UTILITY REFUND - SEWER</u>	01/03/2024	8.16	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 293297.00:						88.26	.00					
2231	UTILITY REFUND #16	293299.00		<u>CBH, 6674 S MEMORY WAY UTILITY REFUND - WATER</u>	01/03/2024	116.18	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	293299.00		<u>CBH, 6674 S MEMORY WAY UTILITY REFUND - SEWER</u>	01/03/2024	67.16	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
Total 293299.00:						183.34	.00					
2231	UTILITY REFUND #16	302043.03		<u>BRENNAN SCOTT OCONNOR, 642 E MERINO ST UTILITY REFUND - WATER</u>	02/06/2024	3.97	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	302043.03		<u>BRENNAN SCOTT OCONNOR, 642 E MERINO ST UTILITY REFUND - SEWER</u>	02/06/2024	7.06	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	302043.03		<u>BRENNAN SCOTT OCONNOR, 642 E MERINO ST UTILITY REFUND - TRASH</u>	02/06/2024	4.95	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 302043.03:						15.98	.00					
2231	UTILITY REFUND #16	30220.02		<u>JOSHUA A NUGENT, 1281-1291 W OWYHEE ST UTILITY REFUND - WATER</u>	02/05/2024	551.88	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	30220.02		<u>JOSHUA A NUGENT, 1281-1291 W OWYHEE ST UTILITY REFUND - SEWER</u>	02/05/2024	79.74	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		

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				- SEWER	02/02/2024	.82	.00	21-4600 SEWER USER FEES	0	2/24		
Total 342035.00A:						73.88	.00					
2231	UTILITY REFUND #16	360142.00		SHEA HOMES, 12075 W ARTILLERY LN UTILITY REFUND - WATER	01/05/2024	80.07	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	360142.00		SHEA HOMES, 12075 W ARTILLERY LN UTILITY REFUND - SEWER	01/05/2024	43.02	.00	21-4600 SEWER USER FEES	0	2/24		
Total 360142.00:						123.09	.00					
2231	UTILITY REFUND #16	360151.00		SHEA HOMES, 11931 W ARTILLERY LN UTILITY REFUND - WATER	01/05/2024	78.64	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	360151.00		SHEA HOMES, 11931 W ARTILLERY LN UTILITY REFUND - SEWER	01/05/2024	40.07	.00	21-4600 SEWER USER FEES	0	2/24		
Total 360151.00:						118.71	.00					
2231	UTILITY REFUND #16	361507.00		TRESIDIO HOMES, 11484 S SAYLIS PL UTILITY REFUND - WATER	01/17/2024	29.43	.00	20-4500 METERED WATER SALES	0	2/24		
2231	UTILITY REFUND #16	361507.00		TRESIDIO HOMES, 11484 S SAYLIS PL UTILITY REFUND - SEWER	01/17/2024	60.11	.00	21-4600 SEWER USER FEES	0	2/24		
2231	UTILITY REFUND #16	361507.00		TRESIDIO HOMES, 11484 S SAYLIS PL UTILITY REFUND - TRASH	01/17/2024	6.18	.00	26-4975 SOLID WASTE USER FEES	0	2/24		
Total 361507.00:						95.72	.00					
2231	UTILITY REFUND #16	361516.00		TH CONSTRUCTION LLC, 11285 S YEOMAN PL UTILITY REFUND - WATER	01/08/2024	38.31	.00	20-4500 METERED WATER SALES	0	2/24		

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Total 361516.00:						38.31	.00					
2231	UTILITY REFUND #16	91010.02		<u>KEITH D JARVIS, 1028 N PYRITE PL UTILITY REFUND - WATER</u>	02/09/2024	18.47	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	91010.02		<u>KEITH D JARVIS, 1028 N PYRITE PL UTILITY REFUND - SEWER</u>	02/09/2024	34.50	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	91010.02		<u>KEITH D JARVIS, 1028 N PYRITE PL UTILITY REFUND - P.I.</u>	02/09/2024	29.35	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 91010.02:						82.32	.00					
2231	UTILITY REFUND #16	91520.04		<u>KYLE SARTINI, 1262 N PYRITE AVE UTILITY REFUND - WATER</u>	02/13/2024	2.88	.00	<u>20-4500 METERED WATER SALES</u>	0	2/24		
2231	UTILITY REFUND #16	91520.04		<u>KYLE SARTINI, 1262 N PYRITE AVE UTILITY REFUND - WATER</u>	02/13/2024	4.32	.00	<u>21-4600 SEWER USER FEES</u>	0	2/24		
2231	UTILITY REFUND #16	91520.04		<u>KYLE SARTINI, 1262 N PYRITE AVE UTILITY REFUND - TRASH</u>	02/13/2024	3.06	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/24		
Total 91520.04:						10.26	.00					
Total UTILITY REFUND #16:						3,252.83	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	92756		<u>STATEMENT PRINTING AND POSTAGE, JAN. '24- ADMIN</u>	01/31/2024	2,836.80	2,836.80	<u>01-6190 POSTAGE & BILLING</u>	0	2/24	02/15/2024	
857	VALLI INFORMATION SYSTEMS, INC	92756		<u>STATEMENT PRINTING AND POSTAGE, JAN. '24- WATER</u>	01/31/2024	1,940.97	1,940.97	<u>20-6190 POSTAGE & BILLING</u>	0	2/24	02/15/2024	
857	VALLI INFORMATION SYSTEMS, INC	92756		<u>STATEMENT PRINTING AND POSTAGE, JAN. '24- SEWER</u>	01/31/2024	1,940.97	1,940.97	<u>21-6190 POSTAGE & BILLING</u>	0	2/24	02/15/2024	
857	VALLI INFORMATION SYSTEMS, INC	92756		<u>STATEMENT PRINTING AND POSTAGE, JAN. '24- P.I</u>	01/31/2024	746.52	746.52	<u>25-6190 POSTAGE & BILLING</u>	0	2/24	02/15/2024	

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Total 92756:						7,465.26	7,465.26					
857	VALLI INFORMATION SYSTEMS, INC	92758		<u>LOCKBOX TRANSACTIONS, JAN. '24- ADMIN</u>	01/31/2024	72.49	72.49	01-6505 BANK FEES	0	2/24	02/15/2024	
857	VALLI INFORMATION SYSTEMS, INC	92758		<u>LOCKBOX TRANSACTIONS, JAN. '24- WATER</u>	01/31/2024	49.60	49.60	20-6505 BANK FEES	0	2/24	02/15/2024	
857	VALLI INFORMATION SYSTEMS, INC	92758		<u>LOCKBOX TRANSACTIONS, JAN. '24- SEWER</u>	01/31/2024	49.60	49.60	21-6505 BANK FEES	0	2/24	02/15/2024	
857	VALLI INFORMATION SYSTEMS, INC	92758		<u>LOCKBOX TRANSACTIONS, JAN. '24- P.I</u>	01/31/2024	19.08	19.08	25-6505 BANK FEES	0	2/24	02/15/2024	
Total 92758:						190.77	190.77					
Total VALLI INFORMATION SYSTEMS, INC:						7,656.03	7,656.03					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9955384135		<u>TABLET SERVICES, 12/29/23-01/28/24- PARKS</u>	01/28/2024	167.38	167.38	01-6255 TELEPHONE	1004	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955384135		<u>TABLET SERVICES, 12/29/23-01/28/24- WATER</u>	01/28/2024	462.80	462.80	20-6255 TELEPHONE EXPENSE	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955384135		<u>TABLET SERVICES, 12/29/23-01/28/24- SEWER</u>	01/28/2024	563.23	563.23	21-6255 TELEPHONE EXPENSE	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955384135		<u>TABLET SERVICES, 12/29/23-01/28/24- P.I</u>	01/28/2024	229.30	229.30	25-6255 TELEPHONE EXPENSE	0	2/24	02/08/2024	
Total 9955384135:						1,422.71	1,422.71					
1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- ADMIN</u>	02/01/2024	14.09	14.09	01-6255 TELEPHONE	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- PARKS</u>	02/01/2024	43.67	43.67	01-6255 TELEPHONE	1004	2/24	02/08/2024	

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1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- BUILDING INSPECTOR</u>	02/01/2024	87.34	87.34	01-6255 <u>TELEPHONE</u>	1005	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- WATER</u>	02/01/2024	137.21	137.21	20-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- SEWER</u>	02/01/2024	182.29	182.29	21-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- ECONOMIC DEVELOPMENT</u>	02/01/2024	28.18	28.18	01-6255 <u>TELEPHONE</u>	4000	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574202		<u>TABLET SERVICES FOR 01/02-02/01/24- P.I</u>	02/01/2024	42.55	42.55	25-6255 <u>TELEPHONE EXPENSE</u>	4000	2/24	02/08/2024	
Total 9955574202:						535.33	535.33					
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- ADMIN</u>	02/01/2024	65.68	65.68	01-6255 <u>TELEPHONE</u>	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- P&Z</u>	02/01/2024	9.66	9.66	01-6255 <u>TELEPHONE</u>	1003	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- PARKS</u>	02/01/2024	370.88	370.88	01-6255 <u>TELEPHONE</u>	1004	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- WATER</u>	02/01/2024	307.29	307.29	20-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- SEWER</u>	02/01/2024	322.74	322.74	21-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- P.I</u>	02/01/2024	82.76	82.76	25-6255 <u>TELEPHONE EXPENSE</u>	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574203		<u>CELL PHONE SERVICE 01/02-02/01/24- ECONOMIC DEVELOPMENT</u>	02/01/2024	38.63	38.63	01-6255 <u>TELEPHONE</u>	4000	2/24	02/08/2024	

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 9955574203:						1,197.64	1,197.64					
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24- ADMIN</u>	02/01/2024	95.94	95.94	01-6255 TELEPHONE	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24- P&Z</u>	02/01/2024	37.71	37.71	01-6255 TELEPHONE	1003	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24- PARKS</u>	02/01/2024	318.40	318.40	01-6255 TELEPHONE	1004	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24- BUILDING INSPECTOR</u>	02/01/2024	41.89	41.89	01-6255 TELEPHONE	1005	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24- WATER</u>	02/01/2024	242.28	242.28	20-6255 TELEPHONE EXPENSE	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24- SEWER</u>	02/01/2024	284.17	284.17	21-6255 TELEPHONE EXPENSE	0	2/24	02/08/2024	
1575	VERIZON WIRELESS	9955574204		<u>CELL SERVICE FOR 01/02-02/01/24-P.I</u>	02/01/2024	68.87	68.87	25-6255 TELEPHONE EXPENSE	0	2/24	02/08/2024	
Total 9955574204:						1,089.26	1,089.26					
Total VERIZON WIRELESS:						4,244.94	4,244.94					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0683424		<u>RECORDS DESTRUCTION, 01/01-01/31/24- ADMIN</u>	02/01/2024	12.54	.00	01-6052 CONTRACT SERVICES	0	2/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0683424		<u>RECORDS DESTRUCTION, 01/01-01/31/24- WATER</u>	02/01/2024	8.58	.00	20-6052 CONTRACT SERVICES	0	2/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0683424		<u>RECORDS DESTRUCTION, 01/01-01/31/24- SEWER</u>	02/01/2024	8.58	.00	21-6052 CONTRACT SERVICES	0	2/24		

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1633	WESTERN RECORDS DESTRUCTION, INC.	0683424		<u>RECORDS DESTRUCTION, 01/01-01/31/24- P.I</u>	02/01/2024	3.30	.00	<u>25-6052 CONTRACT SERVICES</u>	0	2/24		
Total 0683424:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002680104		<u>GENERATOR REPAIR AT CRIMSON POINT LIFT STATION, JAN. '24</u>	02/05/2024	4,872.32	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	0	2/24		
Total IN002680104:						4,872.32	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002682450	17517	<u>GENERATOR REPAIR AT CRIMSON POINT LIFT STATION, D.CROSSLEY, FEB.'24</u>	02/07/2024	26,817.91	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	0	2/24		
Total IN002682450:						26,817.91	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002682453	17518	<u>GENERATOR REPAIRS AT DISCOVERY LIFT STATION, D.CROSSLEY, FEB.'24</u>	02/07/2024	647.50	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total IN002682453:						647.50	.00					
Total WESTERN STATES EQUIPMENT CO.:						32,337.73	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- ADMIN</u>	01/31/2024	272.26	272.26	<u>01-6300 FUEL</u>	0	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- P&Z</u>	01/31/2024	2.08	2.08	<u>01-6300 FUEL</u>	1003	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- BUILDING INSPECTOR</u>	01/31/2024	52.74	52.74	<u>01-6300 FUEL</u>	1005	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- WATER</u>	01/31/2024	479.07	479.07	<u>20-6300 FUEL</u>	0	2/24	02/02/2024	

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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
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- SEWER</u>	01/31/2024	525.25	525.25	<u>21-6300 FUEL</u>	0	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- P.I</u>	01/31/2024	152.61	152.61	<u>25-6300 FUEL</u>	0	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>NON FUEL - CAR WASH UTILITY LOCATOR, JAN. '24- WATER</u>	01/31/2024	10.08	10.08	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>NON FUEL - CAR WASH UTILITY LOCATOR, JAN. '24- SEWER</u>	01/31/2024	10.08	10.08	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>NON FUEL - CAR WASH UTILITY LOCATOR, JAN. '24- P.I</u>	01/31/2024	3.84	3.84	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	2/24	02/02/2024	
2160	WEX FLEET UNIVERSAL	94806875		<u>FUEL, JAN. 24- PARKS</u>	01/31/2024	463.26	463.26	<u>01-6300 FUEL</u>	1004	2/24	02/02/2024	
Total 94806875:						1,971.27	1,971.27					
Total WEX FLEET UNIVERSAL:						1,971.27	1,971.27					
ZAMZOWS												
66	ZAMZOWS	394176939	17488	<u>122 GALLONS PROPANE FOR THE FARM, R. HENZE, FEB. '24</u>	02/05/2024	425.78	.00	<u>21-6090 FARM EXPENDITURES</u>	0	2/24		
Total 394176939:						425.78	.00					
66	ZAMZOWS	394177035	17524	<u>106 GALLONS PROPANE FOR PLANT, J.DAVIDSON, FEB.'24</u>	02/08/2024	369.94	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/24		
Total 394177035:						369.94	.00					
66	ZAMZOWS	394177095	17537	<u>14 GALLONS PROPANE FOR TREATMENT FOR PLANT HYSTER, U. RAMIREZ, FEB '24</u>	02/09/2024	52.00	.00	<u>21-6300 FUEL</u>	0	2/24		
Total 394177095:						52.00	.00					

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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 ZAMZOWS:						847.72	.00					
ZAYO GROUP LLC												
2188	ZAYO GROUP LLC	20254824		TELEPHONE, DATA & NETWORK SERVICES, 02/01-02/29/2024- ADMIN	02/01/2024	461.80	461.80	01-6255 TELEPHONE	0	2/24	02/15/2024	
2188	ZAYO GROUP LLC	20254824		TELEPHONE, DATA & NETWORK SERVICES, 02/01-02/29/2024- P&Z	02/01/2024	164.93	164.93	01-6255 TELEPHONE	1003	2/24	02/15/2024	
2188	ZAYO GROUP LLC	20254824		TELEPHONE, DATA & NETWORK SERVICES, 02/01-02/29/2024- WATER	02/01/2024	428.82	428.82	20-6255 TELEPHONE EXPENSE	0	2/24	02/15/2024	
2188	ZAYO GROUP LLC	20254824		TELEPHONE, DATA & NETWORK SERVICES, 02/01-02/29/2024- SEWER	02/01/2024	428.82	428.82	21-6255 TELEPHONE EXPENSE	0	2/24	02/15/2024	
2188	ZAYO GROUP LLC	20254824		TELEPHONE, DATA & NETWORK SERVICES, 02/01-02/29/2024- P.I	02/01/2024	164.92	164.92	25-6255 TELEPHONE EXPENSE	0	2/24	02/15/2024	
Total 20254824:						1,649.29	1,649.29					
Total ZAYO GROUP LLC:						1,649.29	1,649.29					
Grand Totals:						1,709,960.27	1,416,449.5					

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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. 23-03-AN
)	
Rowe Sanderson)	
)	FINDINGS OF FACT, CONCLUSIONS OF LAW
)	& ORDER OF DECISION FOR ANNEXATION
<i>For 5610 S Ten Mile/Ten Mile Storage.</i>)	APPLICATION.

THIS MATTER came before the Council for public hearing on February 6, 2024, for receipt and consideration by the Council of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Council does now hereby make and sets forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and 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
1.7 STAFF MEMO.pdf			
1.1 STAFF REPORT.pdf			X
1.4 COMMISSION MEETING MINUTES 11.28.2023.pdf			X
1.5 COMMISSION MEETING MINUTES 12.12.2023.pdf			X
1.6 FCO'S COMMISSION.pdf			X
2.34 BEN SEMPLE - ACHD ADDITIONAL PAVING EMAIL.pdf			X
1.2 INFORMATIONAL MEMO.pdf			X
2.35 APPLICANT STATEMENT - ADDITIONAL PAVING.pdf			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 ANNEXATION & ZONING APPLICATION.pdf			X
2.3 SPECIAL USE PERMIT APPLICATION.pdf			X
2.4 DESIGN REVIEW - COMMERCIAL.pdf			X
2.5 NARRATIVE.pdf			X
2.6 AERIAL MAP.pdf			X
2.7 VICINITY MAP.pdf			X
2.8 WARRANTY DEED.pdf			X
2.9 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.10 LEGAL DESCRIPTION.pdf			X
2.11 PRELIMINARY SITE PLAN.pdf			X
2.12 PRELIMINARY GRADING PLAN.pdf			X
2.13 PRELIMINARY LANDSCAPE PLAN.pdf			X
2.14 ELEVATIONS.pdf			X
2.15 LIGHTING PLAN & PHOTOMETRICS.pdf			X
2.16 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X

2.17 COMMITMENT TO PROPERTY POSTING.pdf			X
2.18 AGENCY TRANSMITTAL.pdf			X
2.19 UPDATED AGENCY TRANSMITTAL.pdf			X
2.20 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.21 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf			X
2.22 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf			X
2.23 MERIDIAN FIRE DEPARTMENT.pdf			X
2.24 ADA COUNTY DEVELOPMENT SERVICES.pdf			X
2.25 ADA COUNTY HIGHWAY DISTRICT.pdf			X
2.26 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.31 CITY ENGINEERS MEMO.pdf			X
2.27 WEBSITE NOTICE.pdf			X
2.28 KMN PUBLICATION PROOF.pdf			X
2.29 300 FT PROPERTY OWNERS NOTICE.pdf			X
2.30 PROOF OF PROPERTY POSTING.pdf			X
2.32 ROBERT & GINNY KELSCH.pdf			X
2.33 MICHAEL TOMKINSON.pdf			X
2.36 WEBSITE NOTICE CC.pdf			X
2.37 300 FT PROPERTY OWNERS NOTICE CC.pdf			X
2.38 IDAHO PRESS PUBLICATION PROOF CC.pdf			X
2.39 PROOF OF PROPERTY POSTING CC.pdf			X

1.2 Hearings: The Council heard this on February 6, 2024. The FCO's have been requested to go before the Council on February 20, 2024.

1.3 Witness Testimony: Those who testified at the Council's February 6, 2024, hearing area as follows, to-wit:

- A.** City Staff:
Jessica Hall, Associate Planner
- B.** Appearing for the Applicant:
Ben Semple, Rodney Evans & Partners, 1450 W Bannock Street, Boise, ID 83702 – Testified
- C.** Appearing in Favor:
None
- D.** Appearing Neutral:
None
- E.** Appearing in Opposition:
None

II DECISION

WHEREUPON THE COUNCIL being duly informed upon the premises and having reviewed the record, evidence, and testimony received, and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III FINDINGS OF FACT

3.1 Findings Regarding Notice

- A. Notice Required:** In accordance with Kuna City Code (KCC), annexations are designated as public hearings with the Commission as a recommending body and Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in [\(KCC\) 1-14-3](#), and [Idaho Code §67-65](#).
1. The Applicant held a Neighborhood Meeting May 31, 2023; there were eight (8) attendees.
 2. An Agency Transmittal was dispersed to all known and affected agencies on September 8, 2023, and an updated transmittal was sent October 16, 2023.
 3. Notice was posted on the city website and notices were mailed to all known and affected property owners within 300 FT of the project site January 12, 2024.
 4. Notice was published in the Idaho Press January 17, 2024.
 5. The Applicant posted a sign on the property January 26, 2024, and a Proof of Property Posting form was provided to staff on January 29, 2024.

