

**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, April 16, 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 April 02, 2024**B. Accounts Payable Dated April 11, 2024, in the amount of \$1,177,025.87****C. Findings of Fact & Conclusions of Law**

1. Case Nos. 22-12-ZC (Rezone) 22-05-CPF for the Vasilij Subdivision
2. Case No. 23-01-OA (Ordinance Amendment) – Kuna City Code Title 5 & 6 Rewrite

D. Resolutions

1. Resolution R32-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "REAL PROPERTY AND EASEMENT DONATION AGREEMENT" WITH GORDON PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY CORPORATION. AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

2. Resolution R33-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH KELLER ASSOCIATES, INC. FOR ON-CALL DEVELOPMENT REVIEW AND QUALIFIED LICENSED PROFESSIONAL ENGINEER SERVICES FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

3. Resolution R34-2024

A RESOLUTION AMENDING R84-2023 OF THE CITY COUNCIL OF KUNA, IDAHO, AUTHORIZING THIS FIRST AMENDMENT TO TRANSMISSION FACILITIES EASEMENT AGREEMENT BETWEEN THE CITY OF KUNA (OWNER) AND KUNA BESS LLC (COMPANY).

5. Public Comment

6. External Reports

- A. Denim Day Proclamation. Mayor Stear.
- B. Day of Prayer Proclamation. Mayor Stear.

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. Case Nos. 23-06-AN (Annexation), and 23-05-S (Preliminary Plat) – Applicant requests Annexation and Preliminary Plat approval near the NEC of Ten Mile Rd. and Hubbard Road in Section 11, Township 2 North, Range 1 West. Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation

- B. Case Nos. 23-05-ZC (Rezone) and 23-06-S (Preliminary Plat) for Falcon Crest EAST Subdivision. Applicant requests Rezone and Preliminary Plat approval near the NEC of Kuna and Cloverdale Roads in Section 22, Township 2 North, Range 1 East. Troy Behunin, Senior Planner. **ACTION ITEM**

*Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation*

8. Business Items:

- A. Gallica Heights Request for Reconsideration. Doug Hanson, P&Z Director **ACTION ITEM**
- B. Consideration to approve using OMNIA Partners, who is an association that offers its goods and services as a result of the competitive solicitation process to purchase playground equipment. Bobby Withrow, Parks and Facilities Director **ACTION ITEM**

9. Ordinances:

- A. Consideration to approve Ordinance 2024-06 **ACTION ITEM**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
 - MAKING CERTAIN FINDINGS; AND
 - REPEALING AND REPLACING TITLE 5 OF KUNA CITY CODE; AND
 - REPEALING TITLE 6 OF KUNA CITY CODE; AND
 - PROVIDING A SEVERABILITY CLAUSE; AND
 - DIRECTING THE CITY CLERK; AND
 - PROVIDING AN EFFECTIVE DATE.

<https://kunacity.id.gov/DocumentCenter/View/8951/2024-06-Repealing-and-Replacing-Title-5-and-Repealing-Title-6-of-Kuna-City-Code-PDF>

*Consideration to waive three readings
Consideration to approve Ordinance
Consideration to approve Summary Publication*

10. Executive Session:

11. Mayor/Council Announcements:

12. Adjournment:

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 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, April 02, 2024

6:00 P.M. REGULAR CITY COUNCIL

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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 00:00:38)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

Mayor Stear Alright, it is 6:00. So we'll go ahead and get this meeting started. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Councilmember 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 Yes.

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 00:00:57)

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

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

4. Consent Agenda: ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the City Council. There will be no separate discussion on these items unless the Mayor, Council Member, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the City Council.

(Timestamp 00:01:20)

A. Regular City Council Meeting Minutes Dated March 19, 2024

B. Accounts Payable Dated March 28, 2024, in the amount of \$528,617.95

C. Findings of Fact & Conclusions of Law

1. Case No. 23-08-AN (Annexation) Lot 3 Block 3 Avalon Orchard Tracts Amended

D. Resolutions

1. Resolution R24-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING RECITALS AND FINDINGS; AND
- APPOINTING A NEW COMMISSIONER TO SEAT NO. 3; AND
- DIRECTING THE CITY CLERK; AND

- PROVIDING AN EFFECTIVE DATE.

2. Resolution R25-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES LLC, FOR SERA SOLE SUBDIVISION FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R26-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES LLC, FOR SERA SOLE SUBDIVISION FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R27-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES LLC, FOR SERA SOLE SUBDIVISION FOR UNCOMPLETED WORK FOR LANDSCAPE PURSUANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R28-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES LLC, FOR SERA SOLE SUBDIVISION FOR UNCOMPLETED WORK FOR STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R29-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- Setting Forth Findings; and
- Adopting the “2024 City Pressurized Irrigation Reimbursement Policy”; and
- Directing the City Clerk; and
- Setting an Effective Date.

7. Resolution R30-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- Setting Forth Findings; and

- Adopting the “2024 City Potable Water Reimbursement Policy”; and
 - Directing the City Clerk; and
 - Setting an Effective Date.
8. Resolution R31-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- Setting Forth Findings; and
- Adopting the “2024 City Sewer Reimbursement Policy”; and
- Directing the City Clerk; and
- Setting an Effective Date.

Mayor Stear Alright. Thank you. So, the first item is the consent agenda.

Council Member Laraway Recess already.

Mayor Stear Recess while he sets his car alarm.

[RECESS AT 00:01:33, END RECESS AT 00:02:15]

Mayor Stear Alright, first item is the consent agenda. Questions or comments or anything you want for discussion?

Council President Bruce Last call, you guys good?

Council Member McPherson I’m good.

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

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. Any further discussion? Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Councilmember McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:02:24)

Motion To: Approve the Consent Agenda

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

5. Public Comment

(Timestamp 00:02:53)

Mayor Stear Alright. We will start with the week of the young child proclamation.

Council President Bruce You... you have public comment.

Mayor Stear Oh, I'm sorry public comment. I missed that one. Is there anybody who wishes to address the Council?

6. External Reports

(Timestamp 00:03:12)

A. Week of the Young Child Proclamation. Mayor Stear.

Mayor Stear Okay. Alright. Now we'll go to the 'Week of the Young Child' Proclamation and we have some representatives here tonight.

Whereas the Idaho Association for education of Young children, Idaho AYAK is celebrating the week of the young child April six through 12/20/24. And whereas we are working to promote and inspire high quality early childhood experiences for our State's youngest citizens. That can provide a foundation of learning and success for the children in Kuna and teachers.

And whereas teachers and others who work on their behalf of the young children, birth through age 8, who make a difference in the lives of young children and deserve thanks and recognition.

And whereas public policies that support early learning for all young children are crucial to young children's futures and to the prosperity of our society now, therefore I just, dear Mayor of the city of Kuna, ID do hereby proclaim April 6 through 12, 2024, as the week of the young child.

And do hereby recognize that when our community invests in early, early childhood education and educators, we also invest in our children and families.

Did you want to come up and say anything or?

Unknown Speaker If we could just get a picture...Smile

[Laughter]

Mayor Stear Okay.

Council President Bruce Thank you.

Mayor Stear We have your Proclamation right here.

Council President Bruce Thank you for what you do.

Mayor Stear Thank you so much. And I do appreciate the Kuna School District's efforts in working through that and we were one of the first ones to have kindergarten and full time kindergarten and this really... I've been I've been really impressed with the program that they've started here in Kuna. It's been very helpful.

B. Grange Month Proclamation. Mayor Stear.
(Timestamp 00:05:39)

Mayor Stear Next, we have Grange proclamation.

Whereas the Grange strengthens individuals, families and communities through grassroots action, service, education, advocacy, and agricultural awareness.

And whereas the Grange has played a major role in the development of rural America and passage of important legislation during three centuries.

And whereas the Grange of the 21st century continues to be an active force in thousands of neighborhoods across the country, creating connections between people, communities, and organizations, even through periods of social unrest and disruption.

And whereas the Granges are committed to the development and potential in families, children, youth, and adults of all ages through dynamic programs and experiences that educate and engage and enrich lives.

And whereas the Grange emphasizes civic responsibility and the involvement of people in the legislative process, cultivating connections between citizens and their government.

And whereas the Grange offers opportunities for civil discussions among people of all viewpoints and opinions, serving as a safe haven for exploring important social and legislative issues of the day.

And whereas the Grange strengthens hometowns through volunteerism, community support and legislative action, building up rural America for benefit of all who lived there.

And whereas the Grange motto is essentials unity in non-essentials, liberty in all things charity has guided the Grange mission through the advocacy community service and openness to all.

And whereas Grange members everywhere wish to celebrate and express their pride in the legacy of their highly respected organization.

Now, therefore, I Joe Stear, Mayor of the City of Kuna, do hereby proclaim April 2024 to be Grange month in the City of Kuna, Idaho.

We have any representatives here from the Grange?

C. Idaho Humane Society Presentation. Leann Gilberg.
(Timestamp 00:08:01)

Mayor Stear Alright. Next, we have a presentation from the Idaho Humane Society, Leanne Gilbert.

City Clerk Nathan Stanley You can control the screen with your mouse. If you just want to scroll through, presenting.

Leann Gilberg, Idaho Humane Society *Here we go.* Good evening, Mayor Stear, and members of the Council. My name is Leanne Gilbert. I'm the Chief Financial Officer for the Idaho Humane Society. Also here this evening is our Chief Executive Officer, Doctor Jeff Rosenthal, our Director of Animal Control Services, Craig Nixon, and our Chief Operating Officer Chris Schaefer.

Thank you for having us this evening. We're proud to serve the citizens of Kuna, and we value our relationship with your city. We also value the positive working relationship we have, our officers with your officers. So, thank you for that too. I wanted to start by just giving you a bit. Look just a little bit of information about what we've been up to at the Idaho Humane Society this year. We saved 9,636 pets. That's the save rate of 94% for dogs and 95% for cats. And those numbers allow us to call ourselves a no kill shelter. We reunited 14164 lost pets with their owners and spayed or neutered 9833 pets, preventing unwanted litters. We provided veterinary care to 10,418 privately owned pets from predominantly low-income owners. In our public veterinary hospital and we supplied over 68,000 lbs. of food to economically challenged families and Meals-on-Wheels recipients so that they could keep their pets in their homes. The majority of these efforts were funded by donor funds not coming from the animal control contracts. We account for those separately, but we thought we might just like to see some of the good things that we are doing at the Idaho Humane Society.

Specifically related to Kuna, we responded to 352 calls or incident responses. We only issued 6 citations for animal code violations, and that number probably seems pretty small, but we take the approach of community policing. We want to solve problems with the owners for the best outcome for the people and their pets. We don't issue a citation unless it gets to that point. We warn, we educate, and try to take other pathways and you can see by some of the other numbers

that we have here we issued 44 letters and warnings for barking dogs, 21 letters for dogs at large, 35 warnings for other animal code violations, and our officers educated versus sighted 100 times. That all being said, we did handle 496 animals from Kuna and impounded 352, but we were able to return 99 of those lost pets to their owners.

Just to give you an idea of some of the animals that we see, these are just an example of the many animals. One of the ways that we get animals brought into us from Kuna is through our animal control officers. This is Holly, she was a 7-year-old blind dog who was picked up by an animal control officers astray. She was able to be reunited with her owner in seven hours. So, this little blind girl got home very quickly. Then we have Ozzy. The police actually dropped him off with us and after holding him for the requisite period, he went unclaimed. So, we went ahead and neutered him and vaccinated him, microchipped him and put him up for adoption, and after two weeks in our care he was sent to his forever home.

We also get animals from your community through owner surrenders. Sometime owners just have to give up their pets and this particular girl, Bella was surrendered because her owners were moving. But before we could put her up for adoption, she had to have a tail amputation because her tail was injured. So we were able to provide that medical care for her through grant funding that we have. That money doesn't come from the animal control contracts. It's for medical cases that we take care of in our public and our shelter, medical clinics for animals under our care. She was with us for about a month and a half. By time, she recuperated and got adopted. But she did happily get put into her forever home. And then there was poor Leonidas. He was brought in by animal Care and control officer. He had sustained multiple punctures along his abdomen. His and his hind legs. He had a broken pelvis. We think he was probably attacked by another animal. So we were able to fix him up. We used, once again, used our grant funds and repaired some hernias, did an FHO, did a dental. He spent some time in foster and then was happily adopted.

So as you can see, we get animals from the Kuna community from a number of different intake channels, as a result of our contract with you all. As you probably know, we provide animal control services to pretty much everybody in Ada County with the exception of Garden City, with whom we only have a sheltering agreement. In relation to the big picture, Kuna's population accounts for 5.8% of the population that we service in 2023. The calls we responded to for Kuna represented 5.9%. The fees that Kuna is paying represented 5.1% of the total contract cost. So you can see there's a pretty close correlation between the calls and the population base of Kuna in relation to the total fees that we collect for the animal control service contracts.

Sorry, just a second. For fiscal year '25, our fee request is \$163,877. That is a 6.67% increase from this year fiscal year '24. But it is less than the total increase, which is 9% overall. So you are getting a little bit less of an increase in some of your other contracting agencies. We allocated the cost once again based on population and historical call volumes and historical allocation methodology. But as with every organization right now in in the past recent past, our costs continue to just continue to go up. We've seen, primarily due to continued pressure on our payroll and we are also hoping to add one additional animal control officer in fiscal year '25 because the number of people that we're servicing and the area that we're servicing just continues to grow.

That would obviously not be allocated all to China, 5% of it is all that's going to be allocated to China because you pay 5% of the total contract.

We've continued to increase our pay rates to try to be competitive for all levels of our employees from entry level to management and we continue to work to get our starting rates up to a good living wage, and we do our best to reduce and maintain our operating expenses to offset those higher personnel costs to the best extent that we can. The total animal control program for the whole county that we run it employs 41 FTE's for over half a million citizens. So it's fairly efficient we think. And that's count accounts for about a third of our workforce. So about a third of our employees work in the somehow related to the animal control program and that covers not only the enforcement but also the animal care, veterinary care for like the basics when they come in, not these extensive surgeries; customer service representatives that deal with people who come in to drop off an animal or redeem an animal, and then also our dispatchers and administration, payroll, HR, that kind of stuff. So, payroll and personnel costs are the biggest chunk of the animal control program cost. It accounts for those costs count for 75% of our contract costs. Since 19... since the fiscal year '23 budget was prepared, so two years ago, just to give you kind of a feel, salaries for veterinarians have increased over 20% and technicians have increased 15%. Animal control officers have increased over 13%, shelter staff have increased 12% and the majority of these positions still pay under \$20.00 an hour, so I included in the packet that we sent you... *oops went too far...*

City Clerk Nathan Stanley I'll get you back, one second.

Leann Gilberg, Idaho Humane Society Copy. Sorry. I'm just trying to go to the second to last slide. In the packet that was included the... page 14 included a history of our payroll pay rates by position for the major positions and it showed you a five-year trend and you can see that you know many of those positions. Five years ago we were paying \$10.00, \$11.00 an hour and now in order to hire people on average, you know we're at \$15.00 an hour for some of those similar positions. So, I just wanted you to all see that. I know you got it ahead of time and see how much of it you know increase we've had because McDonald's is paying \$15.00 an hour. We can't hire somebody for \$10.00 or \$11.00 an hour anymore.

And then just finally one other thing, I wanted to just touch on is our animal control training program. Our training program for our officers is very important to us. So, it's something we've continued to develop. And Director Nixon has made another improve... more improvements to that just in the time that he's been there. Our field training for officers starts with 8 to 10 weeks with an experienced animal control officer, what we call a field training officer. Then once they're on their own, they progress through what we call NACO or the National Animal Control Association, level 1, and level 2 certifications online. They also are assigned online continuous education classes, and Director Nixon started an in service training with the Ada County Prosecutor's on a monthly basis, which has been incredibly helpful. And then they have biweekly team meetings that include training for such areas as report writing, policies and procedures, or whatever the hot topic at the time might be.

So, we're doing our best to try to provide high quality service for you all at what we think to be a reasonable rate and we do value our relationship with you and hope that you see the value that we provide to your community and we thank you for your time this evening. I'm happy to answer any questions.

Mayor Stear Okay, questions?

Council President Bruce I don't have any. Thank you.

Mayor Stear Yeah. Thank you so much. I mean that's a... that is a job I could never do. So, I appreciate all of you and your efforts and the work and it's it really has been good. Now the working with the Police Department and happy with response times and things like that. So, thank you and bless you.

Council Member Laraway May I add something?

Mayor Stear Yes.

Council Member Laraway I mean, I have something another thing I've got to tell you from experience. We used to have to catch the dogs and put them in the right around in a car with us because we had no place to take them because we weren't under a contract and we put them in a makeshift kennel behind Paul's and kept calling it. We spent hours and hours of man resources trying to locate the owners for these dogs. So, thank you.

Leann Gilberg, Idaho Humane Society We appreciate that you appreciate our services and we enjoy providing that service for y'all.

Mayor Stear He used to be with Kuna Police.

Leann Gilberg, Idaho Humane Society I can tell.

[Laughter]

Mayor Stear I figured you picked up on that. Alright. Well, thank you so very much.

[Applause]

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 00:21:03)

- A.** Case Nos. 23-01-OA (Ordinance Amendment) – The City of Kuna requests consideration from the City Council for an Ordinance Amendment to combine Title 5, Zoning

Regulations and Title 6, Subdivision Regulations into one Development Regulation Title.
Doug Hanson, Planning and Zoning Director **ACTION ITEM**

<https://kunacity.id.gov/DocumentCenter/View/8920/CASE-NO-23-01-OA-ORDINANCE-AMENDMENT-PACKET-04022024-PDF>

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

Mayor Stear Alright. That takes us to case numbers, 23-01-0A ordinance amendment. The City of Kuna requests consideration from the City Council for an ordinance amendment to combine Title 5 zoning regulations and Title 6 subdivision regulations into one development Regulation title, Doug Hansen.

Planning and Zoning Director Doug Hanson Good evening, Mayor, and Council. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, Idaho 83634. Case #23-01-OA ordinance amendment to combined title five and six of Kuna City code was remanded back to the Commission by the City Council on October 17th, 2023. After the public hearing had been closed at the request of a citizen to submit additional testimony for the record. At this point, the application timeline is as follows: A public open house was held on April 5th, 2023, Planning and Zoning Commission had public hearing number one on June 13th, 2023, There were no there was no in person testimony; planning and zoning Commission, public hearing number two was held June 27th, 2023. There was no in person testimony. The Commission recommended approval of the ordinance amendment to the Council; City Council public hearing number one was held September 5th, 2023. One individual provided in person testimony. City Council public hearing number two was held on September 19th, 2023. Three individuals provided in-person testimony. The public hearing was then closed. At the City Council meeting on October 17th, 2023. The ordinance amendment was remanded back to the Planning and Zoning Commission, for a third public hearing. That was held on November 14th, 2023. Three individuals provided in-person testimony. The public hearing was then closed. At the Planning and Zoning Commission meeting on December 12th, 2023, the Commission recommended approval with the proposed changes as outlined in exhibit 2.22, which can be viewed beginning on page 295 of the packet or through the application material link and Staff's memo under application items. This brings us to the City Council public hearing #3 this evening.

With the exception of the changes proposed by the Commission for lot splits, there have been no other material changes to the ordinance amendment since City Council was provided the application materials linked via e-mail on November 13th, 2023. Staff would request one additional change to the lot split section on the record. Section proposed 59-602 (A)(12) reads "Maximum number of parcels created the maximum number of parcels that can be created from contiguous original tracks submitted under a single application is 5 if more splits than this amount are intended from original and contiguous tracts. That action shall occur through the city subdivision process." Five lots was initially proposed to create uniformity in the max number of

parcels that could be created by way of both combination plats and lot splits. However, it was brought to the attention of staff through our public testimony that this could cause issue in determining which property owner had the right to file an application for a final available split when separate property owners are involved. Staff would propose that the maximum number of parcels created under a single lot split application when two contiguous tracks are involved, be changed back from 5 to 6, as currently permitted under existing city code. With that, I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council Member Laraway Not at this time.

Council Member McPherson Not yet.

Council President Bruce Not at this time. Thank you, Doug.

Mayor Stear Alright, this is a public hearing, is there anybody who wishes to testify that didn't get a chance to sign in? *It's right there on the clip.* Alright, we will go ahead and start with Anne Valentine. If you would just step to the mic and make sure the green lights on by pushing the base.

Anne Valentine Okay.

Mayor Stear And state your name and address for the record, thank you.

Anne Valentine Anne Valentine, 5905 N Stafford Lane, Meridian, Idaho 83646. I am the sales manager for Tresidio and I feel like I have no backups right now and then I might have my house *TP'ed* after I come here and talk about this. But I'm here to talk to one part of this proposed change and that is the lot coverage change. We at Tresidio currently are having to reevaluate all of the product that we are putting down on the lots because in R-4 and R-6 the patio, the covered patio, the garage and the home can only account for 40% of the lot. This is problematic for the demographic, our demographic, which 85% of them are empty nesters with no children and do not create any public burden to the school systems. They are high taxpayer base and they raise property values. And we are in favor of you changing it to even something like 50% or not even counting in covered patios that would allow us to continue to put in products... product like the product that is already existing in Lugarno Terra. That subdivision is at Deer Flat and Hubbard. You may not be familiar with it, but it is all primarily one story, large garages, nice patio homes that have nice values that have high values to them. We would like to continue this product instead of being forced to put two-story homes, that cater to a demographic that will put a burden on the school system and also, my bosses wanted to make it clear that because of the affordability issues, the land developers are making the lots smaller and smaller and this is going to affect what type of taxpayer and home product that is continued to be built in Kuna. Even if it doesn't pass tonight, because when I signed in, I think I was the only one that was in favor of testifying for it. Again, we would just implore that the Council and the Mayor consider changing the ratio on R-4 and R-6 to 50% or not include covered patios so that we can continue to put in like product and protect home values.

Council President Bruce Thank you.

Mayor Stear Alright, thank you very much. Cindy Giesen.

Cindy Geisen Good evening, Mayor Stear, Council President Bruce, and Council Members. My name is Cindy Geisen and I live at 1363 S Ash Ave. Kuna, Idaho. And I'd like to say I'm strongly opposed to case 23-01-0A, which is an immense, complicated, and non-transparent effort to change Title 5 and Title 6 of our official Kuna City Code. Most definitely our Kuna City Code needs updating and some nice clean up corrections and improved wording of our current titles has been included in this proposed.... This proposal and then I recognize that and I appreciate that. However, the way this 361-page omnibus code changing 23-01-0A case is being moved through the... our hearing process is in my opinion, disrespectful and not appreciated. Typically our ordinances are less than 10 pages, sometimes up to 40. They usually address only one topic or one sentence of section of a chapter at a time. With that method, the ordinance is easy to read, investigate, and understand. Wise and informed decisions are made that way. For case 23-01-0A, none of this can happen and we should quit wasting our time trying to fix it. Every time a new issue comes up, there's going to be somebody up here standing like this last lady that has something else they found. It's too big.

Fortunately, if this is denied, the efforts that went into the proposal of the rewrite, the combining additions, and extractions of our Title 5 and 6 code will not be wasted. I suggest that everyone involved, regroup, and include citizens chosen and choose topics related. Let's see I suggest that everyone involved regroup and include citizen chosen topics related look like local community advocates bringing the citizens into the process and I'm happy to volunteer to do that because I put in more than 120 hours looking at this thing since September, so I've learned a lot. I've submitted my written case testimony, which I'd like to ask if you could submit into your record. Should I wait? And in that I have I have three main objections. Now, if you've looked at my testimony in the past, I continue to add to it because this is a never-ending process. When you take these many issues and try to shove them into one ordinance, it's... So my main my main problem is that there's been a lack of... let me see. The lack of providing the basic code change goals. At the very beginning of this, we've never received a comparison of the original titles. And a cross reference that "Hey, I changed 5-1 and now it's called 7-23." Okay, so we can't compare ourselves. So it's almost impossible. The other thing is the process issues. There's been a lot of issues in the process. And...

City Clerk Nathan Stanley Cindy, that's your time if you could wrap up.

Cindy Geisen Okay, so in the list there's a table and I've kind of compiled things to support that. Many of our hearings were worthless, and so we really haven't had that much time to testify. I request that you deny this process and we start over. Thank you.

Council President Bruce Thank you, Cindy.

Mayor Stear Next, I have signed up to testify, Beverly Wolf.

Beverly Wolf Beverly Wolf, 3420 W Commemoration Ave. This ordinance is a monster. I didn't have all the months that everybody else has that I guess to look at it, but I started diving through

it and the first thing that comes to mind is 'words matter.' So, I appreciate your time and being able to speak to you because there's been so much as Cindy referred to as far as cross referencing, I figured it out today. It's like, oh, you have to look through this many levels to find the one that corresponds to, okay, it takes hours to go through even small sections. So, since I don't have a lot of time, I thought I'd just bring one to your attention, which I thought was interesting, that just in parking regulations, there was a change made. It used to be under Chapter 9. I forget what chapter it's under now, but it doesn't matter. It's under the parking regulations and that a single-family home used to have two parking units for each dwelling, a studio apartment used to have two and one for a visitor. So, those are still consistent. That work is interesting is 2 bedrooms used to have two, I believe it's 2 units that this wording here is confusing, but now the regulation says you're going to have 2 1/2 per unit. How does that work? How do you give 2 1/2 parking units to 1 two-bedroom apartment? Is it an average? I mean when you start looking at details like that, it's kind of funny. Then you go down to public areas like the swimming pool and it used to be a designation of 300 square feet, so one for each 300 square feet of floor area on a unit. Now it's up to five. So does that mean it's a shortcut for the developers? Codes like this are complicated. I get it. I mean why you're calling it no longer Title 5, which was zoning regulations and subdivision regulations, and now you're calling it Development Regulation Title. That hits me a little weird because. Whose code is this? Who's it written for? It doesn't sound like it's written for 'We the people.' It sounds like it's written for 'Them the Developers,' and not all of them are tax paying citizens. Thank you.

Council President Bruce Thank you, Beverly.

Mayor Stear Thank you.

Mayor Stear Then I have Sid Arnold.

[Unintelligible]

Nathan Stanley Yeah, I'll do it.

Sid Anderson Since no one else stood up, I assume that's me, Sid Anderson.

Mayor Stear Oh, I'm sorry.

Sid Anderson That's fine. I wrote it really quick and my handwriting isn't very good anyway. Mayor Stear, Council Members. Sid Anderson 2500 E Rockwalls lane. I'm actually here in support of what's being proposed. I did read all of the code changes that were proposed prior to the last meeting that you had on it, and my only issue was the lot split ordinance in which we discussed at length and you proposed some changes. Those changes have been made. The only issue I had with them was that there was 5 splits and rather than 6 and Director Hanson has laid out that he proposed changing that back to 6 and thus I support what is currently being proposed. Thank you.

Council President Bruce Thank you, Sid.

Council Member McPherson Thank you, Sid

Mayor Stear Thank you, and that's all I had signed up that mark, the testify box. Is there anybody else who wishes to testify that didn't get signed in? Alright. And so just for the record, I think. There were actually 2 signed up to testify, and there are actually 2 signed up in favor, 2 neutral and 16 opposed...Are we going to take a minute to sift through all this?

Council President Bruce Do you want to take a recess and read this or you want to sit here?

Mayor Stear What's that?

Council President Bruce Do you want to take a 5-minute recess so I can read this or you just want to sit here and read it?

Mayor Stear This is actually the last thing that we have on the agenda, I believe so.

Council President Bruce Okay.

Mayor Stear Oh, we do have an ordinance at the end.

Mayor Stear While they're going through some of that, Doug, did you want to address the Patio Lot Coverage?

Planning and Zoning Director Doug Hanson Sure, For the record, Doug Hanson, Kuna Planning and Zoning in this proposal for both the R-4 and the R-6 zones staff, is proposing to just remove the maximum lot coverage component of the official dimensional standards table but retain the same setbacks. So a 20-foot front yard setback, 15-foot rear start yard setback, and 5-foot side setbacks as they currently exist code, one of the number one concerns and complaints we hear as a staff from private property owners is once these homes are built and they're built out to the 40% lot coverage after the fact, individual homeowners can't come in and put up patio covers or request to do additions to the structure itself because they're limited by that 40% lot coverage. So, rather than convolute the code with just allowing for patio covers, we chose to propose that we remove the maximum lot coverage and just ensure that all of those building envelopes are retained within the setbacks as they currently allow by city code.

Mayor Stear Good. Thank you.

Council Member Laraway They don't give a copy of this. What time did Doug get a copy of this?

Council President Bruce Mr. Mayor, can we take a quick recess so I can use the restroom?

Mayor Stear Sure. Dan, did you bring your guitar? Maybe you could provide some entertainment.

[RECESS AT 00:49:34, END RECESS AT 00:53:05]

Mayor Stear Alright, are you ready for discussion?

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

Council Member McPherson 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? Motion carries.

(Timestamp 00:53:09)

Motion To: Close Evidence Presentation and Move to Deliberation

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce You want to start?

Council Member Biggs Why not? So, at least 80-, 85% of the document is a lot of just grammatical and minor changes, which I applaud Doug for the painstaking detail that he's gone through on this. The rest is still, the similar issue to the last time we talked about this is if I don't fully understand or fully grasp, I've been taking notes all weekend on just things that have come across my mind in reading this because it is so big that I do kind of like the idea of maybe pump the brakes and break this up into smaller sections where there's... Any changes that don't have to deal with minor grammatical changes? Because if I don't fully understand some of these, how do I expect for citizens to?

Council President Bruce We're going to apply it to them, you know.

Council Member Biggs Sir.

Council President Bruce Mr. Greg?

Council Member McPherson It's a lot, it's, but it's what we directed staff to do, right? We've had eight public hearings, one open house, one re-notice due to an error in posting. Good find, Cindy. And you know we've rehashed and rehashed and rehashed it at multiple meetings that no one showed up for. Whatever. And here we are. We're trying to get something going and it seems like every time we get momentum then we tell staff “stop, never mind, we want to do something different.” So I mean, we can always change stuff later, but we've made it this far. It seems like we get it to a point, and then all of a sudden, oh, we got to change everything again. I don't think it's to the point we need to start and rewrite the book again, we. We move forward and if there's something that doesn't work, we change it again. It's that simple. That's just my thought.

Mayor Stear I think one of. The biggest issues is combining 2 title sections. So, there's really no way to bite off a little bit of that at a time and combine the two sections. So, I think that's the issue here with this and This is why this one is actually bigger than what we normally do, but just combining those two sections requires two full sections of discussion.

Council President Bruce Mr. Laraway?

Council Member Laraway I got a couple things up, yeah. Reading the information that was provided to us. To me, reading it, it has a lot more to do with our process of disseminating information. It doesn't have that much to do with the entity subject matter. So I don't know how to address this other than yeah, it's really, really big. That the information is not getting out to the citizens and their opinion. And it's but... I also look at the when we're when we're creating something like this to create a community in a city. We have to be smarter than the fox and when the developers come in and they have lawyers, they have big departments that chew these things up. And I like the way it's spelled out. It's... There's more content. But I think we need that to defend ourselves for growth. It's just the way I see it. I know we have to protect ourselves and I know to me, it's simple enough if a regular citizen comes in and says I want to do this. You can tell them "Here's what you have to do." It's a simple communication thing. I don't expect the average citizen to sit down and decipher and read all of this title and try to understand it when it doesn't really pertain to their daily life. We're trying to create a guide that gives us information when developers come in and they want to do X, Y, and Z. Is X, Y, and Z allowed in our title or our codes? That's the way I look at it. I'll shut up.

Mayor Stear Okay.

Council President Bruce I think you guys have kind of...

Council Member Laraway I'm sorry?

Council President Bruce Said, you said you've said most of the stuff that I had the opinion on. It's a lot. We've had a lot of time to do it.

Council Member Laraway I respect all the work she put into this.

Council President Bruce Yeah, it's. It's been great. I think a lot of the time seeing where it changes, seeing it on one side where this is what we're doing, this is what we changed. It's why we changed it. That I think for the future that would be easier for the community to understand what we're doing.

Council Member Laraway Yeah. And I don't, I don't know if a lot of people understand why we make changes is because something was done and it didn't go in our favor to the benefit of the community. So we had to create something to for the protection. That's what these are for. I think Doug and his staff did a great job. Yeah, and it's not just a good job. You did. I have to go in and say all the deflection you were given all the way down for a year to get this done. Thank you.

Council Member McPherson Especially from the two on that side of the bench. It was all then done.

Council President Bruce You have a motion?

Mayor Stear Marc, did you have something?

City Attorney Marc Bybee To the extent that Mark Bybee, City Attorney just to the extent like to kind of offer some context of to the motivation behind why it was presented in such a large document. When you go about editing code, you can't treat any section as a silo, right? It's not like one section of code, it exists independent of all the others, and it doesn't matter what you do there, it won't impact the others. And what can happen over time, and this exists in code. I'm not going to be able to go on precise examples because the last I reviewed this, it's been over a year ago. That's how long this has been, you know since it's we went through the edits. But when you make changes sometimes to just a section, it creates a section that like inconsistencies throughout the whole title. If you if you will because you didn't change everything that you know that needed to be changed. And so, I can tell you from doing this for multiple cities that sometimes I'm asked for a change and it's like, well, good example is actually for the city of Kuna. I was asked to make a change to some animal control ordinances, this has been Four years ago probably. And there's one problem that wanted to be fixed, and it created a trickledown effect that I'm mayor. I remember you having to read the summary of the bill and you didn't or the ordinance. You didn't like it because you're up there reading the long caption because it has this trickledown effect, and so. The idea and presenting it in this way is it's, you know, you're able to address it as a as a lump sum and go through and catch those changes and make them code wide and make them consistency. Because if you do look on Municode, which is where your code is maintained online, you'll see like years after some individual sections, you have many that are as old as 1977. That was the last time that was actually looked at, that section. You have some. As recent as 2023 that it's been looked at. And so you've had like spot changes is kind of how it's been done historically and it overtime it grows and you know have consistency problems. And so when this started, it started Jason's last name is Hellman. I'm trying to remember now, right? Is Jayce Hellman the prior planning director before Doug was appointed, he started the process he worked on it with Bill Gigray from my office was the first draft. Another Attorney that's not at our office anymore. She's now at the attorney general's office. We helped midway through interview. Her name is Andrea Nelson and doing a lot of the reviews and edits. Then ultimately, I was the final reviewer and editor from our office. I think our office probably has between 120 and 150 hours in review time into this doc.

So it wasn't just done, you know, off the cuff and without thought. The problem is it's taking now so long since our review to get to here. It's been a year since at least a year since I've looked at it, right? It's taking that long to get through the process and so that's some of the methodology. Some of the background and code edits are difficult. They just are. But the idea here and bringing it together as one is, let's try and actually make something that works cohesively. Now, I'd love to say we nailed it perfectly, but I guarantee at some point we're going to find something said, 'wish we would have done that different' and we'll do those, you know, work those out, but that's the nature of State Legislation, too. It happens, they adopt something that starts to get applied and you're like okay, now, now we see in that circumstance that section needs a little work, but we could try to kind of create a whole system here and bringing this this way. So I

don't know to the extent that offers any clarification, I just wanted to give some background on how we got here and why it was approached in the manner it was.

Council President Bruce I think the biggest issue for me was just making sure that we continue to have the public hearings here, which we addressed. The lot splits for people who want to develop their land in smaller, you know, not the big developers who come in like you say Who ball through it, but also the average Joe has a couple of acres he wants to develop. It was important to make sure that that they have protections, as well. So, that's all I have to say. I'll entertain a motion if you guys have one.

City Attorney Marc Bybee As far as a recommendation for motion would be to approve the language changes I this is not proposed in an ordinance format. I think it still need to come, you know, for a later Ordinance reading and put into ordinance format to be formally adopted, it doesn't have an ordinance number assigned yet, so.

Council President Bruce We'll approve all the updates and then it will come back to you for review.

City Attorney Marc Bybee Yeah, just come, come in to basically to make it look like an ordinance.

Council President Bruce To take the red lines out, and...

City Attorney Marc Bybee Yeah, put it and because the way it would be right, I'd write in the ordinances. Sometimes you have ordinance changes that are just like it's a, you know, paragraph. You're striking out this language adding and this this one would be repealing titles 5 and 6 and replacing it with this new title is how would be proposed. And so you'd have new language. But right now it's just not formatted like an ordinance, so it'd be approving the language changes with Doug's proposal. Additional proposals, if you're going to do that, but then we'd actually need to come with the ordinance later.

Council President Bruce And we'll see that before it comes back to you?

City Attorney Marc Bybee Yes, it would be the language that's been approved or not. It's not a chance to go for us to go and make a whole new thing. That's not what's happening.

Council President Bruce No, no. I just want you know, so that we can read it. It to make sure.

City Attorney Marc Bybee Yes.

Council Member Biggs And I'm not saying I oppose this in principle, by any means. I mean this is work. It's the wise and some of them. Is there something you know what's driving it from someplace else, state code, that sort of thing in the track changes. That's why I had asked if there were comments on the OR the why's between....

Council President Bruce Oh, I think it was something that would be helpful. I mean, we've read it for a year.

Council Member Biggs And I'm not. Yeah, I'm. I'm not an expert by any means, but those why's would be helpful for me I guess in in that in that regard.

Council Member McPherson Well, and like Marc said, we're going to find something that we go 'Why do we do that?' and we make the change, but for now this is what seems to be what needs to happen to work to control and to clarify things. That's my opinion.

Council Member Laraway You know, one of the things I look at is, this document is I'm going to call it, use the word dynamic. It's ever changing. Things have changed. In our society and in our communities since the first title 5 was created and now we have this new one and I'm gonna stick my foot out there and said this probably won't be the last change we see in the next 50 years because it's a growing document, everything gets added...