3.2 Findings Regarding Annexation

- A.** The subject site is zoned site is zoned RUT (Rural Urban Transition) within unincorporated Ada County and has historically served as a single-family residence with pastureland.
- B.** The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide and is not the actual zone; the subject site is designated as Mixed Use.
- C.** The subject site has an estimated slope of 0 – 4%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40 inches.
- D.** Staff is not aware of any environmental, health or safety issues beyond the subject site being within the Nitrate Priority Area. The Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.
- E.** Does the Annexation and Zoning application contain the necessary requirements listed in [KCC 5](#), [Idaho Code §50-222](#), and [§67-65](#)?
1. The Applicant has submitted a complete application and following staff review, the request has been determined to be compliant and is a Category A Annexation.
- F.** Was a Neighborhood Meeting conducted and were public noticing requirements met in accordance with Idaho Code and city Ordinances?
1. The Applicant held a Neighborhood Meeting May 31, 2023; there were eight (8) attendees.
 2. Notice was posted on the city website January 12, 2024, was published in the Idaho Press January 17, 2024, and notice was mailed to all known and affected property owners within 300 FT of the subject site on January 12, 2024.

3. The Applicant posted a sign onsite containing the public hearing information on January 26, 2024, and the Proof of Property posting was provided to staff January 29, 2024.
- G.** Does this proposal comply with the Comprehensive Plan Future Land Use Map (FLUM), and is the site selection appropriate for the proposed project?
1. The FLUM is intended to serve as a guide for future development and designates the subject site as Mixed Use; based on the Applicants request for a C-2 (Area Commercial) zone and its location on the city's secondary entry corridor, the request is compliant with the city's FLUM.
 2. Based upon site layout, design, and the proposed use, the subject site appears appropriate.
- H.** Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?
1. Per the Idaho Transportation Department, this project is not expected to affect the state highway system.
 2. Ada County Highway District has provided requirements for dedication of additional right-of-way and roadway improvements that will mitigate the effect on area roadways.
 3. As the project is to utilize a septic system as well as construct necessary potable and pressurized irrigation lines to service the project, the existing and future Developer installed infrastructure can service this proposed project.
- I.** Does the proposed application constitute orderly development?
1. The subject site has a contiguous touch to Kuna City Limits on its Northwest corner, Gran Prado Subdivision, and would constitute orderly development.
- J.** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.
1. 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 than 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.

IV CONDITIONS

Based upon the record contained in Case No. 23-03-AN, including staff's report, documentation in the Case file, the Comprehensive Plan, and testimony received during the public hearing, the Council hereby approves Case No. 23-03-AN, subject to the following Conditions:

4.1 Staff Recommended Conditions: None

4.2 Site Layout & Dimensional Standards

- A.** Developer/Owner/Applicant is hereby notified the submitted Site Plan is a binding Site Plan; if any changes are proposed, Developer/Owner/Applicant shall submit changes to staff for review and approval.

4.3 Pathways & Trails Master Plan: None

4.4 Open Space & Pathways: None**4.5 Landscaping**

- A. Developer/Owner/Applicant shall abide by the submitted Landscape Plan. This is a binding Landscape Plan, if any changes are proposed, Developer/Owner/Applicant shall submit changes to staff for review and approval.

4.6 Fencing

- A. Provide fencing details, including height and material, for staff review and approval prior to Annexation Ordinance going before Council.

4.7 Ada County Highway District

- A. Developer/Owner/Applicant shall dedicate additional right-of-way to total 50 FT from centerline of N Ten Mile Road for the entire section abutting the site.
- B. Developer/Owner/Applicant shall construct an 8 FT concrete detached sidewalk on N Ten Mile Road, located 43 FT from centerline; if located outside of the dedicated right-of-way, provide a permanent right-of-way easement.
- C. Developer/Owner/Applicant shall construct Ballard Lane as half of a 36 FT Collector with curb, gutter, 8 FT detached sidewalk located within the right-of-way, and a sidewalk to be *detached* and to be located fully within the right-of-way, and 8 FT irrigated and landscaped planter strip.
- D. Developer/Owner/Applicant shall construct two (2) 25 FT paved curb return type driveways from the site onto Ballard Lane located 258 FT and 528 FT East of N Ten Mile Road.
- E. Direct access to N Ten Mile Road and Ballard Lane is prohibited unless specifically approved.
- F. Developer/Owner/Applicant shall comply with the ACHD Standard Conditions of Approval.

4.8 Nampa-Meridian Irrigation District & Boise Project Board of Control

- A. All NMID, BPBC, and private laterals and wasteways shall be protected.
- B. Developer/Owner/Applicant shall comply with [Idaho Code §31-3805](#).

4.9 Public Works

- A. Developer/Owner/Applicant shall construct a 12 IN potable water main and a 12 IN pressurized irrigation main within W Ballard Lane to service the project.
- B. When the sewer connection comes within 300 FT of the subject site, and when applicable, the subject site shall connect to city sewer services.

4.10 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 the 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 (KMIS) 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.** 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.
- C.** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- D.** 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).
- E.** It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
- F.** The Developer/Owner/Applicant, and/or 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.
- G.** Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- H.** Developer/Owner/Applicant shall comply with all local, state, and federal laws.

V

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE COUNCIL

- 5.1 City of Kuna is a duly formed Municipal Corporation organized & existing by virtue of the laws of the State of Idaho and is organized, existing, and functioning pursuant to [Idaho Code §50-1](#).
- 5.2 The power of the City of Kuna lies in the Council to hear this matter as provided in [Idaho Code §50-222](#) and [Kuna City Code 1-14-3](#).

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

- 6.1** The City of Kuna has authority to annex lands into its boundaries pursuant to [Idaho Code §50-222](#), which provides that:
- [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public service in management of development on the urban fringe.
- 6.2** [Kuna City Code 1-14-3](#) states that annexation are designated as public hearings with the Commission as a recommending body and Council as the decision-making body.
- 6.3** The proposed annexation is a Category A annexation as described in [Idaho Code §50-222\(3\)\(a\)](#), as the private landowner of the parcel at issue has consented to the proposed annexation.

VII
COMMISSION’S RECOMMENDATION

The Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon Findings of Fact and Conclusions of Law recommended approval of Case No. 23-03-AN.

VIII
ORDER OF APPROVAL OF ANNEXATION APPLICATION

The Council, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing and being fully informed in the premises and further based upon these Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 8.1** The annexation application (Case No. 23-03-AN) is hereby *Approved*.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 20th day of February 2024.

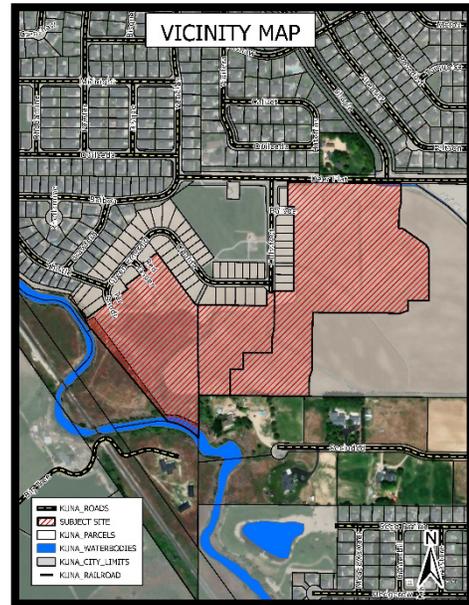
Joe Stear, Mayor

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 23-16-FP**
)
TRILOGY IDAHO)
) **STAFF MEMO FOR FINAL PLAT**
For the Fossil Creek Subdivision No. 2 Final Plat.) **APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. General Project Facts
4. Staff Analysis
5. 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 VICINITY MAP.pdf			X
2.5 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.6 LEGAL DESCRIPTION.pdf			X
2.7 FINAL PLAT.pdf			X
2.8 CONSTRUCTION PLANS - APPROVED 03.07.2023.pdf			X

2.9 LANDSCAPE PLAN - APPROVED 02.14.2023.pdf			X
2.10 COMMON AREA MAINTENANCE AGREEMENT.pdf			X
2.11 ORIGINAL FCOS 10.20.2020.pdf			X
2.12 AGENCY TRANSMITTAL.pdf			X
2.13 CENTRAL DISTRICT HEALTH DEPARTMENT.pdf			X
2.14 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.15 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.16 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.17 PUBLIC WORKS.pdf			X
2.18 CENTRAL DISTRICT HEALTH.pdf			X

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	16.9
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)	80 (77 buildable, 3 common)
Number of Residential Units	77

2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map	Development	Current Jurisdiction
North	R-6 (Medium Density Residential)	Medium Density Residential	Fossil Creek Subdivision No. 1	Kuna
	R-6 (Medium Density Residential)	Medium Density Residential	Crimson Point South Subdivision	Kuna
South	RUT (Rural Urban Transition)	Medium Density Residential	Secluded Creek Estates Subdivision	Ada County
	R-6 (Medium Density Residential)	Medium Density Residential	Sego Prairie Farms Subdivision	Kuna
East	R-6 (Medium Density Residential)	Medium Density Residential	Future phases of Fossil Creek Subdivision	Kuna
West	A (Agriculture)	Medium Density Residential	Vasiliy Subdivision (R-6, Approved 09.19.2023)	Kuna

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Fossil Creek Subdivision No. 2 (APNs: S1322212402, S1322120902, S1322121201) containing 80 lots (77 buildable, 3 common) located at the terminus of S Coltsfoot Avenue; 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 the R-6 (Medium Density Residential) and has historically served as agricultural fields.
- 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 between 20 – 40 inches, and greater than 60 inches.
- C. Staff are not aware of any environmental issues, health, or safety conflicts beyond being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided 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 [KCC 5-3-3](#), the minimum lot size for the R-6 zone is 4,500 SF; upon review, staff finds the lots to well exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Fossil Creek Subdivision Preliminary Plat (Case No. 20-01-S) as approved October 20, 2020, with the FCO's being signed November 17, 2020.

5.2 Central District Health Department (CDHD)

- A. CDHD can support approval of this application upon review and approval of the central water and sewage plans.

5.3 Boise Project Board of Control (BPBC)

- A. The Ramsey Lateral lies within the boundaries of the project and BPBC asserts the federal easement of 18 FT North and 24 FT South of the lateral's centerline.
- B. BPBC does not approve landscaping other than gravel within its easements.

5.4 Public Works

- A. Public Works can support approval of this application.
- B. This project is compliant with corresponding Kuna Master Plans.

- 5.5 **Conclusion:** Upon review, staff has determined the Final Plat for Fossil Creek Subdivision No. 2 appears to be in substantial compliance 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:

- A. Developer/Owner/Applicant shall install a sign at the terminus of each stub street stating, “This Road to be Extended in the Future”; official language shall be obtained from the Ada County Highway District (ACHD).
- B. Developer/Owner/Applicant shall adhere to plans are reviewed and approved by ACHD, the city, and Kuna Rural Fire District.

6.3 Site Layout & Dimensional Standards

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Developer/Owner/Applicant shall ensure proper easement widths on all lots in accordance with [KCC 6-3-8](#), unless otherwise approved by Public Works.
- C. It is the responsibility of the Developer/Owner/Applicant to ensure any anticipated structures fit any given buildable lot in accordance with the setback, height limitations, max lot coverages, etc., found in [KCC 5-3-3](#).

6.4 Landscape, Open Space & Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. The submitted Landscape Plan ([Exhibit 2.9](#)) is a binding plan.
- C. All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting 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](#).
- F. If any revisions are made, the Developer/Owner/Applicant shall provide 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.

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 [Idaho Code §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 any other improvements as determined.
- F.** 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.
- G.** 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.

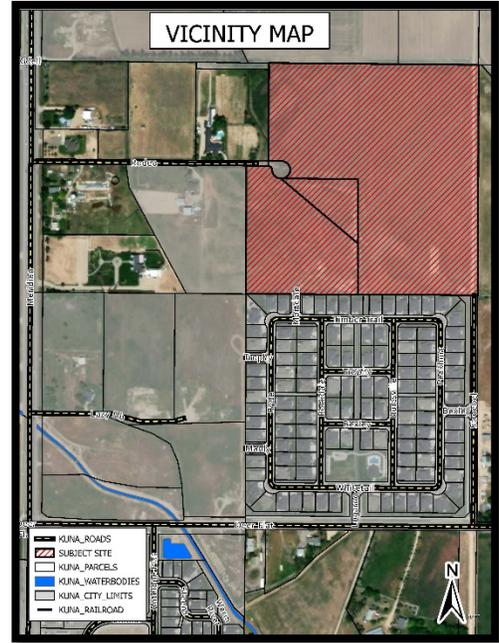
DATED this 20th day of February 2024.

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 23-18-FP**
)
TRILOGY IDAHO)
)
 For the Lugarno Terra North Subdivision No. 1) **STAFF MEMO FOR FINAL PLAT**
 Final Plat.) **APPLICATION.**

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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 VICINITY MAP.pdf			X
2.6 FINAL PLAT.pdf			X
2.7 SIDEWALK PLAN.pdf			X
2.8 STREETLIGHT PLAN.pdf			X
2.9 LANDSCAPE PLAN - APPROVED 08.22.2023.pdf			X

2.10 COMMON AREA MAINTENANCE AGREEMENT.pdf		X
2.11 ORIGINAL FCO'S - APPROVED 12.07.2021.pdf		X
2.12 AGENCY TRANSMITTAL.pdf		X
2.13 BOISE PROJECT BOARD OF CONTROL.pdf		X
2.14 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf		X
2.15 PUBLIC WORKS.pdf		X
2.16 CENTRAL DISTRICT HEALTH.pdf		X

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	20.27
Existing Land Use(s)	R-4 (Medium Density Residential)
Future Land Use Designation	Medium Density Residential
Proposed Land Use(s)	R-4 (Medium Density Residential)
Lots (No. and Type)	68 (56 buildable, 12 common)
Number of Residential Units	56

2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map	Development	Current Jurisdiction
North	C-1	Mixed Use	Ledgestone Plaza Subdivision	Kuna
South	R-4 (Medium Density Residential)	Medium Density Residential	Lugarno Terra Subdivision	Kuna
East	RR (Rural Residential)	Medium Density Residential		Ada County
West	R-4 (Medium Density Residential)	Mixed Use	Rodeo Subdivision	Kuna
	RUT (Rural Urban Transition)	Mixed Use		Ada County

III APPLICANTS REQUEST

- 3.1** Applicant requests Final Plat approval for Lugarno Terra North Subdivision No. 1 (APNs: R7534260375, R7534260218, R7534260156) containing 68 total lots (56 buildable, 12 common), located to the Southeast of the E Rodeo Lane terminus; Section 18, Township 2 North, Range 1 East.

IV GENERAL PROJECT FACTS

4.1 Site Features & History

- A.** The subject site is located within Kuna City Limits with the R-4 (Medium Density Residential) and has historically served as agricultural fields.

- 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 between 20 – 40 inches, and greater than 60 inches.
- C. Staff are not aware of any environmental issues, health, or safety conflicts beyond being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided 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 [KCC 5-3-3](#), the minimum lot size for the R-4 zone is 6,600 SF; upon review, staff finds the lots to exceed this requirement.
- B. Upon review, this Final Plat request has been determined to be within substantial compliance with the Lugarno Terra North Subdivision Preliminary Plat (Case No. 20-12-S) as approved November 16, 2021, with the FCO's being signed December 7, 2021.

5.2 Central District Health Department (CDHD)

- A. CDHD can support approval of this application upon review and approval of the central water and sewage plans.

5.3 Boise Project Board of Control (BPBC)

- A. BPBC has no facilities located on the subject site.

5.4 Public Works

- A. Public Works can support approval of this application.
- B. This project is compliant with corresponding Kuna Master Plans.

- 5.5 **Conclusion:** Upon review, staff has determined the Final Plat for Lugarno Terra North Subdivision No. 1 appears to be in substantial compliance 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:

- A. Developer/Owner/Applicant shall install a sign at the terminus of each stub street stating, "This Road to be Extended in the Future"; official language shall be obtained from the Ada County Highway District (ACHD).
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- F. 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.

- G.** 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.

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- E.** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 20th day of February 2024.

**RESOLUTION NO. R08-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH SILVER BUTTE HOLSTEINS, INC. FOR THE LEASE OF THE CITY OF KUNA’S PROPERTY LOCATED AT SWAN FALLS ROAD, KUNA, IDAHO.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City of Kuna, Idaho is hereby authorized to execute the 2024-2025 Real Estate Lease Agreement between the City of Kuna and Silver Butte Holsteins, Inc. for the lease of the City of Kuna’s property located at Swan Falls Road, Kuna, Idaho, as attached hereto and made a part hereof, as **Exhibit A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of February, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of February, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

REAL ESTATE LEASE AGREEMENT

This Real Estate Lease Agreement (AGREEMENT), is between the City of Kuna, Idaho, (CITY) and Silver Butte Holsteins, Inc., an Idaho Corporation (SBH). The primary purpose of the Property (PROPERTY), as described by "APPENDIX A", is to provide a wastewater land application site for wastewater treatment and disposal in compliance with Wastewater Land Application Permit M-060-05 issued February 21, 2019 (PERMIT), as shown in "APPENDIX B". This AGREEMENT is subject to change based on any modifications made to PERMIT. CITY agrees, as reasonably practical, to protect SBH's crops growing upon the PROPERTY, but CITY reserves the right to destroy crops or otherwise interfere with SBH's farming operation if necessary, to maintain, operate or repair CITY's wastewater treatment and application facilities on the PROPERTY or to comply with any terms and conditions of CITY's PERMIT. CITY contacts are the Sewer Supervisor and the Public Works Director. The AGREEMENT terms are as follows:

1. CITY leases to SBH, and SBH leases from CITY, the PROPERTY as described by "APPENDIX A", attached hereto, consisting of approximately 400 farmable acres. The parties acknowledge that PROPERTY is located South of Kuna Mora Road and situated on both sides of Swan Falls Road, in Kuna, Ada County, Idaho.
2. RENT: SBH agrees to pay CITY rent for the 400 acres (355 farmable acres) of PROPERTY in the amount of \$90,000.00, or \$225 per acre yearly. Rent is payable in twelve (12) equal monthly installments of \$7,500.00 due and payable by the 10th day of each month.
3. TERM: The term of this lease is for the period commencing on March 1, 2024 and terminating on February 28, 2025; if this lease is renewed, as provided for herein, the renewal term shall be twelve (12) months, commencing on March 1, of each year, and ending on February 28, of the following year, and any subsequent renewal terms, under the following conditions:
4. CITY'S OBLIGATIONS: CITY agrees to the following at its expense:
 - a. Provide the treated wastewater effluent to be used as irrigation water on the PROPERTY.
 - b. Pay Idaho Power for the electricity to operate the pump used to pump the treated wastewater effluent from the lagoon for use as irrigation water on the PROPERTY; however, SBH shall reimburse CITY for the electrical cost as factored into the LEASE payment.
 - c. Bill SBH for electricity to operate the well pumps and center pivots and adjust the average kWh in non-growing season, as defined by PERMIT, annually with each lease renewal.

REAL ESTATE LEASE AGREEMENT

- d. Provide perimeter weed control by discing and rodent pest control measures by trapping and spraying in the buffer zones, as defined in PERMIT, if needed.
 - e. Provide signage and adequate fencing per State regulations for a wastewater reuse facility, as defined by PERMIT.
 - f. Provide irrigation center pivots and wheel lines and their associated parts.
 - g. Provide parts and labor necessary for maintenance and repair of the irrigation mainlines.
 - h. Review and respond to all SBH requests to apply commercial fertilizer, manure, or compost material within two (2) weeks of planned application by SBH.
 - i. Inventory tools and equipment biannually; before and after growing season, as defined in PERMIT.
5. SBH'S OBLIGATIONS: SBH agrees to:
- a. Prohibit unauthorized persons from entering the PROPERTY including gate connected and secured.
 - b. Provide all equipment, materials, and labor (omitting those provided by CITY) necessary to plant, cultivate, grow, and harvest alfalfa, grain or other crops, not detrimental to the primary purpose of the PROPERTY.
 - c. Provide CITY with written seasonal plan including cropping plan, field maintenance, and fertilizer application at the start of the growing season. The seasonal plan may be subject to city approval to conform to permit requirements.
 - d. Secure and winterize, or pay for CITY to secure and winterize center pivots and irrigation wheels and other equipment before periods of inclement weather and before start of non-growing season, as defined by PERMIT. Damage to equipment or equipment failure (including fences and gates) from inadequate maintenance shall be repaired at SBH's expense. Documentation (such as receipts, date of completion, etc.) will need to be provided.
 - e. Coordinate with Sewer Supervisor to pay for any City tools, used parts, and equipment missing from City's biannual inventory.

REAL ESTATE LEASE AGREEMENT

- f. Weigh harvested crops immediately following harvest. An acceptable method is by truck scale. The crop harvest should be reported to CITY as 'wet' yield and 'dry' yield in lbs/ac or tons/ac.
- g. Request CITY's approval to apply any nitrogen- or phosphorus-based fertilizers or manure to PROPERTY at least two (2) weeks in advance of planned application. SBH's request shall include a laboratory certified copy of manure composition.
- h. Prohibit manure stockpiling for more than 30 days on the PROPERTY. Any manure stored on property shall be used for PROPERTY only. Manure composition shall be tested at a certified laboratory and applied at the agronomic rate of the selected crop to conform with PERMIT. If found out of compliance, SBH shall be charged any fees given from the authority having jurisdiction and/or a minimum of \$250 per day, subject to incremental increases, until corrected.
- i. Provide CITY with nitrogen and phosphorus application rates, reported as lb/ac/yr for any fertilizer to be applied to PROPERTY.
- j. Provide CITY immediately after each harvest with crop type, harvest date, sample collection date, harvested acreage, as-harvested field moisture content, as-harvested 'wet' and 'dry' yield and tonnage of harvested crops for each field and each cutting.
- k. Provide CITY with the sources and amount of water from each source applied to each field on a daily basis.
- l. Provide labor necessary for maintenance and repair of the irrigation center pivots, wheel lines, and risers. Maintain pivot ruts as needed.
- m. Provide and pay for any and all maintenance and operation items including but not limited to pivot system licensing fees, gas and oil for the Mazda truck and 4-wheeler. Side-by-side is for CITY use only.
- n. Provide adequate clean up after self and subcontractor(s).
- o. Provide 24-hour notice to Sewer Supervisor when planning effluent pump shutdown. If 24-hour notice is not achieved, SBH shall pay for any costs associated with chlorine waste and city staff labor to chip out hardened chlorine. Payments for chlorine shall be at the fair market value, estimated at \$200 per bucket and city staff labor costs estimated at \$50 per hour. The city may evaluate these costs on a case-by-case basis with the understanding that emergency situations arise and that SBH may not cause all incidents.

REAL ESTATE LEASE AGREEMENT

6. **ADDITIONAL TERMS:** SBH acknowledges and agrees that the PROPERTY is subject to certain terms as contained in PERMIT and its terms are fully incorporated herein, and SBH has reviewed a copy of PERMIT and agrees to fully comply with its terms and conditions. SBH further acknowledges and agrees that the PROPERTY is first and foremost a wastewater land application site and that such use shall be given priority over any farming operation on the PROPERTY. This lease may be terminated by either party with 6-months advance written notification.
7. **REIMBURSEMENTS- END OF LEASE:** In the event this lease is not renewed by CITY, for any reason other than a requested rent increase or decrease, SBH shall be entitled to reimbursement for existing viable alfalfa for the cost of planting alfalfa. Alfalfa is presumed to be viable for four (4) cropping seasons following its planting. The cost of planting shall be limited to reasonable equipment costs for up to two (2) discing passes, one (1) conditioning pass and one (1) drill pass, plus the cost of seed. The costs reimbursable shall be limited to 25% of planting cost per viable year remaining. No reimbursement shall be provided after the fourth (4th) year of viability.
8. **REIMBURSEMENTS- BREACH OF LEASE:** In the event SBH breaches any of the terms of this lease, including non-payment of the lease amounts, or untimely payments of the lease amounts or the performance or non-performance of farming operations in a manner to cause CITY to violate the terms and conditions of its PERMIT, CITY may terminate AGREEMENT, charge SBH for any associated fines, assume operations being performed by SBH upon the PROPERTY and shall not be liable for payment of reimbursements as provided in paragraph 7 or any other reimbursement payment sought by SBH.
9. **WARRANTIES:** There are no warranties by CITY and SBH, in executing this lease, is relying upon its own judgment, information, and inspection of the PROPERTY.
10. **INSURANCE:** SBH agrees to provide evidence of liability insurance and Worker's Compensation Insurance coverage for CITY's farming operation, such as an Acord Form or copy of policy; said coverage to include SBH's agents and employees, and cover all activities upon the PROPERTY and the use of all vehicles and equipment used on the PROPERTY. The liability insurance limits, at a minimum, shall be \$2,000,000.00 general aggregate and \$1,000,000.00 each occurrence. CITY shall be named as a co-insured on Accord Form.
11. **ALTERATIONS AND IMPROVEMENTS:** No alteration, additions or improvements shall be made to the barn, storage shed, or any other structures, nor any sign placed upon the leased premises by SBH without first obtaining the written consent of CITY. All

REAL ESTATE LEASE AGREEMENT

alterations, additions or improvements made by SBH shall be the PROPERTY of CITY and surrendered with the premises at termination of this lease.

12. **ENTRY BY CITY:** CITY shall have the right to enter the leased premises at any reasonable time to examine the same and determine the maintenance and state of repair.
13. **INDEMNIFICATION:** SBH agrees to indemnify, defend, and hold harmless CITY, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or PROPERTY arising out of or in connection with the acts and/or any performances or activities of SBH, SBH's agents, employees, or representatives under this AGREEMENT.
14. **TIME OF ESSENCE AND DEFAULT:** Time is of the essence of this agreement. If SBH defaults in any of the terms of this agreement for a period of ten (10) days after written notice of default has been sent by CITY, then CITY, may request payment for the associated damaged equipment and/or facilities, including a 15% administrative fee. If SBH fails to correct the item, SBH shall be charged any associated fees and a minimum of \$250 per day, subject to incremental increases, until the item is corrected. The CITY at its option and in addition to all other legal and equitable remedies, may declare this lease forfeited and terminated and re-enter and repossess the leased premises. Upon such forfeiture and termination, all rights of SBH under this agreement shall immediately terminate.
15. **ASSIGNMENT OR SUBLETTING PROHIBITED:** SBH shall not assign this lease nor sublet the whole or any part thereof without the written consent of CITY.
16. **USE OF PROPERTY:** SBH will only use the PROPERTY in a way that is in compliance with PERMIT or any management plan CITY has entered into with any governmental entity. AGREEMENT is subject to change based on PERMIT or management plan modifications. SBH shall at all times comply with all laws, regulations and ordinances, in effect or as may become effective during the term of this lease. The SBH'S use of the PROPERTY shall not be changed without the consent of CITY.
17. **ENTIRE AGREEMENT:** This is the entire agreement of the parties and can only be modified or amended in writing by the parties.
18. **ATTORNEY FEES:** If action is brought to enforce the terms or provisions of this lease, or to enforce forfeiture for default, or to collect damages for breach, the prevailing party in such action shall be entitled to recover from the losing party reasonable attorney fees together with costs authorized by law.

REAL ESTATE LEASE AGREEMENT

19. SERVICE OF NOTICES: Any notice may be served upon CITY by certified mail to CITY at:

City Clerk
c/o City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634;

And any notice may be served upon SBH by certified mail to SBH at:

Brian Merrell
c/o Silver Butte Holsteins, Inc.
1580 W. Kuna Cave Road
Kuna, Idaho 83634
brian@silverbutte.com
208-957-1978

Service of a notice by certified mail shall be deemed complete upon the date of the postmark by certified mail. Either party may change the address for services of notice by written notice to the other party.

DATED this 12 day of February, 2024.

CITY:

SBH:

By _____
Joe L. Stear, Mayor
City of Kuna, Idaho

By *Shawn Beers*
Name & Title *President*
Silver Butte Holsteins, Inc.

ATTEST:

WITNESS:



Kuna City Clerk

Shawn Beers

**RESOLUTION NO. R09-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO REPEALING AND REPLACING R85-2023, APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH J-U-B ENGINEERS FOR THE KUNA 4TH STREET IMPROVEMENTS; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

WHEREAS, the Professional Services Agreement for the Kuna 4th Street Improvements Project approved by Resolution No. R06-2021 has reached its date of completion; and

WHEREAS, the “Scope of Work” and Compensation Amounts approved in Resolution No. R85-2023 have since decreased.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. Resolution No. R85-2023 is hereby repealed.

Section 2. The Professional Services Agreement with J-U-B Engineers for the Kuna 4th Street Improvements, in substantially the format as attached hereto as “**EXHIBIT A**”, is hereby approved.

Section 3. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of February, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of February, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk



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

MEMO

Date: February 20, 2024
From: Doug Hanson, Planning & Zoning Director
To: Kuna City Council
RE: 4th Street Professional Services Agreement with JUB Engineers

Mayor and Council,

This Council approved R85-2023 on November 8, 2023, since that time staff has worked with JUB Engineers to refine the scope of work and professional services agreement. The proposed scope of work focuses on the creation of a concept plan for preferred alternative for 4th Street from Linder Road to School Street, a phased design schedule for said preferred alternative, and Project Summary Report to include as an addendum to the City's Downtown Master Plan.

If the resolution is approved this evening the project cost will drop from \$150,000.00 to \$40,000.00.

The packet includes:

Proposed Resolution

Proposed Professional Services Agreement and updated Scope of Work (Exhibit A)

R85-2023 (Exhibit B)

Thank you,

A handwritten signature in black ink, appearing to read "Doug Hanson".

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

EXHIBIT A

CITY OF KUNA, IDAHO PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*".

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:**

KUNA engages *CONTRACTOR* to assist the City of Kuna with designing 4th Street Improvements as detailed in "Exhibit A" attached hereto.

2. **KUNA'S RESPONSIBILITIES:**

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange, and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. **CONTRACTOR'S RESPONSIBILITIES:**

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit A**.

4. **RISK ALLOCATION:**

KUNA agrees that *CONTRACTOR* is not responsible for damages arising directly or indirectly from any delays for causes beyond *CONTRACTOR*'s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war, or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or *KUNA*'s contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

5. **PAYMENT:**

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount

not to exceed the total sum of **\$40,000** for said services rendered from for the Project. The parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein.

6. RIGHT OF CONTROL:

KUNA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by *KUNA* on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR's* income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

9. LICENSES AND LAW:

CONTRACTOR represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

10. FRINGE BENEFITS:

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *KUNA*.

11. WORKER'S COMPENSATION:

CONTRACTOR shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

CONTRACTOR shall supply, at *CONTRACTOR's* sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

13. DATE OF COMPLETION:

This contract shall be completed on or before December 31, 2024.

14. WARRANTY:

CONTRACTOR warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless KUNA, its officers, employees, and KUNA-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.
2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions covered by *CONTRACTOR*'s general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at *KUNA*'s option), and hold harmless *KUNA*, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which *CONTRACTOR* is not legally liable.

Without limiting *KUNA*'s right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-

year period, *CONTRACTOR* shall use *CONTRACTOR's* best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide *CONTRACTOR* thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. *CONTRACTOR* shall immediately provide notice to *KUNA* in such an event.

KUNA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA's* best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

KUNA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with *KUNA*. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR's* responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, *KUNA* may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
 - B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies *KUNA* may have and is not the exclusive remedy for *CONTRACTOR's* failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which *CONTRACTOR* may be held responsible for payments of damages to persons or property resulting from *CONTRACTOR's*, or its subcontractor's, negligent performance of the work covered under this Agreement.

16. NON-WAIVER:

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

17. CHOICE OF LAW:

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

18. ENTIRE AGREEMENT:

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

19. SEVERABILITY:

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

20. ATTORNEY FEES:

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare or termination of this Agreement shall be in accordance with Idaho Code Section 12-117 (1) or recodification or amendment of said statute.

DATED this _____ day of _____, 2024

KUNA:

KUNA

Joe Stear
Mayor

CONTRACTOR:

By 

Timothy A. Blair, P.E.

*Program Manager
J-U-B ENGINEERS, Inc.
2760 W. Excursion Lane, Ste. 400
Meridian, Idaho 83642*

ATTEST:

Form and content approved by _____, as attorney *KUNA*.



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

**City of Kuna
4th Street Improvements Concept Summary
Exhibit A – Scope of Services, Schedule, and Basis of Fee**

This Agreement for Professional Services, dated January 31, 2024, between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the attached Scope of Services for the project summary report phase of this project.

J-U-B Engineers Inc., herein called the Consultant, will prepare the concept and supply documentation in accordance with this scope of work, the current version of the ISPWC specifications and take into consideration any ACHD supplemental specifications and traffic provisions.

PART 1 - SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

J-U-B ENGINEERS will finalize a preferred alternative for 4th Street from Linder Road to School Street, a phased design schedule for said preferred alternative, and Project Summary Report to include as an addendum to the City's Downtown Master Plan.

The tasks outlined in this scope of services focus on developing a preferred alternative, project phasing, and Project Summary Report for approval from the City Council.

- Task 1 – Project Management and Meetings
- Task 2 – Final Concept Plan/Preferred Alternative
- Task 3 – Project Summary Report

Assumptions

This scope of work is based on the following project assumptions:

- City to provide on-going review of J-U-B's work within a time frame acceptable to the City and J-U-B, if applicable.
- City to provide all public outreach, if necessary.
- City to provide all mailings, if necessary.
- City staff to be the liaison with the City Council.
- The scope of work does not include costs for additional/supportive technical expertise by other firms or sub consultants. Any technical expertise beyond what is outlined in this scope of work will need to be conducted through a separate contract between the City and that consultant, or will require an Additional Services contract.

B. SCOPE OF SERVICES TO BE PROVIDED BY J-U-B

J-U-B's scope of services under this Agreement is limited to the following tasks.

TASK 001 – PROJECT MANAGEMENT AND MEETINGS

Subtask 001

- a. **Kick-off Meeting:** J-U-B will prepare for and conduct a kick-off meeting with City staff, along with ACHD, if applicable, for the purpose of discussing the project approach and obtaining information that may be available from the City and ACHD, reviewing project schedule, etc. The kick-off meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning design efforts.

This meeting will focus on discussing in detail the goals and issues associated with the project, reviewing previously completed studies and engineering efforts in the downtown corridor, obtaining as-built drawings from the City, discussing lines of communication, as well as identifying other pertinent issues associated with this project. The intent of this meeting is to review the project scope, schedule and budget and to develop consensus from all team members.

- b. **Progress Meetings:** Facilitate progress meetings with the City staff to discuss project status, provide task order status summaries, present deliverables, and receive direction from the City. It is anticipated that three (3) progress meetings will be required during the project duration.
- c. **Concept and Phasing Review Meeting:** J-U-B will attend a concept and phasing review meeting in-person with the City staff and ACHD to discuss project specific comments. It is anticipated that one (2-hour) meeting will be included as a part of this task. J-U-B's program manager, project manager, and project engineer will attend the concept review meeting.
- d. **Project Management, Administration and Tracking:** Prepare updated project schedule according to subsequent tasks with milestones, project management, and coordination with the project team and Public Works staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

Deliverables:

- Kick-off meeting minutes;
- Review meeting minutes will be distributed via e-mail to team members within three (3) business days;
- Summary of concept review comments including written resolution of each comment;

Task 002 – FINAL CONCEPT OPTION / PREFERRED ALTERNATIVE

Subtask 001

- a. **Typical Section Options:** J-U-B will prepare (1) “Preferred Alternative” typical section option based on input provided by City staff, stakeholders, and property owners.
- b. **Project Concept Layout Options:** J-U-B will prepare one (1) “Preferred Alternative” project concept/layout option overlaid on an aerial map based on input provided by City staff, ACHD, stakeholders, and property owners.
- c. **Project Phasing and Cost Estimate:** J-U-B will update previous phasing plan and cost estimates for each phase.

Deliverables:

- One (1) Typical Section (2 previously prepared)
- One (1) Project Concept Layout Options (2 previously prepared)
- Four Cost Estimates (One for each construction phase)

TASK 003 – PROJECT SUMMARY REPORT

J-U-B will develop a project summary report for design and construction of 4th Street from Linder Road to School Street to be included in the City’s Downtown Master Plan. The project summary report will be an addendum to the Downtown Master Plan to be adopted by the City Council.

Subtask 001

- a. **Project Summary Report-** J-U-B will prepare a project summary report with the following sections included:
 1. Project Location/Description
 2. Purpose and Need (For use in Federal Aid funding applications and environmental documents)
 3. Phasing Plan
 4. Project Benefits
 5. Summary of Previously Completed Work (Public Involvement, Environmental Scan, Geotechnical Exploration)
 6. Funding Sources
 7. Implementation

Appendices will include:

1. Concept Plan Exhibit with Phasing Plan
2. Concept Renderings
3. Cost Estimates
4. Public Involvement Documentation
5. Environmental Documentation
6. Geotechnical Documentation

Deliverables:

- Project Summary Report

PART 2 - SCHEDULE OF SERVICES

The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task Number	Task	Anticipated Schedule
Tasks 1-3	Concept Approval, Project Summary Report	Schedule will be in accordance with the City of Kuna’s contract schedule. Addendum Adoption Estimated August 2024

PART 3 - BASIS OF FEE

The CITY shall pay J-U-B for the identified Basic Services as follows:

1. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B’s services will be based upon J-U-B’s estimate of the percentage of the total services actually completed during the billing period.

COMPENSTATION

The CITY will pay J-U-B for its services and reimbursable expenses on a not to exceed basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Tasks 1	Project Management and Meetings	PM	\$ 11,000
Tasks 2-3	Final Concept Plan, Project Summary Report	CONCEPT/DESIGN	\$ 29,000
		TOTAL (Lump Sum N.T.E.)	\$ 40,000

EXHIBIT 1-X: WORK BREAKDOWN STRUCTURE
BASIS OF FEE ESTIMATE



Project Title, Client: 4th Street Improvement Concept Summary, City of Kuna
 Project Number: 07-23-xxx
 Prepared By: M. Sipple

4th Street Improvements Concept Summary, City of Kuna
 07-23-xxx
 M. Sipple

Task Number	Subtask Number	Task/Subtask Name / Activity Description	Blair, Timothy Program Manager - Senior	Sipple, Matthew Project Manager	Felton, Cooper Project Engineer I	Coffelt, Addison Planner	Coulter, Rebecca TLG Practitioner - Lead	Lutz, Tanya Project Accountant - Senior		J-U-B Expenses	Subconsultant Expenses	Total Compensation
001		Project Management	7	32	12	0	0	5	0	\$0	\$0	\$11,000
001	001	Admin & Meetings	7	32	12	0	0	5	0	\$0	\$0	\$11,000
		Kickoff Meeting	2	2	2					\$0	\$0	\$1,300
		Progress Meetings		4	4					\$0	\$0	\$1,500
		Concept and Phasing Review Meeting	3	6	6					\$0	\$0	\$3,000
		Project Management , Administration and Tracking	2	20				5		\$0	\$0	\$5,200
002		Draft Concept Options / Final Preferred Alternative	4.2	8	76	0	0	0	0	\$0	\$0	\$16,100
002	001	Concept Design	4.2	8	76	0	0	0	0	\$0	\$0	\$16,100
		Typical Section Options	1	2	20					\$0	\$0	\$4,200
		Project Concept Layout Options	2	4	40					\$0	\$0	\$8,400
		Project Phasing and Cost Estimate	1	2	16					\$0	\$0	\$3,500
003		Project Summary Report	4	6	24	40	3	0	0	\$0	\$0	\$12,900
003	001	Project Summary Report	4	6	24	40	3	0	0	\$0	\$0	\$12,900
		Project Summary Report	4	6	24	40	3			\$0	\$0	\$12,900
										\$0	\$0	\$0
Total Hours			15.2	46	112	40	3	5	0			221
Total Costs			\$3,800	\$9,400	\$19,700	\$6,000	\$500	\$600	\$0	\$0	\$0	\$40,000

EXHIBIT B

RESOLUTION NO. R85-2023 CITY OF KUNA, IDAHO

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.

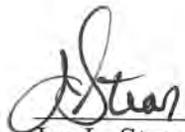
BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The “Scope of Work” with J-U-B Engineers for the Kuna 4th Street Improvements, in substantially the format as attached hereto as “ATTACHMENT A”, is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

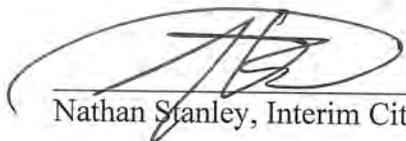
PASSED BY THE COUNCIL of Kuna, Idaho this 8th day of November, 2023.

APPROVED BY THE MAYOR of Kuna, Idaho this 8th day of November, 2023.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, Interim City Clerk





J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES

City of Kuna
South 4th Street Improvements
Exhibit A – Scope of Services, Schedule, and Basis of Fee

This Agreement for Professional Services, dated September 16, 2023, between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the attached Scope of Services for the design phase of this project.

J-U-B Engineers Inc., herein called the Consultant, will design the project and supply documentation in accordance with this scope of work, the current version of the ISPWC specifications and take into consideration any ACHD supplemental specifications and traffic provisions.

PART 1 - SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

J-U-B ENGINEERS will develop a preferred alternative for the south half of 4th Street, a phased design schedule for said preferred alternative, and one set of preliminary through bid ready design plans and estimates for 4th Street between Avenue E and Avenue D.