City Attorney Marc Bybee Sorry Marc Bybee, City Attorney, again. To that point, Councilman Laraway. So, I said that the year 1977, I pointed that out because LLUPA, the Local Land Use and Planning Act was adopted in Idaho, it was either in the '60s or '70s, I can't remember precisely. And so, then across the state there is this rush by all local jurisdictions to we have to get our zoning ordinances. We have to get our subdivision ordinances adopted. Right? That was basically the authority was granted by the State saying cities, counties you're in charge of planning and your boundaries now adopt your ordinances, and so then everybody is rushing to do it. And so when you see something from the '70s, you know that time period, it's an indication to me as an attorney when I see it that was the first... that was very likely the first stab at one of these ordinances by the City, right? And it's in a time where everybody's kind of adopting them. And so they're looking at, okay, you know, we have a few cities, bigger cities, like the bigger cities are the fastest, usually to adopt it. Let's look at what they did. And they're kind of, you know, copycat methods and then starting to figure it out. And so now gosh, 1977 is that. Anybody tell me how long exactly? I was ago 50-ish years. Are we getting just short of 50 are we just short of 50, is that right? Yeah, there we go.

Mayor Stear I graduated that year So, just stop right now.

[Laughter]

City Attorney Marc Bybee When's your 50th high school reunion? So there's a lot that is learned in the land use development process in that time. And I think we're trying to capture a lot of the lessons learned, if you will and updating the code. And I will also offer, I know there's concerns that this is tailored to the developers. I can tell you, as somebody who is heavily involved in the drafting changes, I didn't coordinate with developers on this. That wasn't who I was talking to us. I was talking to your planning director, that's who I worked with.

Mayor Stear Okay, so we have two changes that we're talking about. Is that correct? So we're going to, we're going to make a motion to make those two changes and then bring it back to Council for final approval, is that what the motion needs to be?

Council President Bruce For the coverage.

Planning and Zoning Director Doug Hanson A motion to approve the language and then we would bring back forward on an agenda the ordinance with an effective date to codify the changes. I don't think that necessarily needs to be in a public hearing, but this same language as approved this evening, if approved, we'll be back before you as the effective ordinance with an effective date.

[Inaudible]

Mayor Stear Okay.

Council President Bruce I do agree with John, though, about disseminating information. You know what being a year and some folks are just.

Council Member Laraway We can all do better at that.

Council President Bruce Yeah. You guys have a motion?

Council Member McPherson I would move we approve the language changes for Ordinance Amendment 23-01-OA and the Director's recommendations...

Council Member Laraway Second.

Council Member McPherson ...As well.

Mayor Stear We have a motion and a second. Any further discussion? All those in favor say 'aye.'

Council Member Laraway Aye.

Council Member McPherson Aye.

Mayor Stear Any opposed?

Council Member Biggs Nay.

Council President Bruce Nay.

Mayor Stear And that would be a tie; so I will vote aye on that motion, so that motion carries.

Council President Bruce I do want to say thank you to Cindy. She's putting a lot of work; more than I've ever seen, so.

Council Member Biggs I really appreciate the document.

(Timestamp 01:09:50)

Motion To: Approve the Language Changes for Ordinance Amendment 23-01-OA and Director's Recommendations

Motion By: Council Member McPherson

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members, McPherson, Laraway, Mayor Stear

Members Voting Nay: Council Members, Biggs, Bruce

Members Absent: None
Approved Via: Voice Vote
3-2-0

[Meeting Continues to Ordinances Item 9.A]

B. Case Nos. 23-05-ZC (Rezone) and 23-06-S (Preliminary Plat) for Falcon Crest EAST Subdivision. Applicant requests Rezone and Preliminary Plat approval near the NEC of Kuna and Cloverdale Roads in Section 22, Township 2 North, Range 1 East. Troy Behunin, Senior Planner. *Due to a legal noticing error in the Newspaper, Staff request this item be tabled to April 16, 2024.*
(Timestamp 01:12:33)

Mayor Stear Thank you for calling my attention back to that. Case number 23-05-ZC due to legal noticing error, the newspaper staff... in the newspaper, staff requests this item be tabled till April 16, 2024, if that would be the desire of the Council.

Council President Bruce I'll make a motion that we table case #23-05-ZC to a date certain of April 16th, 2024.

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 01:12:55)

Motion To: Table Case # 23-05-ZC to a date certain of April 16th, 2024.

Motion By: Council President Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

[Meeting Continues to Mayor/Council Announcements Item 11]

8. Business Items:

9. Ordinances:

(Timestamp 01:10:52)

A. Consideration to approve Ordinance 2024-05 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S IDAHO B2R 53 LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

Mayor Stear Alright, that takes us to consideration of Ordinance 2024-05, an ordinance of the City Council, of the city of Kuna making certain findings and enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County assessors, Idaho B2R53 LLC and declaring water rights of pertinent there are two are pooled for delivery purposes and directing the City Clerk to record this ordinance as provided by law, directing the city engineer and provide notice of this ordinance to the Boise-Kuna Irrigation District, The owners, and update the irrigation system map, and providing an effective date.

Council President Bruce Mr. Mayor, Case #23-O5-ZC, we needed to retable that one?

Mayor Stear Oh, I'm sorry. We'll come back to that, okay. If you don't mind since I blew past it, and I already read this.

Council President Bruce I make a motion that we waive 3 readings of Ordinance 2024-05.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded all in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:11:59)

Motion To: Waive 3 Readings of Ordinance 2024-05

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None
Members Voting Aye: Council Members, Bruce, Biggs, McPherson, Laraway
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 2024-05, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded, and 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 Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Aye.

Mayor Stear And that motion carries.

(Timestamp 01:12:11)

Motion To: Approve Ordinance 2024-05

Motion By: Council President Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

[Meeting Continues to Public Hearings Item 7.B]

10. Executive Session:

11. Mayor/Council Announcements:

(Timestamp 01:13:22)

Mayor Stear We did have... so, Paul Stephens has retired and I will be interim public works director while we advertise and post that out. So, he provided as engineer and public works Director. So, we are looking for those positions most likely separately, but I guess it could be possible if we found that right fit to do it in one again, but so we've got those jobs posted and out on the website and I think we've already got some responses. So, hopefully we can get that handled pretty quick and. I have every confidence in our people out in public works to keep everything running smoothly and I think everything is going to go along just fine. There might be a couple of hiccups when it comes to some of the some of the stuff that needs to be accomplished as far as new things coming in, but we'll be able to keep up with what has come in and move things forward that way we have a Engineer of record on a temporary basis that will help us out and we do have an engineer with the qualifications to stamp plans and that type of thing. So, whatever their comfort level is, is where we'll go with that and then we'll contract out otherwise. So, hopefully won't be too big of an issue to get taken care of so.

Council President Bruce It's a good spot; somebody will fill it.

Mayor Stear Yeah. So, anyway.

Council President Bruce I had one other thing.

Mayor Stear Yes, go ahead.

Council President Bruce The Middleton Planning and Zoning approved the...I guess it was a school related ordinance that we talked about where it if the schools at a certain capacity, the development won't make it to Council. Just kind of keep an eye on that. Maybe it's something that we want to address down the road depending on how it works out for them, especially with the school district where it's at school capacity. So, just something to think about, kind of putting the back of your mind.

Mayor Stear Yeah, definitely. Keep an eye on that and see where that goes. Okay, anything else?

Council Member McPherson I have one thing, the city's version of touch the truck event for the kids has been scheduled for June 8th again. That's our terror tactile event, they call it. So, Stacy was working on a tank, but the guy that was able to bring it out already had commitments. So there's new addition this year there will be some military equipment there, just not a tank like we're hoping, so. But it will be the normal, you know, cranes, trash, trucks, tractors, and everything in between. Police, I'm sure we'll be there again, fire...

Council President Bruce The recruitment office always brings the helicopter out to the high school.

Council Member McPherson We need Harrier jets here and one more thing.

Council President Bruce I don't know if you can land a helicopter?

Council Member McPherson Yeah, at 35 something.

Council Member Laraway And one more thing.

Council Member McPherson Come on, help us out.

Mayor Stear Good. Thank you. Thank you for working on that every year. That's always a big hit with the kids.

Council Member Laraway and one more thing also, Mayor.

Mayor Stear Okay, you bet.

Council Member Laraway This last Saturday, but I want speak out to about a lot of the volunteers that came out for the Kuna City Easter Egg Hunt. Hundreds of kids at the high school and thank the high school and the school just for allowing us to use that property. But it was amazing to watch all those little kids run around excited, but it took a lot of work and I'm sure Russell's been doing it for quite a few years.

Council Member McPherson A lot of years.

Council Member Laraway Anyway, thank you.

12. Adjournment:

(Timestamp 01:17:13)

Council President Bruce I make a motion to adjourn.

Council Member Laraway Second.

Mayor Stear If nobody had anything else then we are adjourned.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

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

Date Approved: CCM 04.16.2024



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

April 2nd, 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

~~Anne Valentine~~
Print Name
~~7705 N Stafford~~
Print Address
~~Meridian, ID~~
City State, Zip

Print Name
Print Address
City State, Zip

Print Name
Print Address
City State, Zip

Topic

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CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 April 2, 2024

Case No.: 23-01-OA (Ordinance Amendment)

Case Name: Kuna City Code Title 5 & 6 Rewrite

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
✓ <i>Anna Valentine</i>		
Name <i>5705 N Stafford</i>	Name	Name <i>STEVE NOFFZ</i>
Address <i>Meridian, ID 83646</i>	Address	Address <i>3110 S. LOCUST GROVE RD</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>DAKIAN BOYER</i>
Address	Address	Address <i>3710 E KUNA MOON RD</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP <i>KUNA ID 83634</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>ARLO Drake</i>
Address	Address	Address <i>7400 Anna Maria rd.</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP <i>83634</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name <i>Cindy Giesen</i>
Address	Address	Address <i>1363 S. Ash</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP <i>Kuna, ID</i>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>Daine DRAHE</i>
Address	Address	Address <i>7400 Kuna rd</i>
City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <i>Kuna, ID 83634</i> <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>Caroline Hightman</i>
Address	Address	Address <i>2050 n Azurite Dr</i>
City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <i>Kuna</i> <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>BARBARA KILBORN</i>
Address	Address	Address <i>1038 W Rose Court</i>
City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <i>83634</i> <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>Nedra M. Olson</i>
Address	Address	Address <i>494 E. Wild Lilac Ct</i>
City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <i>Kuna, ID 83634</i> <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>OWEN WYATT</i>
Address	Address	Address <i>1188 W. WHEAT ST</i>
City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	City, State, ZIP <i>KUNA 83634</i> <input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name <i>CHARLES K. WILSON</i>
Address	Address	Address <i>144 W. CASTRO DR</i>
City, State, ZIP	City, State, ZIP	City, State, ZIP <i>KUNA</i>

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify Dan Cribb	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name 899 S Rangipio	Name GAIL ZARR
Address	Address KUNA 95834	Address 412 E BOISE ST KUNA
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name Christine Keith	Name Jan Zarr
Address	Address 899 S. Rangipio Ave	Address 412 E BOISE ST KUNA
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Martha Drake
Address	Address	Address 1753 N. Mawe
City, State, ZIP	City, State, ZIP	City, State, ZIP KUNA
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name Alyssa Joseph Gannusca
Address	Address	Address 100 S. Meridian Rd
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name Shannon Pugs
Address	Address	Address 700 S. Stibrite
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <i>S. A. Anderson</i>	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify <i>Berach Wolf</i>
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

City of Kuna

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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
2M COMPANY, INC.												
1461	2M COMPANY, INC.	204030942-00	17947	<u>BACKFLOW FOR CRIMSON POINT LIFT STATION, J.BOSTON, APR.'24</u>	04/08/2024	450.80	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total 204030942-00:						450.80	.00					
Total 2M COMPANY, INC.:						450.80	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0573754	17835	<u>NAME PLATE FOR B. ROSSADILLO, P & Z COMMISSIONER, C. MANNING, MAR '24</u>	04/04/2024	22.79	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/24		
Total 0573754:						22.79	.00					
277	ABC STAMP, SIGNS & AWARDS	0573788	17930	<u>NAME PLATE FOR URA COMMISSIONER AMIE MENGES, C. MANNING, APR '24</u>	04/08/2024	11.40	.00	<u>52-6287 GENERAL AND ADMIN</u>	0	4/24		
277	ABC STAMP, SIGNS & AWARDS	0573788	17930	<u>NAME PLATE FOR URA COMMISSIONER AMIE MENGES, C. MANNING, APR '24</u>	04/08/2024	11.39	.00	<u>53-6287 GENERAL AND ADMIN</u>	0	4/24		
Total 0573788:						22.79	.00					
Total ABC STAMP, SIGNS & AWARDS:						45.58	.00					
ACEM												
839	ACEM	60324.00		<u>3RD QTR MEMBERSHIP CONTRIBUTION DUES FOR FY 2024, APR '24</u>	04/01/2024	3,019.00	3,019.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	4/24	04/05/2024	

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Total 60324.00:						3,019.00	3,019.00					
Total ACEM:						3,019.00	3,019.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	03312024ACH		<u>ACHD IMPACT FEE, MARCH 2024</u>	03/31/2024	190,480.00	190,480.00	<u>30-2081 ACHD IMPACT FEE</u>	0	4/24	04/05/2024	
Total 03312024ACHDI:						190,480.00	190,480.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						190,480.00	190,480.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	122111		<u>SHERIFF-POLICE SERVICES FOR APR '24</u>	04/01/2024	316,476.00	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	4/24		
Total 122111:						316,476.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						316,476.00	.00					
AGRI-LINES IRRIGATION, INC.												
1066	AGRI-LINES IRRIGATION, INC.	INV110906	17900	<u>LINE PARTS FOR THE FARM, T.FLEMING, APR '24</u>	04/03/2024	2,890.03	2,890.03	<u>21-6090 FARM EXPENDITURES</u>	0	4/24	04/05/2024	
Total INV110906:						2,890.03	2,890.03					
1066	AGRI-LINES IRRIGATION, INC.	INV111009	17911	<u>WHEEL LINE PARTS, T. FLEMING, APR '24</u>	04/04/2024	1,775.99	1,775.99	<u>21-6090 FARM EXPENDITURES</u>	0	4/24	04/05/2024	
Total INV111009:						1,775.99	1,775.99					
Total AGRI-LINES IRRIGATION, INC.:						4,666.02	4,666.02					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	95470		<u>QUARTERLY PEST CONTROL, TREATMENT PLANT, MAR '24 - WATER</u>	03/20/2024	67.20	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	4/24		

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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
1804	ALPHA HOME PEST CONTROL, LLC	95470		<u>QUARTERLY PEST CONTROL, TREATMENT PLANT, MAR '24 - SEWER</u>	03/20/2024	67.20	.00	21-6140 MAINT & REPAIR BUILDING	0	4/24		
1804	ALPHA HOME PEST CONTROL, LLC	95470		<u>QUARTERLY PEST CONTROL, TREATMENT PLANT, MAR '24 - P.I.</u>	03/20/2024	25.60	.00	25-6140 MAINT & REPAIR BUILDING	0	4/24		
Total 95470:						160.00	.00					
Total ALPHA HOME PEST CONTROL, LLC:						160.00	.00					
AMERICAN CONSTRUCTION SUPPLY, INC.												
1451	AMERICAN CONSTRUCTION SUPPLY, INC.	286968	17719	<u>COMPACTOR REPAIR, S. CAHILL, MAR '24</u>	03/08/2024	649.71	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/24		
Total 286968:						649.71	.00					
Total AMERICAN CONSTRUCTION SUPPLY, INC.:						649.71	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2401929		<u>MONTHLY BACTERIA SAMPLES - MAR '24 - WATER</u>	03/30/2024	541.50	.00	20-6152 M & R - LABORATORY COSTS	0	4/24		
Total 2401929:						541.50	.00					
1	ANALYTICAL LABORATORIES	2401930		<u>MONTHLY BACTERIA SAMPLES - MAR '24 - SEWER</u>	03/30/2024	2,755.00	.00	21-6152 M & R - LABORATORY COSTS	0	4/24		
Total 2401930:						2,755.00	.00					
Total ANALYTICAL LABORATORIES:						3,296.50	.00					
ASTRA BACKFLOW INC												
1215	ASTRA BACKFLOW INC	290486	17310	<u>BACKFLOW FOR THE FARM, T.FLEMING, MAR '24</u>	03/11/2024	24,939.00	24,939.00	21-6166 PP&E PURCHASES - OPERATIONS	0	4/24	04/05/2024	

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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 290486:						24,939.00	24,939.00					
Total ASTRA BACKFLOW INC:						24,939.00	24,939.00					
BSN SPORTS, LLC												
1739	BSN SPORTS, LLC	925265169		<u>BASES FOR ZAMZOWS PARK, M. WEBB, APR '24</u>	03/27/2024	4,424.97	.00	50-6045 <u>CONTINGENCY</u>	1335	4/24		
Total 925265169:						4,424.97	.00					
Total BSN SPORTS, LLC:						4,424.97	.00					
BUTTE FENCE INC												
2177	BUTTE FENCE INC	0110801-IN		<u>FENCE REPAIR AT CRIMSON POINT COMMUNITY GARDEN, J. ADAMS, APR '24</u>	03/11/2024	5,328.45	5,328.45	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24	04/05/2024	
Total 0110801-IN:						5,328.45	5,328.45					
Total BUTTE FENCE INC:						5,328.45	5,328.45					
CASELLE INC												
1239	CASELLE INC	132089		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/24 - ADMIN</u>	04/01/2024	700.72	.00	01-6052 <u>CONTRACT SERVICES</u>	0	4/24		
1239	CASELLE INC	132089		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/24 - WATER</u>	04/01/2024	479.44	.00	20-6052 <u>CONTRACT SERVICES</u>	0	4/24		
1239	CASELLE INC	132089		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/24 - SEWER</u>	04/01/2024	479.44	.00	21-6052 <u>CONTRACT SERVICES</u>	0	4/24		
1239	CASELLE INC	132089		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 04/01-04/30/24 - P.I.</u>	04/01/2024	184.40	.00	25-6052 <u>CONTRACT SERVICES</u>	0	4/24		
Total 132089:						1,844.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total CASELLE INC:						1,844.00	.00					
CENTURYLINK												
62	CENTURYLINK	333719348032		<u>DEDICATED LANDLINE TO SCADA, 03/25/2024-04/24/2024 - WATER</u>	03/25/2024	29.43	29.43	20-6255 TELEPHONE EXPENSE	0	4/24	04/05/2024	
62	CENTURYLINK	333719348032		<u>DEDICATED LANDLINE TO SCADA, 03/25/2024-04/24/2024 - SEWER</u>	03/25/2024	29.43	29.43	21-6255 TELEPHONE EXPENSE	0	4/24	04/05/2024	
62	CENTURYLINK	333719348032		<u>DEDICATED LANDLINE TO SCADA, 03/25/2024-04/24/2024 - P.I.</u>	03/25/2024	11.21	11.21	25-6255 TELEPHONE EXPENSE	0	4/24	04/05/2024	
Total 33371934803252024:						70.07	70.07					
62	CENTURYLINK	333719768032		<u>INTERNET SERVICES FOR PARKS, 03/25/2024-04/24/2024</u>	03/25/2024	100.58	100.58	01-6255 TELEPHONE	1004	4/24	04/05/2024	
Total 33371976803252024:						100.58	100.58					
Total CENTURYLINK:						170.65	170.65					
CITY OF BOISE												
571	CITY OF BOISE	541		<u>APRIL-JUNE 2024 CONTRIBUTION FOR ALLUMBAUGH HOUSE</u>	04/04/2024	3,316.33	.00	01-6070 DONATIONS EXPENSE	0	4/24		
Total 541:						3,316.33	.00					
Total CITY OF BOISE:						3,316.33	.00					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	1119596		<u>RENTAL JOHN DEERE 544 G-TIER WHEEL LOADER FOR MOVING LANDSCAPE PRODUCT AT PARKS SHOP, B. WITHROW, APR '24</u>	04/09/2024	5,191.73	.00	01-6212 RENT-EQUIPMENT	1004	4/24		

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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 1119596:						5,191.73	.00					
Total COASTLINE EQUIPMENT COMPANY:						5,191.73	.00					
COMMERCIAL TIRE INC												
2204	COMMERCIAL TIRE INC	45-19734	17864	<u>NEW TIRES AND ALIGNMENT ON SEWER RAM, TRUCK #8, J. DURHAM, MAR '24</u>	03/29/2024	2,191.29	2,191.29	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24	04/05/2024	
Total 45-19734:						2,191.29	2,191.29					
2204	COMMERCIAL TIRE INC	45-19744	17866	<u>SUMMER TIRE CHANGEOUT ON THE PARK'S TACOMA TRUCK #50, J.DURHAM, MAR.'24</u>	03/29/2024	45.00	45.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/24	04/05/2024	
Total 45-19744:						45.00	45.00					
Total COMMERCIAL TIRE INC:						2,236.29	2,236.29					
COMPASS												
4	COMPASS	0127		<u>FY 2024 ANNUAL MEMBERSHIP DUES, THIRD QUARTER</u>	04/01/2024	3,293.50	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	4/24		
Total 0127:						3,293.50	.00					
Total COMPASS:						3,293.50	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	U224555	17792	<u>100 REGISTERS AND 200 GASKETS, J.OSBORN, MAR.'24</u>	03/20/2024	37,444.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/24		
Total U224555:						37,444.00	.00					
63	CORE & MAIN LP	U338454	17865	<u>3 INCH REGISTER, J.OSBORN, MAR.'24</u>	03/29/2024	333.36	.00	<u>20-6150 M & R - SYSTEM</u>	0	4/24		

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
Total U338454:						333.36	.00					
63	CORE & MAIN LP	U610037	17865	<u>20 REGISTERS, J.OSBORN, MAR.'24</u>	03/29/2024	5,759.20	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/24		
Total U610037:						5,759.20	.00					
63	CORE & MAIN LP	U628265	17856	<u>6 INCH CHECK VALVE AND PARTS FOR CHECK VALVE PIPE AT BERNIE PUMP HOUSE, PARKS WELL #2, APR '24</u>	03/29/2024	284.48	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24		
Total U628265:						284.48	.00					
Total CORE & MAIN LP:						43,821.04	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9294	17916	<u>GENERATOR SERVICE DUE TO A POWER OUTAGE, T.FLEMING, APR.'24</u>	04/04/2024	2,651.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total 9294:						2,651.00	.00					
147	CUSTOM ELECTRIC, INC.	9295	17918	<u>WELL #10 GENERATOR SETUP, D. CROSSLEY, APR '24</u>	04/04/2024	18,952.41	.00	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	0	4/24		
Total 9295:						18,952.41	.00					
Total CUSTOM ELECTRIC, INC.:						21,603.41	.00					
D & B SUPPLY												
75	D & B SUPPLY	4319	17889	<u>3 INCH UTILITY BRUSH, J. OSBORN, APR '24</u>	04/02/2024	4.29	.00	<u>20-6175 SMALL TOOLS</u>	0	4/24		
Total 4319:						4.29	.00					

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75	D & B SUPPLY	44	17902	<u>TURN BUCKLE TO HANG NETS AT ZAMZOWS BALL PARK, B. BAUER, APR '24</u>	04/03/2024	6.29	.00	50-6045 CONTINGENCY	1335	4/24		
Total 44:						6.29	.00					
75	D & B SUPPLY	6750	17876	<u>PAINT & ACETONE FOR FOUL POSTS AT ZAMZOWS PARK, B. BAUER, APR '24</u>	04/01/2024	77.13	.00	50-6045 CONTINGENCY	1335	4/24		
Total 6750:						77.13	.00					
75	D & B SUPPLY	6763	17878	<u>WIRE FOR MID WELDER AT PARKS SHOP, C. REGLI, APR '24</u>	04/01/2024	89.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/24		
Total 6763:						89.98	.00					
75	D & B SUPPLY	7325	17896	<u>WASHERS FOR DUGOUTS AT ZAMZOWS PAKR, R. WARWICK, APR '24</u>	04/03/2024	13.21	.00	50-6045 CONTINGENCY	1335	4/24		
Total 7325:						13.21	.00					
75	D & B SUPPLY	7412	17909	<u>ZIP TIES AND MORE CARIBENERS FOR BACKSTOPS AT ZAMZOWS PARK, S. CAHILL, APR '24</u>	04/03/2024	67.92	.00	50-6045 CONTINGENCY	1335	4/24		
Total 7412:						67.92	.00					
75	D & B SUPPLY	7479	17855	<u>SOCKETS, D. ABBOTT, MAR '24</u>	03/28/2024	24.98	.00	01-6175 SMALL TOOLS	1004	4/24		
Total 7479:						24.98	.00					
75	D & B SUPPLY	7662	17868	<u>SCREWDRIVER SET FOR WATER DEPT, J.OSBORN, MAR.'24 - WATER</u>	03/29/2024	34.39	.00	20-6175 SMALL TOOLS	0	4/24		

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75	D & B SUPPLY	7662	17868	<u>SCREWDRIVER SET FOR WATER DEPT. J.OSBORN, MAR.'24 - P.I.</u>	03/29/2024	8.60	.00	<u>25-6175 SMALL TOOLS</u>	0	4/24		
Total 7662:						42.99	.00					
75	D & B SUPPLY	7884	17932	<u>PINS FOR HYDRAULIC CYLINDERS FOR NEW PARKS DUMP TRUCK, C. REGLI, APR '24</u>	04/05/2024	11.98	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/24		
Total 7884:						11.98	.00					
75	D & B SUPPLY	8652	17946	<u>ZIP TIES FOR ZAMZOWS PARK, S. CAHILL, APR '24</u>	04/08/2024	51.96	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 8652:						51.96	.00					
75	D & B SUPPLY	9487A	17881	<u>MORE PAINT FOR FOUL POSTS, B. BAUER, APR '24</u>	04/01/2024	17.38	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 9487A:						17.38	.00					
75	D & B SUPPLY	9775	17892	<u>CARIBINERS FOR ZAMZOWS PARK DUGOUT TARPS, M. WEBB, APR '24</u>	04/02/2024	7.88	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 9775:						7.88	.00					
75	D & B SUPPLY	9801	17893	<u>NUTS & BOLTS FOR DUGOUTS AT ZAMZOWS PARK, R. WARWICK, APR '24</u>	04/02/2024	46.58	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 9801:						46.58	.00					
Total D & B SUPPLY:						462.57	.00					

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DATATEL LLC												
1566	DATATEL LLC	37982		<u>PARTS AND REPAIR OF PHONE SERVICE AT ART & HISTORY CENTER, N. STANLEY, APR '24</u>	03/31/2024	244.25	.00	<u>01-6255 TELEPHONE</u>	0	4/24		
Total 37982:						244.25	.00					
1566	DATATEL LLC	IN-8001081210		<u>04/01-04/30/24 INTERNET SERVICES - PARKS</u>	04/02/2024	189.46	.00	<u>01-6290 UTILITIES</u>	1004	4/24		
Total IN-8001081210131:						189.46	.00					
Total DATATEL LLC:						433.71	.00					
DIGLINE												
25	DIGLINE	0073854-IN		<u>DIG FEES, MAR '24 - WATER</u>	03/31/2024	321.87	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	4/24		
25	DIGLINE	0073854-IN		<u>DIG FEES, MAR '24 - SEWER</u>	03/31/2024	321.87	.00	<u>21-6065 DIG LINE EXPENSE</u>	0	4/24		
25	DIGLINE	0073854-IN		<u>DIG FEES, MAR '24 - P.I.</u>	03/31/2024	122.61	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	4/24		
Total 0073854-IN:						766.35	.00					
Total DIGLINE:						766.35	.00					
DMH ENTERPRISES LLC												
1745	DMH ENTERPRISES LLC	03312024DMH		<u>PLUMBING PERMITS, MARCH 2024</u>	03/31/2024	19,940.36	19,940.36	<u>01-6052 CONTRACT SERVICES</u>	1005	4/24	04/05/2024	
Total 03312024DMH:						19,940.36	19,940.36					
Total DMH ENTERPRISES LLC:						19,940.36	19,940.36					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30265204	17870	<u>TOTE OF CHOLORINE, D. CROSSLEY, APR '24</u>	04/03/2024	1,333.63	.00	<u>20-6151 M & R - PROCESS</u>				

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								CHEMICALS	0	4/24		
	Total IN-30265204:					1,333.63	.00					
	Total DUBOIS CHEMICALS INC:					1,333.63	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	295148	17843	<u>FILTERS FOR PARKS KUBOTA MINI, J. DURHAM, MARCH 24</u>	03/27/2024	57.75	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24		
	Total 295148:					57.75	.00					
2115	DYNA PARTS LLC	295322	17867	<u>TRAILER CONNECTOR AND AIR FILTER FOR SEWER TRUCK, J.DURHAM, MAR.'24</u>	03/29/2024	76.71	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		
	Total 295322:					76.71	.00					
2115	DYNA PARTS LLC	295334		<u>TRAILER CONNECTOR, SEWER TRUCK #8, MAR.'24</u>	03/29/2024	37.10	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		
2115	DYNA PARTS LLC	295334		<u>RETURNED INCORRECT CONNECTOR, PURCHASED ON INV #295322, MAR.'24</u>	03/29/2024	-39.52	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		
	Total 295334:					-2.42	.00					
2115	DYNA PARTS LLC	295599	17910	<u>TORQUE WRENCH AND THREADING NUTS, J.DAVIDSON, APR.'24</u>	04/03/2024	31.96	.00	<u>21-6175 SMALL TOOLS</u>	0	4/24		
	Total 295599:					31.96	.00					
2115	DYNA PARTS LLC	295710	17927	<u>HEATER HOSE FOR NEW DUMP TRUCK, S. CAHILL, APR '24</u>	04/05/2024	14.68	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/24		

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Total 295710:						14.68	.00					
2115	DYNA PARTS LLC	295714	17929	<u>AIR FILTERS FOR NEW DUMP TRUCK, J. DURHAM, APR '24</u>	04/05/2024	115.13	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	4/24		
2115	DYNA PARTS LLC	295714	17929	<u>DRAIN PLUG FOR WATER TRUCK #24, J. DURHAM, APR '24 - WATER</u>	04/05/2024	3.95	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/24		
2115	DYNA PARTS LLC	295714	17929	<u>DRAIN PLUG FOR WATER TRUCK #24, J. DURHAM, APR '24 - P.I.</u>	04/05/2024	.99	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/24		
Total 295714:						120.07	.00					
2115	DYNA PARTS LLC	295725	17935	<u>PARTS FOR DUMP TRUCK, R HENZE, APR '24</u>	04/05/2024	26.50	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	4/24		
Total 295725:						26.50	.00					
2115	DYNA PARTS LLC	295825	17944	<u>WINDOW REGULATOR FOR WATER TRUCK #24, J. DURHAM, APR '24 - WATER</u>	04/08/2024	69.11	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/24		
2115	DYNA PARTS LLC	295825	17944	<u>WINDOW REGULATOR FOR WATER TRUCK #24, J. DURHAM, APR '24 - P.I.</u>	04/08/2024	17.28	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/24		
Total 295825:						86.39	.00					
2115	DYNA PARTS LLC	295928		<u>HYDRAULIC FILTER FOR PARKS MINI KUBOTA, J. DURHAM, APR. 24</u>	04/10/2024	23.55	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/24		
Total 295928:						23.55	.00					
Total DYNA PARTS LLC:						435.19	.00					

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ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	03312024ECI		<u>ELECTRICAL PERMITS, MARCH 2024</u>	03/31/2024	11,149.46	11,149.46	01-6052 CONTRACT SERVICES	1005	4/24	04/05/2024	
Total 03312024ECI:						11,149.46	11,149.46					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						11,149.46	11,149.46					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0883780	17782	<u>PARTS FOR THE FLOW METER AT WEST WELL FOR THE FARM, T.FLEMING, MAR '24</u>	03/20/2024	785.65	785.65	21-6090 FARM EXPENDITURES	0	4/24	04/05/2024	
Total 0883780:						785.65	785.65					
Total FERGUSON ENTERPRISES INC:						785.65	785.65					
FREUND PROPERTIES LLC												
2014	FREUND PROPERTIES LLC	8463		<u>CONTRACT SERVICE/IT SUPPORT, APR '24 - ADMIN</u>	04/01/2024	3,234.56	3,234.56	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8463		<u>CONTRACT SERVICE/IT SUPPORT, APR '24 - WATER</u>	04/01/2024	2,213.12	2,213.12	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8463		<u>CONTRACT SERVICE/IT SUPPORT, APR '24 - SEWER</u>	04/01/2024	2,213.12	2,213.12	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8463		<u>CONTRACT SERVICE/IT SUPPORT, APR '24 - P.I.</u>	04/01/2024	851.20	851.20	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
Total 8463:						8,512.00	8,512.00					
2014	FREUND PROPERTIES LLC	8570		<u>SETUP NEW COMPUTER FOR T. BEHUNIN, MAR '24 - P & Z</u>	04/01/2024	270.00	270.00	01-6141 IT SMALL EQUIPMENT	1003	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SETUP NEW COMPUTER FOR T. BEHUNIN, MAR '24 - WATER</u>	04/01/2024	13.50	13.50	20-6141 IT SMALL EQUIPMENT	0	4/24	04/05/2024	

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2014	FREUND PROPERTIES LLC	8570		<u>SETUP NEW COMPUTER FOR T. BEHUNIN, MAR '24 - SEWER</u>	04/01/2024	13.50	13.50	<u>21-6141 IT SMALL EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SETUP NEW COMPUTER FOR T. BEHUNIN, MAR '24 - P.I.</u>	04/01/2024	3.00	3.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>CHECKED INTERNET CONNECTION AT ART & HISTORY CENTER, MAR '24</u>	04/01/2024	120.00	120.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>REFURBISH PC, AND SETUP IN WATER DEPT TO REPLACE OLD SCADA-PI MACHINE, MAR '24 - WATER</u>	04/01/2024	126.00	126.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>REFURBISH PC, AND SETUP IN WATER DEPT TO REPLACE OLD SCADA-PI MACHINE, MAR '24 - SEWER</u>	04/01/2024	126.00	126.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>REFURBISH PC, AND SETUP IN WATER DEPT TO REPLACE OLD SCADA-PI MACHINE, MAR '24 - P.I.</u>	04/01/2024	48.00	48.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>MEETING WITH PAUL AND CAT RE: KELLER ACCESS & CONFIG, MEETING WITH M. BORZICK RE: SHAREPOINT, ETC. MAR '24 - WATER</u>	04/01/2024	126.00	126.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>MEETING WITH PAUL AND CAT RE: KELLER ACCESS & CONFIG, MEETING WITH M. BORZICK RE: SHAREPOINT, ETC. MAR '24 - SEWER</u>	04/01/2024	126.00	126.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>MEETING WITH PAUL AND CAT RE: KELLER ACCESS & CONFIG, MEETING WITH M. BORZICK RE: SHAREPOINT, ETC. MAR '24 - P.I.</u>	04/01/2024	48.00	48.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SETUP SHAREPOINT SITE ROLL PLANS, M. BORZICK, MAR '24 - WATER</u>	04/01/2024	100.80	100.80	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SETUP SHAREPOINT SITE ROLL PLANS, M. BORZICK, MAR '24 - SEWER</u>	04/01/2024	100.80	100.80	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	

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2014	FREUND PROPERTIES LLC	8570		<u>SETUP SHAREPOINT SITE ROLL PLANS. M. BORZICK, MAR '24 - P.I.</u>	04/01/2024	38.40	38.40	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>STREAM P & Z MEETING TO YOUTUBE, MAR '24 - P & Z</u>	04/01/2024	210.00	210.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>MEETING WITH CONTRACTOR AND CITY STAFF RE: META FACILITY - WATER</u>	04/01/2024	105.00	105.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>MEETING WITH CONTRACTOR AND CITY STAFF RE: META FACILITY - SEWER</u>	04/01/2024	105.00	105.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>REPAIRED PHONE ISSUE AT PARKS' SHOP, MAR '24</u>	04/01/2024	60.00	60.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>TORRENT UTILITY DETECTED ON LAB PC. M. NADEAU, MAR '24 - WATER</u>	04/01/2024	50.40	50.40	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>TORRENT UTILITY DETECTED ON LAB PC. M. NADEAU, MAR '24 - SEWER</u>	04/01/2024	50.40	50.40	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>TORRENT UTILITY DETECTED ON LAB PC. M. NADEAU, MAR '24 - P.I.</u>	04/01/2024	19.20	19.20	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>DISABLE USER LOGINS, EMAIL FWD, ETC FOR P. STEVENS, MAR '24 - WATER</u>	04/01/2024	25.20	25.20	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>DISABLE USER LOGINS, EMAIL FWD, ETC FOR P. STEVENS, MAR '24 - SEWER</u>	04/01/2024	25.20	25.20	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>DISABLE USER LOGINS, EMAIL FWD, ETC FOR P. STEVENS, MAR '24 - P.I.</u>	04/01/2024	9.60	9.60	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SHAREPOINT MIGRATION, MAR '24 - WATER</u>	04/01/2024	151.20	151.20	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24	04/05/2024	

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2014	FREUND PROPERTIES LLC	8570		<u>SHAREPOINT MIGRATION, MAR '24 - SEWER</u>	04/01/2024	151.20	151.20	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SHAREPOINT MIGRATION, MAR '24 - P.I.</u>	04/01/2024	57.60	57.60	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SERVER MAINTENANCE AT CITY HALL, MAR '24 - ADMIN</u>	04/01/2024	129.05	129.05	01-6142 MAINT. & REPAIR - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SERVER MAINTENANCE AT CITY HALL, MAR '24 - WATER</u>	04/01/2024	88.30	88.30	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SERVER MAINTENANCE AT CITY HALL, MAR '24 - P.I.</u>	04/01/2024	33.95	33.95	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>CHECKED SHAREPOINT MIGRATION, MAR '24 - WATER</u>	04/01/2024	75.60	75.60	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>CHECKED SHAREPOINT MIGRATION, MAR '24 - SEWER</u>	04/01/2024	75.60	75.60	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>CHECKED SHAREPOINT MIGRATION, MAR '24 - P.I.</u>	04/01/2024	28.80	28.80	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8570		<u>SERVER MAINTENANCE AT CITY HALL, MAR '24 - SEWER</u>	04/01/2024	88.30	88.30	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/24	04/05/2024	
Total 8570:						2,799.60	2,799.60					
2014	FREUND PROPERTIES LLC	8595		<u>PARTIAL YEAR (.55) OF ADOBE ACROBAT PRO FOR T. BEHUNIN'S NEW PC - P & Z</u>	04/03/2024	135.64	135.64	01-6075 DUES & MEMBERSHIPS	1003	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8595		<u>PARTIAL YEAR (.55) OF ADOBE ACROBAT PRO FOR T. BEHUNIN'S NEW PC - WATER</u>	04/03/2024	6.78	6.78	20-6075 DUES & MEMBERSHIPS	0	4/24	04/05/2024	