The tasks outlined in this scope of services focus on developing a preferred alternative, preliminary design, final design, and final design approval from the City Council. Tasks for advertisement & bidding assistance, construction engineering & inspection services, or construction engineer of record services are excluded and can be added as a separate contract/additional services to the prime contract:

- Task 1 – Project Management and Meetings
- Task 2 – Public Involvement
- Task 3 – Final Concept Plan/Preferred Alternative
- Task 4 – Environmental
- Task 5 – Preliminary Design (60%)
- Task 6 – Final Design / Plans, Specifications, and Estimate (90%)
- Task 7 – Bid Ready PS&E Package (100%)
- Task 8 – Management Reserve

Assumptions

This scope of work is based on the following project assumptions:

- The project will be completed in US Customary Units using AutoCAD Civil 3-D 2023;
- The project will utilize Idaho Standards for Public Works Construction (ISPWC) standard drawings and construction specifications and standard ISPWC pay item designations for construction items

where applicable. Ada County Highway District (ACHD) supplemental specifications will be utilized when needed. Special provisions will be used as necessary for more project specific pay items;

- Plans will be completed on standard J-U-B title block / border and NOT on an ITD or ACHD title block. Plans will not include pay item summary sheets or a clearance summary sheet;
- Roll Plot Plan submittal to the City will occur at 1) 30% Concept Design;
- Design Plan submittals to the City will occur at 1) 60% Preliminary Design; 2) 90% Final Design; and 3) Bid Ready PS&E.
- Geophysical recommendations will be based on previously developed geophysical report dated March 28, 2021.
- All work will be completed within existing right of way as provided by City and ACHD documentation; no formal right of way plans will be required for this project and all improvements will be within the right-of-way;
- Environmental documentation will be prepared to satisfy the Idaho Transportation Department (ITD) and Federal Highway Administration (FHWA). It is anticipated FHWA funds will be utilized during construction.
- If applicable, a separate environmental document, under a separate contract, will be developed for approval by the Idaho Department of Commerce per the Community Development Block Grant (CDBG) requirements;
- Subsurface Utility Exploration may be included in the work plan, if necessary. For the purposes of preliminary design, as-built drawings provided by the City and utility companies within the corridor will be used;
- It is anticipated that drainage improvements will be limited to within the existing project limits and public right of way and no "off-site" drainage improvements will be designed or constructed as a part of this scope of services.
- City staff to provide utility data to J-U-B including water, sewer, irrigation, right-of-way, drainage information, etc.
- City to provide on-going review of J-U-B's work within a time frame acceptable to the City and J-U-B, if applicable.
- One Public Open House is assumed to take place after the completion of the 30% Concept Design.
- City to provide all mailings, if necessary.
- City staff to be the liaison with the City Council.
- Advertisement & bidding assistance, construction engineering & inspection services, or construction engineer of record services are not included under this contract but can be added as a separate contract/additional services to the prime contract.

B. SCOPE OF SERVICES TO BE PROVIDED BY J-U-B

J-U-B's scope of services under this Agreement is limited to the following tasks.

TASK 001 – PROJECT MANAGEMENT AND MEETINGS

Subtask 001

- a. **Kick-off Meeting:** J-U-B will prepare for and conduct a kick-off meeting with City staff, along with ACHD, if applicable, for the purpose of discussing the project approach and obtaining information that may be available from the City and ACHD, reviewing project schedule, etc. The kick-off meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning design efforts.

This meeting will focus on discussing in detail the goals and issues associated with the project, reviewing previously completed studies and engineering efforts in the downtown corridor, obtaining as-built drawings from the City, discussing lines of communication, as well as identifying other pertinent issues associated with this project. The intent of this meeting is to review the project scope, schedule and budget and to develop consensus from all team members.

- b. **Utility Research Meeting:** Prepare agenda and conduct meeting with appropriate City utility divisions or Public Utility Companies to gather record drawings, field knowledge and any historical data available. Record minutes and incorporate research into design.
- c. **Progress Meetings:** Facilitate progress meetings with the City staff to discuss project status, provide task order status summaries, present deliverables, and receive direction from the City. It is anticipated that four (4) progress meetings will be required during the design phase of the project.
- d. **Coordination with ACHD (Design Reviews):** Meetings with the Ada County Highway District to discuss project status, timeline, property owner coordination, existing utility coordination and design standards. It is anticipated that three (3) progress meetings are required. One (1) in preliminary design, one (1) in the final design, and one (1) for PS&E phase of the project.
- e. **Concept Review Meetings:** J-U-B will attend a concept review meeting with the City staff and ACHD to discuss project specific comments. It is anticipated that two (2-hour) meetings will be included as a part of this task. J-U-B's project manager and project engineer will attend each of the design review meetings.
- f. **Monthly Update with Staff:** Prepare monthly project updates including: job to date invoicing summary, percent complete, cost estimate updates and exhibit. It is anticipated that ten (10) monthly updates will be included as a part of this task.
- g. **Project Management, Administration and Tracking:** Prepare updated project schedule according to subsequent tasks with milestones, project management, and coordination with the project team and Public Works staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

Deliverables:

- Kick-off meeting minutes;
- Utility research meeting minutes;
- Review meeting minutes will be distributed via e-mail to team members within three (3) business days;
- Summary of design review comments including written resolution of each comment;

TASK 002 – PUBLIC INVOLVEMENT

The purpose of this task is to address community outreach that is early, continuous, and meaningful during this project. Activities listed below will provide public awareness and involvement to reflect the community's vision in the project.

Subtask 001

- a. **Project Mailings:** J-U-B will write, design, and mail up to two (2) project-information piece during the project.
- b. **Public Open House:** J-U-B will prepare and attend one (1) Public Open Houses. J-U-B will prepare all materials in relation to the open houses, and coordinate placing meeting flyers in strategic locations around town, sign-in sheets, comment forms, displays, and set-up and tear-down of the meeting. J-U-B will also prepare a Public Open House Summary that includes all public comments.
- c. **Summary of Public Involvement Activities:** J-U-B will prepare a Summary Report of all public involvement activities.

Assumptions:

- City will be responsible for distribution of project mailings, social media updates, etc.

Deliverables:

- Up to two (2) mailers
- Public Open House Summaries
- Summary of Public Involvement Activities

Task 003 – FINAL CONCEPT OPTION / PREFERRED ALTERNATIVE

Subtask 001

- a. **Typical Section Options:** J-U-B will prepare (1) "Preferred Alternative" typical section option based on input provided by City staff, stakeholders, and property owners.
- b. **Project Concept Layout Options:** J-U-B will prepare one (1) "Preferred Alternative" project concept/layout option overlaid on an aerial map based on input provided by City staff, stakeholders, and property owners.

Deliverables:

- One (1) Typical Section (2 previously prepared)
- One (1) Project Concept Layout Options (2 previously prepared)

TASK 004 – ENVIRONMENTAL

Overview

This task will be to prepare one environmental document for review and approval by ITD, which is a requirement of using federal funds through FHWA. If applicable (if the CLIENT receives additional CDBG

funds), there will be a separate environmental document prepared under a separate contract for approval by the Idaho Department of Commerce, a requirement of the CDBG funding. Each review agency has unique requirements, so two (2) documents and two (2) separate approvals would be needed. Cultural Resources task will be performed by a Subconsultant, TAG Historical Research and Consulting.

Subtask 001

a. Cultural Resources

1. ITD-1500 Form – Request for Cultural Resources Clearance

TAG will complete the ITD 1500 Form to determine the ITD-recommended scope of cultural resources and identify the Area of Potential Effect (APE) for the project. The APE, as defined in 36 CFR 800.16 (d) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. TAG will complete Form 1500 with the necessary attachments and submit to J-U-B for review and submittal to the ITD District Environmental Manager (Prepared 2021).

2. Sites Record Search and Literature Review

Upon receipt of ITD-recommended scope of cultural resources survey, TAG will request a site record search from SHPO regarding the APE. This is a records review for previously recorded historic and prehistoric sites identified by the SHPO within a mile of the project corridor. TAG will also conduct research in city and county records for information pertaining to prehistoric and historic properties within the project area (Completed 2021, update will be needed).

3. Field Investigation and Intensive Survey

TAG will conduct a field investigation for prehistoric and historic archaeological resources over the project area to identify, record, and evaluate cultural resources in or abutting the project APE and to evaluate their eligibility for the National Register of Historic Places (NRHP) (Field investigation completed, second field review needed to see if all surveyed properties extant).

The intensive-level survey will be conducted in accordance with the standards of the Idaho State Historic Sites Inventory Manual and the Idaho Historic Sites Inventory Automated Database: Manual of Instruction for Data Entry.

4. Archaeological and Historic Survey Report (AHSR)

TAG will prepare an AHSR that will include a discussion of pre-field research, field methods, survey results, and cultural resource survey maps. The AHSR will identify prehistoric and historic cultural properties, recommend NHRP eligibility, and assess the project's effect on each. A draft report will be submitted for review to ITD for review and comment and then a final report will be submitted to ITD to provide to SHPO for concurrence.

b. Environmental Evaluation (EE) Report – J-U-B will prepare an EE report in ITD's format. This task includes the preparation of the EE form, Hazardous Materials Review, Endangered Species Review and Stormwater Evaluation. A narrative will be prepared that will summarize the environmental resources within the project area, potential impacts, and permitting requirements. This task is limited to three (3) versions of the EE: (1) Draft, (2) Final Draft and

(3) Final EE. J-U-B will prepare and submit to appropriate agencies for review and approval. This task will be completed during the preliminary design phase.

- c. **Environmental Re-Evaluation (RE) Report** – J-U-B will prepare a RE report to note any project changes since preliminary design. This task will be completed as part of the PS&E package. J-U-B will prepare required forms and a brief narrative noting any project changes, environmental commitments, and/or any change in permitting requirements. This task is limited to two (2) versions of the RE: (1) Draft, and (2) Final RE. J-U-B will prepare and submit to appropriate agencies for review and approval.

Assumptions

- No 404 permit is anticipated, therefore, it is not included in this scope of work
- Historic sites documentation is estimated at approximately 21 resources. This estimate is based on a virtual survey of the area using historic maps and aerial photographs.
- Sites that are less than 45 years of age (constructed after 1978) will be Noted but Not Recorded.
- JUB will provide TAG with a project map with revised project limits.

Deliverables

- ITD-1500 Form and associated attachments to request cultural resources clearance level of effort (Delivered to JUB).
- Draft AHSR and associated attachments to JUB Cultural Resources staff for review.
- Final AHSR and associated attachments to ITD Cultural Resources staff for distribution to SHPO.
- Approved EE and RE:
 - Up to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE
 - Up to two (2) versions of the RE: (1) Draft, and (2) Final RE

TASK 005 – PRELIMINARY DESIGN (60%)

J-U-B will develop 60% preliminary design plans, specifications, and cost opinion for 4th Street from Avenue E to Avenue D.

Subtask 001

- a. **Initial Site Walk Through** - J-U-B team members, project stakeholders, and key staff personnel from the City and ACHD will walk the project to further identify potential issues in the field and discuss concerns or past issues the City or ACHD may have within the corridor. These issues are anticipated to include drainage, impacts to adjacent properties, utilities, etc.

J-U-B will prepare, invite attendees, conduct, and document the meeting.

Deliverables:

- Meeting Minutes and Action items
- b. **Obtain Preliminary Utility Information and Mapping** - J-U-B will provide utility companies (i.e. power, gas, cable, telephone) with formal notification of the project, including authorization to make design engineering expenditures. J-U-B will use previously requested utility plans of their facilities located within the proposed project limits to be incorporated into the base mapping.

Deliverables:

- Copies of the Utility Submittal Letters;
 - Copies of information and documents received from utilities;
- c. **Right of Way & Easement Research** - J-U-B will research changes to existing right of way, property lines and existing easement information that may have changed since the previous concepts were developed, within the 4th Street project limits between N Linder Ave to N School Ave limits. The following tasks are assumed:
- Title Reports for existing parcels that front on 4th Street. Up to 4 title reports (lot book reports) are assumed (\$400/title report);
 - Review Title reports for existing RW & Easement information;
 - Update topographic base mapping and linework for locations of existing RW, property lines and easement information;

Assumptions:

- Acquisition of right-of-way is not expected.
- A formal record of survey is not anticipated or included as a part of this scope of services.
- Survey data will be incorporated into plan sheets and Civil3D surface

Deliverables:

- Copies of Title Reports

d. Utility Potholing

J-U-B will work with a subcontractor to facilitate underground utility location and verification:

- Updated Digline Request to mark existing utilities.
- Facilitate utility potholing to identify location and depth of existing unknown utility lines that may be in conflict along the project corridor. Up to 20 potholes are assumed.
- Supplemental topo to pick up utility markings and pothole locations.
- Update existing utility information.

Deliverables:

- Update Base Maps for Preliminary Design;
- Data will be incorporated into plan sheets and DTM surface

e. Draft Drainage Report / Hydraulic Calculations

Drainage patterns and hydraulics for 4th Street, Ave E to Ave D will be evaluated early in the design process to identify potential problem areas. Information from the kick-off meeting site visit pertaining to drainage/hydraulics will be reviewed to further identify potential drainage design improvements and/or issues related to the proposed roadway improvements. Drainage design criteria for the project will be developed and reviewed with the City.

J-U-B will develop a preliminary layout for the drainage design for 4th Street, Ave E to Ave D, including permeable pavers, inlets, swales, etc.

Drainage computations will be completed in accordance with City roadway development guidelines and ACHD recommendations.

Assumptions:

- All drainage improvements will be within the project limits;
- No “off-site” drainage improvements will be designed or constructed unless directed by the City as an additional scope of services.

Deliverables:

- Draft Drainage Report
- Drainage computations in accordance with ACHD guidelines;

f. Develop Preliminary Design Plans

Based on input received from the City and key stakeholders, in addition to the field evaluation and preliminary utility and drainage design, J-U-B will develop the preliminary curb and gutter horizontal and vertical alignment. The preliminary design will be completed in accordance with ISPWC/ACHD standards, the AASHTO Green Book, and MUTCD requirements.

Turning movements will be evaluated at intersections to determine if “bulb-out” features can be accommodated while not inhibiting design vehicle turning capabilities.

Permanent signing / traffic control patterns are not anticipated to change as a result of this project. Existing stop control conditions at the intersections within the project limits will remain.

Pedestrian level lighting plans will be developed showing the proposed light locations.

Decorative sidewalk areas / brick paver areas will be identified on the preliminary design plans, and locations for landscaping areas will be delineated on the plans.

Preliminary Design Plan Sheet Estimate

1 – Title Sheet / Sheet Index
1 – General Notes Sheet
2 – Legends Sheets
1 – Total Ownership / Survey Control Map
1 – Typical Section
2 – Plan & Profile Sheets
2 – Drainage Plans
2 – Electrical/Lighting plans
2 – Gravity Irrigation Plan/Details (If Required)
13 – Total Sheets

g. Calculate Preliminary Quantities

Preliminary quantities for each anticipated bid item will be calculated to allow for preliminary construction cost estimate development. Quantities will be itemized based on **ISPWC** standard pay item nomenclature.

h. Prepare Preliminary Construction Cost Opinion

A preliminary engineer's opinion of probable construction cost will be developed based on quantities developed throughout preliminary design. The cost opinion will include contingencies associated with a 60% level plan set. A summary of the preliminary cost opinion will be submitted to the City for review as a part of the 60% design review meeting.

- j. Internal QC/QA Review** - The assembled final design package will receive a quality control check by J-U-B design experts. Redline changes will be discussed and modifications made to the plans, specifications, and estimate as needed and documentation will occur in the project file.

Deliverables:

- 60% Preliminary Plans
- 60% Preliminary Engineer's Cost Opinion
- Preliminary Design Review Comment Response Matrix

TASK 006 – FINAL DESIGN (90%)

J-U-B will develop 90% final design plans, specifications, and cost opinion for 4th Street from Avenue E to Avenue D.

Subtask 001

- a. Ongoing Utility Company Coordination** - J-U-B will coordinate with affected utilities within the corridor based on information obtained from preliminary design and will incorporate information received from utility companies into the project design. Utility plans will show the location of existing utilities and any proposed relocations that will be required as a part of the roadway improvements. These utility plans will be forwarded to the utility companies for their review and verification that the utilities are accurately depicted. It is anticipated that these plans will also be used by the utility companies in preparing "in-house" construction documents for relocating their respective utilities.

Deliverables:

- Written minutes of conversations with utility companies;
 - Copies of the Draft Utility Plan Submittal Letters;
 - Copies of information and documents received from utilities.
- b. Final Drainage Report** - The preliminary drainage design will be expanded and included in final design report. It is anticipated that all drainage will be handled through catch basins and piping and connect to existing piping that conveys the storm water runoff off site or directed to subsurface discharge facilities. Catch basins and storm drain piping will be sized based on drainage runoff computations and shown on the roadway construction plans. Green storm water solutions will be considered, in particular, permeable pavers.

Deliverables:

- Finalized drainage report sealed by a licensed professional engineer;

c. Develop Final Design Plans

Based on input and comments received from the Preliminary Design Review, City and key stakeholders, the Final Design Plans will move into 90% Plans, Specs & Estimate for council approval. Bid pay items matching ISPWC Standards will be used on the plan sheets to identify pay item requirements for construction.

- **Roadway Plan and Profile Design** - Final roadway plan and profiles will be developed based on input / design comments received from the City on the preliminary design plans submitted as a part of preliminary design tasks. Roadway design will include final horizontal alignment and curb vertical profile data.

Design features including connection requirements to existing commercial driveways, curb/gutter horizontal and vertical profiles, sidewalks, etc. will be included on the construction documents.

- **Signing and Pavement Marking** - for the roadway and intersections will be prepared in accordance with ITD and MUTCD standards and recommendations and included on the roadway plans. Plans will include station and offset for sign locations, striping limits, striping symbols, and striping details.
- **Intersection / ADA Grading Design** - Detailed plan view drawings of each of the intersections, Avenue D & Avenue E will be prepared at a larger scale to show curb returns, horizontal geometry, and detailed vertical transition requirements to match existing surface conditions of the approach streets. Horizontal and vertical control including finish grades, station and offset for the transitions / curb returns will be shown. It is anticipated that detail drawings will include one intersection per sheet resulting in two (2) detail sheets.
- **Finalize Typical Sections** - The typical sections will include dimensional details for the proposed roadway structural section (i.e. pavement section thickness) as well as curb and gutter, and sidewalk/MUP configurations within the corridor.
- **Develop Construction Detail Sheets** - J-U-B will prepare construction detail sheets for non-standard construction items that are not included within the ISPWC or ITD standard details. These items are anticipated to include streetscape items (i.e. pavers, decorative concrete), lighting pole foundations, conduit connection details, weatherproof outlet boxes, etc.
- **Electrical / Lighting** - This task includes the preparation of electrical/lighting plans for 4th Street. The electrical plan will show conduit locations, conductor size requirements, pedestrian light locations, and an electrical line diagram.
- **Gravity Irrigation Water Supply Plans (If necessary)** - Detailed gravity irrigation plans will be included in the construction documents. J-U-B will coordinate with the City to finalize locations for irrigation water supply line connection points and structures.
- **Construction Traffic Control Plans** - Construction traffic control plans including construction phasing requirements will be prepared by J-U-B for review and approval by the City as a part of this task. Limits of road closure, detours, locations of traffic

delineators, pedestrian staging plans and details will be included within the construction plans.

- **Erosion and Sediment Control Plan** - J-U-B will prepare an erosion and sediment control plan and template to be included in the construction documents. The plan will include Best Management Practices (BMP) for protecting existing drainage features, locations for fiber wattle installations, concrete clean-out locations, BMP details, etc. Assumption: A SWPPP will not be required.
- **Final Design Plan Sheet Estimate**

1 – Title Sheet / Sheet Index
1 – General Notes Sheet
2 – Legends Sheets
1 – Total Ownership / Survey Control Map
1 – Typical Sections
2 – Plan & Profile Sheets
2 – Drainage Plans
2 – Drainage Details
2 – Intersection/Grading Plan Sheets
2 – Electrical/Lighting plan
2 – Gravity Irrigation Plan/Details
2 – Construction Traffic Control
2 – Erosion and Sediment Control Plan
<u>22 – Total Sheets</u>

- k. **Prepare Contract Documents & Supplemental Specifications** - The project will be designed using ISPWC standard construction specifications for technical specifications and bid documents. Contract documents will include;

- Advertisement for Bids
- Instruction to Bidders
- Bid Form and Bid Bond
- Standard Form Agreement
- Performance and Payment Bonds
- Notice of Award
- Notice to Proceed
- General Conditions
- Supplemental Conditions

Supplemental specifications will be completed for “non-standard” construction items that are not found within the ISPWC construction specifications.

- l. **Calculate Construction Quantities** - Bid pay item roadway quantities will be calculated for inclusion with the bid forms for each phase. Pavement section quantities will be

calculated from the typical sections. Pay items will generally conform to ISPWC designated bid items and supplemented with special provision bid items as needed.

- m. **Prepare Final Construction Cost Opinion** - A preliminary engineer's opinion of probable construction cost will be developed based on quantities developed throughout final design. The cost opinion will include contingencies associated with a 90% level plan set. A summary of the final cost opinion will be submitted to the City for review as a part of the 90% design review meeting.
- n. **Internal QC/QA Review** - The assembled final design package will receive a quality control check by J-U-B design experts. Redline changes will be discussed and modifications made to the plans, specifications, and estimate as needed and documentation will occur in the project file.

Deliverables:

- 90% Preliminary Plans
- 90% Preliminary Engineer's Cost Opinion
- 90% Preliminary supplemental specifications
- Final Drainage Report in PDF Form signed by a Idaho Licensed Engineer
- Final Design Comment Response Matrix

TASK 007 – BID READY PS&E PACKAGE (100%)

J-U-B will develop bid ready design plans, specifications, and cost opinion for 4th Street from Avenue E to Avenue D.

Subtask 001

- a. **Update and Prepare Final PS&E Contract Documents**
 - J-U-B will update Plans, Contract Documents and Specifications, and Engineers Estimate with comments provide by the Client and ACHD.
- b. **Assemble and Submit Final PS&E Package for Construction**
 - The final PS&E package will be submitted to ACHD for construction ready approval. Upon approval, the final PS&E package will be submitted to the Client for approval and advertisement. The package will include plans, contact documents, and construction quantities as well as electronic files for use during construction administration.

Deliverables:

- One (1) PDF of Construction Plans to the Client via FTP or USB Drive
- One (1) PDF of Contract Documents to the Client via FTP or USB Drive
- One (1) PDF of Cost Estimate to the Client via FTP or USB Drive

PART 2 - SCHEDULE OF SERVICES

The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task Number	Task	Anticipated Schedule
Tasks 1-7	Concept Approval, Preliminary and Final Design	Schedule will be in accordance with the City of Kuna's contract schedule. Bid Ready PS&E Approval, 9/30/2024

PART 3 - BASIS OF FEE

The CITY shall pay J-U-B for the identified Basic Services as follows:

1. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

COMPENSTATION

The CITY will pay J-U-B for its services and reimbursable expenses on a not to exceed basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Tasks 1	Project Management and Meetings	PM	\$ 23,600
Tasks 2-7	Public Involvement, Final Concept Plan, Environmental, Preliminary/Final Design.	DESIGN / PI	\$ 126,400
		TOTAL (Lump Sum N.T.E.)	\$ 150,000

EXHIBIT 1-X: WORK BREAKDOWN STRUCTURE

BASIS OF FEE ESTIMATE



Project Title, Client: South 4th Street Improvements, City of Kuna
 Project Number: 07-23-xxx
 Prepared By: M. Sipple

South 4th Street Improvements, C
 07-23-xxx
 M. Sipple

Task Number	Subtask Number	Task/Subtask Name / Activity Description	Blair, Timothy Program Manager - Senior	Sipple, Matthew Project Manager
001		Project Management	24	43
001	001	Admin & Meetings	24	43
		Kickoff Meeting	1	2
		Utility Research Meeting		2
		Progress Meetings	2	4
		Coordination with ACHD (Design Reviews)	8	8
		Concept Review Meetings	4	4
		Monthly Update with Staff	5	5
		Project Management , Administration and Tracking	4	18
002		Public Involvement	6	8
002	001	Public Involvement	6	8
		One on One Property Owner Meetings		
		Project Mailings		
		Public Open House	6	6
		Summary of Public Involvements Activities		2
003		Draft Concept Options / Final Preferred Alternative	2	6
003	001	Concept Design	2	6
		Typical Section Options	1	2
		Project Concept Layout Options	1	4
004		Environmental	0	4
004	001	Environmental	0	4
		Cultural Resources (TAG Cultural Research & Consulting)		
		Environmental Evaluation (EE) Report		3
		Environmental Re-Evaluation (RE) Report		1
005		Preliminary Design (60%)	4	24
005	001	Preliminary Design (60%)	4	24
		Initial Site Walk Through		4
		Obtain Preliminary Utility Information and Mapping		
		Right of Way & Easement Research		4
		Utility Potholing		2
		Draft Drainage Report / Hydraulic Calculations		4
		Develop Preliminary Design Plans		4
		Calculate Preliminary Quantities		
		Prepare Preliminary Construction Cost Opinion		2
		Internal QC/QA Review	4	4

EXHIBIT 1-X: WORK BREAKDOWN STRUCTURE

BASIS OF FEE ESTIMATE



South 4th Street Improvements, C
07-23-xxx
M. Sipple

Project Title, Client: South 4th Street Improvements, City of Kuna
Project Number: 07-23-xxx
Prepared By: M. Sipple

			Blair, Timothy	Sipple, Matthew
Task Number	Subtask Number	Task/Subtask Name / Activity Description	Program Manager - Senior	Project Manager
006		Final Design (90%)	10	20
006	001	Final Design (90%)	10	20
		Ongoing Utility Company Coordination		2
		Final Drainage Report	2	2
		Develop Final Design Plans		2
		Prepare Contract Documents & Supplemental Specifications	4	8
		Calculation Construction Quantities		
		Prepare Final Construction Cost Opinion		2
		Internal QC/QA Review	4	4
007		Bid Ready PS&E Package (100%)	4	10
007	001	Bid Ready PS&E Package (100%)	4	10
		Update and Prepare Final PS&E Contract Documents	2	4
		Assemble and Submit Final PS&E Package for Construction	2	6
100		Direct Cost Task for Cost Plus Fixed Fee Projects	0	0
		Mileage		
Total Hours			50	115
Total Costs			\$12,500	\$23,600

**RESOLUTION NO. R10-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Paloma Ridge West Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Paloma Ridge West Subdivision No. 1 were approved by the Kuna City Engineer on 02 June 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 Paloma Ridge West 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 one hundred forty-two thousand two hundred fifty-five dollars and sixty-five cents (\$142,255.65) adding 25% for a total of one hundred seventy-seven thousand eight hundred nineteen dollars and fifty-six cents (\$177,819.56); an

WHEREAS developer desires to record the final plat for Paloma Ridge West 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 **Paloma Ridge West 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 one hundred seventy-seven thousand eight hundred nineteen dollars and fifty-six cents (\$177,819.56).

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 20th day of February 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of February 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**RESOLUTION NO. R11-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR STREET LIGHTS PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Paloma Ridge West Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Paloma Ridge West Subdivision No. 1 were approved by the Kuna City Engineer on 02 June 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 Paloma Ridge West Subdivision No. 1 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the street light completion has been estimated at forty-nine thousand three hundred eighty dollars and zero cents (\$49,380.00) adding 25% for a total of sixty-one thousand seven hundred twenty-five dollars and zero cents (\$61,725.00); an

WHEREAS developer desires to record the final plat for Paloma Ridge West 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 **Paloma Ridge West 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 sixty-one thousand seven hundred twenty-five dollars and zero cents (\$61,725.00).
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 20th day of February 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of February 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**RESOLUTION NO. R12-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Paloma Ridge West Subdivision No. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Paloma Ridge West Subdivision No. 1 were approved by the Kuna City Engineer on 02 June 2023; and

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

WHEREAS the landscaping has not been completed for Paloma Ridge West Subdivision No. 1 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscape completion has been estimated at two hundred ninety-three thousand seven hundred ninety-seven dollars and ninety-two cents (\$293,797.92) adding 25% for a total of three hundred sixty-seven thousand two hundred forty-seven dollars and forty cents (\$367,247.40); and

WHEREAS developer desires to record the final plat for Paloma Ridge West 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 **Paloma Ridge West 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 three hundred sixty-seven thousand two hundred forty-seven dollars and forty cents (\$367,247.40) 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 20th day of February 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of February 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**RESOLUTION NO. R13-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROCUREMENT POLICY; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The *Procurement Policy*, attached hereto as “**EXHIBIT A**” is hereby approved by the City of Kuna, Idaho as the grantee of said easement.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to sign said document on behalf of the City of Kuna, Idaho.

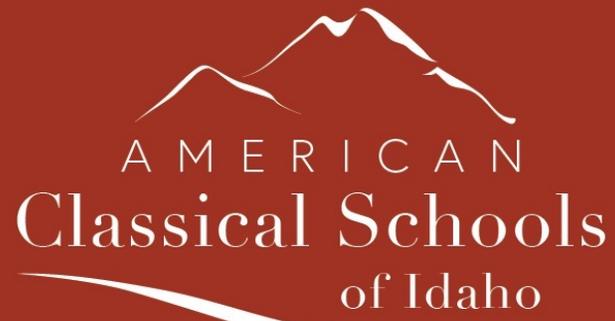
PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of February, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of February, 2024.

Joe L. Stear, Mayor

ATTEST:

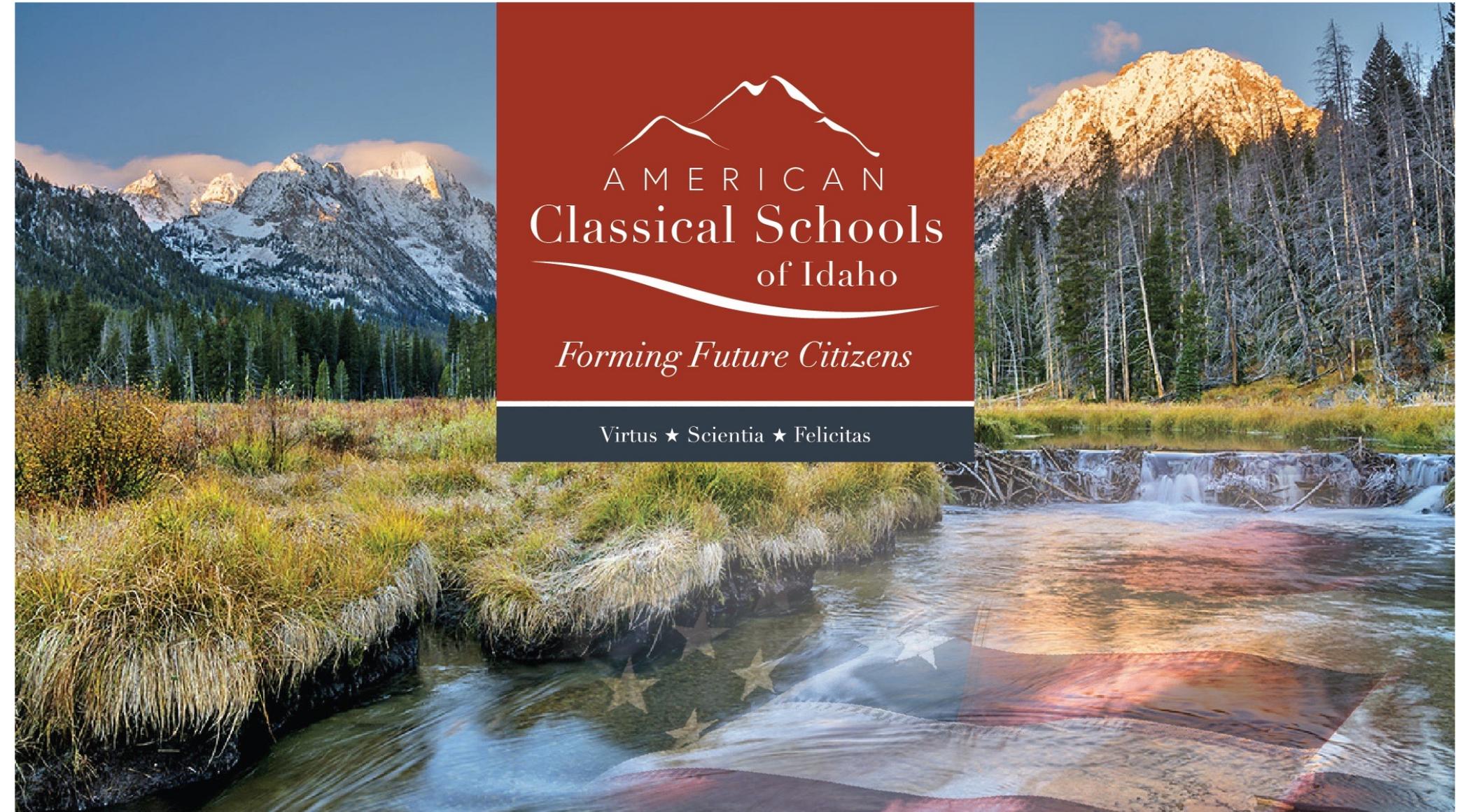
Nathan Stanley, City Clerk



AMERICAN
Classical Schools
of Idaho

Forming Future Citizens

Virtus ★ Scientia ★ Felicitas





American Classical Schools of Idaho (ACSI) is a 501c-3 non-profit charitable organization that exists to support the startup, growth, and flourishing of Hillside College K-12 member schools throughout Idaho.

These schools are tuition-free public charter schools open to all interested students and families.

ACSI is governed by a board of directors and staffed to provide core support services to member schools.



AMERICAN Classical Schools
Forming Future Citizens of Idaho

Tuition-free, public education for all students

Proven success nationally and locally

With national and Idaho partnerships

In Partnership with

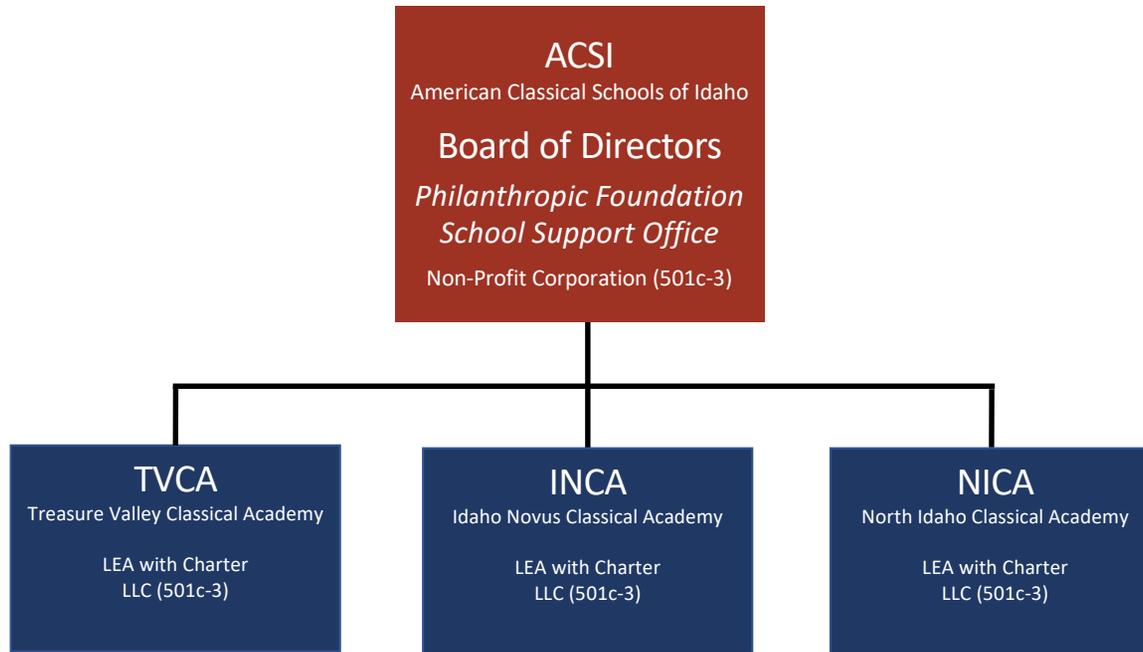


HILLSDALE COLLEGE
K-12 Education
MEMBER SCHOOL
BARNEY CHARTER SCHOOL INITIATIVE
2019-2024



Governance Structure

American Classical Schools of Idaho



American Classical

Grounded in Human Nature

Nurturing children's natural curiosity and sense of wonder.

Rich Content

A true liberal arts and science education.

Moral Formation

A foundation built on habituating good character.

Thoughtful Patriotism

Encouraging civic virtue and growing future citizens.

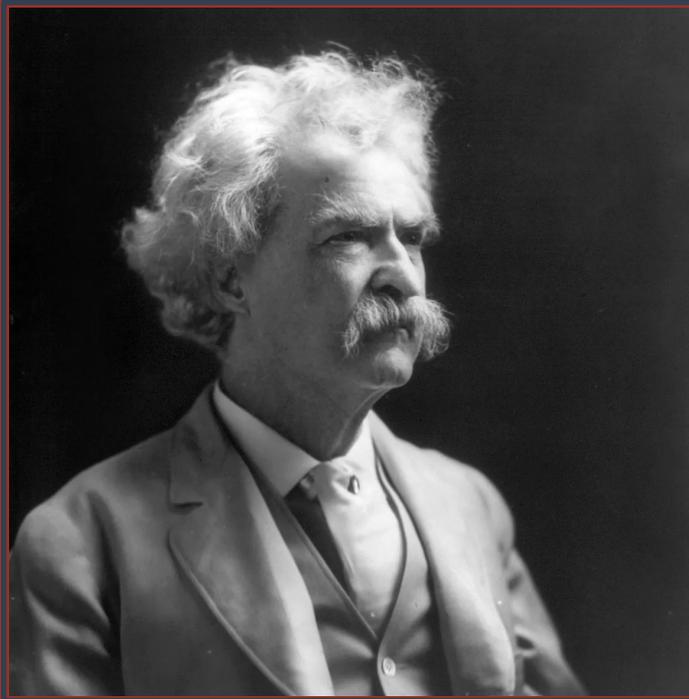


Our Mission

To train the minds and improve the hearts of students — through a classical, content-rich curriculum that emphasizes virtuous living, traditional learning, and civic responsibility.



Citizenship



*Citizenship is what makes a republic;
monarchies can get along without it.*

*What keeps a republic on its legs is good
citizenship.*

Mark Twain
1906

Our Vision

To form future citizens who uphold the ideals of our country's founding and promote the continuation of our American experiment — through a classical, great-books curriculum designed to engage the student in the highest matters and the deepest questions of truth, justice, virtue, and beauty.



Our Virtues and Pledge

Courage
Be Brave

Self-government
Practice Self Control

Courtesy
Be Kind and Respectful

Service
Help Others

Perseverance
Never Give Up

Honesty
Always Tell the Truth



Academics

A rich examination of *American* moral, philosophical, literary, political, and historical traditions.

Explicit *phonemic* instruction in conjunction with strong elementary grammar teaching aimed at English language mastery.

Singapore Mathematics using the Dimensions Sequence.

The study and practice of *Spanish* (K-5) and *Latin* (6+), *Art, Music*, and *Physical Education*.

A K-12 curriculum that is ***content-rich*** and ***rigorous*** across the core disciplines of Mathematics, Science, Literature, History, and Foreign Language.





TREASURE VALLEY
CLASSICAL ACADEMY

August
2019

Opened with Grades K-6

AY 23-24

596

233

K-10 Students Students Waitlisted



TREASURE VALLEY CLASSICAL ACADEMY



Fast Facts

97%

Student
retention rate

95%

Faculty
retention rate

85%

Upper School faculty
have a Masters or PhD



TREASURE VALLEY CLASSICAL ACADEMY



Fast Facts

TVCA's 3rd Grade (first through cohort) outperformed the state ISAT average by 25% in math and by 13% in ELA in AY22-23

TVCA students outperformed the state by an average of 9% at every grade level on the ISAT in mathematics in AY22-23

TVCA students demonstrated high proficiency on the NWEA MAP Reading and Math national percentile rankings in AY21-22



TREASURE VALLEY CLASSICAL ACADEMY

Fast Facts



TVCA's leading class (9th grade) out-performed the national average on the challenging Classic Learning Test (CLT-10) college prep exam for AY22-23.

TVCA 8th grade students outperformed the state average by 8% in mathematics and by 20% in ELA on the ISAT in AY21-22.