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2014	FREUND PROPERTIES LLC	8595		<u>PARTIAL YEAR (.55) OF ADOBE ACROBAT PRO FOR T. BEHUNIN'S NEW PC - SEWER</u>	04/03/2024	6.78	6.78	<u>21-6075 DUES & MEMBERSHIPS</u>	0	4/24	04/05/2024	
2014	FREUND PROPERTIES LLC	8595		<u>PARTIAL YEAR (.55) OF ADOBE ACROBAT PRO FOR T. BEHUNIN'S NEW PC - P.I.</u>	04/03/2024	1.51	1.51	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	4/24	04/05/2024	
Total 8595:						150.71	150.71					
Total FREUND PROPERTIES LLC:						11,462.31	11,462.31					
FRONTIER PRECISION INC												
2052	FRONTIER PRECISION INC	296197		<u>T100 GPS WIFI TABLET, CARRY CASE AND HAND STRAP, M. BORZICK, APR '24 - WATER</u>	04/09/2024	3,844.00	.00	<u>20-6141 IT SMALL EQUIPMENT</u>	0	4/24		
2052	FRONTIER PRECISION INC	296197		<u>T100 GPS WIFI TABLET, CARRY CASE AND HAND STRAP, M. BORZICK, APR '24 - P.I.</u>	04/09/2024	961.00	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	4/24		
2052	FRONTIER PRECISION INC	296197		<u>POLE BRACKET TRIMBLE TDC600, M. BORZICK, APR '24 - WATER</u>	04/09/2024	157.50	.00	<u>20-6175 SMALL TOOLS</u>	0	4/24		
2052	FRONTIER PRECISION INC	296197		<u>POLE BRACKET TRIMBLE TDC600, M. BORZICK, APR '24 - SEWER</u>	04/09/2024	157.50	.00	<u>21-6175 SMALL TOOLS</u>	0	4/24		
2052	FRONTIER PRECISION INC	296197		<u>POLE BRACKET TRIMBLE TDC600, M. BORZICK, APR '24 - P.I.</u>	04/09/2024	60.00	.00	<u>25-6175 SMALL TOOLS</u>	0	4/24		
Total 296197:						5,180.00	.00					
Total FRONTIER PRECISION INC:						5,180.00	.00					
GOBLE SAMPSON ASSOC., INC.												
1558	GOBLE SAMPSON ASSOC., INC.	BINV0011280	17768	<u>SIX CASES LONGO BAGS, M. NADEAU, MAR '24</u>	03/26/2024	5,250.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total BINV0011280:						5,250.00	.00					

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Total GOBLE SAMPSON ASSOC., INC.:						5,250.00	.00					
HD SUPPLY INC												
265	HD SUPPLY INC	INV00309408	17673	<u>1 BOX OF 1000 RED FLAGS, D.WESTERMAN, MAR.'24 - WATER</u>	03/19/2024	81.24	.00	<u>20-6150 M & R - SYSTEM</u>	0	4/24		
265	HD SUPPLY INC	INV00309408	17673	<u>1 BOX OF 1000 RED FLAGS, D.WESTERMAN, MAR.'24 - SEWER</u>	03/19/2024	81.24	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
265	HD SUPPLY INC	INV00309408	17673	<u>1 BOX OF 1000 RED FLAGS, D.WESTERMAN, MAR.'24 - P.I</u>	03/19/2024	30.94	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/24		
Total INV00309408:						193.42	.00					
Total HD SUPPLY INC:						193.42	.00					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200542712		<u>PROFESSIONAL SERVICES FOR KUNA PERMIT BUFE 63-31741, WATER RIGHTS ANALYSIS & PURCHASE THROUGH JULY 1, 2023 -</u>	07/28/2023	5,500.00	5,500.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	4/24	04/05/2024	
Total 1200542712:						5,500.00	5,500.00					
Total HDR ENGINEERING INC:						5,500.00	5,500.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	50021		<u>ELECTRICAL SERVICES THROUGH 03/31/24, KUNA WELL #12, KU22-0402</u>	04/05/2024	1,525.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/24		
Total 50021:						1,525.00	.00					
1990	HOLLADAY ENGINEERING CO	50022		<u>PROFESSIONAL SERVICES THROUGH 03/31/24, LAGOON #8, KU23-0379</u>	04/05/2024	11,755.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	4/24		

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Total 50022:						11,755.00	.00					
1990	HOLLADAY ENGINEERING CO	50023		PROFESSIONAL SERVICES THROUGH 03/31/24, PEREGRINE PROJECT, KU22-0309	04/05/2024	9,276.59	.00	01-6052 CONTRACT SERVICES	0	4/24		
Total 50023:						9,276.59	.00					
Total HOLLADAY ENGINEERING CO:						22,556.59	.00					
HOPPER ELECTRIC SERVICE, INC.												
291	HOPPER ELECTRIC SERVICE, INC.	6374	17724	RECONDITIONING OF MOTORS. M. NADEAU. MAR '24	03/21/2024	1,232.00	.00	21-6150 M & R - SYSTEM	0	4/24		
Total 6374:						1,232.00	.00					
291	HOPPER ELECTRIC SERVICE, INC.	6375	17724	RECONDITIONING OF MOTORS. M. NADEAU. MAR '24	03/21/2024	5,729.17	.00	21-6150 M & R - SYSTEM	0	4/24		
Total 6375:						5,729.17	.00					
Total HOPPER ELECTRIC SERVICE, INC.:						6,961.17	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	03212024IP		ELECTRIC SERVICE 02/13/24-03/13/24 - SEWER	03/21/2024	8,282.74	8,282.74	21-6290 UTILITIES EXPENSE	0	4/24	04/05/2024	
38	IDAHO POWER CO	03212024IP		ELECTRIC SERVICE 02/13/24-03/13/24 - FARM/LAGOONS	03/21/2024	1,815.79	1,815.79	21-6090 FARM EXPENDITURES	0	4/24	04/05/2024	
38	IDAHO POWER CO	03212024IP		ELECTRIC SERVICE 02/13/24-03/13/24 - P.I.	03/21/2024	1,804.12	1,804.12	25-6290 UTILITIES EXPENSE	0	4/24	04/05/2024	
Total 03212024IP:						11,902.65	11,902.65					
Total IDAHO POWER CO:						11,902.65	11,902.65					

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IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	43740	17785	<u>AD #494046, LEGAL NOTICE, MERIDIAN ROAD EXTENSION CORRIDOR STUDY, D. HANSON, MAR '24</u>	03/29/2024	54.16	54.16	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	4/24	04/05/2024	
Total 43740:						54.16	54.16					
1802	IDAHO PRESS TRIBUNE, LLC	43741	17821	<u>AD #495317, LEGAL NOTICE, CASE NO 23-06-AN & 23-05-S PRE-PLAT BRISTLE CREEK SUBDIVISION, T. IRISH, MAR '24</u>	03/29/2024	45.52	45.52	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	4/24	04/05/2024	
Total 43741:						45.52	45.52					
Total IDAHO PRESS TRIBUNE, LLC:						99.68	99.68					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	1024	17847	<u>FILTERS FOR PARKS KUBOTA MINI, J. DURHAM, MAR '24</u>	03/27/2024	193.46	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24		
Total 1024:						193.46	.00					
34	IDAHO TRACTOR INC	1125	17845	<u>NEW MUFLER FOR PARKS KUBOTA MINI, J. DURHAM, MARCH 24</u>	04/04/2024	762.21	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24		
Total 1125:						762.21	.00					
Total IDAHO TRACTOR INC:						955.67	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196032		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 02/27/24-03/27/24</u>	03/28/2024	346.73	.00	<u>01-6290 UTILITIES</u>	1001	4/24		
Total 48213519603282024:						346.73	.00					

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37	INTERMOUNTAIN GAS CO	482195000040		<u>NATURAL GAS CONSUMPTION AT NWWTP, 03/05-04/03/24 - WATER</u>	04/04/2024	712.19	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	4/24		
37	INTERMOUNTAIN GAS CO	482195000040		<u>NATURAL GAS CONSUMPTION AT NWWTP, 03/05-04/03/24 - SEWER</u>	04/04/2024	712.19	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	4/24		
37	INTERMOUNTAIN GAS CO	482195000040		<u>NATURAL GAS CONSUMPTION AT NWWTP, 03/05-04/03/24 - P.I.</u>	04/04/2024	271.32	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	4/24		
Total 48219500004042024:						1,695.70	.00					
37	INTERMOUNTAIN GAS CO	482327707032		<u>NATURAL GAS CONSUMPTION AT PARKS DEPARTMENT, 02/27/24-03/27/24</u>	03/28/2024	52.05	.00	<u>01-6290 UTILITIES</u>	1004	4/24		
Total 48232770703282024:						52.05	.00					
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/27/24-03/27/24 - ADMIN</u>	03/28/2024	95.74	.00	<u>01-6290 UTILITIES</u>	0	4/24		
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/27/24-03/27/24 -WATER</u>	03/28/2024	65.51	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	4/24		
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/27/24-03/27/24 - SEWER</u>	03/28/2024	65.51	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	4/24		
37	INTERMOUNTAIN GAS CO	482634665032		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 02/27/24-03/27/24 - P.I.</u>	03/28/2024	25.19	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	4/24		
Total 48263466503282024:						251.95	.00					
37	INTERMOUNTAIN GAS CO	482746266032		<u>NATURAL GAS CONSUMPTION AT KUNA POLICE STATION, 02/27/24-03/27/24</u>	03/28/2024	23.74	.00	<u>01-6290 UTILITIES</u>	0	4/24		

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Total 482746266032824:						23.74	.00					
Total INTERMOUNTAIN GAS CO:						2,370.17	.00					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	03252024IC		<u>KUNA WELL #12 PUMPING FACILITIES. 03/01/2024-03/31/2024. D. CROSSLEY, MAR '24</u>	03/25/2024	121,871.56	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/24		
Total 03252024IC:						121,871.56	.00					
Total IRMINGER CONSTRUCTION:						121,871.56	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	03282024-040		<u>SANITATION RECEIPT TRANSFER. 03/28-04/04/2024</u>	04/05/2024	84,018.61	84,018.61	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	4/24	04/05/2024	
230	J & M SANITATION, INC.	03282024-040		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 03/28-04/04/2024</u>	04/05/2024	-8,301.04	-8,301.04	<u>01-4170 FRANCHISE FEES</u>	0	4/24	04/05/2024	
Total 03282024-04042024:						75,717.57	75,717.57					
230	J & M SANITATION, INC.	03312024JM		<u>ACCT #560. SLUDGE REMOVAL FOR MAR '24</u>	04/01/2024	17,394.08	17,394.08	<u>21-6153 M & R - SLUDGE DISPOSAL</u>	0	4/24	04/05/2024	
230	J & M SANITATION, INC.	03312024JM		<u>ACCT #560. 3999 S SWAN FALLS. MONTHLY BOX RENT. MAR '24</u>	04/01/2024	2.83	2.83	<u>21-6212 RENT-EQUIPMENT</u>	0	4/24	04/05/2024	
230	J & M SANITATION, INC.	03312024JM		<u>ACCT #560. 270 S ORCHARD. PARKS. DAILY BOX RENT. MAR '24</u>	04/01/2024	41.28	41.28	<u>01-6212 RENT-EQUIPMENT</u>	1004	4/24	04/05/2024	
230	J & M SANITATION, INC.	03312024JM		<u>ACCT #560. 371 W SHORTLINE. DAILY BOX RENT. MAR '24</u>	04/01/2024	106.64	106.64	<u>01-6212 RENT-EQUIPMENT</u>	1004	4/24	04/05/2024	

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Total 03312024JM:						17,544.83	17,544.83					
Total J & M SANITATION, INC.:						93,262.40	93,262.40					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	4586226		<u>MONTHLY ACH PMT PROCESS - MAR '24 - ADMIN</u>	04/01/2024	38.60	.00	<u>01-6505 BANK FEES</u>	0	4/24		
1328	JACK HENRY & ASSOCIATES, INC.	4586226		<u>MONTHLY ACH PMT PROCESS - MAR '24 - WATER</u>	04/01/2024	26.41	.00	<u>20-6505 BANK FEES</u>	0	4/24		
1328	JACK HENRY & ASSOCIATES, INC.	4586226		<u>MONTHLY ACH PMT PROCESS - MAR '24 - SEWER</u>	04/01/2024	26.41	.00	<u>21-6505 BANK FEES</u>	0	4/24		
1328	JACK HENRY & ASSOCIATES, INC.	4586226		<u>MONTHLY ACH PMT PROCESS - MAR '24 - P.I.</u>	04/01/2024	10.17	.00	<u>25-6505 BANK FEES</u>	0	4/24		
Total 4586226:						101.59	.00					
Total JACK HENRY & ASSOCIATES, INC.:						101.59	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	1662		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL -ADMIN</u>	04/01/2024	276.64	.00	<u>01-6025 JANITORIAL</u>	0	4/24		
1976	JONATHAN STRICKLAND	1662		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - WATER</u>	04/01/2024	189.28	.00	<u>20-6025 JANITORIAL</u>	0	4/24		
1976	JONATHAN STRICKLAND	1662		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - SEWER</u>	04/01/2024	189.28	.00	<u>21-6025 JANITORIAL</u>	0	4/24		
1976	JONATHAN STRICKLAND	1662		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, CITY HALL - P.I</u>	04/01/2024	72.80	.00	<u>25-6025 JANITORIAL</u>	0	4/24		
Total 1662:						728.00	.00					
1976	JONATHAN STRICKLAND	1663		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, SENIOR CENTER</u>	04/01/2024	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	4/24		

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Total 1663:						446.00	.00					
1976	JONATHAN STRICKLAND	1664		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, TREATMENT PLANT - WATER</u>	04/01/2024	168.00	.00	<u>20-6025 JANITORIAL</u>	0	4/24		
1976	JONATHAN STRICKLAND	1664		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, TREATMENT PLANT - SEWER</u>	04/01/2024	168.00	.00	<u>21-6025 JANITORIAL</u>	0	4/24		
1976	JONATHAN STRICKLAND	1664		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, TREATMENT PLANT - P.I</u>	04/01/2024	64.00	.00	<u>25-6025 JANITORIAL</u>	0	4/24		
Total 1664:						400.00	.00					
1976	JONATHAN STRICKLAND	1665		<u>MONTHLY JANITORIAL SERVICES FOR APRIL, PARKS SHOP</u>	04/01/2024	180.00	.00	<u>01-6025 JANITORIAL</u>	1004	4/24		
Total 1665:						180.00	.00					
Total JONATHAN STRICKLAND:						1,754.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0170964		<u>PROFESSIONAL SERVICES FROM 02/04/24-03/02/24, RAILROAD OVERPASS PLANNING STUDY</u>	03/26/2024	13,598.53	.00	<u>01-6045 CONTINGENCY</u>	0	4/24		
Total 0170964:						13,598.53	.00					
1236	J-U-B ENGINEERS, INC.	0171670		<u>PROFESSIONAL SERVICES FROM 02/04/24-03/02/24, HELEN ZAMZOW PARK DESIGN BUILD ASSIST. MAR '24</u>	03/25/2024	2,209.80	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 0171670:						2,209.80	.00					

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Total J-U-B ENGINEERS, INC.:						15,808.33	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	412024		<u>FIBER OPTIC LEASE FOR MARCH '24 - ADMIN</u>	04/01/2024	114.00	.00	01-6255 TELEPHONE	0	4/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	412024		<u>FIBER OPTIC LEASE FOR MARCH '24 - WATER</u>	04/01/2024	78.00	.00	20-6255 TELEPHONE EXPENSE	0	4/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	412024		<u>FIBER OPTIC LEASE FOR MARCH '24 - SEWER</u>	04/01/2024	78.00	.00	21-6255 TELEPHONE EXPENSE	0	4/24		
199	KUNA JT. SCHOOL DISTRICT NO. 3	412024		<u>FIBER OPTIC LEASE FOR MARCH '24 - P.I.</u>	04/01/2024	30.00	.00	25-6255 TELEPHONE EXPENSE	0	4/24		
Total 412024:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A141523	17834	<u>BATTERY FOR SHOP TOOL, S. HOWELL, MAR '24</u>	03/26/2024	5.93	5.93	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/24	04/05/2024	
Total A141523:						5.93	5.93					
499	KUNA LUMBER	A141533	17841	<u>LUMBER AND ADHESIVE FOR DUG OUTS FOR ZAMZOWS PARK, J. ADAMS, MAR '24</u>	03/27/2024	532.69	532.69	50-6045 CONTINGENCY	1335	4/24	04/05/2024	
Total A141533:						532.69	532.69					
499	KUNA LUMBER	A141555	17848	<u>PAINT BRUSHES AND ROLLERS FOR DUGOUTS AT ZAMZOWS PARK, R. WARWICK, MAR '24</u>	03/28/2024	7.00	7.00	50-6045 CONTINGENCY	1335	4/24	04/05/2024	
Total A141555:						7.00	7.00					

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499	KUNA LUMBER	A141587	17863	<u>IRRIGAITON BATTERIES AND PRESSURE GUAGE FOR IRRIGATION WELL, D. ABBOTT, MAR '24</u>	03/29/2024	46.33	46.33	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24	04/05/2024	
Total A141587:						46.33	46.33					
499	KUNA LUMBER	A141635	17874	<u>DOOR HINGES FOR PLANT SHOP DOOR, J.ADAMS, APR.'24 - WATER</u>	04/01/2024	13.98	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	4/24		
499	KUNA LUMBER	A141635	17874	<u>DOOR HINGES FOR PLANT SHOP DOOR, J.ADAMS, APR.'24 - SEWER</u>	04/01/2024	13.98	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	4/24		
499	KUNA LUMBER	A141635	17874	<u>DOOR HINGES FOR PLANT SHOP DOOR, J.ADAMS, APR.'24 - P.I.</u>	04/01/2024	5.33	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	4/24		
Total A141635:						33.29	.00					
499	KUNA LUMBER	A141695	17894	<u>3/8" QUICK LINK FOR ZAMZOWS PARK, B. VILLANUEVA, APR '24</u>	04/03/2024	20.84	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total A141695:						20.84	.00					
499	KUNA LUMBER	A141710	17907	<u>GALVANIZED PLUGS FOR FARM, T. FLEMING, APR '24</u>	04/03/2024	11.58	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/24		
Total A141710:						11.58	.00					
499	KUNA LUMBER	A141725	17913	<u>9 VOLT BATTERIES FOR ZAMZOWS PARK SPRINKLER TIMERS, J. PEREZ, APR '24</u>	04/04/2024	23.84	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total A141725:						23.84	.00					
499	KUNA LUMBER	B56539	17790	<u>RODENT PREVENTION BAIT, J. ADAMS, MAR '24</u>	03/20/2024	19.78	19.78	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24	04/05/2024	

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Total B56539:						19.78	19.78					
499	KUNA LUMBER	B56735	17854	<u>PAIN</u> T AND <u>ROLLERS</u> FOR <u>DUGOUTS</u> AT <u>ZAMZOWS</u> PARK, <u>R. WARWICK</u> , MAR '24	03/28/2024	53.09	53.09	50-6045 <u>CONTINGENCY</u>	1335	4/24	04/05/2024	
Total B56735:						53.09	53.09					
499	KUNA LUMBER	B56758	17862	<u>PAIN</u> T AND <u>MISC.</u> <u>HARDWARE</u> FOR <u>BACKSTOPS</u> AT <u>ZAMZOWS</u> PARK, <u>S. CAHILL</u> , MAR '24	03/29/2024	124.97	124.97	50-6045 <u>CONTINGENCY</u>	1335	4/24	04/05/2024	
Total B56758:						124.97	124.97					
499	KUNA LUMBER	B56846	17882	<u>DUCT</u> <u>TAPE</u> , <u>PLASTIC</u> , <u>ELECTRICAL</u> <u>TAPE</u> FOR <u>CLEANING</u> <u>MEMBRANES</u> , <u>M. NADEAU</u> , APR '24	04/01/2024	112.80	.00	21-6150 <u>M & R - SYSTEM</u>	0	4/24		
Total B56846:						112.80	.00					
499	KUNA LUMBER	B56847	17884	<u>PAIN</u> T FOR <u>ZAMZOWS</u> PARK <u>FOUL</u> <u>POLES</u> , <u>S. CAHILL</u> , APR '24	04/01/2024	43.16	.00	50-6045 <u>CONTINGENCY</u>	1335	4/24		
Total B56847:						43.16	.00					
499	KUNA LUMBER	B56868	17888	<u>TIE</u> <u>DOWN</u> <u>STRAPS</u> FOR <u>WATER</u> <u>TRUCK</u> , <u>M. DAVILA</u> , APR '24	04/02/2024	25.19	.00	20-6175 <u>SMALL TOOLS</u>	0	4/24		
Total B56868:						25.19	.00					
499	KUNA LUMBER	B56902	17904	<u>CARABINERS</u> FOR <u>ZAMZOWS</u> PARK, <u>B. VILLANUEVA</u> , APR. '24	04/03/2024	66.74	.00	50-6045 <u>CONTINGENCY</u>	1335	4/24		

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
Total B56902:						66.74	.00					
499	KUNA LUMBER	B56907	17908	<u>ZIP TIES FOR BACK STOPS & SNAP CLIPS AT ZAMZOWS PARK, S. CAHILL, APR.'24</u>	04/03/2024	51.36	.00	50-6045 CONTINGENCY	1335	4/24		
Total B56907:						51.36	.00					
499	KUNA LUMBER	B56938	17920	<u>PAIN T FOR PARKS SHOP, S. CAHILL, MAR '24</u>	04/04/2024	14.56	.00	01-6140 MAINT. & REPAIR BUILDING	1004	4/24		
Total B56938:						14.56	.00					
499	KUNA LUMBER	B56945	17931	<u>HOSE FITTINGS FOR NEW PARKS DUMP TRUCK, S. CAHILL, APR '24</u>	04/05/2024	6.19	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	4/24		
Total B56945:						6.19	.00					
499	KUNA LUMBER	F7851	17912	<u>METAL FOR DUGOUTS FOR ZAMZOWS PARK, C. REGLI, APR '24</u>	04/04/2024	145.21	.00	50-6045 CONTINGENCY	1335	4/24		
Total F7851:						145.21	.00					
Total KUNA LUMBER:						1,344.55	789.79					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	2622	17766	<u>STEEL FOR ZAMZOWS PARK, S. CAHILL, MAR '24</u>	03/15/2024	136.00	.00	50-6045 CONTINGENCY	1335	4/24		
Total 2622:						136.00	.00					
1775	KUNA MACHINE LLC	2684	17939	<u>STEEL FOR CYLINDER COVERS ON NEW PARKS DUMP TRUCK, C. REGLI, APR.'24</u>	04/05/2024	104.48	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	4/24		

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Total 2684:						104.48	.00					
Total KUNA MACHINE LLC:						240.48	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	03312024KRF		<u>KRFD IMPACT FEES. MARCH 2024</u>	03/31/2024	98,560.00	98,560.00	<u>30-2082 KRFD IMPACT FEE</u>	0	4/24	04/05/2024	
Total 03312024KRFDI:						98,560.00	98,560.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						98,560.00	98,560.00					
LEONARD PETROLEUM EQUIPMENT OF BOISE LLC												
2223	LEONARD PETROLEUM EQUIPMENT OF BOISE LLC	36445		<u>REPLACEMENT OF LEAKING BREAKAWAY AT PARKS SHOP. J. DURHAM. APR '24</u>	04/03/2024	413.58	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24		
Total 36445:						413.58	.00					
Total LEONARD PETROLEUM EQUIPMENT OF BOISE LLC:						413.58	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0029468147		<u>HYDRAULIC GAS CYLINDER RENTAL. MAR '24</u>	03/31/2024	95.93	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total 0029468147:						95.93	.00					
Total MATHESON TRI-GAS INC:						95.93	.00					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1204		<u>CONCRETE BLOCKS FOR PARKS SHOP. MARCH 24</u>	03/17/2024	2,067.50	2,067.50	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24	04/05/2024	
Total 1204:						2,067.50	2,067.50					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						2,067.50	2,067.50					

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NICOLE OWENS												
2185	NICOLE OWENS	7030		<u>KUNA HOMETOWN FAIR BANNERS, MARCH 24</u>	03/29/2024	640.00	640.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	4/24	04/05/2024	
Total 7030:						640.00	640.00					
Total NICOLE OWENS:						640.00	640.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-341939	17852	<u>COUPLER, J. DURHAM, MARCH '24</u>	03/28/2024	4.77	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	4/24		
Total 5841-341939:						4.77	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342858	17899	<u>WHEEL BEARINGS, GASKET KIT, DISC PAD SET, AND OIL, FOR WATER TRUCK, J. DURHAM, APR '24 - WATER</u>	04/03/2024	110.74	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342858	17899	<u>WHEEL BEARINGS, GASKET KIT, DISC PAD SET, AND OIL, FOR WATER TRUCK, J. DURHAM, APR '24 - P.I</u>	04/03/2024	27.68	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	4/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342858	17899	<u>RENTAL DEPOSIT OF TOOLS (REMOVER, HAMMER, INSTALLER), J.DURHAM, APR.'24</u>	04/03/2024	132.78	.00	<u>20-6097 DEPOSITS ON ACCOUNT</u>	0	4/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342858	17899	<u>RENTAL DEPOSIT OF TOOLS (REMOVER, HAMMER, INSTALLER), J.DURHAM, APR.'24</u>	04/03/2024	33.19	.00	<u>25-6097 DEPOSITS ON ACCOUNT</u>	0	4/24		
Total 5841-342858:						304.39	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342897	17905	<u>WHEEL SEAL, BEARINGS, DIFFER BOLT, FOR WATER TRUCK #24, J.DURHAM, APR.'24 - WATER</u>	04/03/2024	80.21	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		

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2121	O'REILLY AUTO ENTERPRISES LLC	5841-342897	17905	WHEEL SEAL, BEARINGS, DIFFER BOLT, FOR WATER TRUCK #24, J.DURHAM, APR.'24 - P.I	04/03/2024	20.05	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342897		RETURN OF WHEEL BEARINGS, PAID ON INVOICE #5841-342858, J.DURHAM, APR.'24 - WATER	04/03/2024	-23.36	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-342897		RETURN OF WHEEL BEARINGS, PAID ON INVOICE #5841-342858, J.DURHAM, APR.'24 - P.I	04/03/2024	-5.84	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/24		
Total 5841-342897:						71.06	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-343064		RETURNED DEPOSIT ON RENTED TOOLS, PAID ON INVOICE #5841-342858, J.DURHAM, APR.'24 - WATER	04/04/2024	-132.78	.00	20-6097 DEPOSITS ON ACCOUNT	0	4/24		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-343064		RETURNED DEPOSIT ON RENTED TOOLS, PAID ON INVOICE #5841-342858, J.DURHAM, APR.'24 - P.I	04/04/2024	-33.19	.00	25-6097 DEPOSITS ON ACCOUNT	0	4/24		
Total 5841-343064:						-165.97	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						214.25	.00					
PRIDE ELECTRICAL CONTRACTORS INC												
2137	PRIDE ELECTRICAL CONTRACTORS INC	1822	17825	ELECTRICAL WORK IN GIS OFFICE, J. ADAMS, MAR.'24 - WATER	03/28/2024	168.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	4/24		
2137	PRIDE ELECTRICAL CONTRACTORS INC	1822	17825	ELECTRICAL WORK IN GIS OFFICE, J. ADAMS, MAR.'24 - SEWER	03/28/2024	168.00	.00	21-6140 MAINT & REPAIR BUILDING	0	4/24		
2137	PRIDE ELECTRICAL CONTRACTORS INC	1822	17825	ELECTRICAL WORK IN GIS OFFICE, J. ADAMS, MAR.'24 - P.I	03/28/2024	64.00	.00	25-6140 MAINT & REPAIR BUILDING	0	4/24		

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Total 1822:						400.00	.00					
Total PRIDE ELECTRICAL CONTRACTORS INC:						400.00	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5069206989		COPIER CHARGES, MODEL #IMC2000, SERIAL #C86262110, PARKS OFFICE, 3/1-31/2024	04/01/2024	20.61	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/24		
Total 5069206989:						20.61	.00					
Total RICOH USA, INC. (MAINTENANCE):						20.61	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	6 EA 3-RING BINDERS, D.CROSSLEY, TREATMENT PLANT, APR.'24 - WATER	04/01/2024	7.81	.00	20-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	6 EA 3-RING BINDERS, D.CROSSLEY, TREATMENT PLANT, APR.'24 - SEWER	04/01/2024	7.81	.00	21-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	6 EA 3-RING BINDERS, D.CROSSLEY, TREATMENT PLANT, APR.'24 - P.I	04/01/2024	2.98	.00	25-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	2 BOXES MAILING LABELS, CLERKS OFFICE, G.MICHAELSON, APR.'24 - ADMIN	04/01/2024	61.18	.00	01-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	2 BOXES MAILING LABELS, CLERKS OFFICE, G.MICHAELSON, APR.'24 - WATER	04/01/2024	2.72	.00	20-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	2 BOXES MAILING LABELS, CLERKS OFFICE, G.MICHAELSON, APR.'24 - SEWER	04/01/2024	2.72	.00	21-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	2 BOXES MAILING LABELS, CLERKS OFFICE, G.MICHAELSON, APR.'24 - P.I	04/01/2024	1.36	.00	25-6165 OFFICE SUPPLIES	0	4/24		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	1 CASE COPY PAPER, CITY HALL, J.MILLER, APR.'24 - ADMIN	04/01/2024	20.14	.00	01-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	1 CASE COPY PAPER, CITY HALL, J.MILLER, APR.'24 - WATER	04/01/2024	13.78	.00	20-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	1 CASE COPY PAPER, CITY HALL, J.MILLER, APR.'24 - SEWER	04/01/2024	13.78	.00	21-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-164363-1	17861	1 CASE COPY PAPER, CITY HALL, J.MILLER, APR.'24 - P.I	04/01/2024	5.29	.00	25-6165 OFFICE SUPPLIES	0	4/24		
Total WO-164363-1:						139.57	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1	17936	1 CASE OF PAPER FOR CITY HALL, J. MILLER, APR.'24 - ADMIN	04/08/2024	20.14	.00	01-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 BOX OF TOILET PAPER FOR CITY HALL, J. MILLER, APR.'24 - ADMIN	04/08/2024	37.27	.00	01-6025 JANITORIAL	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 CASE OF PAPER FOR CITY HALL, J. MILLER, APR.'24 - WATER	04/08/2024	13.78	.00	20-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 CASE OF PAPER FOR CITY HALL, J. MILLER, APR.'24 - SEWER	04/08/2024	13.78	.00	21-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 CASE OF PAPER FOR CITY HALL, J. MILLER, APR.'24 - P.I.	04/08/2024	5.29	.00	25-6165 OFFICE SUPPLIES	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 BOX OF TOILET PAPER FOR CITY HALL, J. MILLER, APR.'24 - WATER	04/08/2024	25.50	.00	20-6025 JANITORIAL	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 BOX OF TOILET PAPER FOR CITY HALL, J. MILLER, APR.'24 - SEWER	04/08/2024	25.50	.00	21-6025 JANITORIAL	0	4/24		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-165179-1		1 BOX OF TOILET PAPER FOR CITY HALL, J. MILLER, APR.'24 - P.I.	04/08/2024	9.81	.00	25-6025 JANITORIAL	0	4/24		

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Total WO-165179-1:						151.07	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						290.64	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	241281260	17805	<u>250 BUSINESS CARDS FOR STACY JONES, J. MILLER, MAR '24</u>	03/25/2024	29.92	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	4/24		
Total 241281260:						29.92	.00					
Total TAYLOR CORPORATION:						29.92	.00					
TEANCUM LLC												
1959	TEANCUM LLC	363002	17838	<u>FILTERS FOR THE SEWER DEPT RAM TRUCK, J. DURHAM, MARCH '24</u>	03/31/2024	217.29	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		
Total 363002:						217.29	.00					
Total TEANCUM LLC:						217.29	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	4845		<u>ANNUAL CLOUD SUBSCRIPTION FOR HISTORY CENTER, APR 24</u>	04/01/2024	300.00	300.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	4/24	04/05/2024	
Total 4845:						300.00	300.00					
Total TECHNOLOGY SOLUTIONS LLC:						300.00	300.00					
TMI GROUP INC												
2171	TMI GROUP INC	94673926		<u>PARTS FOR KPD EQUIPMENT, M. WEBB, APR '24</u>	04/02/2024	191.42	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	4/24		
Total 94673926:						191.42	.00					

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				<u>MARCH 24 - SEWER</u>	04/05/2024	66.27	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/24		
992	TREASURE VALLEY COFFEE	2160:10393821		<u>WATER, COFFEE, HOT CHOCOLATE AND CUPS, TREATMENT PLANT, C. PATON, MARCH 24 - P.I</u>	04/05/2024	25.25	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/24		
Total 2160:10393821:						157.79	.00					
Total TREASURE VALLEY COFFEE:						479.87	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	133940830027		<u>SMOKY MOUNTAIN PIZZERIA, PAUL AND CAT PERFORMANCE REVIEW FOLLOW UP, MARCH '24- WATER</u>	03/22/2024	14.56	.00	<u>20-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
1444	U.S. BANK (VISA)	133940830027		<u>SMOKY MOUNTAIN PIZZERIA, PAUL AND CAT PERFORMANCE REVIEW FOLLOW UP, MARCH '24- SEWER</u>	03/22/2024	14.56	.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
1444	U.S. BANK (VISA)	133940830027		<u>SMOKY MOUNTAIN PIZZERIA, PAUL AND CAT PERFORMANCE REVIEW FOLLOW UP, MARCH '24- P.I</u>	03/22/2024	5.54	.00	<u>25-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
Total 13394083002717080038:						34.66	.00					
1444	U.S. BANK (VISA)	310640580833	17611	<u>AMAZON, STREET LIGHT REPAIR EQUIPMENT, J. LORENTZ, FEB. 24</u>	02/27/2024	39.59	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1002	4/24		
1444	U.S. BANK (VISA)	310640580833	17611	<u>AMAZON, BUNGEE CORDS AND WIRE CADDY FOR FLEET, J. LORENTZ, FEB. 24- ADMIN</u>	02/27/2024	38.63	.00	<u>01-6175 SMALL TOOLS</u>	0	4/24		
1444	U.S. BANK (VISA)	310640580833	17611	<u>AMAZON, BUNGEE CORDS AND WIRE CADDY FOR FLEET, J. LORENTZ, FEB. 24- WATER</u>	02/27/2024	15.45	.00	<u>20-6175 SMALL TOOLS</u>	0	4/24		
1444	U.S. BANK (VISA)	310640580833	17611	<u>AMAZON, BUNGEE CORDS AND WIRE CADDY FOR FLEET, J. LORENTZ, FEB. 24- SEWER</u>	02/27/2024	15.45	.00	<u>21-6175 SMALL TOOLS</u>	0	4/24		

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1444	U.S. BANK (VISA)	310640580833	17611	<u>AMAZON, BUNGEE CORDS AND WIRE CADDY FOR FLEET, J. LORENTZ, FEB. 24- P.I</u>	02/27/2024	7.72	.00	<u>25-6175 SMALL TOOLS</u>	0	4/24		
Total 31064058083324522921:						116.84	.00					
1444	U.S. BANK (VISA)	310640640833	17646	<u>AMAZON, 11X17 PAPER FOR NORTHWEST LINEMEN COLLEGE WELCOME GUIDES, Z. MONTENEGRO, FEB. 24</u>	03/03/2024	45.98	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	4/24		
Total 31064064083310939222:						45.98	.00					
1444	U.S. BANK (VISA)	310640690837	17713	<u>AMAZON, SPRAY PAINT FOR DUG OUTS, MARCH 24</u>	03/09/2024	132.71	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 31064069083712539922:						132.71	.00					
1444	U.S. BANK (VISA)	310640810833	17796	<u>AMAZON, BUNGEEES FOR ZAMZOWS PARK, A. BILLINGS, MARCH 24</u>	03/21/2024	58.36	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
1444	U.S. BANK (VISA)	310640810833	17796	<u>AMAZON, ANGLE FINDER AND RULERS FOR PARKS, A. BILLINGS, MARCH 24</u>	03/21/2024	183.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	4/24		
Total 31064081083335427822:						242.35	.00					
1444	U.S. BANK (VISA)	316840748370	17755	<u>ALBERTSONS, PROVISIONS FOR ART & HISTORY GRAND OPENING, L. TORRES, MAR '24</u>	03/13/2024	172.03	.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	0	4/24		
Total 31684074837001408341:						172.03	.00					
1444	U.S. BANK (VISA)	330940580915	17558	<u>ITD, LICENSE PLATES FOR NEW YAMAHA MOTORCYCLES FOR POLICE, FEB. 24</u>	02/26/2024	23.69	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		