ATLANTA CLASSICAL ACADEMY

College Acceptance Fast Facts

100%

acceptance rate
for Class of 2019

\$5.7M

scholarship money
for class of 2019
(34 students)

\$20M

scholarship money
from 2019-2022

58

post-secondary
4-year colleges
and universities

Harvard University
Hillsdale College
Notre Dame University
Tufts University
University of Virginia
Vanderbilt University
Wake Forest University
Boston College

Brandeis University
Bucknell University
Cedarville University
DePauw University
Florida State University
Georgia Tech
Loyola University
Marquette University

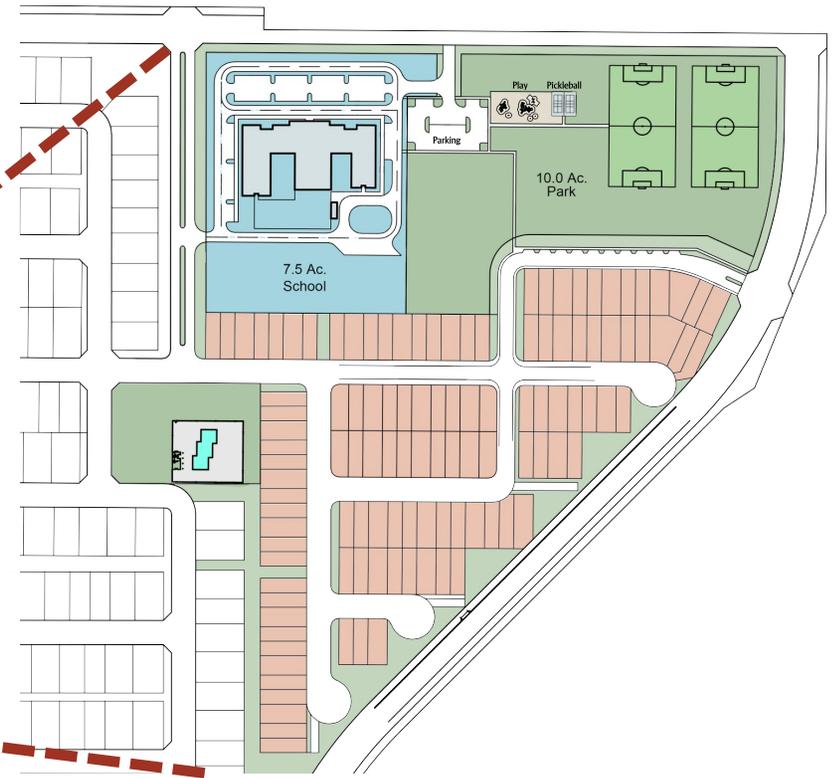
Oglethorpe University
Texas Christian University
University of Alabama
College of William & Mary
Washington & Lee
Wake Forrest University
Mercer University
Rhodes College

Emory University
Case Western University
Davidson College
Columbia University
University of Geneva
University of East London
University of Rotterdam
University of St. Andrews

Valor Classical Academy



American Classical Schools of Idaho



Discussion



TREASURE VALLEY
CLASSICAL ACADEMY



IDAHO NOVUS
CLASSICAL ACADEMY



**NORTH
IDAHO**
CLASSICAL ACADEMY
virtus • scientia • fidelitas



HILLSDALE COLLEGE
K-12 Education
MEMBER SCHOOL
BARNEY CHARTER SCHOOL INITIATIVE
2019 - 2024

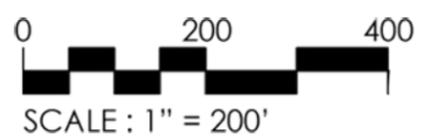
In Partnership with







February 1, 2024



SCALE: 1" = 200'

Valor Park/School Concept

**RESOLUTION NO. R04-2024
CITY OF KUNA, IDAHO**

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R61-2023A THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 of the Kuna City Code authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

- A. Water Main Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an equivalent dwelling unit (EDU), to be connected to the City potable water system, shall be assessed two thousand four hundred seventy-three dollars and zero cents (\$2,473.00) per EDU at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.
- B. Water Supply Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an (EDU), to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars (\$1,085.00) per EDU at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.
- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and

prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

- D. Water Meter and Service Fees:** Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	\$ 771.00/ea
1"	Setter & Service	\$1,143.00/ea
1-1/2"	Setter & Service	\$1,627.00/ea
2"	Setter & Service	\$2,033.00/ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	\$340.00/ea
1"	Meter Only	\$ 383.00./ea
1 1/2"	Meter Only	\$ 613.00/ea
2"	Meter Only	\$ 758.00/ea
1/2 Street Asphalt Patch		\$ 390.00
Full Street Asphalt Patch		\$ 612.00

- E. Previous Connections:** In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A. Customer Water Use Charges:

- 1. Standard Water Use Fee** - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a base rate of nineteen dollars and thirty cents (\$19.30) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per thousand gallons

up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a rate fifteen dollars and one cent (\$15.01) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Commercial metered water usage for users with ¾" service lines shall be billed at a base rate of nineteen dollars and thirty cents (\$19.30) for the first one thousand (1,000) gallons and an additional three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons after. Commercial metered water usage for users with 2" service lines shall be billed at a base rate of one hundred thirty-seven dollars and thirty-five cents (\$137.35) for the first one thousand (1,000) gallons and an additional three dollars fifty-three cents (\$0.53) per one thousand (1,000) gallons after.

2. **Excess Water Use Fee** - As mentioned under the Standard Water Use Fee, metered water usage beyond ten thousand (10,000) gallons shall be billed at three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.
3. **Irrigation Water Use Fee** –
 - i. The irrigation season shall run from May 1 to October 31.
 - ii. For City residential property (a single-family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond five thousand (5,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed at one dollar (\$1.00) per thousand (1,000) gallons.
4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only after receipt of deposit of \$200. The deposit shall be in the event of damage to the meter or delinquency in payment beyond 90 days. The rate for bulk sales shall be three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8) inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum

nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES

- A. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.
- B. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.
- C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.
- D. **Deposit** – Upon application for commercial and residential service, the city shall require all account owners to pay a refundable deposit to the city in the amount of one hundred dollars (\$100.00) for each opened utility account. The deposit shall be held for the term of the account, and it is non-transferable. Upon closing of an account, the deposit shall be used to pay any balance on the account and the remaining funds will be returned to the account holder. For water obtained via water meter rental, the city shall require all customers to provide a refundable deposit of three hundred dollars per account.
- E. **Late Payment Fee** – If the utility bill is not paid in full by the fifteenth (15th) day of the month following the bill's original due date, the City shall charge a late fee of fifteen dollars (\$15.00) for each account with a balance greater than fifteen dollars (\$15.00). This late fee shall be added to the city utility account.
- F. **Administrative Fee** – An administrative fee in the amount of fifty dollars (\$50) shall be charged for turn on of services for accounts disconnected for non-payment. In the event service cannot be disconnected and the customer only noticed via door hangers that the account is 90 days outstanding, the City Treasurer may charge a fifty dollar (\$50) fee. In addition, this fee shall be charged in the amount of fifty dollars (\$50) for each unauthorized reconnection following disconnection for non-payment.

IV. EFFECTIVE DATE

BE IT FURTHER RESOLVED that water connection fees and all other charges, as presented in this resolution and as set forth in Exhibit “A” attached hereto and incorporated herein by reference, other than the Customer Water Use Fees, shall be in effect upon passage of this resolution, that Customer Water Use Fees shall be in effect beginning with the October 1, 2023 billing cycle, and that all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 20th day of February, 2024.

APPROVED BY THE MAYOR of the City of Kuna, this 20th day of February, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A TO RESOLUTION R04-2024
CITY OF KUNA
WATER SYSTEM FEES
EFFECTIVE October 03, 2023**

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$19.30 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$15.01 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
¾” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$19.30 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals
2” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$137.35 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals

**RESOLUTION NO. R05-2024
CITY OF KUNA, IDAHO**

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R62-2023A; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Section 1: Findings: The City Council makes the following findings in regards to its authority and purposes for approval of this resolution:

1. Section 7-6-3A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system connection fees by resolution of City Council; and
2. Section 7-6-4A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system monthly user rates, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council; and
3. It is necessary to amend and reform City Council Resolution No. R62-2023A.

Section 2: Actions:

NOW THEREFORE BE IT RESOLVED that Resolution No. R62-2023A is hereby superseded, amended and reformed to read as follows:

2.1 SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Wastewater Treatment Facilities shall be determined as follows:

- A. Interceptor Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an equivalent dwelling unit (EDU) as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities, shall be assessed three thousand one hundred nine dollars and no /100ths dollars (\$3,109.00) per EDU at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.
- B. Treatment Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an EDU as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities shall be assessed four thousand nine hundred seventy one and zero cents (\$4,971.00) per EDU at the time of connection for the

capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section 2.2.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

- D. Previous Connections:** In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to an EDU as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

2.2 SEWER USER CHARGES

BE IT FURTHER RESOLVED the monthly use fee for sewer service provided by the Wastewater Treatment Facilities to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

- A. Monthly Use Fee:** Sewer Use Fees shall be forty dollars and two cents (\$40.02) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons user equivalent. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age,

resides at the residence, and has completed an application with the City, shall be billed at a rate of thirty dollars and forty-nine cents (\$30.49) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons. Commercial metered usage for users with ¾” service lines shall be billed a base amount of forty dollars and two cents (\$40.02) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with 2” service lines shall be billed a base amount of two hundred eighty-four dollars and fifty-seven cents (\$284.57) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after.

B. Waste Strength: The Kuna City Code defines user equivalent in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution R55-2019A methodology of calculating EDUs, which shall be relied on in establishing user equivalents for each discharger as provided in Kuna City Code.

1. Purpose: The waste strength may be used at the discretion of the City Engineer to compute the user equivalent for each user for the purpose of assessing connection and monthly use fees.

2.3 NEW CONSTRUCTION

BE IT FURTHER RESOLVED that, in connection with new development, the minimum sewer main size is a nominal diameter of eight (8) inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

2.4 OTHER CHARGES

A. Connection Fees (Outside City Limits): Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

B. Damage Repair Costs: Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and

specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

- C. **Short Notice Line Location Charges:** The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

2.5 **EFFECTIVE DATE**

BE IT FURTHER RESOLVED that sewer connection fees, as presented in this resolution and as set forth in **Exhibit “A”** attached hereto and incorporated herein by reference, shall be in effect upon passage of this resolution, that Sewer User Charges shall be in effect beginning with the October 1, 2023 billing cycle, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 20th day of February, 2024.

APPROVED BY THE MAYOR of the City of Kuna, this 20th day of February, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A TO RESOLUTION R05-2024
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE October 3, 2023**

Note: Sewer User Charges effective beginning with the October 3, 2023 billing cycle.

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$40.02 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$30.49 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
¾” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$40.14 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals
2” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$284.57 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals

**RESOLUTION NO. R06-2024
CITY OF KUNA, IDAHO**

THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- **MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES WHICH INCLUDE:**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND**
- **REPEALING PRIOR CITY AND/OR KUNA MUNICIPAL IRRIGATION SYSTEM RESOLUTIONS R83-2023; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

- 1.3** The City of Kuna is authorized by Idaho Code Section 50-1802 to regulate, control and supervise the distribution of all water used by the city inhabitants for irrigation purposes; and
- 1.4** The City of Kuna is authorized by Idaho Code Section 50-1806 to defray the expense of conveying, controlling, distributing and apportioning of the system's irrigation water, and the city may assess and apportion the cost thereof against the several water user or landowners using the same, according to the length of time each user or landowner may use such water, and to collect such money and keep it in a separate fund to be known as the "Irrigation Fund" of the city for the purpose of paying such expense, including the assessment of irrigation district, canal or irrigation companies providing the irrigation water.
- 1.5** The Mayor and City Council are required by Idaho Code Section 50-1807 to *"...,on or before the second Wednesday of February of each year, meet and make an estimate of the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said city irrigation system for the current fiscal year. Said estimate shall also include a reasonable sum not to exceed ten percent (10%) of the total estimate for anticipated unpaid and delinquent taxes and such sum as may be necessary to retire outstanding warrants, indebtedness, sinking funds, bonds and interest of a city irrigation system, and shall spread the same upon their minutes and shall thereupon apportion to each lot, piece or parcel of land within the boundaries of such irrigation system in proportion to the benefits received by such lot, piece or parcel of land growing out of the maintenance and operation of such irrigation system...."*
- 1.6** Section 7-8-5 of the Kuna City Code authorizes the City of Kuna, Idaho to charge connection

fees set forth in a rate schedule adopted by the City Council as a condition for connection to the Kuna Municipal Irrigation System; and

1.7 The Kuna City Council's intention and purpose for establishing these policies, is to assure that the City's General Fund does not pay for any extension, enlargement, up keep, maintenance or assessments due to irrigation districts and or canal or irrigation companies in the administration of the Kuna Municipal Irrigation System; and

1.8 The City Council in order to exercise its authority and perform its responsibilities, in the administration of the Kuna Municipal Irrigation System, does hereby establish the Kuna Municipal Irrigation System fees, charges, assessments, billing, capital improvement fund, gravity flow to pressurized irrigation, water allotment, and use policies as herein provided.

SECTION 2: KUNA MUNICIPAL IRRIGATION SYSTEM FEES POLICY: The following are the Kuna Municipal Irrigation System Fees Policy:

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

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

2.1.1.1 **Irrigation Main Connection Fee:** Each residential property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand nine hundred and twenty-four dollars and no cents (\$1,924.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus eight and nine tenths of a cent (\$0.089) per square foot for area exceeding ten thousand (10,000) square feet.

2.1.1.2 Irrigation Pressurized Supply Connection Fee: Each residential property to be connected to a System pressurized irrigation pump station shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars and no cents (\$1,150.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus twelve and nine tenths of a cent (\$0.129) per square foot for area exceeding ten thousand (10,000) square feet.

2.1.2 Irrigation Connection Fees Commercial: Commercial connection to the Kuna Municipal Irrigation System fees are as follows:

2.1.2.1 Irrigation Main Connection Fees: Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand nine hundred and twenty-four dollars and no cents (\$1,924.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus eight and nine tenths of a cent (\$0.089) per square foot for landscaped area exceeding seven thousand (7,000) square feet.

2.1.2.2 Irrigation Pressurized Supply Connection Fee: Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars and no cents (\$1,150.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus twelve and nine tenths of a cent (\$0.129) per square foot for landscaped area exceeding seven thousand (7,000) square feet.

2.1.3 Irrigation Connection Fees Homeowners Associations: Homeowners connection to the Kuna Municipal Irrigation System fees are as follows:

2.1.3.1 Irrigation Main Connection Fee: Each Homeowners Association property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand nine hundred and twenty-four dollars and no cents (\$1,924.00) for each lot or parcel up to forty thousand (40,000) square feet in total area plus eight and nine tenths of a cent (\$0.089) per square foot for landscaped area exceeding forty thousand (40,000) square feet.

2.1.3.2 Irrigation Pressurized Supply Connection Fee: Each Homeowners Association property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars and no cents (\$1,150.00) for each lot or parcel up to forty thousand (40,000) square feet in total area plus twelve and nine tenths of a cent (\$0.129) per square foot for landscaped area exceeding forty thousand (40,000) square feet.

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

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

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

2.2 Kuna Municipal Irrigation System Service Lines and Connection Fees and Charges:
Kuna Municipal Irrigation System Service Line Connecting Fees and Charges are as follows:

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

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

2.2.2 Short Notice Line Location Charges: The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight (48) hours notification is required prior to excavation by any party. Line locations without forty-eight (48) hours’ notice

will be billed to the requesting party at the rate fifty dollars and no cents (\$50.00) per request. There will be no charge for line locations during times of individual hazard or public emergency.

2.2.3 Re-connect Fee: A re-connect fee of fifty dollars and no cents (\$50.00), shall be charged to any account to reconnect service following disconnection for non-payment or for any other reason not in the discretion of the City of Kuna or its agents. This fee shall be applied separately for each request.

2.2.4 Tampering Fee: A tampering fee of fifty (\$50.00), or as subsequently adopted by resolution of City Council, shall be charged to any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection and must be paid before reconnection can occur.

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

SECTION 3: KUNA MUNICIPAL IRRIGATION SYSTEM ASSESSMENT METHOD POLICIES: The following are the Assessment Method Policies for the Kuna Municipal Irrigation System:

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

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

3.1.1.1 Assessment Expense: All accounts shall be assessed six dollars and no cents (\$6.00) per account to defray the cost of preparing, mailing and collecting the assessment.

3.1.1.2 Base Assessment: Each parcel or lot shall be assessed at the rate of sixty dollars and no cents (\$60.00) per acre, but with a minimum assessment per account of fifty-eight dollars and no cents (\$58.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation district, with any amounts remaining to contribute to capital replacement and maintenance costs.

3.1.1.3 Operations Assessment: Any properties with pressure irrigation service shall be assessed annually sixty-seven dollars and no cents (\$67.00) per account for a property up to ten thousand (10,000) square feet in total area. The added assessment for accounts larger than ten thousand (10,000) square feet shall be five dollars and no cents (\$5.00) per thousand (1,000) square feet for the portion of the property exceeding ten thousand (10,000) square feet in area.

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

computed as follows:

3.1.2.1 Assessment Expense: All accounts shall be assessed six dollars and no cents (\$6.00) per account to defray the cost of preparing, mailing and collecting the assessment.

3.1.2.2 Base Assessment: Each parcel or lot shall be assessed at the rate of sixty dollars and no cents (\$60.00) per acre, but with a minimum assessment per account of twenty-five dollars and no cents (\$25.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation district, with any amounts remaining to contribute to capital replacement and maintenance costs.

3.1.2.3 Operations Assessment: Any properties with gravity irrigation service shall be assessed at the rate of nineteen dollars and no cents (\$19.00) per account for a property less than one acre in total area. The added assessment for residential accounts one acre and larger shall be five dollars and no cents (\$5.00) per acre for the portion of the property exceeding one acre in area.

3.1.3 Potable Water Irrigation (Special Cases) Assessments and Fees Policy: The following is the Kuna Municipal Irrigation System Potable Water Irrigation (Special Cases) Assessments and Fees Policy: Properties which have constructed pressurized irrigation facilities, which are intended to be connected in the future to the City's pressurized irrigation system, but which have not yet completed the connection, and which currently receive their irrigation supply from the City's potable system, shall be billed as a potable water account and assessed a Kuna Municipal Irrigation System assessment expense and a base assessment but will not be assessed as an operations assessment. At such time as the connection to the pressurized irrigation system is completed, the property shall be converted to an assessed irrigation account.

3.1.4 Partial Year Assessment: For purposes of calculating partial year assessments, the irrigation season is presumed to be April 10th to October 10th. For initial connections

made during the course of the irrigation season (such as properties newly annexed into the Kuna Municipal Irrigation System), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Operations Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at the time of building permit issuance, and in instances where a building permit is not being issued, at or before the time of connection.

3.1.5 Full Year Assessment: Initial connections made before the commencement of the irrigation season (before April 10th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll, less any vacant lot assessments that have been paid.

3.1.6 Dual Assessment: In the event a parcel receives an assessment from the Kuna Municipal Irrigation System, and also receives and pays an assessment from the property's underlying irrigation district for the same irrigation season, the amount paid to the irrigation district the parcel is within, shall be credited to the account with the Kuna Municipal Irrigation System. This policy presumes the city does not receive an assessment from the underlying irrigation district for the same parcel.

3.1.7 Vacant Lot Assessment: A non-irrigated parcel of one acre or less in area which has access to pressure irrigation and which is eligible for a building permit for either residential or commercial purposes, but which has not yet exercised that right at the time of assessment, shall be assessed twenty-seven dollars and fifty cents (\$27.50) per buildable parcel. Vacant lots larger than one acre in size are assessed as a gravity irrigation lot. In the event a building permit is obtained on said parcel after the time of assessment, but before the end of the irrigation season, said parcel shall be treated as a "partial year" or "full year" assessment, as defined above, with credit given for the vacant lot assessment already paid.

3.1.8 Assessments Due: Assessments are due and payable on April 1st or the first business day thereafter.

3.2 Board of Correction: Be it further resolved that the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 5, 2024 at 5:30 P.M. at the Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, and continue as long thereafter as may be necessary to conduct the business of the Board. The Board of Correction shall receive protests as to issues of fact in setting assessments, shall correct assessments to conform to the facts and shall conclude the process by confirming the corrected assessment roll. A protestant unable to attend the meeting of the Board may submit a protest in writing any time up to 3:00 P.M. February 29, 2024.

SECTION 4: KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY: The following is the Kuna Municipal Irrigation System Customer Billing and Payment Policy:

4.1 Annual Billings: All irrigation accounts which do not also have a potable water account shall be billed annually, with courtesy reminders until paid, and be subject to shut-off of the irrigation service if payment is delinquent as provided in Idaho Code 50-1807.

4.2 Monthly Billings: Each residential or commercial property that is served by potable water that also has a Kuna Municipal Irrigation System account shall be billed for the annual irrigation assessment, as part of their municipal utilities billing statement, in equal monthly installments until paid in full, and be subject to shut-off of the potable water service in addition to other statutory remedies if the monthly payments are delinquent as provided in Kuna City Code.

4.3 Opt Out Provision: A Kuna Municipal Irrigation System irrigation account holder may opt out of the monthly billing program at their option, and choose to pay the annual irrigation assessment in a lump sum payment due as provided for in Title 50, Section 18, Idaho Code. The City shall cause a notice to be mailed out to all Kuna Municipal Irrigation System/potable water account holders informing them of their option of opting out of the monthly billing program and providing the address to inform the city of the same.

- 4.4 **Monthly Rates:** The monthly installments for payment of the 2024 annual irrigation assessment shall be nine (9) equal installments. After retirement of the 2023 annual irrigation assessment, the monthly installments shall end until re-started by the 2024 annual irrigation assessment resolution.
- 4.5 **New Service Accounts:** Requests to subdivide an account into additional accounts or aggregate existing accounts under single ownership, into fewer accounts, may be made by application in person at Kuna City Hall between 8:00 a.m. and 5:00 p.m. during normal workdays. Customers will be billed five dollars and no cents (\$5.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as “Partial Year Assessments” and prorated from the date of the request. Adjustments to the expense of an account shall be payable at the date of request and adjustments to the credit of an account shall be processed as an account payable in conformance with city procedures.
- 4.6 **Delinquencies:** All delinquent accounts shall be processed in accordance with the provisions of Idaho State Code.

SECTION 5: KUNA MUNICIPAL IRRIGATION SYSTEM CAPITAL IMPROVEMENTS

FUND POLICY: The following is the Kuna Municipal Irrigation System Capital Improvements Fund Policy:

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

SECTION 6: KUNA MUNICIPAL IRRIGATION CONVERSION FROM GRAVITY FLOW

TO PRESSURIZED IRRIGATION POLICY: It is hereby declared to be the policy of the City of Kuna that it is in the general public’s interest to convert from gravity flow irrigation to pressure

irrigation where pressure irrigation service is available which conversion is mandatory in the following circumstances:

- 6.1 The number of properties served by a delivery ditch, and using the same, falls below a number which can be efficiently served. It shall be presumed that every delivery ditch requires five miner's inches of lost carrying water to operate and that each property is entitled to one miner's inch of delivered water. A delivery ditch shall be considered "not efficient" if the carrying water equals or exceeds the delivered water.
- 6.2 The delivery ditch has a history of two or more instances of accidental flooding of nearby properties.
- 6.3 Drainage facilities are missing or inadequate to protect the gravity served properties.
- 6.4 In instances where mandatory conversion is ordered by the City, the fifty percent reduction in connection fees and amortization shall be applied as outlined in Sections 2.1.5 and 2.1.6 above.

SECTION 7: KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY: The following is the Kuna Municipal Irrigation System Lot and Parcel Water Allotment Policy:

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

SECTION 8: KUNA MUNICIPAL IRRIGATION SYSTEM WATER USE AND ENFORCEMENT POLICY: The following is the Kuna Municipal Irrigation System Water Use and Enforcement Policy:

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

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

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

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

8.1.2.2 Use beyond the parcel’s allotment; and

8.1.2.3 Use in violation of Alternate Day Sprinkling Order.

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

8.2.1 First Offense Process: Upon completion of the investigation in the event the City Code Enforcement Officer finds that there is probable cause of prohibited unauthorized Kuna Municipal Irrigation System irrigation water use, the City Code

Enforcement Officer shall issue and serve a cease-and-desist notice order by mail to the billing customer specifying the subject lot or parcel and the prohibited and authorized uses together with a notification of any repeated unauthorized use will subject the offending lot or parcel to be disconnected from the Kuna Municipal Irrigation System for the duration of the irrigation season.

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

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

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

SECTION 9: REPEAL PRIOR RESOLUTIONS ESTABLISHING FEES, CHARGES AND

POLICIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM:

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

SECTION 10: SEVERABILITY CLAUSE

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

SECTION 11: EFFECTIVE DATE

This resolution shall become effective February 20, 2023 following approval by the Kuna City Council.

PASSED BY THE COUNCIL of the City of Kuna, this 20th day of February, 2024.

APPROVED BY THE MAYOR of the City of Kuna, this 20th day of February, 2024.

Joe L. Stear, Mayor

ATTEST:

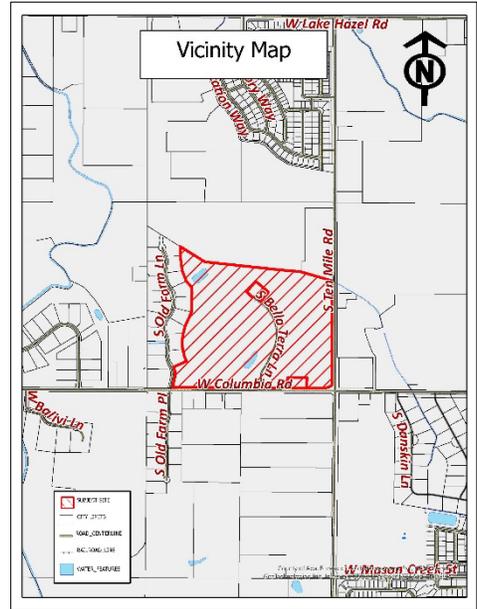
Nathan Stanley, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case Nos. 23-07-AN and 23-03-DA**
)
Cottonwood Crossing Farms, LLC.)
) **STAFF MEMO FOR COTTONWOOD**
) **CROSSING ANNEXATION AND**
For the Northwest corner of Ten Mile and) **DEVELOPMENT AGREEMENT**
Columbia Roads.) **APPLICATION.**

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4. Process & Noticing
5. General Project Facts
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7. Proposed Findings of Fact
8. Commission’s Recommendation
9. 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 P&Z APPLICATION COVERSHEET.pdf			X
2.2 ANNEXATION APPLICATION.pdf			X
2.3 LOT LINE ADJUSTMENT APPLICATION.pdf			X
2.4 DEVELOPMENT AGREEMENT APPLICATION.pdf			X
2.5 NARRATIVE.pdf			X
2.6 AG ZONE LEGAL DESCRIPTION.pdf			X
2.7 C-2 LEGAL DESCRIPTION.pdf			X

2.8 VICINITY MAP.pdf			X
2.9 QUITCLAIM DEED.PDF			X
2.10 WARRANTY DEED.PDF			X
2.11 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.13 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.14 COMMITMENT TO PROPEY POSTING.pdf			X
2.15 PROPOSED LOT LINE ADJUSTMENT SKETCH.pdf			X
2.16 CONCEPT PLAN.pdf			X
2.17 AGENCY TRANSMITTAL.pdf			X
2.18 ITD.pdf			X
2.19 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.20 DEQ.pdf			X
2.21 ACHD.pdf			X
2.28 PUBLIC WORKS.pdf			X
2.24 CDHD.pdf			X
2.25 COMPASS.pdf			X
2.22 KUNA MELBA NEWS P&Z.pdf			X
2.23 P&Z MAILER.pdf			X
2.26 WEBSITE POSTING P&Z.pdf			X
2.27 PROOF OF POSTING P&Z.pdf			X
2.30 CC MAILER.pdf			X
2.31 WEBSITE POSTING CC.pdf			X
2.32 PROOF OF POSTING CC.pdf			X
2.33 MERIDIAN KUNA PRESS CC.pdf			X
2.34 PROPOSED DEVELOPMENT AGREEMENT.pdf			X

Exhibit 2.12 not assigned

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	82.20
Existing Land Use	RR (Rural Residential)
Future Land Use Designation	Mixed Use
Proposed Land Use	A (Agriculture), C-2 (Area Commercial)
Lots (No. & Type)	2 (1 Agriculture, 1 Commercial)
Number of Residential Units	None
Number of Phases	N/A
Gross Density (Dwelling Units per Acre)	N/A

2.2 Surrounding Land Uses

Direction	Current Zone	Jurisdiction	Future Land Use Map Designation	Development
North	RR (Rural Residential)	Ada County	Mixed Use	Single-family Residence, Fields
South	A (Agriculture)	Kuna		Homestead Subdivision; Wildfire Subdivision

	RR (Rural Residential)	Ada County	Mixed Use, Low Density Residential	
East	C-1 (Neighborhood Commercial)	Kuna	Commercial, Mixed Use	Single-family residence, Agriculture fields and facilities
	RR (Rural Residential)	Ada County		
West	RR (Rural Residential)	Ada County	Low Density Residential	Iron Horse Subdivision: Single-family residences
	R-2 (Low Density Residential)	Kuna		

III APPLICANTS REQUEST

3.1 The Applicant requests to annex approximately 82.20 acres with A (Agriculture) and C-2 (Area Commercial) zones with a Development Agreement at the NWC of Ten Mile and Columbia Roads (APNs: R4313530211, R4313530231).

IV PROCESS AND NOTICING

4.1 In accordance with Kuna City Code [\(KCC\) 1-14-3](#), Annexations and Development Agreements are designated as Public Hearings, with the Commission as a recommending body and Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in [Idaho Code §67-65](#) Local Planning Act.

- A. Neighborhood Meeting: August 24, 2023 (5 Attendees)
- B. Agency Transmittal: August 30, 2023
- C. City Website: January 24, 2024
- D. Meridian Kuna Press: January 31, 2024
- E. 300 FT Property Owners Notice: January 24, 2024
- F. Site Posted: February 1, 2024

V GENERAL PROJECT FACTS

5.1 Site History & Features

- A. The sites are zoned RR (Rural Residential) and have historically been used for agriculture purposes and a single-family residence.
- B. The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide and is not the actual zone; the subject sites are designated as Mixed Use.
- C. The subject site has an estimated slope of 0 – 4%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 inches to greater than 60 inches.
- D. Staff is not aware of any environmental, health or safety issues beyond the subject site being within the Nitrate Priority Area. The Idaho Department of Environmental Quality (DEQ) provides

recommendations for surface and groundwater protection practices and requirements for development of the site.

VI STAFF ANALYSIS

6.1 Transportation and Connectivity

- A. The Idaho Transportation Department (ITD) has commented they have no concerns at this time. ITD will review the potential impacts to State Highway 69 at time of Preliminary Plat submittal at a future date. ITD's response can be viewed [here](#).
- B. ACHD has provided findings for consideration that may be identified when it reviews a future development application. ACHD comments can be reviewed [here](#).
- C. The COMPASS development review checklist can be reviewed [here](#).
- D. A future trail is identified on the subject parcel on the Pathways and Trails Master Plan. The Developer/Owner/Applicant will be required to install a trail when the property develops in the future.

6.2 Dimensional Standards & Site Layout

- A. The Applicant proposes two parcels utilizing the lot line adjustment process. The east parcel, fronting Ten Mile Road is proposed to be approximately 27.52 acres with a C-2 zone. The west parcel will total approximately 54.19 acres with an Agriculture zone.
- B. The proposed Agriculture zoned lands will be donated for a University of Idaho Endowment. The University of Idaho would take possession of the property upon the settlement of the Guido Estate, and they must maintain ownership of the property for at least 100 years.
- C. There is no development associated with this application. Should the developer/owner/applicant desire to develop the property in the future, they will be required to return to the City of Kuna for the appropriate land use approvals.

6.3 Open Space: N/A

6.4 Landscaping: N/A

6.5 Fencing: N/A

6.6 Boise Project Board of Control (BPBC)

- A. The United States' Kuna Canal lies within the boundary of the subject site. BPBC is contracted to operate and maintain this lateral and asserts a federal easement of 35 feet northeasterly and 35 feet southeasterly of the lateral's centerline.

6.7 Department of Environmental Quality (DEQ)

- A. DEQ has provided general guidelines for development of the subject sites.

6.8 Public Works

- A. Per Exhibit [2.28](#) Public Works can support the approval of this annexation contingent that future development applications shall not be submitted until adequate sewer infrastructure and sewer capacity are available.

6.9 Comprehensive Plan

- A. Goal Area 1: Kuna will be economically diverse and vibrant.
1. Goal 1.A.: Ensure Land Use in Kuna will support economic development.
 2. Goal 1.C.: Attract and Encourage new and existing businesses.
 - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion and relocation.

Analysis: *The proposal includes large areas for commercial development providing future opportunities for existing business relocation and expansion; and attraction of new businesses.*

- B. Goal Area 5: Kuna will invest appropriately in education, community facilities and cultural heritage.
1. Goal 5.B.: Attract opportunities for higher education and training in Kuna.
 - Objective 5.B.1. Develop resources to foster higher education and training opportunities in Kuna.
 - Objective 5.B.1.b: Consider appropriate resources, such as the promotion of a satellite campus, to encourage and provide for higher education or any type of vocational training.
 - Objective 5.B.1.d: Seek or establish joint venture possibilities between the City, KSD, Charter Schools and area colleges/universities that could allow for varying educational and technical opportunities.

Analysis: *The proposal includes approximately 53.02 acres of land that will be donated for a University of Idaho Endowment. The University of Idaho would take possession of the property upon the settlement of the Guido Estate, and they must maintain ownership of the property for at least 100 years.*

6.10 Conclusion: Upon review, staff finds this Annexation request to be in compliance with [Title 5](#) and [Title 6](#) of Kuna City Code, the Comprehensive Plan, and Idaho Code [§50-222](#) and [§67-65](#).

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 23-07-AN and 23-03-DA, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the Public Hearing, the Council hereby *Approves/Conditionally Approves/Denies* a request for Annexation and Development Agreement Approval for Cottonwood Crossing.

If the Council wishes to Approve, Conditionally 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 Does the Annexation application contain the necessary requirements listed in [Title 5](#) and [Title 6](#) of Kuna City Code?
- A. The Applicants have submitted a complete application and following staff review of technical compliance, the applications are compliant with KCC [Title 5](#) and [Title 6](#).
- 7.2 Does this proposal comply with the Comprehensive Plan Future Land Use Map (FLUM), and is the site selection appropriate for the proposed project?
- A. The FLUM is intended to serve as a guide for future development and designates the subject site as Mixed Use and surrounding areas as Commercial, Mixed Use and Low Density Residential. The Applicant has requested A (Agriculture) and C-2 (Area Commercial) zones.
- 7.3 Was the Neighborhood Meeting conducted in and were the public noticing requirements met in accordance with city Ordinances and Idaho Code?
- A. The Applicant held a Neighborhood Meeting August 24, 2023, with 5 in attendance. An agency transmittal was sent to affected agencies August 30, 2023, a public notice was posted to the city website January 24, 2024, and a legal notice was published in the Meridian Kuna Press on January 31, 2024. A notice was mailed to all known and affected property owners within 300-foot radius of the subject site on January 24, 2024. The Applicant posted a sign on the property February 1, 2024.
- 7.4 Does the availability of existing and proposed public services and infrastructure accommodate the proposed development?
- A. This project is not requesting to connect to city sewer, water, or irrigation services at this time.
- B. ACHD has determined no roadway improvements are required as part of this application.
- C. ITD has determined no roadway improvements are required as part of this application.
- D. No new residential units are proposed with this application.
- 7.5 Does the proposed application constitute orderly development?
- A. The subject site has a contiguous touch to Kuna City Limits on the south, east and west.
- B. Commercial zoning is proposed along Ten Mile Road, classified as a principal arterial on the City of Street Circulation Map.
- 7.6 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.
- A. 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 COMMISSION'S RECCOMENDATION

Based on the facts outlined in staff's memo, documentation contained in the case file, and the public testimony as presented at the hearing, the Commission *Recommended Approval* of Case No. 23-07-AN to

City Council.

**IX
COUNCIL’S PROPOSED ORDER OF DECISION**

Based on the facts outlined in staff’s report, documentation contained in the case file, and the public testimony as presented at the hearing, the Council *Approves/Conditionally Approves/Denies* Case Nos. 23-07-AN and 23-03-DA.

9.1 Staff Recommended Conditions: None

9.2 Site Layout & Dimensional Standards: None

9.3 Pathways & Trails Master Plan: None

9.4 Open Space: N/A

9.5 Landscaping: N/A

9.6 Fencing: N/A

9.7 Ada County Highway District: None

9.8 Boise Project Board of Control

A. No landscaping other than gravel is permitted within the BPBC’s easements.

9.9 Public Works (At time of future development)

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. Future Equivalent Dwelling Units (EDU’s) will be issued on a Phase-by-Phase basis (per Final Plat).

9.10 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 the 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 (KMIS) 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.** 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.
- C.** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- D.** 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).
- E.** It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
- F.** The Developer/Owner/Applicant, and/or 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.
- G.** Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- H.** Developer/Owner/Applicant shall comply with all local, state, and federal laws.

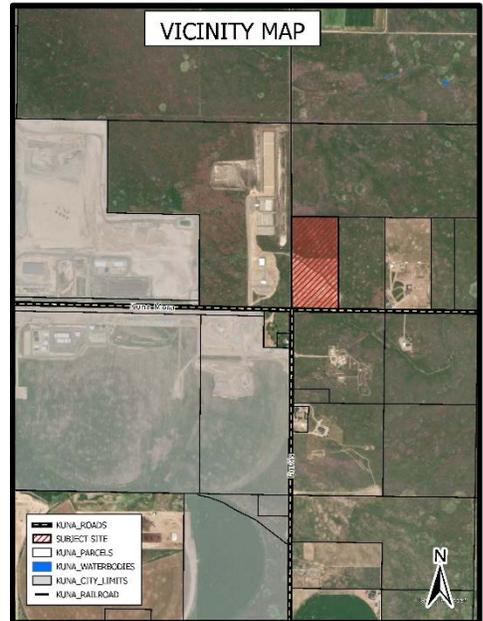
DATED this 20th day of February 2024.

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **Case No. 23-02-CPM**
)
FREDERICK LONG)
)
 For 5700 W Kuna Mora Road.) **STAFF REPORT FOR COMPREHENSIVE**
) **PLAN MAP AMENDMENT.**

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9. Council’s Proposed 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
1.4 STAFF MEMO			X
1.2 COMMISSION MINUTES 01.09.2024.pdf			X
1.3 FCO'S COMMISSION.pdf			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 COMP PLAN MAP AMENDMENT APPLICATION.pdf			X
2.3 NARRATIVE.pdf			X
2.4 VICINITY MAP.pdf			X
2.5 AERIAL MAP.pdf			X
2.6 DEED.pdf			X

2.7 LEGAL DESCRIPTION.pdf			X
2.8 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.9 ACHD DRIVEWAY APPROACH PERMIT REQUEST.pdf			X
2.10 PROPOSED FUTURE SITE PLAN.pdf			X
2.11 PROPOSED FUTURE FENCING OPTIONS.pdf			X
2.12 AGENCY TRANSMITTAL.pdf			X
2.13 ADA COUNTY DEVELOPMENT SERVICES INITIAL CONTACT.pdf			X
2.14 ADA COUNTY DEVELOPMENT SERVICES RESPONSE TO P&Z DIRECTORS COMMENTS.pdf			X
2.15 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.16 DEPARTMENT OF ENVIRONMENTAL QUALITY.pdf			X
2.17 ADA COUNTY DEVELOPMENT SERVICES.pdf			X
2.18 ADA COUNTY HIGHWAY DISTRICT.pdf			X
2.19 WEBSITE NOTICE.pdf			X
2.20 MKP PUBLICATION PROOF.pdf			X
2.21 300 FT PROPERTY OWNERS NOTICE.pdf			X
2.22 PROOF OF PROPERTY POSTING.pdf			X
2.23 WEBSITE NOTICE CC.pdf			X
2.24 MKP PUBLICATION PROOF CC.pdf			X
2.25 300 FT PROPERTY OWNERS NOTICE CC.pdf			X
2.26 PROFF OF PROPERTY POSTING CC.pdf			X

II PROJECT SUMMARY

2.1 Subject Site & General Project Details

Description	Details
Acreage	20
Existing Land Use(s) – Ada County	Rural Preservation
Proposed Land Use(s) – Ada County	Limited Industrial
Future Land Use Designation – Kuna City	Agriculture
Proposed Land Use(s)	N/A
Lots (No. and Type)	N/A
Number of Residential Units	N/A
Number of Other Lots	N/A
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

2.2 Surrounding Land Uses

Direction	Current Zone	Future Land Use Map	Development	Current Jurisdiction
North	RP (Rural Preservation)	Public	Bare land	Ada County
South	RP (Rural Preservation)	Industrial	Single-family residence with large acreage	Ada County
East	RP (Rural Preservation)	Agriculture	Bare land	Ada County
West	RP (Rural Preservation)	Industrial	Gun range	Ada County
	M-1 (Light Industrial)	Industrial	META data center	Kuna City

**III
APPLICANTS REQUEST**

- 3.1** Applicant requests Comprehensive Plan Map Amendment to update the future land use designation of 5700 W Kuna Mora Road (APN: S1532336300) from Agriculture to Industrial; Section 32, Township 2 North, Range 2 East. Subject site is to remain within Ada County.