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Total 33094058091562017001:						23.69	.00					
1444	U.S. BANK (VISA)	330940580915	17558	<u>ITD. LICENSE PLATES FOR NEW YAMAHA MOTORCYCLES FOR POLICE. FEB. 24</u>	02/26/2024	23.69	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/24		
Total 33094058091562017795:						23.69	.00					
1444	U.S. BANK (VISA)	330940620915	17670	<u>DIVBLDGSAFETY.R. HENZE. SEWER LICENSE COLLECTIONS 1, D. CROSSLEY. MARCH'24</u>	03/01/2024	56.65	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	4/24		
Total 33094062091566020013:						56.65	.00					
1444	U.S. BANK (VISA)	330940670915		<u>DIVBLDGSAFETY. CREDIT REFUND DUE TO CHARGE ON INVOICE 33094062091566020013 R. HENZE CLASS CHARGE WAS PROCESSED INCORRECTLY. MARCH 24</u>	03/06/2024	-56.65	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	4/24		
Total 3309406709156102935:						-56.65	.00					
1444	U.S. BANK (VISA)	330940724005	17742	<u>IDAHO.GOV.WASTE TREATMENT OPERATOR LICENSE RENEWAL FOR TRAVIS. D. CROSSLEY. MARCH 24</u>	03/11/2024	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	4/24		
Total 33094072400541027795:						30.00	.00					
1444	U.S. BANK (VISA)	330940724005	17742	<u>IDAHO.GOV. WASTE WATER COLLECTION LICENSE RENEWAL FOR TRAVIS. D. CROSSLEY. MARCH 24</u>	03/11/2024	30.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	4/24		
Total 33094072400541028231:						30.00	.00					

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1444	U.S. BANK (VISA)	330940724005	17742	<u>IDAHO.GOV. DRINKING WATER LICENSE RENEWAL FOR TRAVIS, D. CROSSLEY, MARCH 24</u>	03/11/2024	30.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	4/24		
Total 33094072400541028611:						30.00	.00					
1444	U.S. BANK (VISA)	374740650000	17442	<u>PREP BLAST CLASS FOR T. FLEMING, D. CROSSLEY, JAN. '24</u>	03/04/2024	25.00	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	4/24		
Total 37474065000019789663:						25.00	.00					
1444	U.S. BANK (VISA)	382940680840	17655	<u>LANDS END. SHIRTS FOR THE MAYOR AND Z. MONTENEGRO, FEB.'24-ADMIN</u>	03/08/2024	156.54	.00	<u>01-6285 UNIFORMS</u>	0	4/24		
1444	U.S. BANK (VISA)	382940680840	17655	<u>LANDS END. SHIRTS FOR THE MAYOR AND Z. MONTENEGRO, FEB.'24-WATER</u>	03/08/2024	6.96	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	382940680840	17655	<u>LANDS END. SHIRTS FOR THE MAYOR AND Z. MONTENEGRO, FEB.'24-SEWER</u>	03/08/2024	6.96	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	382940680840	17655	<u>LANDS END. SHIRTS FOR THE MAYOR AND Z. MONTENEGRO, FEB.'24-P.I</u>	03/08/2024	3.47	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	4/24		
Total 38294068084013219271:						173.93	.00					
1444	U.S. BANK (VISA)	382940680840	17648	<u>LAND'S END BUSINESS. SHIRTS FOR J. EMPEY, A. PETERSON, G. SMITH, J. MILLER, FEB '24- ADMIN</u>	03/08/2024	55.60	.00	<u>01-6285 UNIFORMS</u>	0	4/24		
1444	U.S. BANK (VISA)	382940680840	17648	<u>LAND'S END BUSINESS. SHIRTS FOR J. EMPEY, A. PETERSON, G. SMITH, J. MILLER, FEB '24- WATER</u>	03/08/2024	73.40	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	382940680840	17648	<u>LAND'S END BUSINESS. SHIRTS FOR J. EMPEY, A. PETERSON, G. SMITH, J. MILLER, FEB '24- SEWER</u>	03/08/2024	73.40	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	4/24		

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1444	U.S. BANK (VISA)	382940680840	17648	<u>LAND'S END BUSINESS, SHIRTS FOR J. EMPEY, A. PETERSON, G. SMITH, J. MILLER, FEB '24- P.I</u>	03/08/2024	20.01	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	4/24		
Total 38294068084028258074:						222.41	.00					
1444	U.S. BANK (VISA)	430040619625		<u>COSTCO, CITY HALL MEMBERSHIP RENEWAL, FEB. 24- ADMIN</u>	02/29/2024	45.60	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	4/24		
1444	U.S. BANK (VISA)	430040619625		<u>COSTCO, CITY HALL MEMBERSHIP RENEWAL, FEB. 24- WATER</u>	02/29/2024	31.20	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	4/24		
1444	U.S. BANK (VISA)	430040619625		<u>COSTCO, CITY HALL MEMBERSHIP RENEWAL, FEB. 24- SEWER</u>	02/29/2024	31.20	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	4/24		
1444	U.S. BANK (VISA)	430040619625		<u>COSTCO, CITY HALL MEMBERSHIP RENEWAL, FEB. 24- P.I</u>	02/29/2024	12.00	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	4/24		
Total 43004061962544049645:						120.00	.00					
1444	U.S. BANK (VISA)	430040698980	17727	<u>COSTCO, PLANTING SOIL AND MIRACLE GROW FOR FLOWER AROUND TOWN, A. GOODWIN, MAR '24</u>	03/08/2024	79.90	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24		
Total 430040698980000058039:						79.90	.00					
1444	U.S. BANK (VISA)	430104720101	17741	<u>HOME DEPOT, DUGOUT MATERIAL FOR ZAMZOWS PARK, M. WEBB, MAR '24</u>	03/11/2024	2,000.00	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 43010472010189516290:						2,000.00	.00					
1444	U.S. BANK (VISA)	430140720101	17741	<u>HOME DEPOT, DUGOUT MATERIAL FOR ZAMZOWS PARK, M. WEBB, MAR '24</u>	03/11/2024	2,000.00	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		

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Total 43014072010189516308:						2,000.00	.00					
1444	U.S. BANK (VISA)	430140720101	17741	<u>HOME DEPOT, DUGOUT MATERIAL FOR ZAMZOWS PARK, M. WEBB, MAR '24</u>	03/11/2024	2,000.00	.00	50-6045 CONTINGENCY	1335	4/24		
Total 43014072010189516316:						2,000.00	.00					
1444	U.S. BANK (VISA)	430140720101	17741	<u>HOME DEPOT, DUGOUT MATERIAL FOR ZAMZOWS PARK, M. WEBB, MAR '24</u>	03/11/2024	635.14	.00	50-6045 CONTINGENCY	1335	4/24		
Total 43014072010189516324:						635.14	.00					
1444	U.S. BANK (VISA)	430140740101	17750	<u>HOME DEPOT, EXIT SIGNS FOR HISTORY CENTER, M. WEBB, MARCH 24</u>	03/13/2024	25.86	.00	01-6140 MAINT. & REPAIR BUILDING	0	4/24		
Total 43014074010188510631:						25.86	.00					
1444	U.S. BANK (VISA)	710540666271	17680	<u>IRWA, CLASS FOR J. COX, M. DAVILA, R. JONES, J. WEBB, D. CROSSLEY, MARCH 24-WATER</u>	03/06/2024	384.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	4/24		
1444	U.S. BANK (VISA)	710540666271	17680	<u>IRWA, CLASS FOR J. COX, M. DAVILA, R. JONES, J. WEBB, D. CROSSLEY, MARCH 24- P.I</u>	03/06/2024	96.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	4/24		
Total 71054066627196878690:						480.00	.00					
1444	U.S. BANK (VISA)	921540577150		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, FEB. 24- WATER</u>	02/26/2024	20.15	.00	20-6075 DUES & MEMBERSHIPS	0	4/24		
1444	U.S. BANK (VISA)	921540577150		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, FEB. 24- SEWER</u>	02/26/2024	20.15	.00	21-6075 DUES & MEMBERSHIPS	0	4/24		
1444	U.S. BANK (VISA)	921540577150		<u>ADOBE, RECURRING MONTHLY DUES FOR TREATMENT PLANT, FEB. 24- P.I</u>	02/26/2024	7.68	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	4/24		

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Total 92154057715039362616:						47.98	.00					
1444	U.S. BANK (VISA)	921540618252	17671	<u>NAMEBADGE.COM, ECONOMIC DEVELOPMENT & COMMUNITY DEVELOPMENT SPECIALIST NAME BADGE FOR J. HALL, J. MILLER, MARCH ' 24</u>	03/01/2024	17.48	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	4/24		
1444	U.S. BANK (VISA)	921540618252	17671	<u>NAMEBADGE.COM, EXECUTIVE ASSISTANT TO THE MAYOR NAME BADGE FOR Z. MONTENEGRO, J. MILLER, MARCH 24- ADMIN</u>	03/01/2024	15.73	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921540618252	17671	<u>NAMEBADGE.COM, EXECUTIVE ASSISTANT TO THE MAYOR NAME BADGE FOR Z. MONTENEGRO, J. MILLER, MARCH 24- WATER</u>	03/01/2024	.70	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921540618252	17671	<u>NAMEBADGE.COM, EXECUTIVE ASSISTANT TO THE MAYOR NAME BADGE FOR Z. MONTENEGRO, J. MILLER, MARCH 24-SEWER</u>	03/01/2024	.70	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921540618252	17671	<u>NAMEBADGE.COM, EXECUTIVE ASSISTANT TO THE MAYOR NAME BADGE FOR Z. MONTENEGRO, J. MILLER, MARCH 24-P.</u>	03/01/2024	.35	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/24		
Total 921540618252666589049:						34.96	.00					
1444	U.S. BANK (VISA)	921640581046		<u>AMAZON, CREDIT/RETURN FOR FLEET TOOLS, FEB. 24- ADMIN</u>	02/27/2024	-53.76	.00	<u>01-6175 SMALL TOOLS</u>	0	4/24		
1444	U.S. BANK (VISA)	921640581046		<u>AMAZON, CREDIT/RETURN FOR FLEET TOOLS, FEB. 24- WATER</u>	02/27/2024	-21.50	.00	<u>20-6175 SMALL TOOLS</u>	0	4/24		
1444	U.S. BANK (VISA)	921640581046		<u>AMAZON, CREDIT/RETURN FOR FLEET TOOLS, FEB. 24- SEWER</u>	02/27/2024	-21.50	.00	<u>21-6175 SMALL TOOLS</u>	0	4/24		

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1444	U.S. BANK (VISA)	921640581046		<u>AMAZON. CREDIT/RETURN FOR FLEET TOOLS, FEB. 24- P.I</u>	02/27/2024	-10.75	.00	<u>25-6175 SMALL TOOLS</u>	0	4/24		
Total 92164058104633757557:						-107.51	.00					
1444	U.S. BANK (VISA)	921640581046	17607	<u>AMAZON.COM. BATTERS BOXES FOR ZAMZOWS BALLPARK, M.WEBB, FEB.'24</u>	02/27/2024	788.76	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 92164058104667801466:						788.76	.00					
1444	U.S. BANK (VISA)	921640581051	17640	<u>AMAZON. WATER BOTTLES FOR CAREER FAIR, N. STAUFFER, FEB. 24- ADMIN</u>	02/27/2024	17.72	.00	<u>01-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
1444	U.S. BANK (VISA)	921640581051	17640	<u>AMAZON. WATER BOTTLES FOR CAREER FAIR, N. STAUFFER, FEB. 24- WATER</u>	02/27/2024	23.38	.00	<u>20-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
1444	U.S. BANK (VISA)	921640581051	17640	<u>AMAZON. WATER BOTTLES FOR CAREER FAIR, N. STAUFFER, FEB. 24- SEWER</u>	02/27/2024	23.38	.00	<u>21-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
1444	U.S. BANK (VISA)	921640581051	17640	<u>AMAZON. WATER BOTTLES FOR CAREER FAIR, N. STAUFFER, FEB. 24- P.I</u>	02/27/2024	6.38	.00	<u>25-5950 TEAM BUILDING, ONBOARDING</u>	0	4/24		
Total 92164058105140813739:						70.86	.00					
1444	U.S. BANK (VISA)	921640601061	17651	<u>AMAZON.COFFEE FOR P & Z. A. WELKER, FEB '24</u>	02/29/2024	38.38	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/24		
Total 92164060106123540139:						38.38	.00					
1444	U.S. BANK (VISA)	921640611071		<u>RED WING SHOE, BOOTS FOR M. DAVILA- WATER</u>	02/29/2024	183.03	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	921640611071		<u>RED WING SHOE, BOOTS FOR M. DAVILA- P.I</u>	02/29/2024	45.76	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	4/24		

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Total 92164061107131647758:						228.79	.00					
1444	U.S. BANK (VISA)	921640611079	17665	AMAZON, BATTERIES FOR LOCATORS, D. WESTERMAN-WATER	03/01/2024	40.04	.00	20-6165 OFFICE SUPPLIES	0	4/24		
1444	U.S. BANK (VISA)	921640611079	17665	AMAZON, BATTERIES FOR LOCATORS, D. WESTERMAN-SEWER	03/01/2024	40.04	.00	21-6165 OFFICE SUPPLIES	0	4/24		
1444	U.S. BANK (VISA)	921640611079	17665	AMAZON, BATTERIES FOR LOCATORS, D. WESTERMAN-PI	03/01/2024	15.26	.00	25-6165 OFFICE SUPPLIES	0	4/24		
Total 92164061107915911768:						95.34	.00					
1444	U.S. BANK (VISA)	921640631095	17651	AMAZON, MOUSEPAD, BUSINESS CARD HOLDER FOR S. FEIST, A. WELKER, FEB '24- WATER	03/03/2024	10.69	.00	20-6165 OFFICE SUPPLIES	0	4/24		
1444	U.S. BANK (VISA)	921640631095	17651	AMAZON, MOUSEPAD, BUSINESS CARD HOLDER FOR S. FEIST, A. WELKER, FEB '24- SEWER	03/03/2024	10.69	.00	21-6165 OFFICE SUPPLIES	0	4/24		
1444	U.S. BANK (VISA)	921640631095	17651	AMAZON, MOUSEPAD, BUSINESS CARD HOLDER FOR S. FEIST, A. WELKER, FEB '24- PI	03/03/2024	4.08	.00	25-6165 OFFICE SUPPLIES	0	4/24		
Total 92164063109591871553:						25.46	.00					
1444	U.S. BANK (VISA)	921640641000	17630	AMAZON, DISPOSABLE GLOVES FOR FLEET, A. BILLINGS, FEB. 24-ADMIN	03/04/2024	18.39	.00	01-6230 SAFETY TRAINING & EQUIPMENT	0	4/24		
1444	U.S. BANK (VISA)	921640641000	17630	AMAZON, DISPOSABLE GLOVES FOR FLEET, A. BILLINGS, FEB. 24- WATER	03/04/2024	7.36	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	4/24		
1444	U.S. BANK (VISA)	921640641000	17630	AMAZON, DISPOSABLE GLOVES FOR FLEET, A. BILLINGS, FEB. 24- SEWER	03/04/2024	7.36	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	4/24		

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				<u>24- SEWER</u>	03/04/2024	-4.48	.00	<u>21-6175 SMALL TOOLS</u>	0	4/24		
1444	U.S. BANK (VISA)	921640641001		<u>AMAZON CREDIT/REFUND DUE TO TOOL SET FOR FLEET WAS UNDELIVERABLE, FEB. 24 -- P.I</u>	03/04/2024	-2.23	.00	<u>25-6175 SMALL TOOLS</u>	0	4/24		
Total 92164064100189722070:						-22.39	.00					
1444	U.S. BANK (VISA)	921640651006		<u>RED WING, BOOTS FOR J. COX, MARCH '24-WATER</u>	03/04/2024	253.37	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	921640651006		<u>RED WING, BOOTS FOR J. COX, MARCH '24- P.I</u>	03/04/2024	63.34	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	4/24		
Total 92164065100609882656:						316.71	.00					
1444	U.S. BANK (VISA)	921640651008	17665	<u>AMAZON, CELL PHONE HOLDER, SCREEN PROTECTOR, TOOLS, BATTERIES FOR LOCATORS, D. WESTERMAN- WATER</u>	03/05/2024	26.11	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640651008	17665	<u>AMAZON, CELL PHONE HOLDER, SCREEN PROTECTOR, TOOLS, BATTERIES FOR LOCATORS, D. WESTERMAN- SEWER</u>	03/05/2024	26.11	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640651008	17665	<u>AMAZON, CELL PHONE HOLDER, SCREEN PROTECTOR, TOOLS, BATTERIES FOR LOCATORS, D. WESTERMAN- P.I</u>	03/05/2024	9.95	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/24		
Total 92164065100806388499:						62.17	.00					
1444	U.S. BANK (VISA)	921640651008	17665	<u>AMAZON, CELL PHONE HOLDER, SCREEN PROTECTOR, TOOLS, BATTERIES FOR LOCATORS, D. WESTERMAN- WATER</u>	03/05/2024	292.25	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/24		

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1444	U.S. BANK (VISA)	921640651008	17665	<u>AMAZON, CELL PHONE HOLDER, SCREEN PROTECTOR, TOOLS, BATTERIES FOR LOCATORS, D. WESTERMAN- SEWER</u>	03/05/2024	292.25	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640651008	17665	<u>AMAZON, CELL PHONE HOLDER, SCREEN PROTECTOR, TOOLS, BATTERIES FOR LOCATORS, D. WESTERMAN- P.I</u>	03/05/2024	111.34	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/24		
Total 92164065100817493569:						695.84	.00					
1444	U.S. BANK (VISA)	921640651011		<u>AMAZON, CREDIT DUE TO BATTERIES FOR UTILITY LOCATOR WERE SHIPPED LATE, MARCH '24</u>	03/05/2024	-.01	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		
Total 92164065101124883620:						-.01	.00					
1444	U.S. BANK (VISA)	921640651011		<u>AMAZON, CREDIT DUE TO TOOLS FOR UTILITY LOCATE WERE SHIPPED LATE, MARCH 24</u>	03/05/2024	-1.42	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		
Total 92164065101130333073:						-1.42	.00					
1444	U.S. BANK (VISA)	921640651011		<u>AMAZON, CREDIT DUE TO TABLET MOUNT SHIPPED LATE, MARCH 24</u>	03/05/2024	-.23	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		
Total 92164065101142661586:						-.23	.00					
1444	U.S. BANK (VISA)	921640651011		<u>AMAZON, CREDIT DUE TO VEHICLE CAR HOLDER SHIPPED LATE, MARCH '24</u>	03/05/2024	-.07	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		
Total 92164065101178055117:						-.07	.00					

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1444	U.S. BANK (VISA)	921640651012		<u>AMAZON. CREDIT DUE TO SOCKET TOOL FOR UTILITY LOCATOR SHIPPED LATE. MARCH 24</u>	03/05/2024	-01	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164065101200193969:						-01	.00					
1444	U.S. BANK (VISA)	921640651012		<u>AMAZON. CREDIT DUE TO TOOL SET SHIPPED LATE. MARCH 24</u>	03/05/2024	-1.42	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164065101231139007:						-1.42	.00					
1444	U.S. BANK (VISA)	921640651013		<u>AMAZON. CREDIT DUE TO DASH MOUNT ATTACHMENT FOR UTILITY LOCATE SHIPPED LATE. MARCH 24</u>	03/05/2024	-06	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164065101308575190:						-06	.00					
1444	U.S. BANK (VISA)	921640661013		<u>AMAZON. CREDIT DUE TO TABLET MOUNT SHIPPED LATE. MARCH 24</u>	03/05/2024	-07	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164066101359735205:						-07	.00					
1444	U.S. BANK (VISA)	921640661014		<u>AMAZON. CREDIT DUE TO PHONE MOUNT HOLDER FOR UTILITY LOCATE SHIPPED LATE. MARCH 24</u>	03/06/2024	-44	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164066101405351049:						-44	.00					
1444	U.S. BANK (VISA)	921640661014		<u>AMAZON. CREDIT DUE TO TABLET MOUNT FOR UTILITY LOCATE SHIPPED LATE. MARCH</u>	03/06/2024	-15	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164066101425761169:						-15	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921640661014		<u>RED WING SHOES, BOOTS FOR J. COX, MARCH '24- WATER</u>	03/05/2024	231.02	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	921640661014		<u>RED WING SHOES, BOOTS FOR J. COX, MARCH '24- P.I</u>	03/05/2024	57.76	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	4/24		
Total 92164066101439525605:						288.78	.00					
1444	U.S. BANK (VISA)	921640661014		<u>RED WING SHOES, CREDIT DUE TO TAX BEING CHARGED ON INVOICE 92164065100609882656 WORK BOOTS FOR J. COX, MARCH 24- WATER</u>	03/05/2024	-253.37	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	4/24		
1444	U.S. BANK (VISA)	921640661014		<u>RED WING SHOES, CREDIT DUE TO TAX BEING CHARGED ON INVOICE 92164065100609882656 WORK BOOTS FOR J. COX, MARCH 24- P.I</u>	03/05/2024	-63.34	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	4/24		
Total 92164066101439525634:						-316.71	.00					
1444	U.S. BANK (VISA)	921640661014		<u>AMAZON, CREDIT DUE TO KEYBOARD FOR UTILITY LOCATE SHIPPED LATE, MARCH '24</u>	03/06/2024	-.20	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		
Total 92164066101465063799:						-.20	.00					
1444	U.S. BANK (VISA)	921640661014		<u>AMAZON, CREDIT DUE TO DASH MOUNT FOR UTILITY LOCATE SHIPPED LATE, MARCH 24</u>	03/06/2024	-.07	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		
Total 92164066101484421523:						-.07	.00					
1444	U.S. BANK (VISA)	921640661015		<u>AMAZON, CREDIT DUE TO BATTERIES FOR UTILITY LOCATE SHIPPED LATE, MARCH 24</u>	03/06/2024	-.97	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	0	4/24		

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
Total 92164066101518828396:						-97	.00					
1444	U.S. BANK (VISA)	921640661015		<u>AMAZON, CREDIT DUE TO PHONE CASE SCREEN PROTECTOR FOR UTILITY LOCATE SHIPPED LATE, MARCH 24</u>	03/06/2024	-01	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164066101537078502:						-01	.00					
1444	U.S. BANK (VISA)	921640661015		<u>AMAZON, CREDIT DUE TO BASE MOUNT FOR UTILITY LOCATE SHIPPED LATE, MARCH 24</u>	03/06/2024	-75	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164066101567827042:						-75	.00					
1444	U.S. BANK (VISA)	921640661015		<u>AMAZON, CREDIT DUE TO BATTERIES FOR UTILITY LOCATE SHIPPED LATE, MARCH 24</u>	03/06/2024	-03	.00	01-4185 MISCELLANEOUS INCOME	0	4/24		
Total 92164066101580037959:						-03	.00					
1444	U.S. BANK (VISA)	921640661018	17690	<u>AMAZON, EMERGEN-C IMMUNE SUPPORT TABLETS, A. BILLINGS, MARCH '24</u>	03/06/2024	32.37	.00	01-6165 OFFICE SUPPLIES	1004	4/24		
Total 92164066101803229024:						32.37	.00					
1444	U.S. BANK (VISA)	921640661020	17665	<u>AMAZON, ELECTRIC LEAF BLOWERS FOR LOCATORS, D. WESTERMAN- WATER</u>	03/06/2024	55.86	.00	20-6175 SMALL TOOLS	0	4/24		
1444	U.S. BANK (VISA)	921640661020	17665	<u>AMAZON, ELECTRIC LEAF BLOWERS FOR LOCATORS, D. WESTERMAN- SEWER</u>	03/06/2024	55.86	.00	21-6175 SMALL TOOLS	0	4/24		
1444	U.S. BANK (VISA)	921640661020	17665	<u>AMAZON, ELECTRIC LEAF BLOWERS FOR LOCATORS, D. WESTERMAN- P.I</u>	03/06/2024	21.27	.00	25-6175 SMALL TOOLS	0	4/24		

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
Total 92164066102034426462:						132.99	.00					
1444	U.S. BANK (VISA)	921640671027	17700	<u>AMAZON, FLOWER POTS FOR DOWN TOWN KUNA, A. BILLINGS, MARCH 24</u>	03/07/2024	455.38	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24		
Total 92164067102713956812:						455.38	.00					
1444	U.S. BANK (VISA)	921640701047	17690	<u>AMAZON, KLEENEX, IBUPROFEN AND SPACE HEATER FOR PARKS OFFICE A. BILLINGS, MARCH '24</u>	03/10/2024	172.55	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	4/24		
Total 92164070104790823407:						172.55	.00					
1444	U.S. BANK (VISA)	921640711057	17708	<u>AMAZON, SUN SHADE FOR ZAMZOWS PARK, A. BILLINGS, MAR '24</u>	03/11/2024	206.98	.00	<u>50-6045 CONTINGENCY</u>	1335	4/24		
Total 92164071105753616711:						206.98	.00					
1444	U.S. BANK (VISA)	921640711060	17736	<u>LOWES, ADA COMPLIANCE BATH ROOM LEVERS, N. STANLEY, MARCH</u>	03/11/2024	45.56	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	4/24		
Total 92164071106008963478:						45.56	.00					
1444	U.S. BANK (VISA)	921640721062	17700	<u>AMAZON, FLOWERS SEEDS FOR DOWNTOWN KUNA, A. BILLINGS, MARCH 24</u>	03/12/2024	24.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24		
Total 92164072106211383216:						24.99	.00					
1444	U.S. BANK (VISA)	921640721069	17699	<u>AMAZON, FIRE EXTINGUISHER HOLDERS FOR SEWER AND WATER, D. CROSSLEY, MARCH 24- WATER</u>	03/12/2024	18.30	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/24		

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1444	U.S. BANK (VISA)	921640721069	17699	<u>AMAZON, FIRE EXTINGUISHER HOLDERS FOR SEWER AND WATER, D. CROSSLEY, MARCH 24- SEWER</u>	03/12/2024	18.30	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24		
1444	U.S. BANK (VISA)	921640721069	17699	<u>AMAZON, FIRE EXTINGUISHER HOLDERS FOR SEWER AND WATER, D. CROSSLEY, MARCH 24- P.I</u>	03/12/2024	6.96	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/24		
Total 92164072106962899972:						43.56	.00					
1444	U.S. BANK (VISA)	921640761099	17765	<u>HOME DEPOT, ITEMS TO FIX DOG PARK ENTRANCE, S. HOWELL, MARCH 24</u>	03/15/2024	213.06	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24		
Total 92164076109958348257:						213.06	.00					
1444	U.S. BANK (VISA)	921640791024	17775	<u>AMAZON, HAND SANITIZER REFILL FOR PLANT, D. CROSSLEY, MAR '24- WATER</u>	03/19/2024	6.30	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640791024	17775	<u>AMAZON, HAND SANITIZER REFILL FOR PLANT, D. CROSSLEY, MAR '24- SEWER</u>	03/19/2024	6.30	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640791024	17775	<u>AMAZON, HAND SANITIZER REFILL FOR PLANT, D. CROSSLEY, MAR '24- P.I</u>	03/19/2024	2.39	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/24		
Total 92164079102426749989:						14.99	.00					
1444	U.S. BANK (VISA)	921640801031	17775	<u>AMAZON, HAND SANITIZER REFILL FOR THE PLANT, D. CROSSLEY, MAR '24- WATER</u>	03/20/2024	12.42	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640801031	17775	<u>AMAZON, HAND SANITIZER REFILL FOR THE PLANT, D. CROSSLEY, MAR '24- SEWER</u>	03/20/2024	12.42	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	4/24		
1444	U.S. BANK (VISA)	921640801031	17775	<u>AMAZON, HAND SANITIZER REFILL FOR THE PLANT, D. CROSSLEY, MAR '24- P.I</u>	03/20/2024	4.74	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	4/24		

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
Total 92164080103121820841:						29.58	.00					
1444	U.S. BANK (VISA)	921640821046	17796	<u>AMAZON, 4 EACH SUN SHADES FOR ZAMZOWS PARK, A. BILLINGS, MARCH 24</u>	03/22/2024	827.92	.00	50-6045 CONTINGENCY	1335	4/24		
Total 92164082104699343040:						827.92	.00					
1444	U.S. BANK (VISA)	921640841065	17808	<u>AMAZON, MENTAL HEALTH AWARENESS PRODUCTS, N. STAUFFER, MARCH 24</u>	03/24/2024	123.14	.00	01-5950 TEAM BUILDING, ONBOARDING	0	4/24		
Total 92164084106599895837:						123.14	.00					
1444	U.S. BANK (VISA)	933840610007		<u>INDEED, JOB POSTING FOR PUBLIC WORKS, N. STAUFFER, FEB. 24- WATER</u>	03/31/2024	23.26	.00	20-5950 TEAM BUILDING, ONBOARDING	0	4/24		
1444	U.S. BANK (VISA)	933840610007		<u>INDEED, JOB POSTING FOR PUBLIC WORKS, N. STAUFFER, FEB. 24- SEWER</u>	03/31/2024	23.26	.00	21-5950 TEAM BUILDING, ONBOARDING	0	4/24		
1444	U.S. BANK (VISA)	933840610007		<u>INDEED, JOB POSTING FOR PUBLIC WORKS, N. STAUFFER, FEB. 24- P.I</u>	03/31/2024	8.86	.00	25-5950 TEAM BUILDING, ONBOARDING	0	4/24		
Total 93384061000709742022:						55.38	.00					
Total U.S. BANK (VISA):						13,584.40	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4384204		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 3/29-4/25/2024, BUTLER PARK</u>	03/29/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	4/24		
Total INV-4384204:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4385160		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 3/30-30/2024, SADIE CREEK PARK</u>	03/30/2024	111.00	.00	01-6212 RENT-EQUIPMENT	1004	4/24		

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Total INV-4385160:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4385196		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 3/3-30/2024, WINCHESTER PARK/SUTTERS MILL</u>	03/30/2024	111.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	4/24		
Total INV-4385196:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4385384		<u>2 EACH STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 03/01-03/31/24 - SHORTLINE</u>	03/31/2024	222.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	4/24		
Total INV-4385384:						222.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4385771		<u>ADA AND STANDARD PORTABLE RESTROOM RENTALS, WEEKLY SERVICE, 3/1-31/2024, GREENBELT</u>	03/31/2024	222.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	4/24		
Total INV-4385771:						222.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-4402583		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 4/4-5/1/2024, BOOSTER STATION 5750 E KUNA RD</u>	04/04/2024	61.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	4/24		
Total INV-4402583:						61.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						838.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	51806512	17395	<u>2 TOTES OF HYPO, M. NADEAU, JAN. '23</u>	01/26/2024	2,838.00	2,838.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	4/24	04/05/2024	
1410	UNIVAR SOLUTIONS USA, INC.	51806512		<u>2 EACH CONTAINER DEPOSITS, MARCH 24</u>	01/26/2024	1,400.00	1,400.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	4/24	04/05/2024	

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Total 51806512:						4,238.00	4,238.00					
1410	UNIVAR SOLUTIONS USA, INC.	51959845	17716	<u>3 TOTES OF CITRIC ACID. M.NADEAU. MAR.'24</u>	03/26/2024	7,722.00	.00	21-6150 M & R - SYSTEM	0	4/24		
Total 51959845:						7,722.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	51967398	17849	<u>CHLORINE TABS FOR THE FARM. T.FLEMING. MAR.'28</u>	03/28/2024	26,179.20	.00	21-6151 M & R - PROCESS CHEMICALS	0	4/24		
Total 51967398:						26,179.20	.00					
1410	UNIVAR SOLUTIONS USA, INC.	51975580	17778	<u>ALUM. M.NADEAU. MAR.'24</u>	04/01/2024	11,268.38	.00	21-6151 M & R - PROCESS CHEMICALS	0	4/24		
Total 51975580:						11,268.38	.00					
Total UNIVAR SOLUTIONS USA, INC.:						49,407.58	4,238.00					
UTILITY REFUND #17												
2286	UTILITY REFUND #17	100730.02		<u>ANTHONY RYAN WAYNE GRAY ESTATE. 173 S TITAN PL UTILITY REFUND - WATER</u>	04/09/2024	15.70	.00	20-4500 METERED WATER SALES	0	4/24		
2286	UTILITY REFUND #17	100730.02		<u>ANTHONY RYAN WAYNE GRAY ESTATE. 173 S TITAN PL UTILITY REFUND - SEWER</u>	04/09/2024	22.61	.00	21-4600 SEWER USER FEES	0	4/24		
2286	UTILITY REFUND #17	100730.02		<u>ANTHONY RYAN WAYNE GRAY ESTATE. 173 S TITAN PL UTILITY REFUND - TRASH</u>	04/09/2024	13.83	.00	26-4975 SOLID WASTE USER FEES	0	4/24		
Total 100730.02:						52.14	.00					
2286	UTILITY REFUND #17	110332.04		<u>GRIVAS FAMILY PROPERTIES LLC. 549 N SHADY GROVE WAY UTILITY REFUND - WATER</u>	04/04/2024	2.12	.00	20-4500 METERED WATER SALES	0	4/24		

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2286	UTILITY REFUND #17	110332.04		<u>GRIVAS FAMILY PROPERTIES LLC, 549 N SHADY GROVE WAY UTILITY REFUND - SEWER</u>	04/04/2024	2.52	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
2286	UTILITY REFUND #17	110332.04		<u>GRIVAS FAMILY PROPERTIES LLC, 549 N SHADY GROVE WAY UTILITY REFUND - TRASH</u>	04/04/2024	1.73	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/24		
Total 110332.04:						6.37	.00					
2286	UTILITY REFUND #17	142022.00		<u>MERLIN POINT LLC, 981 E ODYSSEY ST UTILITY REFUND - WATER</u>	03/19/2024	22.97	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	142022.00		<u>MERLIN POINT LLC, 981 E ODYSSEY ST UTILITY REFUND - SEWER</u>	03/19/2024	36.77	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 142022.00:						59.74	.00					
2286	UTILITY REFUND #17	142053.00		<u>HATHAWAY HOMES, 1022 E ODYSSEY ST UTILITY REFUND - WATER</u>	03/19/2024	219.78	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	142053.00		<u>HATHAWAY HOMES, 1022 E ODYSSEY ST UTILITY REFUND - SEWER</u>	03/19/2024	109.86	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 142053.00:						329.64	.00					
2286	UTILITY REFUND #17	171180.00		<u>CBH, 71 N COLTSFOOT AVE UTILITY REFUND - WATER</u>	03/11/2024	73.09	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
Total 171180.00:						73.09	.00					
2286	UTILITY REFUND #17	171184.00		<u>CBH, 2251 W TROUT LILY ST UTILITY REFUND - WATER</u>	03/15/2024	35.32	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	171184.00		<u>CBH, 2251 W TROUT LILY ST UTILITY REFUND - SEWER</u>	03/15/2024	46.41	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		

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
Total 171184.00:						81.73	.00					
2286	UTILITY REFUND #17	173205.02		<u>CYNTHIA COTHERN, 1489 W SCOOP ST. OVERPAYMENT, UTILITY REFUND</u>	04/05/2024	273.95	273.95	<u>20-4500 METERED WATER SALES</u>	0	4/24	04/05/2024	
2286	UTILITY REFUND #17	173205.02		<u>CYNTHIA COTHERN, 1489 W SCOOP ST. OVERPAYMENT, UTILITY REFUND</u>	04/05/2024	382.00	382.00	<u>21-4600 SEWER USER FEES</u>	0	4/24	04/05/2024	
2286	UTILITY REFUND #17	173205.02		<u>CYNTHIA COTHERN, 1489 W SCOOP ST. OVERPAYMENT, UTILITY REFUND</u>	04/05/2024	260.73	260.73	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/24	04/05/2024	
Total 173205.02:						916.68	916.68					
2286	UTILITY REFUND #17	174027.02		<u>KRISTIN MARIE JONES, 1104 S RED SAND AVE UTILITY REFUND - WATER</u>	03/28/2024	48.18	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	174027.02		<u>KRISTIN MARIE JONES, 1104 S RED SAND AVE UTILITY REFUND - SEWER</u>	03/28/2024	64.96	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
2286	UTILITY REFUND #17	174027.02		<u>KRISTIN MARIE JONES, 1104 S RED SAND AVE UTILITY REFUND - TRASH</u>	03/28/2024	44.67	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/24		
Total 174027.02:						157.81	.00					
2286	UTILITY REFUND #17	182590.03		<u>SAMANTHA CONRADI, 1657 N ALCATRAZ AVE UTILITY REFUND - WATER</u>	04/02/2024	24.39	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	182590.03		<u>SAMANTHA CONRADI, 1657 N ALCATRAZ AVE UTILITY REFUND - SEWER</u>	04/02/2024	43.80	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
2286	UTILITY REFUND #17	182590.03		<u>SAMANTHA CONRADI, 1657 N ALCATRAZ AVE UTILITY REFUND - TRASH</u>	04/02/2024	30.85	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/24		

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Total 182590.03:						99.04	.00					
2286	UTILITY REFUND #17	190345.01		<u>LYNDA C SHAYNE, 287 W BUCK CT UTILITY REFUND - WATER</u>	03/29/2024	26.27	.00	20-4500 METERED WATER SALES	0	4/24		
2286	UTILITY REFUND #17	190345.01		<u>LYNDA C SHAYNE, 287 W BUCK CT UTILITY REFUND - SEWER</u>	03/29/2024	6.85	.00	21-4600 SEWER USER FEES	0	4/24		
2286	UTILITY REFUND #17	190345.01		<u>LYNDA C SHAYNE, 287 W BUCK CT UTILITY REFUND - TRASH</u>	03/29/2024	5.37	.00	26-4975 SOLID WASTE USER FEES	0	4/24		
Total 190345.01:						38.49	.00					
2286	UTILITY REFUND #17	20996.01		<u>WENDY & MARK MERRICK, 411 S SWAN FALLS RD UTILITY REFUND - WATER</u>	04/02/2024	94.46	.00	20-4500 METERED WATER SALES	0	4/24		
2286	UTILITY REFUND #17	20996.01		<u>WENDY & MARK MERRICK, 411 S SWAN FALLS RD UTILITY REFUND - SEWER</u>	04/02/2024	13.75	.00	26-4975 SOLID WASTE USER FEES	0	4/24		
Total 20996.01:						108.21	.00					
2286	UTILITY REFUND #17	242508.00		<u>BILTMORE CO, 2002 E WYTHER CREEK ST UTILITY REFUND - WATER</u>	03/15/2024	38.37	.00	20-4500 METERED WATER SALES	0	4/24		
2286	UTILITY REFUND #17	242508.00		<u>BILTMORE CO, 2002 E WYTHER CREEK ST UTILITY REFUND - SEWER</u>	03/15/2024	41.45	.00	21-4600 SEWER USER FEES	0	4/24		
Total 242508.00:						79.82	.00					
2286	UTILITY REFUND #17	242527.00		<u>TH CONSTRUCTION LLC, 2075 E MARISOL ST UTILITY REFUND - WATER</u>	03/11/2024	113.06	.00	20-4500 METERED WATER SALES	0	4/24		
2286	UTILITY REFUND #17	242527.00		<u>TH CONSTRUCTION LLC, 2075 E MARISOL ST UTILITY REFUND - SEWER</u>	03/11/2024	42.56	.00	21-4600 SEWER USER FEES	0	4/24		

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Total 242527.00:						155.62	.00					
2286	UTILITY REFUND #17	242542.00		<u>TH CONSTRUCTION LLC, 121 S ZIKLAG AVE UTILITY REFUND - WATER</u>	03/15/2024	68.08	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	242542.00		<u>TH CONSTRUCTION LLC, 121 S ZIKLAG AVE UTILITY REFUND - SEWER</u>	03/15/2024	93.27	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 242542.00:						161.35	.00					
2286	UTILITY REFUND #17	250610.03		<u>LAYNE THORNTON, 151 W TEHUTI CT UTILITY REFUND - WATER</u>	04/02/2024	20.60	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	250610.03		<u>LAYNE THORNTON, 151 W TEHUTI CT UTILITY REFUND - SEWER</u>	04/02/2024	42.47	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
2286	UTILITY REFUND #17	250610.03		<u>LAYNE THORNTON, 151 W TEHUTI CT UTILITY REFUND - TRASH</u>	04/02/2024	21.47	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/24		
Total 250610.03:						84.54	.00					
2286	UTILITY REFUND #17	264045.02		<u>BRYAN S MEAD, 2140 W GAINSBORO DR UTILITY REFUND - WATER</u>	04/04/2024	22.20	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	264045.02		<u>BRYAN S MEAD, 2140 W GAINSBORO DR UTILITY REFUND - SEWER</u>	04/04/2024	39.76	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
2286	UTILITY REFUND #17	264045.02		<u>BRYAN S MEAD, 2140 W GAINSBORO DR UTILITY REFUND - TRASH</u>	04/04/2024	23.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	4/24		
Total 264045.02:						85.08	.00					
2286	UTILITY REFUND #17	277751.00		<u>CBH, 566 W SCREECH OWL DR UTILITY REFUND - WATER</u>	03/19/2024	44.47	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		

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2286	UTILITY REFUND #17	277751.00		<u>CBH, 566 W SCREECH OWL DR</u> <u>UTILITY REFUND - SEWER</u>	03/19/2024	55.64	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
Total 277751.00:						100.11	.00					
2286	UTILITY REFUND #17	281040.01		<u>JAMIE L SCHRANER, 1559 W</u> <u>CERULEAN ST UTILITY</u> <u>REFUND - WATER</u>	04/09/2024	26.32	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	281040.01		<u>JAMIE L SCHRANER, 1559 W</u> <u>CERULEAN ST UTILITY</u> <u>REFUND - SEWER</u>	04/09/2024	47.23	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
2286	UTILITY REFUND #17	281040.01		<u>JAMIE L SCHRANER, 1559 W</u> <u>CERULEAN ST UTILITY</u> <u>REFUND - TRASH</u>	04/09/2024	32.68	.00	<u>26-4975 SOLID</u> <u>WASTE USER</u> <u>FEES</u>	0	4/24		
Total 281040.01:						106.23	.00					
2286	UTILITY REFUND #17	281147.00		<u>CAPSTONE IDAHO LLC, 2470 N</u> <u>OPAL FALLS WAY UTILITY</u> <u>REFUND - WATER</u>	04/08/2024	4.91	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	281147.00		<u>CAPSTONE IDAHO LLC, 2470 N</u> <u>OPAL FALLS WAY UTILITY</u> <u>REFUND - SEWER</u>	04/08/2024	4.71	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
Total 281147.00:						9.62	.00					
2286	UTILITY REFUND #17	282074.00		<u>CBH, 1249 W NANNYBERRY ST</u> <u>UTILITY REFUND - WATER</u>	04/04/2024	40.02	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
Total 282074.00:						40.02	.00					
2286	UTILITY REFUND #17	290225.03		<u>CHERISE LOUISE LONGORIA,</u> <u>7933 S OLD FARM LN, UTILITY</u> <u>REFUND - WATER</u>	04/10/2024	76.76	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
Total 290225.03:						76.76	.00					

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2286	UTILITY REFUND #17	292181.00		<u>CBH, 2071 W MINERVA CT</u> <u>UTILITY REFUND - WATER</u>	03/12/2024	93.65	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	292181.00		<u>CBH, 2071 W MINERVA CT</u> <u>UTILITY REFUND - SEWER</u>	03/12/2024	23.68	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
Total 292181.00:						117.33	.00					
2286	UTILITY REFUND #17	293293.00		<u>CBH, 6565 S MEMORY WAY</u> <u>UTILITY REFUND - WATER</u>	03/12/2024	78.16	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	293293.00		<u>CBH, 6565 S MEMORY WAY</u> <u>UTILITY REFUND - SEWER</u>	03/12/2024	1.60	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
Total 293293.00:						79.76	.00					
2286	UTILITY REFUND #17	293301.00		<u>CBH, 6716 S MEMORY WAY</u> <u>UTILITY REFUND - WATER</u>	03/12/2024	76.36	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	293301.00		<u>CBH, 6716 S MEMORY WAY</u> <u>UTILITY REFUND - SEWER</u>	03/12/2024	1.64	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
Total 293301.00:						78.00	.00					
2286	UTILITY REFUND #17	293303.00		<u>CBH, 6725 S MEMORY WAY</u> <u>UTILITY REFUND - WATER</u>	03/12/2024	107.82	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	293303.00		<u>CBH, 6725 S MEMORY WAY</u> <u>UTILITY REFUND - SEWER</u>	03/12/2024	45.92	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		
Total 293303.00:						153.74	.00					
2286	UTILITY REFUND #17	302326.01		<u>JOSEPH JACOBS, 9005 S LA</u> <u>PAMPA WAY UTILITY REFUND -</u> <u>WATER</u>	04/02/2024	29.83	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	302326.01		<u>JOSEPH JACOBS, 9005 S LA</u> <u>PAMPA WAY UTILITY REFUND -</u> <u>SEWER</u>	04/02/2024	54.42	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	4/24		

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				<u>WATER</u>	03/19/2024	22.49	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	361544.00		<u>TH CONSTRUCTION, 11296 S YEOMAN PL UTILITY REFUND - SEWER</u>	03/19/2024	46.64	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 361544.00:						69.13	.00					
2286	UTILITY REFUND #17	361561.01		<u>DONALD R TELFORD, 11661 W BALLAD CT UTILITY REFUND - WATER</u>	04/02/2024	71.91	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	361561.01		<u>DONALD R TELFORD, 11661 W BALLAD CT UTILITY REFUND - SEWER</u>	04/02/2024	26.12	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 361561.01:						98.03	.00					
2286	UTILITY REFUND #17	361592.00		<u>TH CONSTRUCTION LLC, 11982 W ZAMALEK CT UTILITY REFUND - WATER</u>	03/19/2024	22.49	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	361592.00		<u>TH CONSTRUCTION LLC, 11982 W ZAMALEK CT UTILITY REFUND - SEWER</u>	03/19/2024	46.64	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 361592.00:						69.13	.00					
2286	UTILITY REFUND #17	361597.00		<u>TH CONSTRUCTION, 11900 W ZAMALEK CT UTILITY REFUND - WATER</u>	03/12/2024	21.21	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		
2286	UTILITY REFUND #17	361597.00		<u>TH CONSTRUCTION, 11900 W ZAMALEK CT UTILITY REFUND - SEWER</u>	03/12/2024	43.99	.00	<u>21-4600 SEWER USER FEES</u>	0	4/24		
Total 361597.00:						65.20	.00					
2286	UTILITY REFUND #17	80092.03		<u>ANGELA TRACY, 500 N WALNUT AVE UTILITY REFUND - WATER</u>	04/02/2024	4.89	.00	<u>20-4500 METERED WATER SALES</u>	0	4/24		

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2286	UTILITY REFUND #17	80092.03		<u>ANGELA TRACY, 500 N WALNUT AVE UTILITY REFUND - SEWER</u>	04/02/2024	8.41	.00	21-4600 SEWER USER FEES	0	4/24		
2286	UTILITY REFUND #17	80092.03		<u>ANGELA TRACY, 500 N WALNUT AVE UTILITY REFUND - TRASH</u>	04/02/2024	6.30	.00	26-4975 SOLID WASTE USER FEES	0	4/24		
Total 80092.03:						19.60	.00					
2286	UTILITY REFUND #17	91800.01		<u>CURTIS S SPEVAK, 1115 W GUNNER ST UTILITY REFUND - WATER</u>	03/28/2024	27.67	.00	20-4500 METERED WATER SALES	0	4/24		
2286	UTILITY REFUND #17	91800.01		<u>CURTIS S SPEVAK, 1115 W GUNNER ST UTILITY REFUND - SEWER</u>	03/28/2024	29.97	.00	21-4600 SEWER USER FEES	0	4/24		
2286	UTILITY REFUND #17	91800.01		<u>CURTIS S SPEVAK, 1115 W GUNNER ST UTILITY REFUND - TRASH</u>	03/28/2024	19.42	.00	26-4975 SOLID WASTE USER FEES	0	4/24		
Total 91800.01:						77.06	.00					
Total UTILITY REFUND #17:						4,209.52	916.68					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	93649		<u>LOCKBOX TRANSACTIONS, MARCH. 24- ADMIN</u>	03/31/2024	54.48	54.48	01-6505 BANK FEES	0	4/24	04/05/2024	
857	VALLI INFORMATION SYSTEMS, INC	93649		<u>LOCKBOX TRANSACTIONS, MARCH. 24- WATER</u>	03/31/2024	37.28	37.28	20-6505 BANK FEES	0	4/24	04/05/2024	
857	VALLI INFORMATION SYSTEMS, INC	93649		<u>LOCKBOX TRANSACTIONS, MARCH. 24- SEWER</u>	03/31/2024	37.28	37.28	21-6505 BANK FEES	0	4/24	04/05/2024	
857	VALLI INFORMATION SYSTEMS, INC	93649		<u>LOCKBOX TRANSACTIONS, MARCH. 24- P.I</u>	03/31/2024	14.34	14.34	25-6505 BANK FEES	0	4/24	04/05/2024	
Total 93649:						143.38	143.38					
857	VALLI INFORMATION SYSTEMS, INC	93664		<u>STATEMENT PRINTING AND POSTAGE, MARCH. 24- ADMIN</u>	03/31/2024	3,795.72	3,795.72	01-6190 POSTAGE & BILLING	0	4/24	04/05/2024	

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
857	VALLI INFORMATION SYSTEMS, INC	93664		STATEMENT PRINTING AND POSTAGE, MARCH. 24- WATER	03/31/2024	2,597.07	2,597.07	20-6190 POSTAGE & BILLING	0	4/24	04/05/2024	
857	VALLI INFORMATION SYSTEMS, INC	93664		STATEMENT PRINTING AND POSTAGE, MARCH. 24- SEWER	03/31/2024	2,597.07	2,597.07	21-6190 POSTAGE & BILLING	0	4/24	04/05/2024	
857	VALLI INFORMATION SYSTEMS, INC	93664		STATEMENT PRINTING AND POSTAGE, MARCH. 24- P.I	03/31/2024	998.87	998.87	25-6190 POSTAGE & BILLING	0	4/24	04/05/2024	
Total 93664:						9,988.73	9,988.73					
Total VALLI INFORMATION SYSTEMS, INC:						10,132.11	10,132.11					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9960334292		TABLET SERVICES, 02/28-03/28/24- PARKS	03/28/2024	167.38	167.38	01-6255 TELEPHONE	1004	4/24	04/05/2024	
1575	VERIZON WIRELESS	9960334292		TABLET SERVICE, 02/29-03/28/24- WATER	03/28/2024	462.81	462.81	20-6255 TELEPHONE EXPENSE	0	4/24	04/05/2024	
1575	VERIZON WIRELESS	9960334292		TABLET SERVICE, 02/29-03/28/24- SEWER	03/28/2024	563.23	563.23	21-6255 TELEPHONE EXPENSE	0	4/24	04/05/2024	
1575	VERIZON WIRELESS	9960334292		TABLET SERVICE, 02/29-03/28/24- P.I	03/28/2024	229.31	229.31	25-6255 TELEPHONE EXPENSE	0	4/24	04/05/2024	
Total 9960334292:						1,422.73	1,422.73					
Total VERIZON WIRELESS:						1,422.73	1,422.73					
VICTORY GREENS												
364	VICTORY GREENS	752845	17800	5 YARDS MED BLACK & TAN ROCK FOR ARBOR PARK, MAR.'24	03/21/2024	254.75	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/24		
Total 752845:						254.75	.00					
Total VICTORY GREENS:						254.75	.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
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0692408		<u>RECORDS DESTRUCTION FOR 3/1-31/2024. CITY HALL - ADMIN</u>	04/01/2024	12.54	.00	<u>01-6052 CONTRACT SERVICES</u>	0	4/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0692408		<u>RECORDS DESTRUCTION FOR 3/1-31/2024. CITY HALL - WATER</u>	04/01/2024	8.58	.00	<u>20-6052 CONTRACT SERVICES</u>	0	4/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0692408		<u>RECORDS DESTRUCTION FOR 3/1-31/2024. CITY HALL - SEWER</u>	04/01/2024	8.58	.00	<u>21-6052 CONTRACT SERVICES</u>	0	4/24		
1633	WESTERN RECORDS DESTRUCTION, INC.	0692408		<u>RECORDS DESTRUCTION FOR 3/1-31/2024. CITY HALL - P.I</u>	04/01/2024	3.30	.00	<u>25-6052 CONTRACT SERVICES</u>	0	4/24		
Total 0692408:						33.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						33.00	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN002734563	17839	<u>BATTERY REPLACEMENT FOR GENERATORS AT PLANT, M. NADEAU, MAR '24</u>	03/27/2024	1,771.91	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total IN002734563:						1,771.91	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002734564	17839	<u>BATTERY REPLACEMENT FOR GENERATORS AT PLANT, M. NADEAU, MAR '24</u>	03/27/2024	1,771.91	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total IN002734564:						1,771.91	.00					
98	WESTERN STATES EQUIPMENT CO.	IN002748850	17600	<u>AUTOMATIC TRANSFER SWITCH FOR CRIMSON POINT LIFT STATION, T. FLEMING, FEB '24</u>	04/09/2024	8,539.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/24		
Total IN002748850:						8,539.00	.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 WESTERN STATES EQUIPMENT CO.:						12,082.82	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- ADMIN</u>	03/31/2024	60.61	60.61	01-6300 FUEL	0	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- P&Z</u>	03/31/2024	6.48	6.48	01-6300 FUEL	1003	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- PARKS</u>	03/31/2024	81.45	81.45	01-6300 FUEL	1004	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- BUILDING INSPECTOR</u>	03/31/2024	267.50	267.50	01-6300 FUEL	1005	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- WATER</u>	03/31/2024	200.32	200.32	20-6300 FUEL	0	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- SEWER</u>	03/31/2024	59.31	59.31	21-6300 FUEL	0	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>FUEL, MARCH '24- P.I</u>	03/31/2024	59.91	59.91	25-6300 FUEL	0	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>NON FUEL - CAR WASH UTILITY LOCATE, MARCH 24- WATER</u>	03/31/2024	6.30	6.30	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>NON FUEL - CAR WASH UTILITY LOCATE, MARCH 24- SEWER</u>	03/31/2024	6.30	6.30	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/24	04/05/2024	
2160	WEX FLEET UNIVERSAL	96081908		<u>NON FUEL - CAR WASH UTILITY LOCATE, MARCH 24- P.I</u>	03/31/2024	2.40	2.40	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/24	04/05/2024	
Total 96081908:						750.58	750.58					
Total WEX FLEET UNIVERSAL:						750.58	750.58					
ZAMZOWS												
66	ZAMZOWS	394180173	17842	<u>PROPANE FOR THE FARM, R. HENZE, MARCH '24</u>	03/27/2024	418.80	.00	21-6090 FARM EXPENDITURES	0	4/24		
Total 394180173:						418.80	.00					

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66	ZAMZOWS	394180236	17850	<u>UNDER GROUND EXTERMINATOR, A. GOODWIN, MARCH '24</u>	03/28/2024	25.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/24		
Total 394180236:						25.99	.00					
66	ZAMZOWS	394180733	17886	<u>PROPANE FOR FARM, J.DAVIDSON, APR.'24</u>	04/02/2024	338.53	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/24		
Total 394180733:						338.53	.00					
Total ZAMZOWS:						783.32	.00					
ZAYO GROUP LLC												
2188	ZAYO GROUP LLC	20426154		<u>TELEPHONE, DATA & NETWORK SERVICES, 04/01-04/30/2024 - ADMIN</u>	04/01/2024	496.04	.00	<u>01-6255 TELEPHONE</u>	0	4/24		
2188	ZAYO GROUP LLC	20426154		<u>TELEPHONE, DATA & NETWORK SERVICES, 04/01-04/30/2024 - P & Z</u>	04/01/2024	177.16	.00	<u>01-6255 TELEPHONE</u>	1003	4/24		
2188	ZAYO GROUP LLC	20426154		<u>TELEPHONE, DATA & NETWORK SERVICES, 04/01-04/30/2024 - WATER</u>	04/01/2024	460.61	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	4/24		
2188	ZAYO GROUP LLC	20426154		<u>TELEPHONE, DATA & NETWORK SERVICES, 04/01-04/30/2024 - SEWER</u>	04/01/2024	460.61	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	4/24		
2188	ZAYO GROUP LLC	20426154		<u>TELEPHONE, DATA & NETWORK SERVICES, 04/01-04/30/2024 - P.I.</u>	04/01/2024	177.16	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	4/24		
Total 20426154:						1,771.58	.00					
Total ZAYO GROUP LLC:						1,771.58	.00					
Grand Totals:						1,177,025.87	504,759.31					

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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.



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

MEMO

Date: February 6, 2024
From: Troy Behunin, Senior Planner
To: Kuna City Council
RE: Case Nos. 22-12-ZC (Rezone) and 22-05-CPF (Combination Pre-Plat & Final Plat)

Mr. Mayor and City Council,

Case Nos. 22-12-ZC and 22-05-CPF was considered by the Council at the Council during a meeting held on September 19, 2023. The delay in sending the FCO's to Council for approval is due to the high volume of applications processed by staff in the Fall of 2023. it was mistakenly not placed on the agenda for the FCO's the meeting following its approval.

Application Timeline

- Planning and Zoning Commission Public Hearing: May 9, 2023; One (1) individual provided Neutral testimony.
- City Council Public Hearing: September 19, 2023, No one testified.

All public comments, public hearing sign in sheets, and minutes from the public hearings are included as a part of the exhibit list within the proposed Findings of Fact and Conclusions of Law.

Thank you,

Troy Behunin
Senior Planner
TBehunin@kunaid.gov
208.922.5274

cc: Doug Hanson
Planning and Zoning Director

BEFORE THE CITY COUNCIL OF THE CITY OF KUNA

<p>IN THE MATTER OF THE APPLICATIONS OF</p> <p>VASILIIY OLEYNIK</p> <p><i>1200 N Black Cat Road, Kuna, ID</i></p>	<p>) Case Nos. 22-12-ZC (Rezone) and</p> <p>) 22-05-CPF (Combination Preliminary and</p> <p>) Final Plat).</p> <p>)</p> <p>) FINDINGS OF FACT, CONCLUSIONS</p> <p>) OF LAW & ORDER OF APPROVAL</p> <p>) FOR REZONE & COMBINATION</p> <p>) PLAT APPLICATION.</p>
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THESE MATTERS came before the Council for public hearing on September 19, 2023, for the 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 set 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
1.5 STAFF MEMO			X
2.1 P&Z APPLICATION COVERSHEET.pdf			X
2.2 REZONE APPLICATION.pdf			X
2.3 COMBINATION PRELIMINARY PLAT & FINAL PLAT APPLICATION.pdf			X
2.4 NARRATIVE.pdf			X
2.5 VICINITY MAP.pdf			X
2.6 WARRANTY DEED.PDF			X
2.7 AFFIDAVIT OF LEGAL INTEREST.pdf			X
2.8 LEGAL DESCRIPTION.pdf			X
2.9 NEIGHBORHOOD MEETING CERTIFICATION.pdf			X
2.10 COMMITMENT TO PROPERTY POSTING.pdf			X
2.11 SUBDIVISION NAME RESERVATION.pdf			X
2.12 PRELIMINARY PLAT.pdf			X
2.13 FINAL PLAT.pdf			X
2.14 EMAIL REQUESTING AGENCY COMMENTS 2.16.23.pdf			X
2.15 PUBLIC WORKS.pdf			X
2.16 ADA COUNTY HIGHWAY DISTRICT.pdf			X
2.17 ADA COUNTY DEVELOPMENT SERVICES.pdf			X
2.18 BOISE PROJECT BOARD OF CONTROL.pdf			X
2.19 CENTRAL DISTRICT HEALTH.pdf			X

2.20 NAMPA MERIDIAN IRRIGATION DISTRICT.pdf			X
2.21 IDAHO TRANSPORTATION DEPARTMENT.pdf			X
2.22 KMN PROOF OF PUBLICATION P&Z.pdf			X
2.23 LEGAL NOTICE MAILER P&Z.pdf			X
2.24 P&Z PROOF OF WEBSITE PUBLISH.pdf			X
2.25 PROOF OF PROPERTY POSTING.pdf			X
2.26 PROOF OF KMN PUBLISH.pdf			X
2.27 PROOF OF LEGAL NOTICE MAILER.pdf			X
2.28 PROOF OF PROPERTY POSTING CC.pdf			X
2.29 WEBSITE PUBLISH CC.pdf			X

1.2 Hearings: The Council heard this on September 19, 2023. The FCO's have been requested to go before the Council on February 6, 2024.

1.3 Witness Testimony: Those who testified at the Council's September 19, 2023, hearing are as follows, to-wit:

- A.** City Staff:
Troy Behunin, Senior Planner
- B.** Appearing for the Applicant:
Dave Crawford, Centurion Engineers, Inc., 2323 S Vista Ave. Ste. 206 Boise, ID 83705 – 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 was published for the September 19, 2023, hearing on the Rezone and Combination Preliminary and Final Plat Plat) in the Kuna Melba News, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada and Canyon County, on September 19, 2023.

- B. Notice for the September 19, 2023, hearing containing the legal description of the property proposed to be re-platted, was mailed to all known and affected property owners within 300-ft of the property boundaries on September 1, 2023.
- C. Notice for the September 19, 2023, hearing was posted on a sign in accordance with [Kuna City Code \(KCC\) 5-1A-8](#) on July 18, 2023. A Proof of Property Posting Form was provided to staff on July 18, 2023.

3.2 Findings Regarding the Rezone and Combo Plat

- A. The subject site is located within the City Limits and zoned Agriculture.
- B. The lot proposed to be rezoned and combo-platted is approximately 15.56 acres. The parcel information is as follows:

Parcel No.	Owner	Size	Zone
S1322244220	Oleynik Vasiliy	15.56 acres	A (Agriculture)

- C. The existing land uses and zoning districts for lands surrounding the subject site are as follows:

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

- D. The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to comply with [KCC Title 5 & 6](#).

- 1. The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements and with public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed. (+)

- E. Based on the evidence presented, does the application generally comply with the Comprehensive Plan?

- 1. The Comp Plan designates the property as Medium Density Residential, the proposed zoning district is R-6. (+)
- 2. The proposed development includes additional housing types and sizes promotes large lots and desirable and well-designed neighborhoods. (+)

- F. Can the availability of existing and proposed public services accommodate the proposed development?

- 1. ACHD can support the development with Site-Specific Conditions of approval being satisfied. (+)
- 2. ITD requires no mitigation improvements to serve the development. (+)

3. Each lot will rely upon individual on-site septic systems. (+)
 4. Each lot will rely upon individual on-site well-water. (+)
- G.** Does the public have the financial capability to provide supporting services to the proposed development?
1. Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected. (+)
- H.** Does the proposed project consider health and safety of the public and the surrounding area's environment?
1. Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will not be implemented with this project. (+)
 2. No major wildlife habitats will be impacted by the proposed development. (+)
- I.** Does the proposed application constitute orderly development?
1. The proposed subject site is located within Kuna City Limits and tis currently zoned "A". (+)
 2. Subdivisions are under active construction east and southeast of the subject site. (+)
- J.** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Pursuant to [Idaho Code 67-8003](#), the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.

IV CONDITIONS

Based upon the record contained in Case Nos. 22-12-ZC and 22-05-CPF, including the Comprehensive Plan, Kuna City Code, Staff's analysis, including the exhibits, and the testimony during the Public Hearing the Council hereby **Approves** the Rezone and Combination Preliminary and Final Plat applications subject to the following Conditions of Approval:

4.1 Staff Conditions

- A.** Future home(s) shall double-plumb in preparation for sewer and potable water as it becomes available in the future, as Staff is aware of other Subdivision applications in the near vicinity.
- B.** Applicant shall place a 20 foot easement on the plat for a possible future pedestrian pathway on the east/northeast boundary line for the 1,400 plus feet of Indian Creek frontage through this subdivision.

4.2 Transportation

- A. With any future subdivisions, buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with [KCC 5-17-14](#) and [6-4-2](#).
- B. With any future subdivisions, Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements as needed.

4.3 Rezone

- A. The Applicant requests a Rezone of the subject property from Agriculture to the R-6 zone district.

4.4 Site Layout, Dimensional Standards and Parking

- A. The Applicant requests Combo Plat approval to divide the subject parcel in order to create two additional residential building lots for a total of three new lots. Private driveways shall be designed in accordance with [KCC 6-4-2-B.8](#).
- B. The applicant proposes to subdivide this parcel into three (3) separate new lots.
- C. All dimensional standards appear to be in compliance with [KCC 5-3-3](#).

4.5 Landscape, Open Space and Fencing

- A. This project is exempt from providing usable open space according to [KCC 5-17-12-D](#).

4.6 Public Works

- A. All utilities shall be installed underground, see [KCC 6-4-2](#).
- B. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. The Applicant shall be subject to [KCC 5-16-4](#).

4.7 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 standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B.** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the 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.

V

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE CITY COUNCIL

- 5.1 City of Kuna is a duly formed Municipal Corporation organized and 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 §67-65](#), and [Kuna City Code 1-14-3](#).

VI

CONCLUSIONS OF LAW

RE: APPLICATION FOR REZONE

- 6.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to [I.C. §67-6511](#).

- 6.2 [Kuna City Code 1-14-3](#), states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.
- 6.3 The Rezone, proposed with this Application in Case No. 22-12-ZC, would comply with the Comprehensive Plan.

VII

CONCLUSIONS OF LAW

RE: APPLICATION FOR COMBINATION PRELIMINARY AND FINAL PLAT

- 7.1 The City of Kuna has authority to approve Combination Preliminary and Final Plats within its boundaries pursuant to [I.C. §50-13](#) & [67-65](#).
- 7.2 In [Kuna City Code, 1-14-3](#), it states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and the City Council as the decision-making body.
- 7.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by [I.C. § 50-13 & 67-65 and Article 12, section 2](#).

VII

ORDER OF DECISION APPROVAL OF APPLICATIONS FOR REZONE AND COMBINATION PRELIMINARY AND FINAL PLAT

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 the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 8.1 That the Rezone application (Case No. 22-12-ZC) is hereby *Approved*.
- 8.2 That the Combination Preliminary and Final Plat Application (Case No. 22-05-CPF) is hereby for *Approved*.

BY ACTION OF THE COUNCIL of the City of Kuna at its regular meeting held on the 6th of February 2024.

Mayor, Joe Stear

**BEFORE THE CITY COUNCIL
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF)	Case No. 23-01-OA
)	
)	
THE CITY OF KUNA)	
)	
)	FINDINGS OF FACT,
<i>For an Ordinance Amendment to combine Title</i>)	CONCLUSIONS OF LAW,
<i>5 and Title 6 of Kuna City Code.</i>)	AND ORDER OF APPROVAL.

THESE MATTERS came before the Council for public hearing on September 5 and 19, 2023, March 5, 2024 and April 2, 2024, for the 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
RECORD OF PROCEEDINGS**

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibit List

<i>DESCRIPTION OF EVIDENCE</i>	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
1.16 STAFF MEMO CC 04.02.2024			X
1.1 STAFF REPORT			X
1.2 P&Z COMISSION SIGN IN SHEETS			X
1.3 P&Z COMMISSION FCO'S			X
1.4 P&Z COMMISSION MINUTES			X
1.5 STAFF MEMO 09.05.2023			X
1.6 STAFF MEMO 09.19.2023			X
1.7 STAFF MEMO 10.17.2023			X
1.8 CC MINUTES			X
1.9 CC SIGN IN SHEETS			X
1.10 P&Z COMMISSION MEMO			X

1.11 P&Z COMMISSION SIGN IN SHEET 11.14.2023			X
1.12 P&Z COMMISSION MEMO			X
1.13 P&Z COMMISSION FCO'S			X
1.14 P&Z COMMISSION MINUTES			X
1.15 STAFF MEMO CC 03.05.2024			X
2.1 P&Z APPLICATION COVERSHEET			X
2.2 ORDINANCE AMENDMENT APPLICATION			X
2.3A KCC TITLE 5 & 6 REWRITE DRAFT REDLINES			X
2.3B KCC TITLE 5 & 6 REWRITE DRAFT			X
2.4 OPEN HOUSE MATERIALS AND COMMENTS			X
2.5 EAST KUNA INDUSTRIAL OVERLAY DISTRICT			X
2.6 DOWNTOWN OVERLAY DISTRICT			X
2.7 CITY OF KUNA DOWNTOWN DESIGN STANDARDS			X
2.12 COMMISSION PROPOSED CHANGES			X
2.14 COUNCIL PROPOSED CHANGES			X
2.15 COUNCIL REQUESTED CHANGES 9.19.2023			X
2.19A KCC TITLE 5 & 6 REWRITE DRAFT REDLINES 10.17.2023			X
2.19B KCC TITLE 5 & 6 REWRITE DRAFT 10.17.2023			X
2.21A KCC TITLE 5 & 6 REWRITE DRAFT REDLINES 12.12.2023			X
2.21B KCC TITLE 5 & 6 REWRITE DRAFT 12.12.2023			X
2.22A COMISSION REQUESTED LOT SPLIT CHANGES REDLINES 12.12.2023			X
2.22B COMISSION REQUESTED LOT SPLIT CHANGES 12.12.2023			X
2.9 AGENCY TRANSMITTAL			X
2.10 P&Z KUNA MELBA NEWS			X
2.13 CC KUNA MELBA NEWS			X
2.16 P&Z KUNA MELBA NEWS			X
2.25 IDAHO PRESS			X
2.26 MERIDIAN KUNA PRESS			X
2.27 IDAHO PRESS			X
2.8 GARRETT MICHAELSON COMMENT			X
2.11 CINDY GIESEN COMMENT			X
2.17 BOYD ANDERSON COMMENT			X
2.18 BEN DECKER COMMENT			X
2.20 CINDY GEISEN COMMENT 11.08.2023			X
2.23 SID ANDERSON COMMENT			X
2.24 SID ANDERSON COMMENT 2.1.2024			X
2.28 CINDY GIESEN COMMENT			X
2.29 CINDY GIESEN COMMENT			X

1.2 Hearings

- A.** The Council heard this on September 5 and 19, 2023, March 5, 2024, and April 2, 2024. The FCO's have been requested to go to the Council on April 16, 2024.

1.3 Witness Testimony September 5, 2023

- A.** City Staff:
Doug Hanson, Planning & Zoning Director
- B.** Appearing in Favor:
None
- C.** Appearing Neutral:
None
- D.** Appearing Against:
Stephanie Wolf, 3420 W Memory, Meridian, ID 83642 – Testified

1.4 Witness Testimony September 19, 2023

- A.** City Staff:
Doug Hanson, Planning & Zoning Director
- B.** Appearing in Favor:
None
- C.** Appearing Neutral:
None
- D.** Appearing Against:
Cristin Sandu, 3070 N Saratov, Kuna, ID 83634 – Did not testify
Beverly Wolf, 3420 W Commemoration Avenue, Meridian, ID 83642 – Testified
Danielle Horras, 711 E Porter, Kuna, ID 83634 – Testified

1.5 Witness Testimony March 5, 2024

- A.** City Staff:
Doug Hanson, Planning & Zoning Director
- B.** Public Testimony was not opened

1.6 Witness Testimony April 2, 2024

- A.** City Staff:
Doug Hanson, Planning & Zoning Director

- B.** Appearing in Favor:
 Anne Valentine, 5905 N Stafford Place, Meridian, ID 83634 - Testified
 Sid Anderson, 2500 E Rock Falls Lane, Kuna, ID 83634 - Testified

- C.** Appearing Neutral:
 Dan Cribb, 899 S Rangipo Ave, Kuna, ID 83634 – Did not testify
 Christine Keith, 899 S Rangipo Ave, Kuna, ID 83634 – Did not testify

- D.** Appearing Against:
 Steve Noffz, 3110 S Locust Grove Road, Kuna, ID 83634 – Did not testify
 Donovan Boyer, 3710 E Kuna Mora Road Kuna, ID 83634 – Did not testify
 Arlo Drake, 7400 Kuna Morad Road, Kuna, ID 83634 – Did not testify
 Cindy Giesen, 1363 S Ash Avenu, Kuna, ID 83634 – Testified
 Dainer Drake, 7400 Kuna Mora Road, Kuna, ID 83634 – Did not testify
 Caroline Hightman, 2050 N Azurite Drive, Kuna, ID 83634 – Did not testify
 Barbabra Kilborn, 1038 W Rose Quartz, Kuna, ID 83634 – Did not testify
 Nedra M. Olson, 494 E Wild Lilac Court, Kuna, ID 83634 – Did not testify
 Gwen Wyatt, 1188 W Wheat Street, Kuna, ID 83634 – Did not testify
 Charles K. Wilson, 1441 W Castro Drive, Kuna, ID 83634 – Did not testify
 Gail Zarr, 412 E Boise Street, Kuna, ID 83634 – Did not testify
 Jan Zarr, 412 E Boise Strret, Kuna, ID 83634 – Did not testify
 Martha Drake, 1953 N Mauve, Kuna, ID 83634 – Did not testify
 Alyssa Josphe Gannuvsca, 1001 S Meridian Road, Kuna, ID 83634 – Did not testify
 Shannon Pugz, 706 S Stibnite Place, Kuna, ID 83634 – Did not testify
 Beverly Wolf, 3420 W Commemoration Avenue, Meridian, ID 83642 – Testified

**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 Ordinance Amendment

- A.** Have the public notice requirements been met within the guidelines of applicable Idaho Code and City Ordinances?

1. Notice was published for September 5 and 17, 2023, hearings in the Kuna Melba News on August 9 and 16, 2024.
 2. Notice was published for March 5, 2024, hearing in the Idaho Press on February 7 and 14, 2024.
 3. Notice was published for April 2, 2024, hearing in the Idaho Press on March 15, 2024 and Meridian Kuna Press on March 15, 2024.
- B.** In accordance with [KCC 5-1A-3](#) were applicable agencies notified and asked to provide comment?
1. Applicable agencies were notified and asked to provide comments on May 12, 2023.

**IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE CITY COUNCIL**

- 4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to [Idaho Code §50-1](#).
- 4.2 The power of the City of Kuna lies in the Council to hear this matter as provided in Idaho Code §67-65 and Kuna City Code [1-14-3](#).

**V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ORDINANCE AMENDMENT**

- 5.1 The City of Kuna is a duly formed Municipal Corporation organized and 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 City of Kuna has authority to amend Kuna City Code pursuant to [KCC 1-1-3](#).

**VI
ORDER OF APPROVAL OF 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 the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

- 6.1 Approve the Ordinance Amendment application to combine Title 5, Zoning Regulations and Title 6, Subdivision Regulations into one Development Regulation Title Case No. 23-01-OA (Ordinance Amendment).

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 16th day of April 2024.

Joe Stear, Mayor



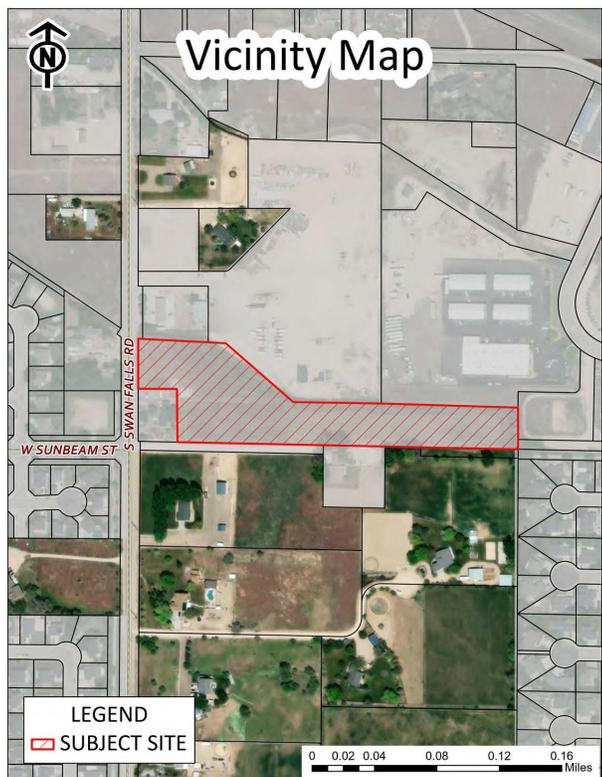
CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

MEMO

Date: April 11, 2024
From: Morgan Treasure, Economic Development Director
To: Kuna City Council
RE: Gordon Property - Lift Station Parcel Donation Agreement

City Council Members,

Staff has been working closely with the Gordon family to acquire approximately half and acre for a future lift station in the rear of their parcel off of Swan Falls Rd.