**IV
PROCESS AND NOTICING**

- 4.1** Kuna City Code (KCC) [1-14-3](#) states Comprehensive Plan Map Amendments are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. This land use application was given proper public notice following [Idaho Code §67-65](#).
- A.** Neighborhood Meeting: September 20, 2023 (No Attendees)
 - B.** Agency Transmittal: October 16, 2023
 - C.** Website: January 24, 2024
 - D.** 300 FT Property Owners Notice: January 24, 2024
 - E.** Idaho Press: January 31, 2024
 - F.** Site Posted: February 9, 2024

**V
GENERAL PROJECT FACTS**

5.1 Site Features

- A.** The subject site is located within unincorporated Ada County with an RP (Rural Preservation) zone and has no current pathway for Annexation into Kuna City limits. The property has historically served as an agriculture field.
- B.** The subject site currently has vegetation consistent with that of agriculture fields and has an average slope of 0 – 4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40 inches.
- C.** The Comprehensive Plan Future Land Use Map (FLUM) serves as a guide for the development of the city, it does not indicate the actual zone. As such, the FLUM designates the subject site as Agriculture; however, due to the subject sites' proximity to the East Kuna Industrial area, and that Ada County Development Services required the Applicant to complete this process with the city prior to accepting an application for development within the County, staff would support the Applicants request to amend the FLUM to reflect the subject site as Industrial.
- D.** Staff is not aware of any environmental issues, health, or safety conflicts. Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

VI STAFF ANALYSIS

6.1 Interagency Communications

- A. Ada County Development Services (ACDS) contacted the city regarding an application received for the subject site. In this email ([Exhibit 2.13](#)) it was noted a Pre-application Meeting had been held with the Applicant some time prior to receipt of the application and during that gap, Ada County had adopted the city's FLUM; feedback was requested.
- B. The Kuna Planning and Zoning Director responded the city had no issue with the Applicants proposed use as the subject site was located outside of City Limits with no pathway for Annexation; staff would address any potential FLUM amendment if or when the Applicant requested Annexation into the City of Kuna.
- C. ACDS requested advisement by their legal team and were directed to not process the application as it would result in ACDS being out of compliance with their Area of City Impact Agreement with the City of Kuna. As a result, the Applicant was required to pursue this Comprehensive Plan Map Amendment with the city (see [Exhibit 2.14](#));

6.2 Dimensional Standards & Site Layout

- A. The Applicant has provided a preliminary site plan for their proposed development within Ada County as reference; this is for reference only as the city holds no jurisdiction over the future project.

6.3 Idaho Transportation Department: None

6.4 Ada County Highway District (ACHD)

- A. ACHD has provided considerations that may be identified when the Applicant pursues their application with Ada County Development Services.

6.3 Ada County Development Services (ACDS)

- A. ACDS supports this application due to the properties directly West of the subject site being designated as Industrial on the city's FLUM.

6.4 Pathways and Trails Master Plan: N/A

6.5 Comprehensive Plan

- A. Goal Area 1: Kuna will be Economically Diverse and Vibrant.
 - 1. Goal 1.A.: Ensure land use in Kuna will support economic development.
 - o Objective 1.A.3.: Utilize Industrial land use designations to encourage development and expansion of industrial businesses in key locations.
 - Policy 1.A.3.a.: Designate a sufficient quantity of land on the Future Land Use Map for Industrial use.
 - 2. Goal 3.G.: Respect and protect private property rights.
 - o Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - 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:** Due to the subject sites' proximity to the East Kuna Industrial area, changing the Kuna FLUM land use designation from Agriculture to Industrial appears to provide opportunity to utilize the site to its highest and best use. Additionally, per the data available via Google Earth, the subject site has been bare land since 1992, as such, development of this site would provide the owner the opportunity to utilize his investment, whether within unincorporated Ada County or Kuna City Limits, instead of not using it at all. By providing an avenue in which to ensure cooperating agencies stay compliant with each other's policies, local, and state laws, it ensures Applicants can utilize their private property how they desire.*

6.7 Conclusion: Upon review, staff finds the request for Comprehensive Plan Map Amendment to be in compliance with the Kuna Comprehensive Plan, the city's Area of City Impact Agreement with Ada County, [KCC 5-15-3](#), [KCC 5-15-4](#), and [Idaho Code §67-65](#).

VII PROPOSED FINDINGS OF FACT

Based upon the record contain in Case No. 23-02-CPM, Including the Comprehensive Plan, the city's Area of City Impact Agreement with Ada County, [Kuna City Code 5-15](#), and [Idaho Code §67-65](#), including the exhibits, and testimony during the public hearing, the Council hereby *Approves/Conditionally Approves/Denies* Case No. 23-02-CPM, a request from Frederick Long to amend the land use designation of his property on the Comprehensive Plan Future Land Use Map.

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 Has the Applicant submitted a complete application?

A. The Applicant has submitted the required materials and upon review, the application was considered complete by staff on October 16, 2023. (+)

7.2 Was a Neighborhood Meeting conducted and were public noticing requirements met in accordance with applicable Idaho Code and City Ordinances?

A. The Applicant held a Neighborhood Meeting September 20, 2023; there were no attendees. (+)

B. Legal notice was posted to the city website and in the Meridian-Kuna Press, and notices were mailed to all known and affected residents within 300 FT of the subject site on December 20, 2023. (+)

C. The Applicant posted a sign on the property December 12, 2023. (+)

7.3 Based on the evidence presented, does the application generally comply with [KCC 5-15](#)?

A. Upon review, staff finds the submitted application to be compliant with Kuna City Code. (+)

7.4 Based on the evidence presented, does the application generally comply with the Comprehensive Plan?

A. Though the Comprehensive Plan Future Land Use Map (FLUM) designates the subject site as Agriculture, the FLUM is to serve as a guide and does not indicate the actual zone. Additionally, Kuna City Code provides the ability to request an amendment to the FLUM and staff is in support of the Applicants request due to its proximity to existing Industrially designated and/or zoned properties within our Area of City Impact. (+)

- 7.5** Can the availability of existing and proposed public services accommodate the proposed development?
- A.** As the subject site is not currently part of Kuna City Limits and has no pathway for annexation and is to be developed after application to Ada County Development Services, no city infrastructure shall be affected. (+)
 - B.** The Ada County Highway District has provided considerations that will be taken into account once application has been submitted to Ada County Development Services. (+)
- 7.6** Does the public have the financial capability to provide supporting services to the proposed development?
- A.** Through development of the project, impact fees (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.** Based on the Applicant proposed use for the site and any improvements that will be required by Ada County Development Services or other affected agencies; as the development does not require water or sewer services; and the fact that the site does not remove an active or viable agriculture use from the area, it appears the public health and safety has been considered. (+)
 - B.** No major wildlife habitats will be impacted by the proposed development. (+)

VIII COMMISSION'S RECOMMENDATION

Based on the facts outlined in staff's report, documentation contained in the case file, and testimony received at the public hearing, the Commission hereby recommended Approval Case No. 23-02-CPM.

IX COUNCIL'S PROPOSED ORDER OF DECISION

Based on the facts outlined in staffs report, documentation contained in the case file, and testimony received at the public hearing, the Council hereby Approves/Denies Case No. 23-02-CPM.

DATED this 20th day of February 2024.

**ORDINANCE NO. 2024-02
CITY OF KUNA, IDAHO**

**5610 S TEN MILE 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: 5610 S TEN MILE ROAD OWNED BY MJV PROPERTIES, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL 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, MJV PROPERTIES, LLC, (The “Owner”) of **5610 S TEN MILE 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.

WHEREAS, the owner has filed with the city the following written request and application:

- Annexation of the Real Property with an C-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 November 14, 2023, and November 28, 2023, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on November 28, 2023) where it was recommended to the Mayor and Council that the annexation for lands described in Exhibit A and the C-2 zoning request, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on February 6, 2024, 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 February 20, 2024) wherein the City Council determined that the Owner’s written request and application for annexation of 5610 S Ten Mile Road should be granted with a C-2 zoning district classification.

WHEREAS, the zoning classification of C-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 5610 S Ten Mile 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 C-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 C-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 20th day of February 2024.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

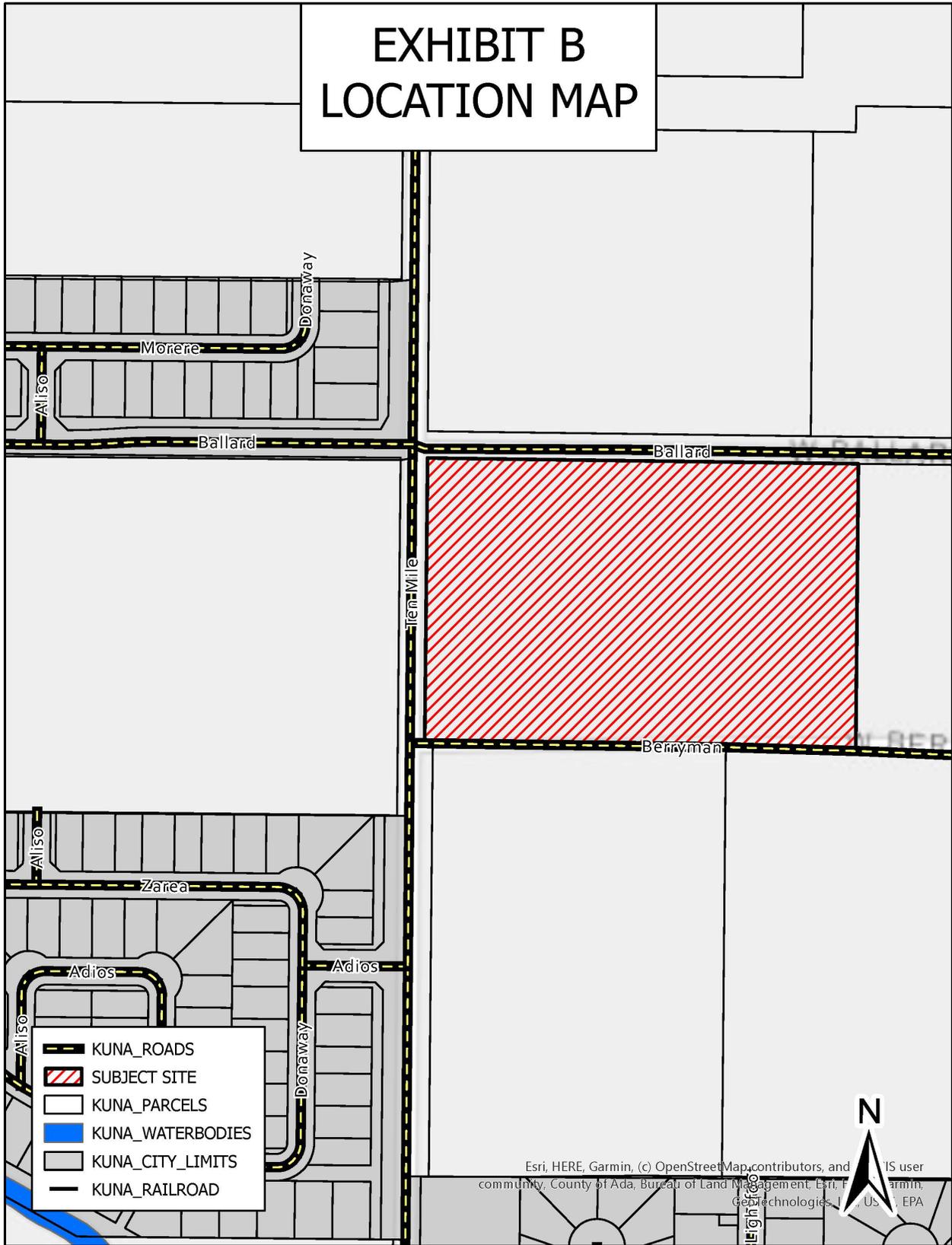
Nathan Stanley, City Clerk

EXHIBIT A
LEGAL DESCRIPTION
5610 S TEN MILE ROAD – MJV PROPERTIES, LLC
MUNICIPAL ANNEXATION AND ZONING

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 35, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the West Quarter corner being marked by an aluminum cap monument; thence South 0° 31' 52" West, along the West line of said Section 35, also being the centerline of South Ten Mile road for a distance of 528.72 feet; thence South 89° 15' 38" East, for a distance of 823.91 feet; thence North 0° 31' 52" East, for a distance of 528.72 feet to the East-West centerline of said Section; thence North 89° 15' 38" West, along said East-West centerline for a distance of 823.91 feet to the Point of Beginning.

EXHIBIT B LOCATION MAP



**ORDINANCE NO. 2024-03
CITY OF KUNA, IDAHO**

**HAZEL CREST, LLC,
MUNICIPAL ANNEXATION AND ZONING**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NOS. S1234449550, AND S1234449600, OWNED BY HAZEL CREST, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL 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 HAZEL CREST, LLC, (The “Owner”) of parcels S1234449550, and S1234449600, the subject real property [legally described in Exhibits A-1 through A-4, 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 Owner has filed with the City the following written request and application:

- **Annexation of these Real Properties with the C-1, R-12, R-6 and R-4 zoning district classifications [legally described in Exhibit A-1 through A-4], and**

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 25, 2023, and was continued until August 8, 2023, as required by Section §67-6525, Idaho Code, made findings (approved by the Commission on August 22, 2023) where it was recommended to the Mayor and Council that the annexation for Parcel Nos. S1234449550, and S1234449600 legally described in Exhibits A-1 through A-4, with C-1, R-12, R-6 and R-4 Zoning Districts Classification requests, be approved;

WHEREAS, The Council, pursuant to public notice as required by law, held a public hearing on November 8, 2023, and was continued until January 16, 2024, on the Owner’s application and request for the Real Properties annexation and zoning, as required by Section §67-6525, Idaho Code, and made findings (approved on February 6, 2024) wherein the City Council determined that the Owner’s written request and

application for the annexation of Parcel Nos. S1234449550, and S1234449600, legally described in Exhibits A-1 through A-4, with C-1, R-12, R-6 and R-4 Zoning Districts Classification requests, be approved;

WHEREAS, the zoning classification of C-1 is appropriate to meet the requirements of the Kuna City Code and should be granted.

WHEREAS, the zoning classification of R-12 is appropriate to meet the requirements of the Kuna City Code and should be granted.

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

WHEREAS, the zoning classification of R-4 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the Real Properties described below are contiguous to the City, that said properties can be reasonably assumed to be used for the orderly development of the City, and that the owner of said properties has requested, in writing, annexation thereof to the City.

Section 2: The Real Properties, situated in Ada County, Idaho, adjacent to and contiguous to the City, and legally described in “Exhibits A-1 through A-4,” Legal Descriptions, and “Exhibit B” Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as C-1, R-12, R-6 and R-4, as legally described in Exhibits A-1 through A-4, 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 C-1, R-12, R-6 and R-4, zoning land use classifications.

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 20th day of February 2024.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A-1
LEGAL DESCRIPTION; C-1**

HAZEL CREST, LLC,
MUNICIPAL ANNEXATION AND ZONING

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

BEGINNING at the Section corner common to Sections 2 and 3, T.2N., R.1W, B.M. and Sections 34 and 35, T.3N., R.1W, B.M., from which the 1/4 corner common to said Sections 34 and 35, bears North 00°03'38" East, 2652.70 feet;

thence North 89°58'05" West, 1,322.50 feet to the East 1/16 corner common to said Sections 3 and 34;

thence on the west boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 34, North 00°12'31" East, 245.00 feet;

thence leaving said west boundary line, South 89°58'05" East, 1,321.87 feet to the east boundary line of said Section 34;

thence on said east boundary line, South 00°03'38" West, 245.00 feet to the **REAL POINT OF BEGINNING**.

Containing 7.437 acres, more or less.

EXHIBIT A-2
LEGAL DESCRIPTION; R-12

HAZEL CREST, LLC,
MUNICIPAL ANNEXATION AND ZONING

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 2 and 3, T.2N., R.1W, B.M. and Sections 34 and 35, T.3N., R.1W, B.M., from which the 1/4 corner common to said Sections 34 and 35, bears North 00°03'38" East, 2652.70 feet; thence on the east boundary line of said Section 34, North 00°03'38" East, 245.00 feet to the **REAL POINT OF BEGINNING**;

thence leaving said east boundary line, North 89°58'05" West, 1,321.87 feet to the west boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 34;

thence on said west boundary line, North 00°12'31" East, 198.72 feet;

thence leaving said west boundary line, North 90°00'00" East, 400.00 feet;

thence North 00°12'31" East, 175.00 feet;

thence North 90°00'00" East, 920.90 feet to the east boundary line of said Section 34;

thence on said east boundary line, South 00°03'38" West, 374.45 feet to the **REAL POINT OF BEGINNING**.

Containing 9.741 acres, more or less.

**EXHIBIT A-3
LEGAL DESCRIPTION; R-6**

HAZEL CREST, LLC,
MUNICIPAL ANNEXATION AND ZONING

A portion of the East 1/2 of the Southeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 2 and 3, T.2N., R.1W, B.M. and Sections 34 and 35, T.3N., R.1W, B.M., from which the 1/4 corner common to said Sections 34 and 35, bears North 00°03'38" East, 2652.70 feet; thence on the east boundary line of said Section 34, North 00°03'38" East, 619.45 feet to the **REAL POINT OF BEGINNING**;

thence leaving said east boundary line, North 90°00'00" West, 920.90 feet;

thence South 00°12'31" West, 175.00 feet;

thence North 90°00'00" West, 400.00 feet to the west boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 34;

thence on said west boundary line, North 00°12'31" East, 191.39 feet;

thence leaving said west boundary line, South 89°47'29" East, 147.23 feet;

thence 23.61 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 13°31'30", and a long chord which bears North 06°58'16" East, 23.55 feet;

thence North 00°12'31" East, 476.44 feet;

thence 37.02 feet on the arc of a curve to the right having a radius of 100.00 feet, a central angle of 21°12'35", and a long chord which bears North 10°48'48" East, 36.81 feet;

thence North 21°25'06" East, 168.12 feet;

thence South 53°34'54" East, 342.01 feet;

thence North 36°25'06" East, 125.00 feet;

thence South 53°34'54" East, 458.30 feet;

thence South 89°42'24" East, 382.86 feet to the east boundary line of said Section 34;

thence on said east boundary line, South 00°03'38" West, 331.83 feet to the **REAL POINT OF BEGINNING**.

Containing 14.330 acres, more or less.

**EXHIBIT A-4
LEGAL DESCRIPTION; R-4**

**HAZEL CREST, LLC,
MUNICIPAL ANNEXATION AND ZONING**

A portion of the East 1/2 of the Southeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the Section corner common to Sections 2 and 3, T.2N., R.1W, B.M. and Sections 34 and 35, T.3N., R.1W, B.M., from which the 1/4 corner common to said Sections 34 and 35, bears North 00°03'38" East, 2652.70 feet; thence North 89°58'05" West, 1,322.50 feet to the East 1/16 corner common to said Sections 3 and 34; thence on the west boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 34, North 00°12'31" East, 635.11 feet to the **REAL POINT OF BEGINNING**;

thence continuing North 00°12'31" East, 692.03 feet to the Southeast 1/16 corner of said Section 34, coincident with the Southeast corner of Lot 9, Block 1, Dreamcatcher Subdivision as filed in Book 80 of Plats at Pages 8639 through 8641, records of Ada County, Idaho;

thence on the west boundary line of the Northeast 1/4 of the Southeast 1/4, coincident with the east boundary line of said Lot 9, North 00°12'31" East, 332.60 feet to the southerly boundary line of Gran Prado Subdivision No. 2 as filed in Book 122 of Plats at Pages 19336 through 19340, records of Ada County, Idaho;

thence on said southerly boundary line the following two (2) courses and distances:

South 72°13'56" East, 107.15 feet;

South 51°37'32" East, 342.71 feet to the Southeast corner of Gran Prado Subdivision No. 1 as filed in Book 116 of Plats at Pages 17565 through 17568, records of Ada County, Idaho;

thence on the southerly boundary line of said Gran Prado Subdivision No. 1 the following three (3) courses and distances:

South 51°37'32" East, 141.27 feet;

South 61°12'05" East, 257.05 feet;

South 89°56'22" East, 611.01 feet to the east boundary line of said Section 34;

thence on said east boundary line, South 00°03'38" West, 251.56 feet

thence leaving said east boundary line, North 89°42'24" West, 382.86 feet;

thence North 53°34'54" West, 458.30 feet;



thence South 36°25'06" West, 125.00 feet;

thence North 53°34'54" West, 342.01 feet;

thence South 21°25'06" West, 168.12 feet;

thence 37.02 feet on the arc of a curve to the left having a radius of 100.00 feet, a central angle of 21°12'35", and a long chord which bears South 10°48'48" West, 36.81 feet;

thence South 00°12'31" West, 476.44 feet;

thence 23.61 feet on the arc of a curve to the right having a radius of 100.00 feet, a central angle of 13°31'30", and a long chord which bears South 06°58'16" West, 23.55 feet;

thence North 89°47'29" West, 147.23 feet to the **REAL POINT OF BEGINNING**.

Containing 8.721 acres, more or less.