The attached agreement outlines the process in which the property would be divided and conveyed to city if approved. It outlines the access agreements and which improvements to the site would be the financial responsibility of the city and outlines a process for handling the easements proposed in the event ACHD or another transportation jurisdiction would ever require additional right-of-way in the defined areas.

Expansion of this infrastructure is important to be able to continue to expand the industrial area off of Stagecoach and Swan Falls.

I respectfully request approval of the Property and Easement Donation agreement to allow Economic Development, Planning and Zoning and Public Works staff to continue the legal process of dividing the property and accepting donation of the land. Additional regulatory actions will be required to complete the final conveyance and will be made through the appropriate application processes and brought back before council as required.

Thank you,

A handwritten signature in cursive script that reads "Morgan Treasure". The signature is written in dark ink and is positioned below the "Thank you," text.

Morgan Treasure
Economic Development Director

**RESOLUTION NO. R32-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “REAL PROPERTY AND EASEMENT DONATION AGREEMENT” WITH GORDON PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY CORPORATION. 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 “Real Property and Easement Donation Agreement” with Gordon Properties, LLC, an Idaho limited liability corporation, in substantially the format as attached hereto as “EXHIBIT 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 16th day of April, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of April, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

REAL PROPERTY AND EASEMENT DONATION AGREEMENT

This Real Property and Easement Donation Agreement (this “Agreement”) is made and entered into this ____ day of April 2024 by and between Gordon Properties, LLC, an Idaho limited liability company (“Donor”), and the City of Kuna, a municipal corporation of the state of Idaho (“City”).

RECITALS

1. Donor owns that certain real property located in the City of Kuna, Ada County, Idaho legally described in Exhibit A attached hereto (the “Real Property”).
2. City desires to acquire a fee simple interests to portions of the Real Property, as well as access and utility easements across and through portions of the property Real Property.
3. The areas subject to the various acquisitions are depicted and labeled on the survey image attached hereto as Exhibit B. The labels in the survey images are set forth below, as well as a description of the portion of the Real Property that correlates with the survey image label:
 - a. *Kuna Donation Parcel*: An approximate .51-acre parcel that the City will receive fee simple title to (the “Donation Parcel”). The legal description for the Donation Parcel is attached hereto in Exhibit C;
 - b. *Future West Sunbeam Street Unimproved*: An approximate .65-acre parcel that the City Will receive fee simple title to (the “ROW Parcel”). The legal description for the ROW Parcel is attached hereto in Exhibit D;
 - c. *Access and Utility Easement*: An approximate 12,529 square foot area that the City will receive easement rights to allow access to the ROW Parcel and Donation Parcel and to construct public utilities (the “Easement Area”). The legal description for the Easement Area is attached hereto in Exhibit E; and
4. Donor desires to donate the Donation Parcel, ROW Parcel, and certain use rights to the Easement Area, to the City, subject to City’s acceptance thereof, to further City’s goal of developing a wastewater lift station.
5. Donor and City desire to enter into this Agreement to memorialize and implement the terms of their mutual agreement with respect to the donation and acceptance.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals above (which are incorporated herein by this reference) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Donor and City agree as follows:

1. **CONDITION PRECEDENT.** Prior to this Agreement becoming effective, the Real Property must be legally divided to create the Donation Parcel and ROW Parcel. City shall be responsible for undertaking, at City’s sole cost and expense, all applications and hearings required in order to permit the division of the Real Property. Donor will cooperate with City’s efforts, including by signing any required affidavits of legal interest and by providing legal descriptions attached to this Agreement. The Effective Date for this this Agreement shall be the date the legal instrument(s) creating the Donation Parcel and ROW Parcel (collectively, the “Donation Properties”) is/are recorded with the Ada County Recorder’s Office, as evidenced by

the recorder's office time stamp on such instrument(s). In the event this condition precedent is not completed, then this Agreement shall not be effective.

2. **DONATION.** Within five (5) days after the Effective Date and subject to the terms and conditions of this Agreement, Donor will execute and deliver to the City Gift Deeds for the Donation Properties in the form attached hereto as Exhibit F and Exhibit G (the "Deeds"). In the same five (5) day period, the Donor will execute and deliver to the City an Easement Agreement in the form attached hereto as Exhibit H (the "Easement"). Upon receipt of the executed Deeds and Easement, the City will have a period of thirty (30) days to present the Deeds and Easement to the City Council (the "Acceptance Period") for acceptance and approval of the Deeds and Easement as provided in Section 7.1. Except as otherwise set forth herein, the Donation Properties will be gifted to City in its as-is, where-is condition, with no representations or warranties as to the fitness of the Donation Properties for the City's intended purposes. The City acknowledges and agrees that Donor is not obligated to improve the Donation Properties to any condition. The City is responsible for all improvements to the Donation Properties in connection with the City's intended use of the Donation Properties, including, without limitation, site fill, grading, and all construction costs.

3. **AGREEMENT OF CHARITABLE CONTRIBUTION.** If City accepts the Deeds and Easement, City understands that Donor may be entitled to claim a charitable contribution deduction under Code § 170 for the fair market value of the Donation Parcel, ROW Parcel, and Easement. It is further agreed and understood that City has not provided, and will not be required to provide, any goods, services or other thing of value to Donor in connection with this transaction. This Agreement and the related documents will be deemed a contemporaneous written acknowledgment for purposes of the substantiation requirements of Code § 170 and Treas. Reg. § 1.170A-13(f). City agrees to provide further information or documentation as Donor may reasonably request from time to time in order for Donor to claim a charitable deduction under Internal Revenue Code § 170, and to execute IRS Form 8283, Noncash Charitable Contribution Form, to acknowledge receipt of the Deeds and Easement. However, the parties agree that City shall not be under any obligation to obtain or otherwise provide a valuation for the Donation Parcel, ROW Parcel, or Easement.

4. **WARRANTIES.** Donor warrants to City: (1) there are no persons in possession or occupancy of the Real Property, or any part thereof, nor are there any persons who have possessory rights with respect to the Real Property or any part thereof except Donor; (2) neither the execution of this Agreement, the consummation of the conveyances and dedications contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement conflict with or result in a material breach of contract or instrument to which Donor is a party or by which Donor is bound; (3) there are no contracts or agreements materially affecting the operation or possession of the Donation Parcel, ROW Parcel, or Easement Area that will survive closing and be binding upon City; (4) there are no claims, causes of action, lawsuits, or legal proceedings pending or, to Donor's actual knowledge, threatened against Donor regarding the ownership, use, or possession of the Real Property; (5) Donor is a duly organized, validly existing, and in good standing under the laws of its jurisdiction of organization and is qualified to do business in the state of Idaho, and has all power and authority necessary to enter this Agreement and consummate the dedications and conveyances contemplated herein; (6) to Donor's actual knowledge without requirement of independent investigation, Donor has not conducted or authorized the generation, transportation, storage, treatment, or disposal at or from the Real Property of any hazardous substances in

violation of any applicable environmental laws, and Donor has not received any written notice of any generation, transportation, storage, treatment, or disposal at or from the Real Property of any hazardous substances in violation of any applicable environmental laws which has not been corrected.

5. **DUE DILIGENCE.** From and after the Effective Date, City may, at its sole cost and expense, inspect the Real Property as the City deems appropriate, including an environmental audit for the purpose of determining the nature and extent of any hazardous substances, hazardous waste, petroleum, or underground storage tanks on the Real Property. Any environmental audit, if obtained by City, will be conducted in substantial compliance with the American Society for Testing and Materials (ASTM) Standard E 1527-05 or its replacement. If City objects to any matters identified in its inspections or in any environmental audit, City will notify Donor of its disapproval, which notice will specify the disapproved matters. Within ten (10) days after the receipt of the objection notice, Donor will either (a) correct the disapproved matters, (b) give reasonable written assurances that Donor will correct disapproved matters will be on or before the expiration of the Acceptance Period, or (c) notify City that Donor is not willing or able to remove the disapproved matters. City need not accept the Deeds or Easements if a matter disapproved by City is not corrected before the expiration of the Acceptance Period; provided, however, City may elect to waive its objection and accept the Deeds or Easements. If City fails to accept the Deeds or Easements, City will restore any damage or disfigurement caused by City's inspections.

6. **TITLE REVIEW.** Promptly after this Agreement is signed, City will, at its sole cost and expense, obtain a commitment for title insurance ("Commitment") for the Property issued by Escrow Agent on such terms as City may desire. If City objects to any matters identified in the Commitment, City will notify Donor of its disapproval, which notice will specify the disapproved matters. Within five (5) days after the receipt of the objection notice, Donor will either (a) remove the disapproved matters, (b) give reasonable written assurances that Donor will remove disapproved matters will be removed on or before the expiration of the Acceptance Period, or (c) notify City that Donor is not willing or able to remove the disapproved matters. City does not need to accept the Deeds or Easements if matter disapproved by City cannot be removed before the expiration of the Acceptance Period; provided, however, City may elect to waive its objection and accept the Deeds or Easements.

7. **ACCEPTANCE; CLOSING**

7.1 **Acceptance.** During the Acceptance Period, City may accept the Deeds or Easement by presenting the Deeds or Easement to the City Council for consideration and approval, and thereafter delivering the executed Deeds or Easement to Donor. If City fails to accept the donation within the Acceptance Period for any reason, then this Agreement will terminate. City and Donor may extend the Acceptance Period by written agreement. The transactions contemplated by this Agreement shall be deemed closed on the date the fully executed Deeds and Easement are delivered by City to the Donor ("Closing Date").

7.2 **Recording.** Following (or contemporaneous to) delivery of the executed Deeds and Easement to the Donor, City shall record such Deeds and Easement at the Ada County Recorder's Office.

7.3 **Title Insurance.** If City accepts the Deeds or Easement, the City may, at its cost, purchase an owner's policy of title insurance in such amount and in such form as City desires. Donor agrees to execute any affidavit reasonably required by the title company that issued the title

commitment identified in Paragraph 6 of this Agreement for issuance of such policy, while giving effect to the provisions of this Agreement.

7.4 Taxes. Donor will pay all real property taxes assessed against the Real Property through the Closing Date.

7.5 Financial Encumbrances. On or before closing, Donor agrees to discharge any mortgage, deed of trust, or mechanic's lien claim against the Real Property arising by, from, or through Donor. If, after closing, City receives any notice of any mortgage, deed of trust, or mechanic's lien claim with respect to the Real Property that arises by, from, or through Donor, then City will promptly notify Donor. Donor will promptly discharge (or cause to be bonded over, in the case of any claim of mechanic's lien that Donor reasonably elects to dispute) the same and provide City with evidence of its release.

8. **DEFAULT.** Neither party shall be deemed to be in default under this Agreement unless the non-defaulting party first provides the defaulting party with a written notice of default (which notice shall describe the alleged default with particularity) and a period of ten (10) days to cure such default. In the event of any default, the non-defaulting party may enforce any right or remedy available at law or equity, including specific performance. In the event any action is filed to enforce this Agreement, the prevailing party in the action will be entitled to recover the cost of the action, including attorneys' fees.

9. GENERAL

9.1 Entire Agreement. This Agreement embodies the entire agreement between the parties hereto with respect to the subject matter hereof. No extension, change, modification, or amendment to or of this Agreement of any kind whatsoever will be made or claimed by Donor or City, and no notice of any extension, change, modification, or amendment made or claimed by Donor or City will have any force or effect whatsoever unless the same will be endorsed in writing and be signed by the party against which the enforcement of such extension, change, modification, or amendment is sought, and then only to the extent set forth in such instrument.

9.2 Severability. In the event any term or provision of this Agreement will be held illegal, invalid or unenforceable, or inoperative as a matter of law, the remaining terms and provisions of this Agreement will not be affected thereby. Each remaining term and provision will be valid and will remain in full force and effect.

9.3 Governing Law. This Agreement will be construed and interpreted in accordance with, and will be governed by, the laws of the State of Idaho. Venue for any dispute between the Parties arising about or from this Agreement shall be in the City Court of the Fourth Judicial City of Idaho, in and for Ada County.

9.4 Incorporation by Reference. All of the exhibits attached to this Agreement and all documents in the nature of such exhibits, when executed, are by this reference incorporated in and made a part of this Agreement.

9.5 Construction. The parties acknowledge that each party and its counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party will not be employed in the interpretation of this Agreement or any amendments or exhibits hereto. In this Agreement and all exhibits hereto, the words "including" will be construed to include "without limitation."

[end of text; signature page follows]

IN WITNESS WHEREOF, the parties have herein executed this Agreement and made it effective as hereinabove provided.

CITY:

CITY OF KUNA, Idaho, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Joe Stear, Mayor
Dated: _____

Attest:

By: _____
Nathan Stanley, City Clerk
Dated: _____

OWNER:

GORDON PROPERTIES, L.L.C., an Idaho limited liability company

By: _____
Timothy Gordon, Member
Dated: _____

EXHIBIT A*Real Property Legal Description*

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

LAND WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EAST 1/4 CORNER OF SECTION 25), MARKED BY A BRASS CAP MONUMENT AS SHOWN ON CORNER PERPETUATION RECORD INSTRUMENT NO. 8730612, ADA COUNTY RECORDS;
 THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SOUTH 88°50'14" EAST, 33.01 FEET, TO A SET 5/8 INCH REBAR, WITH A PLASTIC CAP MARKED "TVEI PLS 10782", HEREAFTER CALLED SIMPLY A SET 5/8 INCH REBAR, AND BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF S. SWAN FALLS RD.;
 THENCE ALONG SAID RIGHT-OF-WAY, NORTH 00°00'15" WEST, 177.87 FEET, TO A SET 5/8 INCH REBAR, AND THE POINT OF BEGINNING;
 THENCE NORTH 00°00'15" WEST, 173.70 FEET TO A FOUND 5/8 INCH REBAR WITH A PLASTIC CAP MARKED PLS 4998;
 THENCE SOUTH 87°02'18" EAST, 296.36 FEET, TO A FOUND 1/2 INCH REBAR WITH A PLASTIC CAP MARKED PLS 4998;
 THENCE SOUTH 48°56'34" EAST, 303.08 FEET TO A FOUND 1/2 INCH REBAR WITH A PLASTIC CAP MARKED PLS 4998;
 THENCE SOUTH 88°17'40" EAST, 746.25 FEET, TO A SET 5/8 INCH REBAR;
 THENCE SOUTH 00°10'44" WEST, 140.76 FEET, TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND A FOUND 5/8 INCH REBAR WITH PLASTIC CAP MARKED PLS 4998;
 THENCE ALONG SAID SOUTH LINE, NORTH 88°50'14" WEST, 1137.16 FEET, TO A SET 5/8 INCH REBAR;
 THENCE NORTH 00°38'37" WEST, 179.94 FEET, TO A SET 5/8 INCH REBAR;
 THENCE NORTH 89°43'13" WEST, 131.03 FEET, TO THE POINT OF BEGINNING.

EXHIBIT C

Donation Parcel Legal Description



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

**City of Kuna Lift Station Site
Land Description**

28 March 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 25 and the centerline of South Swan Falls Road; thence S00°00'15"E, 1,331.38 feet along the westerly boundary of the southwest quarter of the northwest quarter to the West Quarter Corner of said Section 25; thence S88°50'14"E, 166.07 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25; thence N00°38'07"W, 25.01 feet; thence S88°50'14"E, 947.55 feet along a line 25.00 feet northerly of and parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*:

Thence N00°10'44"E, 117.56 feet;

Thence S88°17'40"E, 190.00 feet;

Thence S00°10'44"W, 115.76 feet;

Thence N88°50'14"W, 189.96 feet along a line 25.00 feet northerly of and parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

Comprising 0.51 acres, more or less.
Subject to easements of record or apparent.
This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



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EXHIBIT D*ROW Parcel Legal Description***CENTURION ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 | www.centengr.com

Future West Sunbeam Right-Of-Way Description

28 March 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 25 and the centerline of South Swan Falls Road; thence $S00^{\circ}00'15''E$, 1,331.38 feet along the westerly boundary of the southwest quarter of the northwest quarter to the West Quarter Corner of said Section 25; thence $S88^{\circ}50'14''E$, 166.07 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*:

Thence continuing $S88^{\circ}50'14''E$, 1,137.16 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25;

Thence $N00^{\circ}10'44''E$, 25.00 feet;

Thence $N88^{\circ}50'14''W$, 1,137.52 feet along a line 25 feet northerly of and parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25;

Thence $S00^{\circ}38'07''E$, 25.01 feet to the *Point of Beginning*.

Comprising 0.65 acres, more or less.

Subject to easements of record or apparent.

This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



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EXHIBIT E*Easement Area Legal Description***CENTURION ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 | www.centengr.com

Access Easement Description

29 March 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 25 and the centerline of South Swan Falls Road; thence $S00^{\circ}00'15''E$, 1,331.38 feet along the westerly boundary of the southwest quarter of the northwest quarter to the West Quarter Corner of said Section 25; thence $S88^{\circ}50'14''E$, 166.07 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25; thence $N00^{\circ}38'07''W$, 25.01 feet to the *Point of Beginning*:

Thence continuing $N00^{\circ}38'07''W$, 154.93 feet;

Thence $N06^{\circ}02'44''E$, 46.98 feet;

Thence $N04^{\circ}12'17''W$, 33.41 feet;

Thence 72.39 feet along a non-tangent curve deflecting to the left having a radius of 50.23 feet, a central angle of $82^{\circ}34'19''$, a long chord bearing of $N45^{\circ}49'59''W$ and a long chord distance of 66.28 feet; to the easterly right-of-way of South Swan Falls Road;

Thence $N87^{\circ}17'40''W$, 86.11 feet;

Thence $N00^{\circ}00'15''W$, 30.03 feet along the easterly right-of-way of South Swan Falls Road;

Thence $S87^{\circ}17'40''E$, 87.57 feet;

Thence 115.77 feet along a non-tangent curve deflecting to the right having a radius of 80.23 feet, a central angle of $82^{\circ}40'48''$, a long chord bearing of $S45^{\circ}48'56''E$ and a long chord distance of 105.99 feet;

Thence $S04^{\circ}12'17''E$, 36.18 feet;

Page 1 of 2

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CENTURION ENGINEERS, INC.

Consulting Engineers, Land Surveyors, Planners
5505 West Franklin Rd. Boise, ID 83705
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Thence S06°02'44"W, 48.05 feet;

Thence S00°38'07"E, 154.00 feet

Thence N88°50'14"W, 30.00 feet along a line parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

Comprising 12'529 square feet, more or less.
Subject to easements of record or apparent.
This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



EXHIBIT F

Warranty Deed for Donation Parcel

GIFT DEED AND ACCEPTANCE

This Gift Deed (“Deed”) and Acceptance is made by and between the “Grantor” herein, GORDON PROPERTIES, LLC, an Idaho limited liability company whose address is 680 Swan Falls Road, Kuna, Idaho 83634, and the “Grantee” herein, the CITY OF KUNA, IDAHO, a municipal corporation of the State of Idaho, whose current address is 751 W. 4th St., Kuna, Idaho 83634. This Deed is effective as of the date signed by all parties.

By this deed Grantor does hereby grant, convey, dedicate, and confirm to Grantee, and its successors and assigns forever, from the effective date hereof the real property described in Attachment 1 (the “Real Property”) to this Deed.

Grantor covenants to Grantee that Grantor is the owner in fee simple of the Real Property and that the Real Property is free from all monetary encumbrances caused or created by Grantor, and that Grantor will warrant and defend the same from all foregoing claims.

Grantee does hereby accept this Gift Deed and the conveyance of the Real Property herein provided for, in accordance with the terms and conditions of this Gift Deed and Acceptance.

IN WITNESS WHEREOF, this Gift Deed and Acceptance has been executed effective as of the date signed by all parties below, with the intent that it shall be recorded in the office of the recorder of the County of Ada, State of Idaho.

DATED this ____ day of _____, 2024.

Dedication and Conveyance

Acceptance

GRANTOR: Gordon Properties, LLC

GRANTEE: City of Kuna, Idaho

By: Timothy W. Gordon
Title: Member

By: Joe Stear
Title: Mayor

Attest: _____
By: Nathan Stanley
Title: City Clerk for the City of Kuna, Idaho

[NOTARY BLOCKS ON NEXT PAGE]

STATE OF _____,)
(ss.
County of _____)

On this _____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared **Timothy W. Gordon**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

STATE OF IDAHO)
:ss
County of Ada)

On this _____ day of _____, 2024, before me, _____, a Notary Public, personally appeared **Joe Stear** and **Nathan Stanley**, known or identified to me to be the Mayor and the City Clerk of the City of Kuna, Idaho, respectively, the Idaho municipal corporation that executed the instrument or the person that executed the instrument on behalf of said municipal corporation, and the person who attested the Mayor’s signature to the instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____

Attachment 1**CENTURION ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 | www.centengr.com

City of Kuna Lift Station Site Land Description

28 March 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 25 and the centerline of South Swan Falls Road; thence $S00^{\circ}00'15''E$, 1,331.38 feet along the westerly boundary of the southwest quarter of the northwest quarter to the West Quarter Corner of said Section 25; thence $S88^{\circ}50'14''E$, 166.07 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25; thence $N00^{\circ}38'07''W$, 25.01 feet; thence $S88^{\circ}50'14''E$, 947.55 feet along a line 25.00 feet northerly of and parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*:

Thence $N00^{\circ}10'44''E$, 117.56 feet;

Thence $S88^{\circ}17'40''E$, 190.00 feet;

Thence $S00^{\circ}10'44''W$, 115.76 feet;

Thence $N88^{\circ}50'14''W$, 189.96 feet along a line 25.00 feet northerly of and parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

Comprising 0.51 acres, more or less.

Subject to easements of record or apparent.

This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



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EXHIBIT G*Warranty Deed for ROW Parcel***GIFT DEED AND ACCEPTANCE**

This Gift Deed (“Deed”) and Acceptance is made by and between the “Grantor” herein, GORDON PROPERTIES, LLC, an Idaho limited liability company whose address is 680 Swan Falls Road, Kuna, Idaho 83634, and the “Grantee” herein, the CITY OF KUNA, IDAHO, a municipal corporation of the State of Idaho, whose current address is 751 W. 4th St., Kuna, Idaho 83634. This Deed is effective as of the date signed by all parties.

By this deed Grantor does grant, convey, dedicate, and confirm to Grantee, and its successors and assigns forever, from the effective date hereof the real property described in Attachment 1 (the “Real Property”) to this Deed.

Grantor covenants to Grantee that Grantor is the owner in fee simple of the Real Property and that the Real Property is free from all monetary encumbrances caused by Grantor, and that Grantor will warrant and defend the same from all foregoing claims.

The foregoing grant is subject to an easement for ingress and egress in favor of certain property owned by Grantor and legally described on Attachment 2, attached hereto and made a part hereof. Provided that such easement shall be terminated if and when the Real Property is later conveyed by the Grantee to the relevant highway district (or similar entity) having jurisdiction (e.g. Ada County Highway District) for development of an improved public street. Grantee does hereby accept this Gift Deed Grant and conveyance of the Real Property herein provided for, in accordance with the terms and conditions of this Gift Deed and Acceptance.

IN WITNESS WHEREOF, this Gift Deed and Acceptance has been executed effective as of the date signed by all parties below, with the intent that it shall be recorded in the office of the recorder of the County of Ada, State of Idaho.

DATED this ____ day of _____, 2024.

Dedication and Conveyance

GRANTOR: Gordon Properties, LLC

By: Timothy W. Gordon
Title: Member

Acceptance

GRANTEE: City of Kuna, Idaho

By: Joe Stear
Title: Mayor

Attest: _____
By: Nathan Stanley
Title: City Clerk for the City of Kuna, Idaho

[NOTARY BLOCK ON NEXT PAGE]

STATE OF _____,)
(ss.
County of _____)

On this ____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared Timothy W. Gordon, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

STATE OF IDAHO)
:ss
County of Ada)

On this ____ day of _____, 2024, before me, _____, a Notary Public, personally appeared Joe Stear and Nathan Stanley, known or identified to me to be the Mayor and the City Clerk of the City of Kuna, Idaho, respectively, the Idaho municipal corporation that executed the instrument or the person that executed the instrument on behalf of said municipal corporation, and the person who attested the Mayor’s signature to the instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____

Attachment 1



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Future West Sunbeam Right-Of-Way Description

28 March 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 25 and the centerline of South Swan Falls Road; thence S00°00'15"E, 1,331.38 feet along the westerly boundary of the southwest quarter of the northwest quarter to the West Quarter Corner of said Section 25; thence S88°50'14"E, 166.07 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*:

Thence continuing S88°50'14"E, 1,137.16 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25;

Thence N00°10'44"E, 25.00 feet;

Thence N88°50'14"W, 1,137.52 feet along a line 25 feet northerly of and parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25;

Thence S00°38'07"E, 25.01 feet to the *Point of Beginning*.

Comprising 0.65 acres, more or less.

Subject to easements of record or apparent.

This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



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Attachment 2

Legal Description of Grantor Property



CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 | www.centengr.com

Gordon Lands Description

22 June 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the northwest corner of the southwest quarter of the northwest quarter of said Section 25 and the centerline of South Swan Falls Road; thence S00°00'15"E, 1,331.38 feet along the westerly boundary of the southwest quarter of the northwest quarter to the West Quarter Corner of said Section 25; thence S88°50'14"E, 166.07 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 25, thence N00°38'07"W, 25.01 feet to the *Point of Beginning*:

- Thence N00°38'07"W, 154.93 feet;
- Thence N89°43'13"W, 131.05 feet to the easterly right-of-way of South Swan Falls Road;
- Thence N00°00'15"W, 173.70 feet along the easterly right-of-way of South Swan Falls Road;
- Thence S87°02'18"E, 296.36 feet;
- Thence S48°56'34"E, 303.08 feet;
- Thence S88°17'40"E, 556.25 feet;
- Thence S00°10'44"W, 117.56 feet;

Thence N88°50'14"W, 947.55 feet along a line parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

Comprising 4.41 acres, more or less.

Subject to easements of record or apparent.

This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



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EXHIBIT H

Easement Area – Form for Easement Agreement

AGREEMENT TO GRANT AND ACCEPT EASEMENT

This Agreement to Grant and Accept Easement (hereinafter “Agreement”) is made by and between the “Grantor” herein, GORDON PROPERTIES, LLC, an Idaho limited liability company whose address is 680 Swan Falls Road, Kuna, Idaho 83634, and the “Grantee” herein, the CITY OF KUNA, IDAHO, a municipal corporation of the State of Idaho, whose current address is 751 W. 4th St., Kuna, Idaho 83634. This Agreement is effective as of the date signed by all parties.

RECITALS

A. Grantor is the owner of record of the real property legally described in Attachment 1 (hereinafter the “Grantor Property”), affixed hereto and incorporated in this Agreement by this reference.

B. Grantor intends by this Agreement to grant permanent easement rights over and through a portion of the Grantor Property to permit Grantee to locate, install, and maintain underground and above ground public utilities and for purposes of ingress and egress. The portion of the Grantor Property to be burdened by such rights is legally described in Attachment 2 (hereinafter the “Easement Area”).

C. Grantee desires and intends by this Agreement to accept the referenced grant of easement rights.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, the parties agree as follows:

AGREEMENT

1. Grantor does hereby grant, assign, dedicate, and convey to Grantee a permanent easement over and through the Easement Area. The purpose of this grant of easement rights is to permit Grantee to locate, install, and maintain underground and above ground public utilities within the Easement Area and for purposes of ingress and egress. Public utilities means and refers to (but is not necessarily limited to) power lines, fiber optic or other internet transmission lines, sewer pipes and related facilities, water pipes and related facilities, irrigation pipes and related facilities, gas lines, and the like. Such public utilities may be permanently installed in the Easement Area, and the Grantee and its authorized agents may enter the easement area for the purpose of installing and maintaining public utilities, which installation and maintenance shall be the sole responsibility and obligation of Grantee.

2. Grantee does hereby accept the grant of rights from Grantor to the utilize and enjoy the rights to the Easement Area as set forth and described in Paragraph 1 above. Grantee acknowledges and agrees that, subject to the requirements of Idaho law, Grantee is solely

responsible for any claims arising out of Grantee’s use of the Easement Area. Grantor is not required to indemnify or defend any claims associated with the Easement Area except to the extent such claims are based on the actions or omissions of Grantor or Grantor’s agents, principals, employees, or contractors.

3. Grantee shall have a duty to construct and maintain a driving surface in the Easement Area sufficient to allow for vehicular travel. The driving surface may be gravel, asphalt, or concrete. Grantee shall have the right to dedicate the Easement Area as public right-of-way and, upon acceptance by the relevant highway district having jurisdiction, this easement shall automatically terminate and be of no further force or effect.

4. It is expressly intended that the burdens, restrictions, and benefits created by this Agreement shall run with the land and shall bind the Grantor and his heirs, assigns, and successors forever.

IN WITNESS WHEREOF, this Agreement has been executed effective as of the date signed by all parties below, with the intent that it shall be recorded in the office of the recorder of the County of Ada, State of Idaho.

DATED this ____ day of _____, 2024.

GRANTOR: Gordon Properties, LLC

GRANTEE: City of Kuna, Idaho

By: Timothy W. Gordon
Title: Member

By: Joe Stear
Title: Mayor

Attest: _____
By: Nathan Stanley
Title: City Clerk for the City of Kuna, Idaho

Notary Acknowledgements on Following Pages

STATE OF _____,)
(ss.
County of _____)

On this _____ day of _____, 2024, before me, a Notary Public in and for said State, personally appeared **Timothy W. Gordon**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

STATE OF IDAHO)
 :SS
County of Ada)

On this _____ day of _____, 2024, before me, _____, a Notary Public, personally appeared **Joe Stear** and **Nathan Stanley**, known or identified to me to be the Mayor and the City Clerk of the City of Kuna, Idaho, respectively, the Idaho municipal corporation that executed the instrument or the person that executed the instrument on behalf of said municipal corporation, and the person who attested the Mayor’s signature to the instrument, and acknowledged to me that such municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____

Attachment 1**CENTURION ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 | www.centengr.com

Gordon Lands Description

22 June 2023

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Thence $N00^{\circ}38'07''W$, 154.93 feet;

Thence $N89^{\circ}43'13''W$, 131.05 feet to the easterly right-of-way of South Swan Falls Road;

Thence $N00^{\circ}00'15''W$, 173.70 feet along the easterly right-of-way of South Swan Falls Road;

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Thence $S48^{\circ}56'34''E$, 303.08 feet;

Thence $S88^{\circ}17'40''E$, 556.25 feet;

Thence $S00^{\circ}10'44''W$, 117.56 feet;

Thence $N88^{\circ}50'14''W$, 947.55 feet along a line parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

Comprising 4.41 acres, more or less.

Subject to easements of record or apparent.

This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



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Attachment 2**CENTURION ENGINEERS, INC.**

Consulting Engineers, Land Surveyors, Planners
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 | www.centengr.com

Access Easement Description

29 March 2023

A parcel of land situate in the southwest quarter of the northwest quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

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Thence continuing $N00^{\circ}38'07''W$, 154.93 feet;

Thence $N06^{\circ}02'44''E$, 46.98 feet;

Thence $N04^{\circ}12'17''W$, 33.41 feet;

Thence 72.39 feet along a non-tangent curve deflecting to the left having a radius of 50.23 feet, a central angle of $82^{\circ}34'19''$, a long chord bearing of $N45^{\circ}49'59''W$ and a long chord distance of 66.28 feet; to the easterly right-of-way of South Swan Falls Road;

Thence $N87^{\circ}17'40''W$, 86.11 feet;

Thence $N00^{\circ}00'15''W$, 30.03 feet along the easterly right-of-way of South Swan Falls Road;

Thence $S87^{\circ}17'40''E$, 87.57 feet;

Thence 115.77 feet along a non-tangent curve deflecting to the right having a radius of 80.23 feet, a central angle of $82^{\circ}40'48''$, a long chord bearing of $S45^{\circ}48'56''E$ and a long chord distance of 105.99 feet;

Thence $S04^{\circ}12'17''E$, 36.18 feet;

Page 1 of 2

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Thence S06°02'44"W, 48.05 feet;

Thence S00°38'07"E, 154.00 feet

Thence N88°50'14"W, 30.00 feet along a line parallel with the southerly boundary of the southwest quarter of the northwest quarter of said Section 25 to the *Point of Beginning*.

Comprising 12'529 square feet, more or less.
Subject to easements of record or apparent.
This land description was prepared from information shown on Record of Survey No. 7099. A new land survey has not been performed.



**RESOLUTION NO. R33-2024
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH KELLER ASSOCIATES, INC. FOR ON-CALL DEVELOPMENT REVIEW AND QUALIFIED LICENSED PROFESSIONAL ENGINEER SERVICES 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 “*Professional Services Agreement*” with Keller Associates, Inc. for the On-Call Development Review and Qualified Licensed Professional Engineer Services, 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 16th day of April, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of April, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Attachment A

TASK ORDER NO. 5

On-Call Development Review and Qualified Licensed Professional Engineer Services

City of Kuna, Idaho

Keller Associates Project No.: 217086-039

This Task Order is issued by the City of Kuna (OWNER) and accepted by Keller Associates, Inc. (CONSULTANT) pursuant to the terms and conditions contained in the AGREEMENT FOR PROFESSIONAL SERVICES UNDER \$350,000 [KELLER ASSOCIATES, INC] between the above-named parties dated October 12, 2022.

DESCRIPTION

City of Kuna (“Owner”) desires to contract with Keller Associates, Inc. (“Consultant”) to provide On-Call Development Review and Qualified Licensed Professional Engineer (QLPE) Services. The Consultant’s scope of work has been developed based on the following services description. As the services move forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of work.

The Owner desires the Consultant to provide on-call development review and QLPE services to augment Owner staff resources. In general, Consultant will provide typical engineering services provided by the City Engineer as part of the review and approval of development plans and the platting process. These engineering services are intended to extend from review of development construction plans through approval of the plans. The Owner will complete all construction related review and acceptance services. It is noted that the development applicant or his/her engineer will be the Engineer of Record who will retain ultimate responsibility for development plans/plats.

Consultant’s services are limited to those services outlined in the following scope of work.

SCOPE OF WORK

TASK 1: PROJECT MANAGEMENT

Consultant Responsibilities:

- 1.1. General Project Management. Provide general project administration services including contract administration, project accounting, communication with Owner, scheduling, and internal project administration.

Owner Responsibilities:

- Establish and furnish city codes, policies, manuals, standards, planning documents, and GIS information, including orthophotography, existing utilities, and land parcel data, easements, and rights-of-way for the project extents. Provide any available record drawings and plats of existing subdivisions.

Assumptions:

- It is understood that Owner will collect review fees from developer/applicant for Consultant’s review costs. Owner will notify Consultant when to initiate review services for a development application. Owner will further notify Consultant in writing if Consultant should stop review services otherwise Consultant will continue to provide services.

Deliverables:

- Regular invoices with a subtask unique to each development.

TASK 2: DEVELOPMENT REVIEW SERVICES

Provide engineering review services at the following stages of development.

Consultant Responsibilities:

- 2.1. Construction Development Plan and Plat Review. Provide plan review and comments for development construction plans and plats as directed by the Owner. As part of these services, act as Qualified Licensed Professional Engineer (QLPE) by reviewing plans for conformance for Idaho rules for public drinking water systems and municipal wastewater systems including issuing QLPE and “Will Serve” approval of compliant plans with approval stamp on cover and provide DEQ QLPE checklist. Communicate with developer/applicant and Owner to complete plan review services. Approval correspondence will be addressed to the Owner with digital copies furnished to developer/applicant.

Assumptions:

- The Owner will provide a statement in writing to Consultant about Owner’s capacity to serve and commitment to own, operate, and maintain the sewer and water facilities upon approval and acceptance of the constructed improvements by Development.
- A surveyor review of the final plat will not be conducted, since that will be completed by the County surveyor.
- Development plans and correspondence transmission shall be digital, not hard copy.
- The following design standards and references are to be considered where relevant as part of the review services:
 - Idaho Standards for Public Works Construction (ISPWC)
 - City of Kuna public works standards/details as available on the City’s “Engineering” website page
 - City Code of Kuna, Idaho (as published on Municode website)
 - Idaho Administrative Procedures Act (IDAPA) Wastewater Rules-IDAPA 58.01.16
 - IDAPA Rules for Public Drinking Water Systems-IDAPA 58.01.08
 - State QLPE Rules

Deliverables:

- Development construction plan review checklists and redlined plans
- Development construction plan approval letters
- Signature on final plat

ADDITIONAL SERVICES (not included in scope of work but can be provided as additional service upon request)

- Special use permits, environmental services, or additional permitting
- Public outreach or stakeholder outreach support
- Field investigations, including subsurface investigations, potholing, checking record drawings
- Surveying services (plat review, design and construction phase)
- Funding administration support
- Construction related review, observation, approval support
- Completion of the warranty walkthrough 11-months after the issuance of Substantial Completion to the Contractor

- Geotechnical field investigation
- Floodplain development and review support
- Meeting participation
- Ordinance, budget, user rate, impact fee, connection fee, and policy support

SCHEDULE

Consultant anticipates the following project schedule. The number of days associated with each of the tasks are approximate and assume timely delivery of requested information. Actual schedule may vary:

Task	Schedule	Comments
Review of original construction plan submittal and issuance of response letter	30 calendar days	From date Owner provides authorization to review plans
Review of construction plan re-submittals and issuance of response letter	21 calendar days	From date of receiving resubmittal package

COMPENSATION

As compensation for services to be performed by Consultant, the Owner will pay Consultant on a time and materials basis in accordance with the Consultant’s standard billing rates updated annually in January and July. It is noted that the billing approach may transition to a set review fee per plan sheet once the review process is better understood.

EFFECTIVE DATE

This Task Order No. 5 is effective as of the ___ day of _____, 2024.

IN WITNESS WHEREOF, duly authorized representatives of the CITY and of the CONSULTANT have executed this Task Order No. _5_ evidencing its issuance by CITY and acceptance by CONSULTANT.

City of Kuna, Idaho

Keller Associates, Inc.

By: _____
 (Printed Name)

 (Signature)

 (Title)

By: _____
 (Printed Name)

 (Signature)

 (Title)

**RESOLUTION NO. R34-2024
CITY OF KUNA, IDAHO**

A RESOLUTION AMENDING R84-2023 OF THE CITY COUNCIL OF KUNA, IDAHO, AUTHORIZING THIS FIRST AMENDMENT TO TRANSMISSION FACILITIES EASEMENT AGREEMENT BETWEEN THE CITY OF KUNA (OWNER) AND KUNA BESS LLC (COMPANY).

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that (this “First Amendment”) Transmission Facilities Easement Agreement, attached hereto as EXHIBIT A is hereby authorized by the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of April, 2024.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of April, 2024.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

WHEN RECORDED, MAIL TO:

KUNA BESS LLC
Attn: Nate Crain
11801 Domain Blvd., Suite 450
Austin, TX 78758

APN: S1326110055

(space above reserved for recorder)

**FIRST AMENDMENT TO
TRANSMISSION FACILITIES EASEMENT AGREEMENT**

THIS FIRST AMENDMENT TO TRANSMISSION FACILITIES EASEMENT AGREEMENT (this “**First Amendment**”), is made and entered into as of _____, 2024 (the “**Effective Date**”), by and between City of Kuna (“**Owner**”), and KUNA BESS LLC, a Delaware limited liability company (“**Company**”). Each of Owner and Company is sometimes referred to as a “**Party**” and collectively as the “**Parties.**”

RECITALS

A. Owner and Company entered into that certain Transmission Facilities Easement Agreement, dated October 25, 2023 and recorded [October 30, 2023 under 2023-061459] (the “**Agreement**”), whereby Owner granted to Company an easement across a portion of property described in Exhibit A attached hereto and incorporated by this reference (the “**Property**”).

B. Owner and Company now desire to amend the Agreement to revise the legal description of the Easement Area included as Exhibit B to the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby amend the Agreement as follows:

AGREEMENT

1. Legal Description of the Easement Area. Exhibit B to the Agreement is hereby deleted in its entirety and replaced with Exhibit B attached hereto. All references in the Agreement to the term “Easement Area” are hereby amended to mean and refer to the description of the Easement Area set forth in Exhibit B attached to this First Amendment.

2. Full Force and Effect; Conflict. Except as expressly set forth in this First Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. In the event of a conflict between the terms contained in this First Amendment and those contained in the Agreement, the Parties agree that the terms and conditions contained in this First Amendment shall prevail.

3. Entire Agreement, Amendments and Waivers. This First Amendment, together with the Agreement as amended hereby, contains the entire agreement and understanding of the Parties in respect to the subject matter hereof, supersedes all prior agreements in respect to the subject matter hereof, if any, and may not be amended, modified, or discharged nor may any of its terms be waived except by an instrument in writing signed by the Parties. The recitals set forth above are incorporated into and made a part of this First Amendment by this reference.

4. Counterparts. This First Amendment may be executed in two or more counterparts and by different parties on separate counterparts, all of which shall be considered one and the same agreement and each of which shall be deemed an original.

5. Defined Terms. Unless otherwise defined herein, all capitalized terms used in this First Amendment shall have the meaning given such terms in the Agreement. Unless the context otherwise indicates, all references herein to the Agreement shall include this First Amendment.

[signatures on following page(s)]

COMPANY:

KUNA BESS LLC,
a Delaware limited liability company

By: _____
Name: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF TEXAS)
) SS:
COUNTY OF TRAVIS)

This record was acknowledged before me on _____, 2024
_____, the _____ of Kuna BESS LLC, a Delaware limited liability
company, on its behalf.

(seal)

Notary Public – State of Texas

EXHIBIT A

The Property

Real property situated in the County of Ada, State of Idaho, hereby described as follows:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the North Sixteenth corner of said Section 26, said Sixteenth corner bearing South 0°03'29" East a distance of 1,325.26 feet from the Northeast Section corner of said Section 26; thence North 0°03'29" West a distance of 142.44 feet along the East Section line of Section 26, Township 2 North, Range 1 West, Boise Meridian, to a point; thence South 89°56'31" West 25.00 feet to a 5/8" rebar on the West right-of-way of Swan Falls Road; thence North 86°32'58" West 368.09 feet to a 5/8" rebar; thence North 65°40'16" West 438.35 feet to the Point of Beginning; thence North 65°40'16" West 576.26 feet to a 5/8" rebar on the West line of the Northeast Quarter of the Northeast Quarter of Section 26; thence North 0°01'08" East 72.92 feet to the Southwest corner of the ACHD/KUNA Maintenance Parcel No. 1 per amended Record of Survey No. 604, filed under Instrument No. 8422455 and recorded in Book F of Records of Survey at Page No. 616, said corner bearing South 89°41'28" West 2.11 feet from a 5/8" rebar witness corner; thence along the South line of said ACHD/KUNA Maintenance Parcel No. 1, North 89°41'28" East 238.65 feet (Record as North 89°41'12" East 238.71 feet) to a found 1/2" rebar, the Southeast corner of said ACHD/KUNA Maintenance Parcel No. 1; thence along the East line of said Parcel 1 North 0°03'39" East a distance of 355.53 feet (Record of 355.75 feet) to a found 1/2" rebar, the Northeast corner of said ACHD/KUNA Maintenance Parcel No. 1 and on the Southwest right-of-way line for Short Line Street; thence along the Southwest right-of-way line of Short Line Street South 65°37'44" East (Record of South 65°35'36" East) a distance of 197.52 feet to a 1/2" rebar; thence South 0°03'39" West 387.40 feet to a 1/2" rebar; thence South 65°40'16" East 117.09 feet to a 1/2" rebar; thence South 0°03'39" West 150.00 feet to a 1/2" rebar, the Real Point of Beginning.

EXHIBIT A

EXHIBIT B

The Easement Area

DESCRIPTION OF LAND FOR ELECTRIC POWER TRANSMISSION LINE EASEMENT PURPOSES

A 44.40-foot wide parcel of land, located in a portion of the NE1/4 of the NE1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, entirely within that certain parcel of land described in Warranty Deed Instrument No. 2022-027462, official records of Ada County, Idaho, more particularly described as follows:

COMMENCING at the North One-Sixteenth corner of said Section 26 from which the Section corner common to Sections 23, 24, 25, and 26 of said Township and Range, bears N.00°01'32"E., 1325.38 feet; thence, along the east line of the NE1/4 of the NE1/4 of said Section 26,

- A) N.00°01'32"E., 500.85 feet; thence,
- B) N.89°58'28"W., 801.91 feet to the **POINT OF BEGINNING**, being point on the northerly line of that certain parcel of land described in Warranty Deed, Instrument No. 2022-027462; thence, leaving said parcel boundary,
 - 1) S.51°47'39"W., 154.09 feet to the north line of that certain parcel of land described in Warranty Deed Instrument No. 2020-165956; thence, along the north line of said parcel, common with the south line of that certain parcel described in said Warranty Deed Instrument No. 2022-027462,
 - 2) N.65°35'15"W., 50.00 feet; thence,
 - 3) N.51°47'39"E., 154.09 feet to the north line of that certain parcel described in Warranty Deed Instrument No. 2022-027462; thence, along the north line of said parcel, common with the south line of that certain parcel described in Warranty Deed Instrument No. 99099542,
 - 4) S.65°35'15"E., 50.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.157 total acres.

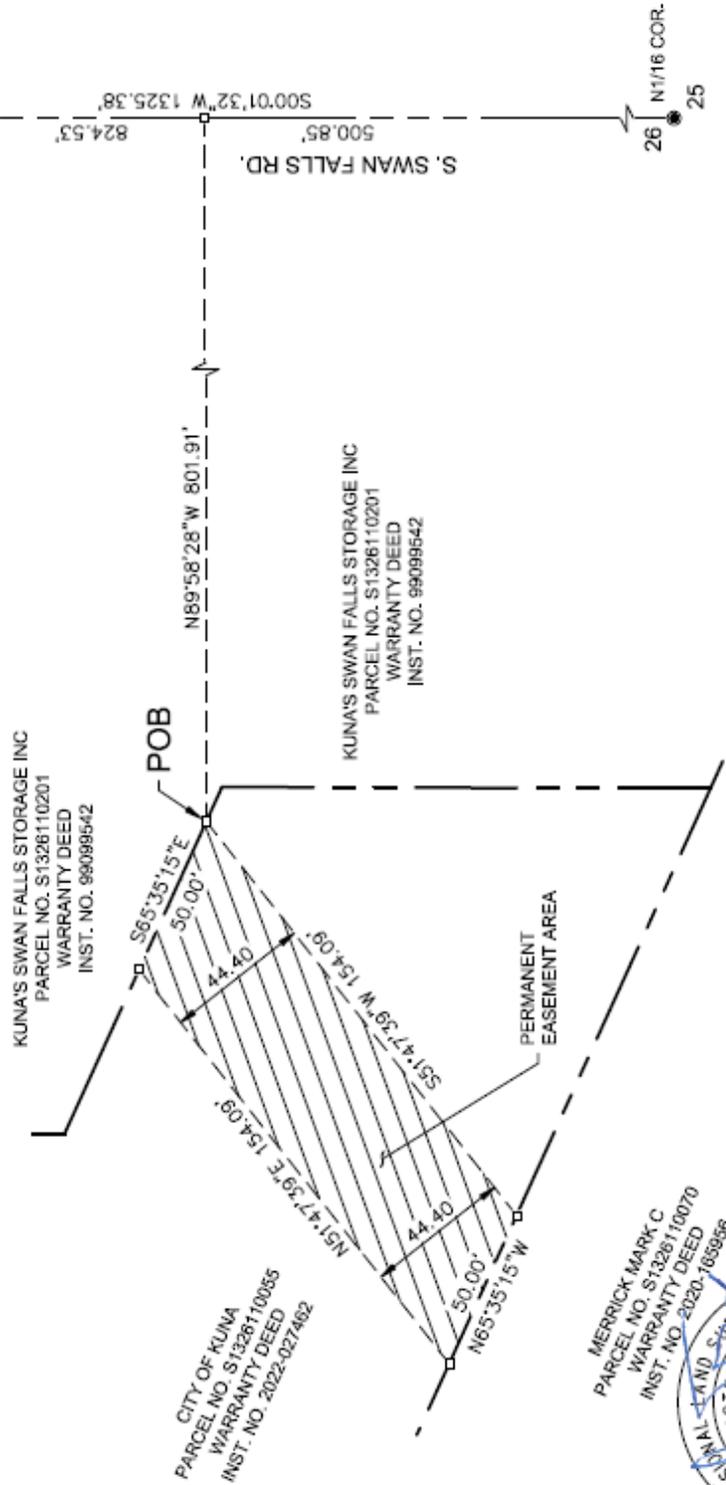
SUBJECT TO: all Record Documents.

EXHIBIT B: attached and made a part hereof.



EXHIBIT SKETCH "B"

LOCATED IN A PORTION OF THE NE1/4 OF THE NE1/4 OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO
2024



2024-01-25 10:00 AM



2471 S. TITANIUM PLACE
MERIDIAN, IDAHO 83642
208-323-2288 | WWW.ARDURRA.COM

MERRICK MARK C
PARCEL NO. S1326110070
WARRANTY DEED
INST. NO. 2020-765956

PROFESSIONAL LAND SURVEYOR
8961
3-06-24
STATE OF IDAHO
STEVEN J. FRISBIE

EXHIBIT B

CITY OF KUNA

State of Idaho *Proclamation*

2024 DENIM DAY

WHEREAS, the United States Government has declared April as “Sexual Assault Awareness Month” and the WCA has declared April 24, 2024 as “Denim Day”; and

WHEREAS, both events are intended to draw attention to the fact that sexual assault remains a serious issue in our society; and

WHEREAS, harmful attitudes about sexual assault allow these crimes to persist and allow survivors to be re-victimized; and

WHEREAS, “Sexual Assault Awareness Month” and “Denim Day” were also instituted to call attention to misconceptions and misinformation about rape and sexual assault, and the problem that many in society remain disturbingly uninformed with respect to issues of assault; and

WHEREAS every 68 seconds, someone in America is sexually assaulted, and approximately one in four women are raped during their lifetime; and

WHEREAS, with proper education on the matter, there is compelling evidence that we can be successful in reducing incidents of this alarming and psychologically damaging crime; and

WHEREAS, the City of Kuna is an important partner in the efforts of the WCA to educate about the true impact of rape and sexual assault.

NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim April 24, 2024 in the City of Kuna as:

DENIM DAY

**IN WITNESS WHEREOF,
I set my hand on this the 16th day of April
in the year of two thousand and twenty-four.**

**Joe L. Stear
Mayor of Kuna, Idaho**



CITY OF KUNA

State of Idaho *Proclamation*

DAY OF PRAYER

WHEREAS, throughout history America has faced trials and triumphs, and Americans have responded in prayer seeking courage and comfort, inspiration, and joy-filled celebration. Faith compels us to seek and cling to the Light in times of darkness and spread light to those in need.

WHEREAS, from the first gatherings of our Founding Fathers, elected officials have prayed and entreated those they serve and represent to join them in prayer, including the authors of our Declaration of Independence, wrote that they, “the Representatives of the United States of America, in General Congress, Assembled, appealing to the Supreme Judge of the world...”; and

WHEREAS, a National Day of Prayer has not only been a part of our heritage since it was declared by the First Continental Congress in 1775, but it is a Public Law established in the United States Congress in 1952 approved by a Joint Resolution and amended by Congress and President Reagan with Public Law 100-307 in 1988, affirming that it is essential for us as a nation to pray and directs the President of the United States to set aside and proclaim the first Thursday of May annually as a National Day of Prayer; and

WHEREAS, every first Thursday of May on the National Day of Prayer we not only express our faith and exercise our freedom in prayer but unite our hearts and voices in personal prayer and public gatherings throughout our city and across America with fervent praise, repentance, love, and humble intercession for our neighbor and nation; and

WHEREAS, in our city and across America the observance of the National Day of Prayer will be held on Thursday, May 2, 2024, with the theme, “Lift Up the World, Light Up the World,” based on the verses in Samuel 22:29-31.

NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim May 2, 2024 as:

DAY OF PRAYER

throughout the City of Kuna and I commend this observance to all of our citizens.

IN WITNESS WHEREOF,
I set my hand on this the 16th day of April
in the year of two thousand and twenty-four.

Joe L. Stear,
Mayor of Kuna, Idaho





BRISTLE CREEK

Annexation, Zoning and Preliminary Plat Request

PROPERTY DETAILS

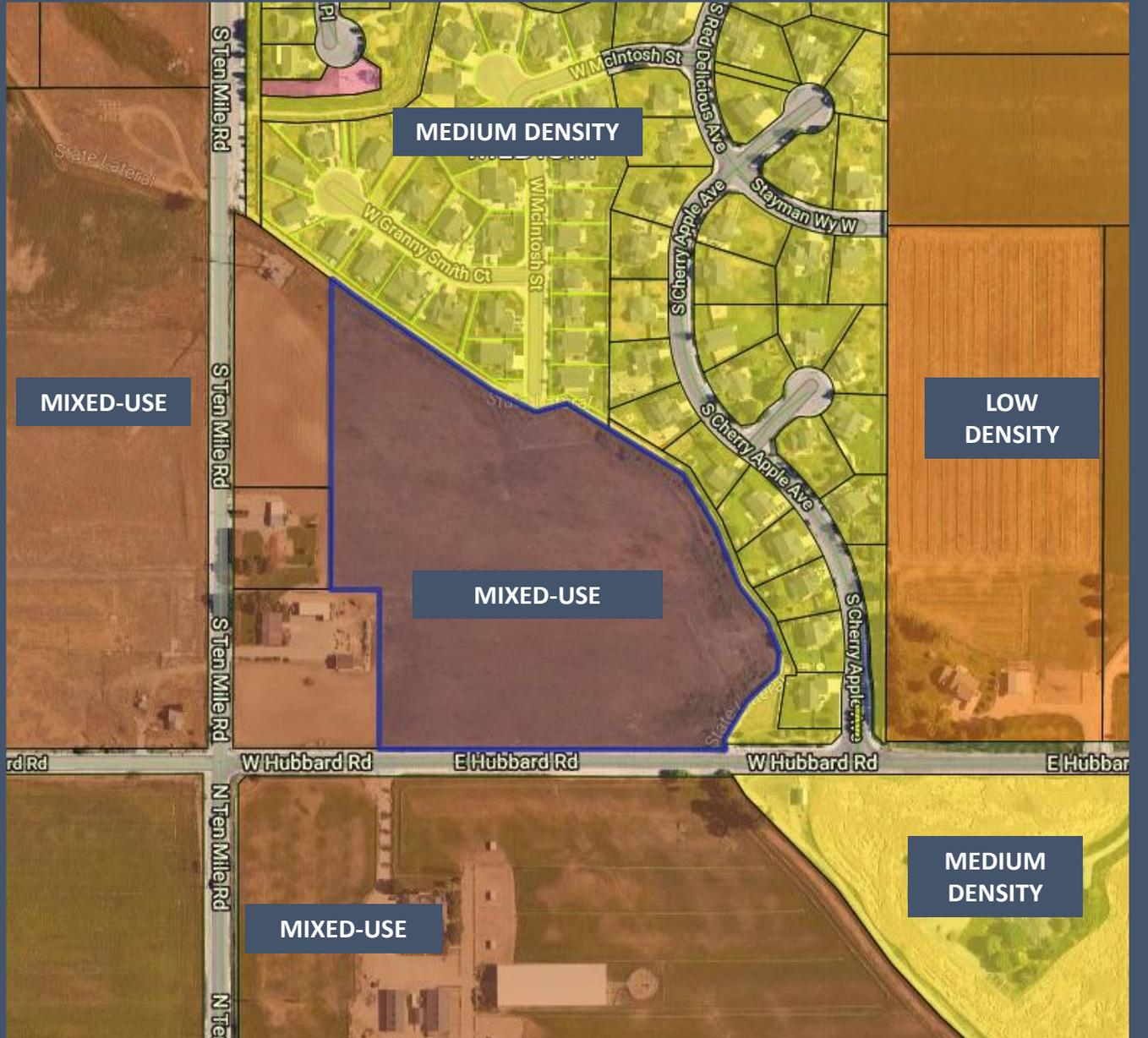
12.49 ACRES

NORTH OF HUBBARD RD
EAST OF TEN MILE RD



FLUM

PROPERTY DESIGNATION:
MIXED-USE



ZONING

PROPOSED ZONING:
R-6 & R-12



COMP PLAN ALIGNMENT



MEETS OBJECTIVE 3.A.1

Encourage complementary and compatible uses



MEETS OBJECTIVE 3.D.1

Encourage diverse housing options for all citizens



MEETS OBJECTIVE 3.D.2

Create strong neighborhoods



MEETS OBJECTIVE 4.B.2

Maintain and expand sidewalks and pedestrian facilities



PRELIMINARY PLAT

21

SINGLE FAMILY LOTS

1

4PLEX LOT (52 UNITS)

5.8

GROSS DENSITY



PATHWAYS

Pedestrian connectivity is provided throughout the development.

15.7%

OPEN SPACE



ACCESS

- 1 ACCESS ON THE SOUTH
- 2 UTILITIES AVAILABLE
- 3 SEWER AVAILABLE (40 EDU'S PER PHASE)



PHASING

1

PHASE 1

2

PHASE 2





ELEVATIONS









SUMMARY

We agree with the conditions of approval.

We are requesting of Annexation, Zoning and Preliminary Plat Approval of Bristle Creek .

CASE NOS. 23-06-AN, and 23-05-S

BRISLITE CREEK SUBDIVISION,

Planner: Troy Behunin, TBehuninn@kunaid.gov, 208-922.5274

ALL APPLICATION MATERIALS: 23-06-AN & 23-05-S BRISTLE CREEK SUBDIVISION

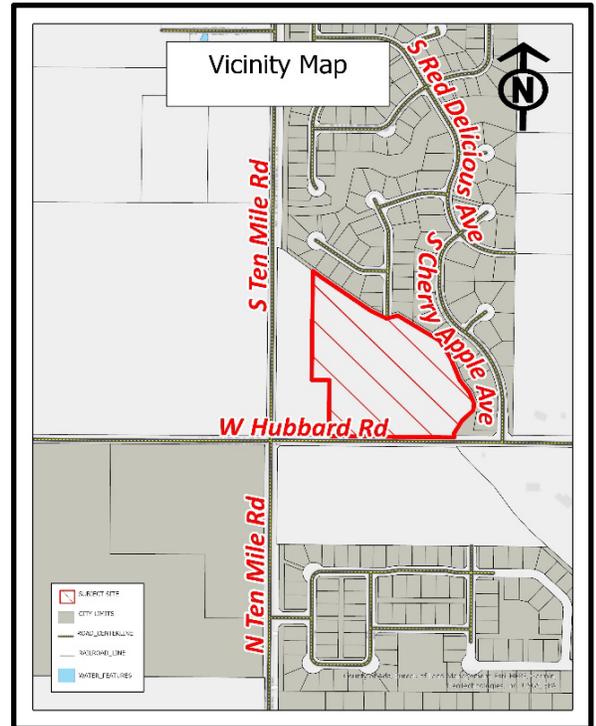
If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall *please contact the assigned planner.*

BEFORE THE COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) **23-06-AN (Annexation) & 23-05-S**
) **(Preliminary Plat).**
ENDURANCE HOLDINGS, LLC)
)
For Property Near the NEC Corner of Ten) **STAFF MEMO FOR BRISTLE**
Mile and Hubbard Roads.) **CREEK SUBDIVISION.**
)

TABLE OF CONTENTS

1. Project Summary
2. Applicants Request
3. Process and Noticing
4. General Project Facts
5. Staff Analysis
6. Proposed Findings of Fact
7. Commission Order of Decision
8. Council’s Proposed Order of Decision



**I
PROJECT SUMMARY**

1.1

Description	Details
Acreage	12.49 Ac.
Existing Land Use(s)	Agriculture
Future Land Use Designation	Mixed- Use
Proposed Land Use(s)	R-6 and R-12
Lots (No. and Type)	21 Single Family, 1 Multi-family Residential lots.
Number of Residential Units	73
Number of Other Lots	4 Common Lots
Number of Phases	1
Gross Density (Dwelling Units per Acre)	5.84 DUA

1.2 Surrounding Land Uses

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

II APPLICANTS REQUEST

- 2.1** Applicant requests Annexation and Preliminary Plat approval near the NEC of Ten Mile Rd. and Hubbard Road in Section 11, Township 2 North, Range 1 West.

III PROCESS AND NOTICING

- 3.1** Kuna City Code (KCC), [1-14-3](#) states that Annexations and Preliminary Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code [\(I.C.\) § 67-65](#).
- A.** Neighborhood Meeting: June 27, 2023 (6 Attendees)
 - B.** Pre-Application Meeting: August 8, 2023
 - C.** Agency Comments Request: November 1, 2023
 - D.** 300 FT Legal Mailer Notice: March 25, 2024
 - E.** Meridian Kuna Press Newspaper: March 29, 2024
 - F.** Site Posted: April 5, 2024

IV GENERAL PROJECT FACTS

4.1 Site Features

- A.** The subject site is located in unincorporated Ada County and touches Kuna City limits on the north and east sides and is currently zoned Rural Residential and has historically been used for Agriculture purposes.
- B.** The proposed project site currently has vegetation consistent with that of Agriculture fields. The site has an estimated average slope of 1.0 - 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches.
- C.** Staff is not aware of any environmental issues, health or safety conflicts, beyond being within the Nitrate Priority Area Boundary. Idaho Department of Environmental Quality (DEQ) provides recommendations for surface and groundwater protection practices and requirements for development of the site.

V
STAFF ANALYSIS

5.1 Ada County Highway District

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

5.2 Idaho Transportation Department

[CLICKING HERE](#), for ITD comments about this project.

5.3 COMPASS:

COMPASS did not submit comments for this project.

5.4 Pathways and Trails Master Plan

- A. A. The Pathways Master Plan Map indicates a future Trails route adjacent to the site on the north side.

5.5 Site Layout and Dimensional Standards

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

5.6 Parking

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

5.7 Open Space

- A. The Applicant proposes 1.97 acres of open space which is 15.77% of the site. This does not include required landscape buffers. [KCC 5-17-12](#) requires that a minimum 7.50% of the developments

gross land area shall be used for open space purposes and excluding required residential buffers. All proposed landscaping, buffers and common space shall comply with [KCC 5-17](#).

- B. If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with [KCC 6-4-2-B.11](#). In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan *must* be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot within the site may not simply be removed.
- C. All proposed landscaping, buffers and common space shall comply with [KCC 5-17](#).

5.8 Fencing

- A. The Applicant shall comply with “see-through” fencing as described in [KCC 5-5-5](#), for all residential lots, pathways, greenbelts and common areas. Fences and Hedges for the project as a whole shall comply with [KCC 5-5-5](#), unless otherwise specifically approved through alternate compliance.

5.9 Public Works

- A. According to [Exhibit 2.20](#), Sewer capacity equivalent dwelling units (EDU’s) are available from the 18” Danskin sewer force main project and will be distributed on a first come first serve basis in accordance with resolution R90-2022. Public Works staff can support approval of this application since the 18” Danskin sewer force main construction has been completed. A QLPE/will-serve (up to 40 EDU’s) may become available for the Bristle Creek Subdivision. Planning and Zoning staff agrees with Public Works assessment.
- B. The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED lights. All street light installation shall comply with [KCC 6-4-2](#).

5.10 Comprehensive Plan

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

demand for household sizes, lifestyles and settings.

- Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

B. Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

1. Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
 - Objective 4.B.2.: Maintain/expand sidewalks/pedestrian facilities within the community.
 - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
 - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
 - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
2. Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
 - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
 - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
 - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
 - Objective 4.C.2.: Ensure expansion of pathways, trails and on-street bicycle routes.
 - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
3. Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.
 - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
 - Policy 4.D.2.a: Extend and expand Mid-Mile Roads as growth occurs.
 - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

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

5.11 Conclusion:

Upon review, staff finds the request for Annexation, Preliminary Plat and Design Review to be in compliance with [KCC Title 5](#) and [Title 6](#); [\(I.C.\) § 67-65](#), [§ 50-222](#), [§50-13](#) and the Kuna Comprehensive Plan; and if the Council approves Case Nos. 23-06-AN and 23-05-S, the Applicant shall be subject to the Conditions of Approval listed in Sections “XIII” (8) of this Report.

VI PROPOSED FINDINGS OF FACT

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

- 6.1** Have the public notice requirements been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances?
- A.** The Applicant held a Neighborhood Meeting June 27, 2023 (6) attended the meeting in accordance with I.C. and KCC.
- B.** Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on March 25, 2024, and a legal notice was published in the Meridian Kuna Press on March 29, 2024, in accordance with I.C. and KCC.
- C.** The Applicant posted a sign on the property on April 5, 2024.
- 6.2** Based on the evidence presented does the application generally comply with Kuna City Code (KCC)?
- A.** The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed.
- 6.3** Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
- A.** The Comprehensive Plan designates the property as Mixed-Uses, and the proposed zoning districts of R-6 (MDR) and R-12 (HDR).
- B.** The development includes additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods.
- C.** Adding roads, sidewalks, pathways, and pedestrian corridors together with connections to existing stubs to adjacent project streets promotes connectivity and access for all residents.
- 6.4** Can the availability of existing and proposed public services accommodate the proposed development?

- A. ACHD can support the development with all Site-Specific Conditions of approval being satisfied.
 - B. ITD requires no mitigation improvements to serve the development.
 - C. Sewer has become available with the completion of the Danskin Sewer Force Main.
 - D. Potable water connection is available for the subject site.
 - E. Pressurized irrigation connection is available for the subject site.
 - F. Kuna School District did not provide written comments.
- 6.5** Does the public have the financial capability to provide supporting services to the proposed development?
- A. Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected.
- 6.6** Does the proposed project consider health and safety of the public and the surrounding area's environment?
- A. Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will be implemented as a part of this project.
 - B. No major wildlife habitats will be impacted by the proposed development.
- 6.7** Does the site landscaping meet the intent of the landscape Ordinance?
- A. A six- foot (6') vinyl fence is proposed around the perimeter of the subdivision where permitted.
 - B. Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#).
 - C. A Landscape buffer comprised of sod, trees and other plantings will be provided along W Hubbard Road.
 - D. Applicant proposes 1.97 acres (15.77%) of qualified open space exceeding the 7.50% minimum.
 - E. Internal pathways are provided for pedestrian connectivity within the development.
- 6.8** Does the proposed application constitute orderly development?
- A. The proposed subject site is located directly adjacent to Kuna City Limits and touches city limits on the north and west sides.
 - B. Subdivisions are under active construction to the north, east and west of the subject site.
 - C. Streets are proposed to connect to stubs provided by previous development.

- 6.9** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Pursuant to [Idaho Code 67-8003](#), the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.

VII COMMISSIONS' ORDER OF DECISION

The Commission voted 3-0-1 to recommend approval for Case Nos. 23-06-AN and 23-05-S, an Annexation and Preliminary Plat request known as Bristle Creek Subdivision, near the NEC of Ten Mile and Hubbard Roads in Section 11, Township 2 North, Range 1 West.

VIII PROPOSED COUNCILS' ORDER OF DECISION

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

Based upon the record contained in Case Nos. 23-06-AN & 23-05-S, including the Comprehensive Plan, Kuna City Code, Staff's analysis, including the exhibits, and the testimony during the Public Hearing the Council hereby **Approves/Conditionally Approves/Denies** the Annexation and Preliminary Plat subject to the following Conditions of Approval:

8.1 Staff Recommended Conditions:

None.

8.2 Transportation

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

8.3 Site Layout, Dimensional Standards and Parking

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

8.4 Landscape, Open Space and Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
- C. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- D. The Landscape Plan (After resubmittal) and Preliminary Plat (After resubmittal) will be considered binding site plans as amended and/or approved.
- E. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- G. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

8.5 Public Works

- A. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).
- B. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. When required, submit a petition to the City (as necessary, confirmed with the City Engineer)

consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required as necessary. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
- F. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
- G. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3-J., a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
- H. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- I. In accordance with R90-2022, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.

8.6 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 an approved drainage plan.
 3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

6. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 7. All public Rights-Of-Way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- B. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
 - C. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within 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. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
 - E. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 16th day of April 2024.

Falcon Crest East

Valor: A Master-Planned Community
Kuna, ID

(Rezone, Preliminary Plat and Design Review)

Kuna City Council

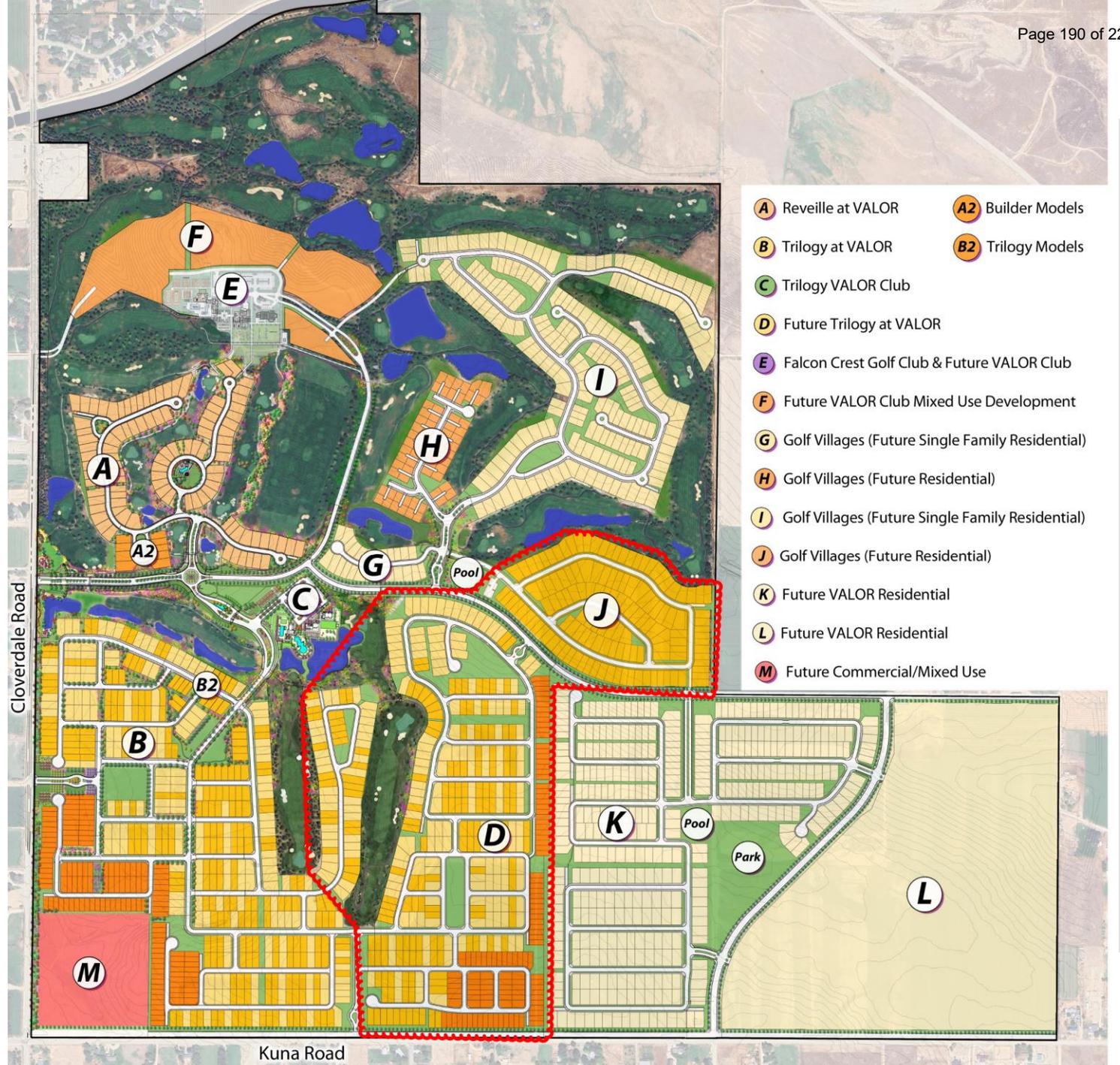
April 2, 2024



Falcon Crest Entitlement Summary

-Development Agreement / PUD
- Effective 11/2019

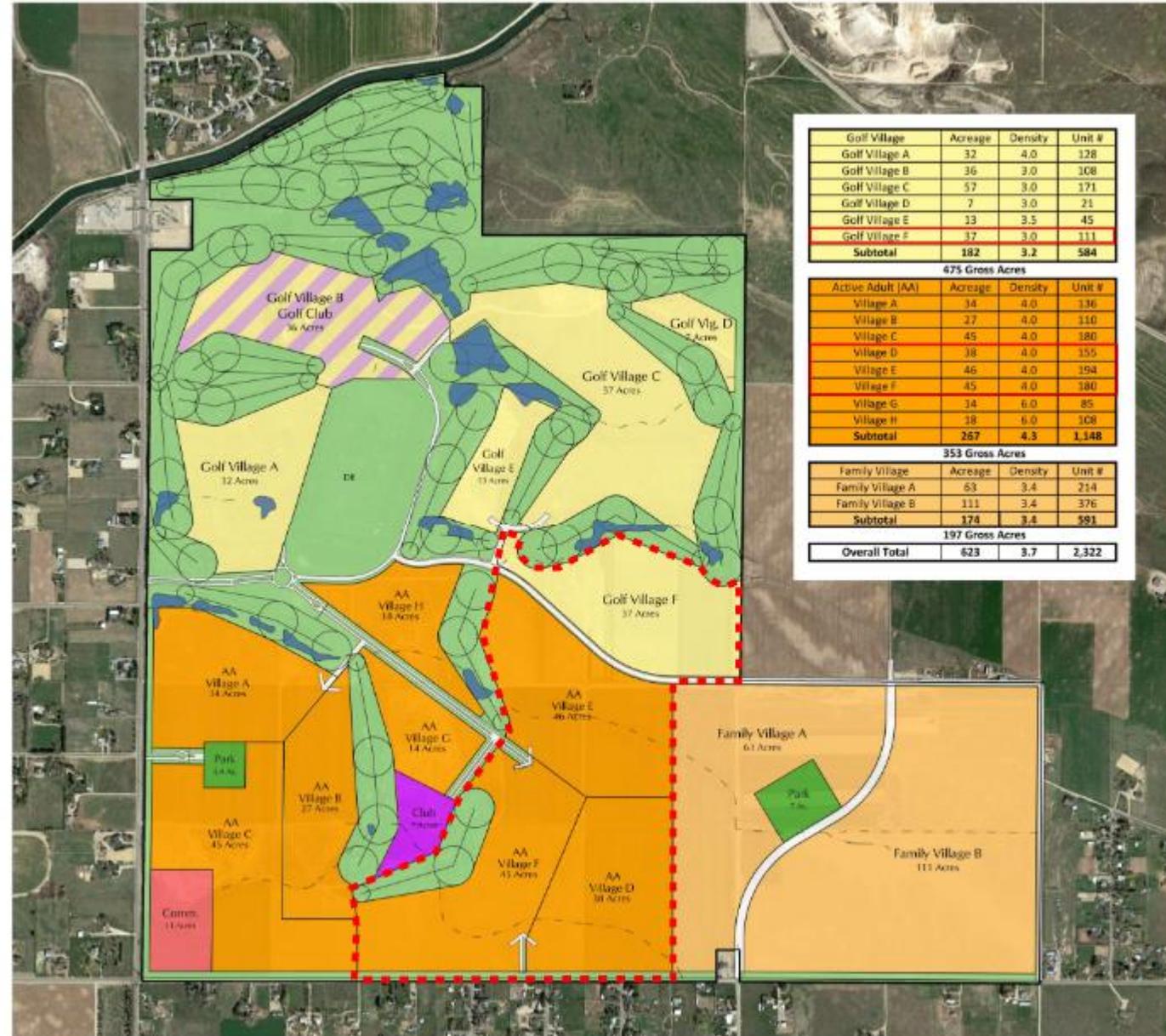
-4 Approved Preliminary Plats



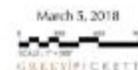
Falcon Crest Entitlement Summary

Approved Master Plan & Density

Golf Village F and AA Villages E, F and D
 (DA Master Plan Total = of 640 Lots
 This Preliminary Plat is for 606 SF Lots)



PRELIMINARY DEVELOPMENT PLAN



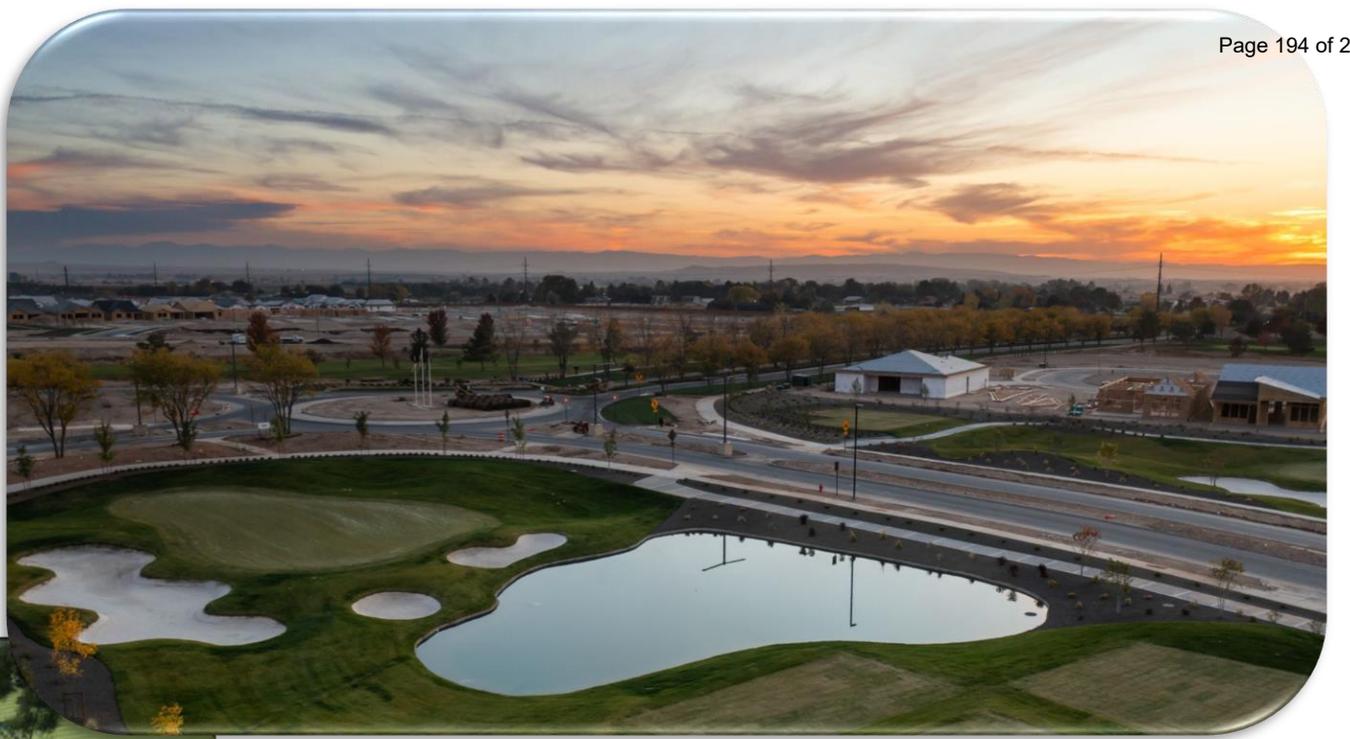


Valor Project Update

Reveille Neighborhood & Cadet Golf Course



Entry RAB & Model Homes





Trilogy Valor Social Club Progress



Trilogy Valor Social Club Progress



Falcon Crest East Landscape & Site Plan – Design Review

- Community Resort-style Park/Pool/Playground

- Community Parks and Trails
(16.5 Acres of Open Space outside of Golf)

- 3 new holes of Golf Open now! (~34 Acres of Golf Open Space)



Falcon Crest
East – Trilogy
Valor
Northern
Entry



Villages Community Amenity





Villages Community Amenity



Thank You

CASE NOS. 23-05-ZC, and 23-06-S

FALCON CREST EAST SUBDIVISION,

Planner: Troy Behunin, TBehuninn@kunaid.gov, 208-922.5274

ALL APPLICATION MATERIALS: 23-05-ZC & 23-06-S FALCON CREST EAST SUBDIVISION

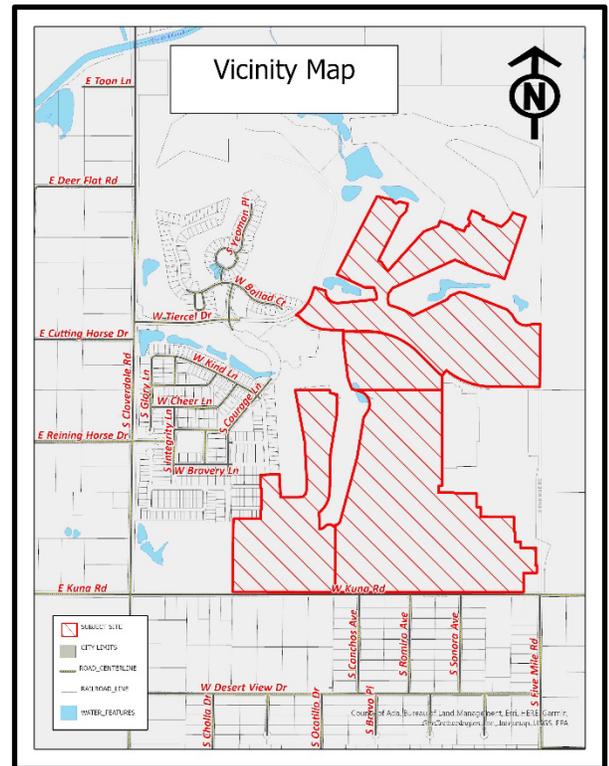
If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall *please contact the assigned planner.*

BEFORE THE COUNCIL OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF) [FALCON CREST EAST 23-06-S, 23-05-](#)
) [ZC, 23-13-DR](#)
FALCON CREST, LLC AND)
M3 COMPANIES, LLC)
)
)
For a Subdivision request at 10600 W Kuna) **STAFF REPORT FOR FALCON**
Road.) **CREST EAST SUBDIVISION.**

TABLE OF CONTENTS

1. Project Summary
2. Applicants Request
3. Process and Noticing
4. General Project Facts
5. Staff Analysis
6. Proposed Findings of Fact
7. Commission Order of Decision
8. Council’s Proposed Order of Decision



**I
PROJECT SUMMARY**

1.1

Description	Details
Acreage	179.82 Ac. (Approx.)
Existing Land Use(s)	Golf Course, and Ag. fields
Future Land Use Designation	Medium and High Density Residential
Proposed Land Use(s)	R-6
Lots (No. and Type)	606 Residential, 36 Common & 7 Common Driveways, 3 Private Roads, 3 golf Course Lots
Number of Residential Units	606
Number of Other Lots	36
Number of Phases	11
Net Density (Dwelling Units per Acre)	6.25 DUA

1.2 Surrounding Land Uses

North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	R-6	Medium Density Residential – Kuna City
West	R-6 R-12	Medium Density Residential – Kuna City High Density Residential – Kuna City

II APPLICANTS REQUEST

- 2.1 Applicant requests Rezone and Preliminary Plat approval near the NEC of Kuna and Cloverdale Roads in Section 22, Township 2 North, Range 1 East.

III PROCESS AND NOTICING

- 3.1 Kuna City Code (KCC), [1-14-3](#) states that Preliminary Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code ([I.C.](#)) § [67-65](#).
- A. Neighborhood Meeting: July 6, 2023 (7 Attendees)
 - B. Agency Comments Request: November 26, 2023
 - C. 300 FT Legal Mailer Notice: March 29, 2024
 - D. Kuna Melba News Newspaper: March 8, 2024
 - E. Site Posted: March 11, 2024

IV GENERAL PROJECT FACTS

4.1 Site Features

- A. The subject site (APN'S: S1422131510, S1422244700, S1422314975, S1422417365, S1422427800 & S1422346660) is located within City Limits and within an approved Master Planned Community and is currently zoned R-6 (Medium Density Residential) and R-12 (High Density Residential) and has historically been used for Golf Course and Agriculture purposes.
- B. The proposed project site currently has vegetation consistent with that of a Golf Course and Agriculture fields. The site has an estimated average slope of 1.5 – 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20” to greater than 60”.
- C. Staff is not aware of any environmental issues, health or safety conflicts and the subject site is outside the boundary of 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 Ada County Highway District

- A. See the Ada County Highway District Reports by [clicking here](#).
- B. Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along arterials roadways shall be eight (8) foot wide detached.
- C. Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along *Collector* roadways shall be eight (8) foot wide detached with 4 - 8 foot wide irrigated planter strip, and concrete vertical curb and gutter.
- D. Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along *Arterials* shall be eight (8) foot wide detached.
- E. All stub streets shall be installed in accordance with [KCC 6-3-3-C](#). Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas. The terminus of all stub streets shall have a sign that reads “Road to be extended in future”.

5.2 Idaho Transportation Department

[Click Here](#), for ITD comments about this project.

5.3 COMPASS:

[Click Here](#), for COMPASS comments about this project.

5.4 Pathways and Trails Master Plan

- A. The Pathways Master Plan Map does not indicate a future trail or pathway within the site. However, it does indicate a future Bike route through a portion of the Site. Internal pathways throughout the proposed subdivision provide pedestrian and biking connectivity and lead to golf courses, greenspaces / parks.

5.5 Site Layout and Dimensional Standards

- A. The Applicant requests to Rezone part of the site from R-12 (High Density Residential) to R-6 (Medium Density Residential), which is a down zoning request.
- B. The Applicant requests Preliminary Plat approval to subdivide the approximate 179.82 acres into 655 total lots; 606 single family lots, 36 common lots, and seven (7) common driveway lots, three (3) private road lots, and three (3) golf course lots. Private driveways shall be designed in accordance with [KCC 6-4-2-B.8](#).

- C. All dimensional standards appear to be in compliance with [KCC 5-3-3](#) and the Recorded Development Agreement (Inst. 2019-111089).

5.6 Parking

- A. The Applicant shall provide at least two (2) off-street parking spots for each single-family residential unit in accordance with [KCC 5-9-3](#).

5.7 Open Space

- A. The Applicant proposes 51.05 acres, or 28.40% of the total project as qualified open space with 16.65 ac. for Residential Common Lots; this area does not include required landscape buffers. [KCC 5-17-12](#) requires that a minimum 12.50% of the developments gross land area shall be used for open space purposes and mutually exclusive of required residential buffers. Staff views the proposal to be compliant with KCC.
- B. Staff notes the Applicant, and their engineer shall insure there is a sufficient Right-Of-Way (ROW) and a minimum 20 foot landscape buffer between the ROW and buildable lots with an eight (8) foot detached sidewalk along E Kuna Road and E Tiercel Drive. Portions of E Kuna Road appear to have undersized landscape buffers, and all of E Tiercel Dr. appears to have undersized landscape buffers. Kuna Road is classified as an Arterial Road while E Tiercel Drive will serve as an east/west Collector. Staff recommends the Pre-Plat and street sections be corrected and resubmitted reflecting these changes prior to Final Plat submittal reflecting [KCC 6-3-4](#), and [5-17-13](#).
- C. The installation of streetlights is a required public improvement listed under KCC 6-4-2. The Applicant shall be required to work with staff to comply with KCC and install streetlights a maximum spacing of 250-ft.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED streetlights.
- D. The Applicant proposes seven (7) private driveways for a cluster of three (3) lots within the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project, and in particular the clustered homes near the private driveways. Staff highlights if this project is approved, it is the responsibility of the Developer to ensure any anticipated buildings fit all buildable lots.
- E. All proposed landscaping, buffers and common space shall comply with [KCC 5-17](#).

5.8 Fencing

- A. The Applicant shall comply with “see-through” fencing as described in [KCC 5-5-5](#), for all residential lots, pathways, greenbelts and common areas. Fences and Hedges for the project as a whole shall comply with [KCC 5-5-5](#), unless otherwise specifically approved through alternate compliance.

5.9 Public Works

- A. According to [Exhibit 2.25](#), Public Works can support approval of this application contingent that the approximately 990 acres of the Greater Falcon Crest Subdivision will not exceed 2,322 residential lots per the development agreement.
- B. Comments may be expanded or refined in connection with any future land-use actions.
- C. The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED lights. All street light installation shall comply with [KCC 6-4-2](#).

5.10 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.
 - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.
- B. Goal Area 3: Kuna’s land uses will support a desirable, distinctive and well-designed community.
 - 1. Goal 3.D.: Encourage development of housing options and strong neighborhoods.
 - Objective 3.D.1.: Encourage development of housing options for all citizens.
 - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
 - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
 - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
 - 2. Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property Owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Analysis: The development includes additional housing types and sizes promotes variety for all income levels and with Staff recommended changes, will promote desirable and well-designed neighborhoods.

- C. Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.
1. Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
 - Objective 4.B.2.: Maintain/expand sidewalks/pedestrian facilities within the community.
 - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
 - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
 - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
 2. Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
 - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
 - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
 - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
 - Objective 4.C.2.: Ensure expansion of pathways, trails and on-street bicycle routes.
 - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
 3. Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
 - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
 - Policy 4.D.2.a: Extend and expand Mid-Mile Roads as growth occurs.
 - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

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

5.11 Conclusion:

Upon review, coupled with Staff recommended changes, staff finds the request for Rezone and Preliminary Plat to be in compliance with [KCC Title 5](#) and [Title 6; \(I.C.\) § 67-65, §50-13](#) and the Kuna Comprehensive Plan; and staff recommends the Council Approve Case Nos. 23-05-ZC and 23-06-S, with the Applicant being subject to the Staff recommended changes and the Conditions of Approval listed in Section “VIII” (8) of this report.

VI PROPOSED FINDINGS OF FACT

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

- 6.1** Have the public notice requirements been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances?
- A.** The Applicant held a Neighborhood Meeting July 6, 2023 (7 Attendees) attended the meeting in accordance with I.C. and KCC.
- B.** Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on March 29, 2024, and a legal notice was published in the Meridian Kuna Press on March 8, 2024, in accordance with I.C. and KCC.
- C.** The Applicant posted a sign on the property on March 11, 2024.
- 6.2** Based on the evidence presented does the application generally comply with Kuna City Code (KCC)?
- A.** The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, if the sewer infrastructure improvements recommended by the Public Works Department are completed.
- 6.3** Based on the evidence presented, does the application generally comply with the Comprehensive Plan?
- A.** The Comp Plan designates the property as Medium Density and High Density Residential, the existing zoning districts are R-6 and R-12.
- B.** The development includes additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods.
- C.** Adding roads, sidewalks, pathways, and pedestrian corridors together with connections to existing stubs to adjacent project streets promotes connectivity and access for all residents.
- 6.4** Can the availability of existing and proposed public services accommodate the proposed development?
- A.** ACHD can support the development with all Site-Specific Conditions of approval being satisfied.
- B.** ITD requires no mitigation improvements to serve the development.

- C. Sewer is available to serve this application contingent that the approximately 990 acres of the Falcon Crest Subdivision will not exceed 2,322 residential lots per the development agreement.
- D. Potable water connection is available for the subject site.
- E. Pressurized irrigation connection is available for the subject site.
- 6.5 Does the public have the financial capability to provide supporting services to the proposed development?
 - A. Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected.
- 6.6 Does the proposed project consider health and safety of the public and the surrounding area's environment?
 - A. Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. will be implemented as a part of this project.
 - B. No major wildlife habitats will be impacted by the proposed development.
- 6.7 Does the site landscaping meet the intent of the landscape Ordinance?
 - A. A six- foot (6') vinyl fence is proposed around the perimeter of the subdivision where permitted.
 - B. Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#).
 - C. A Landscape buffer comprised of sod, trees and other plantings will be provided along E Kuna Road and E Tiercel Drive.
 - D. 51.05% qualified open space is proposed exceeding the 12.50% minimum.
 - E. Internal pathways are provided for pedestrian connectivity within the development.
- 6.8 Does the proposed application constitute orderly development?
 - A. The proposed subject site is located within Kuna City Limits and touches city limits on the south side.
 - B. Subdivisions are under active construction to the north, east and west of the subject site.
 - C. Connection to existing stub streets are provided for connection and provided for future development.
- 6.9 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Pursuant to [Idaho Code 67-8003](#), the Owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk, not more that twenty-eight (28) days after the final decision concerning the matter at issue. The City shall prepare a written taking analysis concerning the action if requested.

VII COMMISSIONS' ORDER OF DECISION

The Commission voted 4-0-0 to recommend approval for Case Nos. 23-06-S and 23-05-ZC, a Rezone and Preliminary Plat request known as Falcon Crest East subdivision, near the NEC of Kuna and Cloverdale Roads in Section 22, Township 2 North, Range 1 East.

VIII PROPOSED COUNCILS' ORDER OF DECISION

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

Based upon the record contained in Case Nos. 23-06-S & 23-05-ZC, including the Comprehensive Plan, Kuna City Code, Staff's analysis, including the exhibits, and the testimony during the Public Hearing the Council hereby **Approves/Conditionally Approves/Denies** the Rezone and Preliminary Plat subject to the following Conditions of Approval:

8.1 Staff Recommended Conditions:

- A. Applicant and their engineer shall insure there is a sufficient Right-Of-Way (ROW) and a minimum 20 foot landscape buffer between the ROW and buildable lots with an eight (8) foot detached sidewalk along E Kuna and E Tiercel Roads.
- B. Applicant shall resubmit the Pre-Plat to Staff reflecting any approved changes prior to Final Plat submittal.

8.2 Transportation

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

8.3 Site Layout, Dimensional Standards and Parking

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

8.4 Landscape, Open Space and Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
- C. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- D. The Landscape Plan (After resubmittal) and Preliminary Plat (After resubmittal) will be considered binding site plans as amended and/or approved.
- E. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in [KCC 5-10](#).
- F. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.
- G. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

8.5 Public Works

- A. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see [KCC 6-4-2](#).
- B. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. When required, submit a petition to the City (as necessary, confirmed with the City Engineer)

consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required as necessary. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
- F. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to [KCC 6-2-3-J](#), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
- G. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- H. Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

8.6 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 an approved drainage plan.
 3. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 6. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 7. All public Rights-Of-Way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and

permit from Ada County Highway District.

- B.** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
- C.** Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within 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 16th day of April 2024.



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

MEMO

Date: April 16, 2024
From: Doug Hanson, Planning & Zoning Director
To: Kuna City Council
RE: Request for reconsideration of written Findings of Fact, Conclusions of Law, and Order of Decision and Decision on Appeal for Gallica Heights Subdivision

I. Background.

On February 6, 2024 the City Council voted to deny four (4) applications and two (2) appeals related to the proposed Gallica Heights Subdivision. On March 6, 2024 formally adopted this vote by adopting written Findings of Fact, Conclusions of Law, and Order of Decision and Decision on Appeal, for Gallica Heights Subdivision (the “Decision”). On March 19, 2024 the applicant submitted a Request for Reconsideration. Summarily, the Applicant identified the following issues and subjects in the Decision that it would like the Council to reconsider:

- 1.Failure to Provide Adequate Reasoned Statement.
- 2.Public Works Comments.
- 3.Traffic Comments.
- 4.Reliance on Incorrect Future Land Use Map.
- 5.Compliance with Zoning Standards.
- 6.Failure to Provide Future Guidance.

The above is merely the list of headings the Applicant used in it’s Request for Reconsideration. The Council should refer to the Applicant’s request for the substance of the Applicant’s arguments related to each issue or subject listed above.

II. Legal Considerations.

Council should consider the following legal issues when determining how to rule on this Request for Reconsideration:

- 1.The Decision included denial of multiple applications brought pursuant to the Local Land Use and Planning Act (“LLUPA”). Applicants have a right to request reconsideration of decisions and LLUPA applications.¹
- 2.The Applicant filed its Request for Reconsideration within fourteen (14) days of the Decision; therefore, the request is a timely.²
- 3.The Council is required to provide a written decision on a request for reconsideration within 60 days of the date it is filed.³
 - a. Sixty (60) days from the date the Decision was entered is Saturday, May 18, 2024. Since this date lands on a non-working day, and in order to avoid any argument that a decision was not timely entered, Staff recommends the Council enter its decision no later than Friday, May 17, 2024.
- 4.Idaho Code and City Code do not identify procedures that direct or mandate a process for how a City reconsiders applications. Therefore, if the Council determines that it will reconsider the applications, it should decide on the process the City will follow on reconsideration, and identify that process in its decision on the request.

III. Potential Actions by the Council.

The Council may take any of the following actions on this Request for Reconsideration:

- 1.No action.
 - a.The Request for Reconsideration will be deemed denied after sixty (60) days if no action is taken by the Council.⁴
- 2.Vote to Deny the Request.
 - a.An oral vote denying the Request for Reconsideration must be memorialized in a written decision.⁵ Therefore, following any vote, staff will prepare a written decision on reconsideration for the Council to approve at the subsequent Council meeting.
- 3.Vote to Approve the Request.
 - a.An oral vote approving the Request for Reconsideration must be memorialized in a written decision.⁶ Therefore, following any vote, staff will prepare a written decision on reconsideration for the Council to approve at the subsequent Council meeting.
 - b.Further, because neither State or City Code identify procedures for reconsideration, Council should identify the procedures that will be followed for reconsideration. It’s staff’s opinion the following would all be acceptable procedures to follow:
 - i. Reopen Council deliberations to discuss the issues raised by Applicant in its Request for Reconsideration relying only upon evidence already in the record; or
 - ii. Reopen public hearing and allow for additional argument and presentation from staff, applicant, and public on matters being reconsidered. If the public hearing is reopened, it must also be followed by additional deliberations from the Council.
 - 1.If the Council determines to reopen public hearing, it could remand the matter to the Planning and Zoning Commission for further public hearing, or could merely be a public hearing at council level.

IV. Relief Sought by Applicant.

¹ I.C. § 67-6535(2)(b).

² *Id.*

³ *Id.*

⁴ *Id.*

⁵ *Id.*

⁶ *Id.*

The Applicant has requested “that the City Council grant this request for reconsideration of the Gallica Heights subdivision applications and remand to the Planning and Zoning Commission.”

V. Staff Recommendations.

After reviewing the Request for Reconsideration, it’s staff’s opinion that some degree of reconsideration of the Decision is warranted. Most notably, the Decision does not presently include any discussion of the actions the Applicant could take to obtain approval of the applications in the future.⁷ Staff feels the Applicant has correctly identified that this discussion needs be included in the Decision. It’s staff’s opinion this single subject of reconsideration could be adequately addressed through additional council deliberations.

In the event the Council desires to reconsider other portions of the Decision the Applicant has identified, staff recommends the matter be reopened for public hearing and remanded to the Planning and Zoning Commission.

Thank you,



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

⁷ I.C. § 67-6519(5)(c).

GIVENS PURSLEY LLP

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Kimberly D. Maloney
Kenneth R. McClure
Alex P. McLaughlin
Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller
Judson B. Montgomery

Deborah E. Nelson
Randall A. Peterman
Blake W. Ringer
Michael O. Roe
Danielle M. Strollo
Robert B. White
Michael V. Woodhouse

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

March 19, 2024

Via e-mail: cityclerk@kunaid.gov

Mayor Joe Stear & City Council
751 W. 4th Street
Post Office Box 13
Kuna, ID 83634

RE: Request for Reconsideration – Gallica Heights (Application Nos. 22-07-ZC, 22-05-PUD, 22-15-S, 23-04-DA, 22-08-SUP, & 22-34-DR)

Dear Mr. Mayor and Members of City Council:

Givens Pursley LLP represents Applicant Thistle Farm, LLC, the developer of Gallica Heights (hereinafter “**Project**” or “**Gallica**”), and we respectfully request the City Council reconsider the decision denying the Project dated March 6, 2024 (the “**Decision**”). This request is made under Idaho Code § 67-6535. The Decision denied a preliminary plat application, a PUD application, and a Rezone application, as well as denied the appeals from the Planning and Zoning Commission’s denial of the associated Special Use Permit and Design Review applications (collectively, the “**Application**”).

The Decision should be reconsidered and remanded to the Planning and Zoning Commission because: (1) the Decision failed to provide the appropriate findings under Idaho Law; (2) the Decision failed to consider staff’s recommended conditions of approval with regard to sewer development on an adjacent subdivision; (3) the Decision mischaracterized school district testimony and overlooked the district’s support of the project; (4) Gallica Heights complies with the applicable future land use map; (5) Gallica Heights complies with all of the Kuna zoning district dimensional standards; and (6) the Decision completely lacks any discussion of the changes that could be made to the Applications to obtain future approval as required by Idaho code.

On reconsideration, the Applicant will work with the City of Kuna (“**City**”) to address development specifics related to housing-types and zoning designations, as detailed below, which includes proposing a plat that includes all single family detached housing that conforms to the R-4 and R-6 zoning designations.

Project Overview and Recent History

Since being originally presented to the Planning and Zoning Commission (“**Commission**”) in August and then September 2023, Gallica has evolved significantly. The application before City Council reflected months of work by the Applicant together with City staff to create a community that would benefit the City and provide housing in a desirable location. At the February 6, 2024 Hearing (“**February 6 Hearing**”), the Applicant requested approval of the following:

- Zoning of R-6, R-12, and C-1 to cover a mixed-use development with a net density of 5.69 units per acre;
- Preliminary plat approval for 702 total lots, including 615 residential, 86 common lots and 4 commercial lots;
- PUD to accommodate a broader mix of home styles, including single-family attached home product, and to accommodate mixed use development with commercial; and
- Appeal of the denial of a Special Use Permit and Design Review for the project.

Because the zoning request of R-12 was an important point of contention at the February hearing, it is important to reiterate some background on the Application. The Application was originally submitted requesting a portion of the Project to be R-12 zoning for a net density of 8.28 dwelling units per acre. After discussion with staff and the first Commission meeting in August, the Applicant removed lots to reduce the net density to 8 dwelling units per acre and increased lot sizes, which is what was presented to City Council for consideration. The R-12 designation was required only to accommodate the dimensions of the attached single family lots, not due to increased density. Therefore, ultimately, the application before City Council was a request for R-8 density in the higher density area of the Project. The remainder of the Project was R-6 and C-1.

The application was originally submitted in July 2022, when the Future Land Use Map (“**FLUM**”) designation of the underlying property was Mixed Use. In November 2022, the City of Kuna adopted a new FLUM and changed the designation of this property to Mixed Use and Medium Density Residential. Because the application was submitted in 2022, the FLUM designation that applies to the project analysis is that of Mixed Use. Regardless, the application for Gallica Heights adheres to both Mixed Use and Medium Density Residential FLUM designations.

The status of development adjacent to the property is also relevant. When Applicant first submitted the Application, the land adjacent was in the process of being annexed into the City. Since then, Sabino’s Rocky Ridge has been annexed into the City, and the development is conditioned to build a regional sewer lift station that will increase the capacity of the sewer system in the area, facilitating the development of the area surrounding it. The requirement that Sabino’s Rocky Ridge construct a regional rather than private lift station, presupposes the City’s intent that the adjacent properties (including Gallica) will be developed and will obtain sewer through the regional lift station.

Request for Reconsideration

We ask that City Council reconsider its denial of Gallica Heights as discussed below:

Failure to Provide Adequate Reasoned Statement. The Decision was insufficient under Idaho law because it failed to provide adequate reasoning for the denial, and it failed to provide how the Applicant could change the application in order to receive approval. Idaho Code § 67-6535 of Idaho’s Local Land Use Planning Act requires that a written decision denying an application include a reasoned statement “that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.”

Recent Idaho Supreme Court case law¹ further explains that when faced with conflicting evidence, City Council cannot rely on a “largely conclusory” decision and instead must meaningfully address comments raised by applicants and the public to “set forth the facts upon which it relies” to conclude that a project complies, or in this case does not comply, with the comprehensive plan and other approval criteria.

NWNA involved a rezone, planned unit development, and preliminary plat application for a multi-family development in northwest Boise.² The neighborhood association for the area objected, and raised concerns about fire response times and the overall fire safety of adding so many units to an area that already had slow response times.³ Despite this evidence being raised, the City of Boise’s decision in the *NWNA* case lacked analysis or reasoning addressing the serious concerns raised by the neighborhood association.⁴ The Idaho Supreme Court decided to remand that case for another decision.⁵

The problems the Court found in *NWNA* apply to this Decision. First, the Decision fails to identify the criteria for approval in the Decision, or analyze how the application meets or does not meet each of the standards. The Decision cites Idaho Code § 67-6511 in regard to the rezone criteria and only identifies the applicable Kuna City Code sections (KCC § 5-2-2 and § 5-3-2) related to zoning designations, not how the application does or does not adhere to the criteria.

Further, the portions constituting “analysis” are conclusory. In the General Findings section reviewing “Compliance with the Comprehensive Plan,” the Decision states simply in relevant part: “The proposed high-density zoning and certain housing types proposed in the applications is not consistent with the Comprehensive Plan.”⁶ In reaching this conclusion, the Decision does not address the size of the lots or the density proposed; it does not address the FLUM at issue and the conflict between the applicable FLUM and the new FLUM that includes Medium Density Residential; and it does not address staff’s recommended condition of approval requiring that construction not begin until the wastewater lift station is constructed nearby at Sabino Rocky Ridge. Additional criteria of unknown origin, called in the Decision “Other Considerations,” states simply “the transition between existing and proposed uses was not complimentary,” and “the high density housing units are not suitable for this part of Kuna,” with no other explanation or reference to facts supporting those conclusions.⁷ Simply put, the Decision fails to provide the Applicant with particular shortcomings of the application or demonstrate that City Council analyzed the proper criteria and came to a reasoned conclusion as required by Idaho law.

Public Works Comments. Second, the Decision misread the Public Works comments to reach a conclusion that sewer capacity would not be available for the Project. Public Works submitted a comment letter on August 16, 2023, which was included in the staff report for the February 6 hearing (“**Staff Memo**”).

¹ *NWNA v. City of Boise*, 535 P.3d 583 (2023) (hereinafter, *NWNA*).

² *NWNA*, 535 P.3d at 586.

³ *Id.* at 587-88.

⁴ *Id.* at 594-95.

⁵ *Id.* at 598.

⁶ Decision, p. 5.

⁷ Decision, p. 7.

The Public Works memo said: “this project is planned to flow to a future regional lift station which is currently not constructed. Public Works can support approval of this application contingent that a QLPE/will-serve letter will not be issued until the future regional lift station is constructed and there is sufficient force main capacity.”⁸ Those comments were included in Staff’s conditions of approval, in Section 9 of the Staff Memo.⁹ The Applicant agreed with this condition, anticipating that a lift station would be constructed to serve the nearby Sabino Rocky Ridge Subdivision south of Gallica Heights. That Sabino Rocky Ridge Subdivision regional lift station is a condition of subdivision approval, and is required to be built with excess capacity in order to serve Gallica Heights. Regardless, the Decision did not consider that future capacity would be available, saying only “the wastewater system presently lacks capacity to serve the proposed development,”¹⁰ and later in the Availability of Services section, “The City lacks existing wastewater capacity, and service of this community will require future system improvements including construction of a new regional and increased force main capacity to service the growth generated by this development.”¹¹ Though Applicant addressed sewer capacity and neighboring approved developments in the City Council February 6 hearing,¹² the comments did not appear in the Decision, and were not addressed by it. Nor does the Decision take into account the timeline for development of this phased development. As is typical for developments of this size, all of the units will not be coming online at the same time; instead, Gallica Heights is intended to be phased over a number of years, with the higher density to be built in later phases. The Applicant for this Project will be providing reimbursement for the Rocky Ridge lift station, so it is imperative that development be allowed to utilize and financially support the oversized facility next door.

School District Comments. Third, the Decision improperly analyzed the comments from the school district. Danielle Horras from the Kuna School District testified at the February 6 Hearing.¹³ She testified that the Applicant has voluntarily donated land in the past for Kuna schools and intended to do so for Gallica Heights to create a site supporting students interested in pursuing agriculture.¹⁴ Those land donations, she explained, helped reduce the need for Kuna residents to fund schools by eliminating the school district’s need to purchase land as part of school development.¹⁵ Though she did speak of the school district’s need for additional capacity, she did not say that this particular development would push the district over capacity. Instead, she stressed the need for Kuna residents to support school bonds to accommodate the community’s growth, and asked for partnerships like that with the Applicant as well as with the City to get that message out: “We hope that folks understand that it is everyone’s job to make sure that every student in Kuna has a place to learn; it’s all our jobs. . . .”¹⁶ The Decision took that testimony out of context to say something Ms. Horras did not: that “the School District lacks capacity to serve the student population that is likely to be generated by development of the Parcels as proposed in the applications.”¹⁷ Ms. Horras’s remarks were entirely limited to the school district’s capacity in general, and not specific to this development’s impacts on the student population.

Traffic Comments. ACHD also supported the Project based on its own traffic analysis and based on the specific recommendations of the traffic study. The traffic comments from neighbors reflect a resistance to development overall, rather than a careful study of the traffic situation and analysis of necessary mitigations. The Decision provides that the “improvement schedule proposed by ACHD to

⁸ 2.28 Public Works comment letter, p. 1.

⁹ Staff Memo for Gallica Heights Subdivision, p. 13.

¹⁰ Decision, p. 5.

¹¹ Decision, p. 6.

¹² February 6 Hearing, pt. 2, at 45:57-46:38.

¹³ February 6 Hearing, pt. 2, at 59:24-1:04:41.

¹⁴ *Id.*

¹⁵ *Id.*

¹⁶ *Id.* at 1:01:45

¹⁷ Decision, p. 6.

address increased traffic flow issues will lag behind already unsafe traffic conditions.” This comment fails to recognize both that the Applicant is responsible for the majority of the traffic improvements, which improvements will not be constructed without an approved project, and that traffic improvements always follow development.

Reliance on Incorrect Future Land Use Map. Fourth, in concluding that “the proposed development is not harmonious with the FLUM and does not follow the goals of the City,”¹⁸ the Decision applies the incorrect FLUM, and incorrectly applies the FLUM overall. Idaho law requires that a land use application be analyzed under the comprehensive plan in effect at the time of the application.¹⁹ As this application was submitted in July 2022, the future land use map attached to the comprehensive plan in effect at the time designated this site as Mixed Use. The Project meets the definition of Mixed Use, since it provides multiple housing types in addition to six acres of land available for commercial uses. The requested R-6, R-12 and C-1 zoning also meets the definition of Mixed Use, since it provides housing product and lot size variety desired in Mixed Use areas. As such, the Project complies with the applicable FLUM.

Though the future land use map that has since been revised is not what applies to the analysis of Gallica Heights, Gallica Heights does in fact comply with the current future land use map which designates the property both Mixed Use and Medium Density Residential. The requested zoning is R-6, R-12 and C-1. This indicates a mix of uses and a variety of housing types. The overall density, however, of the R-12 zone is actually 8 units per acre, not 12, so the density is truly Medium Density Residential, rather than High Density as the Decision incorrectly concludes. Consequently, the Project is aligned with both the applicable Mixed Use designation and the currently revised Mixed Use/Medium Density Residential land use designations.

The mixed-use but largely residential nature of Gallica Heights also fits with the residential nature of the area, and the future land use designations surrounding it. The inholding area that is not part of Gallica Heights is designated on the FLUM as Mixed Use. The surrounding area is either designated for Low- or Medium-Density Residential land use. In fact, the development to the south is zoned R-4 within City limits. The Project’s mixed use and medium overall gross density of 4.61 units per acre as well as net density of 5.93 units per acre across all of Gallica Heights is firmly within the Medium Density designation.

Compliance with Zoning Standards. Fifth, as indicated in the Staff Memo,²⁰ Gallica Heights complies with the zoning standards sought in the application. The R-6 lots exceed the minimum lot sizes and are designed to comply with all dimensional standards, including frontage, height, and setback requirements under Kuna City Code § 5-3-3. Likewise, the R-12 attached townhome lots exceed the minimums of the R-12 zone, and the density is truly aligned with the R-8 zone. The Project also complies with the required amount of open space under Kuna City Code and all other applicable dimensional standards.

Failure to Provide Future Guidance. In addition to failing to provide an adequate reasoned statement, the Decision also fails to include “the actions, if any, that the applicant could take to obtain approval.”²¹ The Decision is devoid of any of this information and should be reconsidered on this basis alone.

¹⁸ Decision, p. 6.

¹⁹ *Taylor v. Canyon Cty. Bd. of Com’rs*, 147 Idaho 424 (2009).

²⁰ Staff Memo, p. 6.

²¹ Idaho Code § 67-6519(5)(c).

Updated Plat

The Applicant's ongoing discussions with staff indicated a strong preference for a mixed use community with a variety of housing styles, including attached residential. The Applicant also believes a healthy mix of housing types and prices helps to meet the City's own comprehensive plan goals. However, we understand that the Council may prefer a shift to single-family detached homes, which the Applicant also supports. To do this, the Applicant proposes amending the proposed plat to strictly conform to the R-4 and R-6 zoning designations, including a 3.23-acre parcel along Columbia Drive for dedication to the School District, and maintaining the C-1 zoning on the hard corner. A version of this updated plat is attached as Exhibit A.

Conclusion

We look forward to continuing to work with the City on this Project. The Property is already annexed into the City. We believe that the changes we are asking to make reflect the City's current vision of the Property. We ask that City Council grant this request for reconsideration of the Gallica Heights subdivision applications and remand to the Planning and Zoning Commission. The Project is aligned with the comprehensive plan, complies with zoning standards, and will make a positive contribution to the City of Kuna. This development will provide desired, high-quality housing to support Kuna's growth. We ask that you grant this request in order to take another look at the Project with fresh eyes.

Sincerely,



Elizabeth Koeckeritz

