

OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, Council Member
Matt Biggs, Council Member
John Laraway, Council Member



CITY OF KUNA
Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

City Council Meeting
Minutes
Tuesday, June 18th, 2024

6:00 P.M. REGULAR CITY COUNCIL

For questions, please call the Kuna City Clerk's Office at (208) 387-7726.

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

(Timestamp 00:00:02)

COUNCIL MEMBERS PRESENT:

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

Mayor Stear All right, we'll go ahead and call this meeting to order. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

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.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Here.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayors Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:17)

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

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

Mayor Stear Thank you.

3. 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 00:00:37)

- A. Regular City Council Meeting Minutes Dated June 4th, 2024
- B. Accounts Payable Dated June 12th, 2024, in the amount of \$1,687,557.45
- C. Resolutions

1. Resolution R37-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE STREET LIGHT RESOLUTION AGREEMENT WITH M3 BUILDERS, LLC AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R38-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO TO APPOINT A NEW MEMBER TO THE AD HOC FUTURE LAND USE MAP ADVISORY COMMITTEE.

D. Final Plats

1. Consideration to approve Case No. 24-07-FP (Preliminary Plat) Robinhood Sub No. 1 Amendment (APN's: R75133004780, and R751330300). – Troy Behunin, Senior Planner

Mayor Stear First item is the consent agenda.

Council President Bruce Mr. Mayor, I'd like to make a motion to amend the agenda and move Business item A...7A and B. If we could swap those.

Mayor Stear Okay.

Council Member McPherson Second.

Mayor Stear Motions made and seconded. Is there any further discussion?

Mayor Stear Okay, all in favor, say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed?

(Timestamp 00:00:40)

Motion To: Amend the Agenda by switching the order of Business items 7.A and 7.B

Motion By: Council Member 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'll make a motion that we approve the consent agenda as published.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded for approval of the consent agenda, any discussion on that motion? 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 Yes.

Mayor Stear And that motion carries.

(Timestamp 00:01:06)

Motion To: Approve the Consent Agenda, As Published

Motion By: Council Member 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

4. Public Comment

(Timestamp 00:01:30)

Mayor Stear Public comment, is there anybody who wishes to address the Council that didn't get a chance to sign in? Okay, Beverly Wolf, you may have the floor.

Beverly Wolf Beverly Wolf, 3420 W Commemoration Ave. Meridian. Just wanted to ask a couple of questions. This is a forum that at this point in a meeting, I'm allowed to ask questions of the Council, is that correct, or is it only that I'm to make statements? I just wanted to clarify the purpose of this time frame.

Mayor Stear Well generally it's just to make comment.

Beverly Wolf Okay, well then my one comment for tonight...

Mayor Stear It depends a lot on how hard the question are.

Beverly Wolf Okay well, I don't have any other harder questions for you tonight, but I just wanted to clarify for future. So if I sign up for this, I know what I'm allowed to talk about.

Mayor Stear It's preferred that you just make comments and then we can just make comments and then we can figure it out from there.

Beverly Wolf Okay, well, my one comment tonight is about the agenda. Under final plats, it says it's a preliminary plat. So I read stuff and I'm just trying to clarify because I looked at other agendas and when you're reviewing final plat, it says it's a final plat. So, that's all I have to say tonight.

Mayor Stear Oh, okay, thank you. All right, anybody else? All right, thank you.

5. External Reports

6. Public Hearings:

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

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

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

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

(Timestamp 00:03:00)

- A.** Consideration to approve Case Nos. 23-04-AN (Annexation) and 23-04-S (Preliminary Plat): Aermotor Cove; Applicant requests to annex 4.83 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone, and to subdivide the site into 12 lots (9 buildable, 3 common) with the existing home & outbuildings remaining as an outparcel. The subject site is located at 855 W Hubbard Road (APN: S1313212400); Section 13, 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

Mayor Stear That takes us right to public hearing. Consideration to approve case #23-04-AN annexation and 23-04-S preliminary plat, Aermotor Cove, Troy or Doug.

Planning and Zoning Director Doug Hanson I got it. Good Evening, Mayor and Council. For the record, Doug Hanson, on behalf of Troy Behunin, Kuna Planning and Zoning, 751 W 4th St. The applications before you this evening are requesting annexation of approximately 4.83 acres using the R-6 medium density residential zone. The applicant is also requesting preliminary plot approval to subdivide the property into 9 buildable lots and three common lots. Staff would note a correction to exhibit 2.28. The area identified in red is the preliminary plat boundary. The area identified in blue is the area identified for annexation. Those labels are flipped. Per exhibit 2.22 public works can support sewer service ability to the Air Motor Cove subdivision with the conditions listed in the Engineer's memo. Per the Kuna school district comments in exhibit 2.27, the proposed development would be served by Kuna High School, Swan Falls High School and Silver Trail Elementary, all of which are over 100% capacity. Staff has reviewed the proposed annexation and preliminary plat for compliance with Kuna City Code, Idaho Statutes 50-222 and 67-65, and the Kuna Comprehensive Plan. And should the Council approve the applications, staff would recommend that the applicant be subject to the conditions of approval proposed in staff's report. With that I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council President Bruce Not at this time.

Mayor Stear Okay, seeing none, if the applicant would like to present.

Andrew Newell, Womer Engineering *Is it on? Okay.* I'm Andrew Newell. I'm with Womer Engineering. Our address is 4355 W Emerald St. Thank you, Doug, for that presentation. I don't think I have anything else to add. I think working with staff really helps solidify this project pretty well. So we've reviewed the staff report and we concur with its findings, so I'll just stand for any questions that you have today.

Mayor Stear Okay, questions for the applicant?

Council President Bruce Not at this time.

Mayor Stear That's it. Thank you very much. All right, and this is a public hearing. Is there anybody who wishes to testify on this matter didn't get a chance to sign in? *Make sure I give you the right one here.*

[Temporary Pause In Proceedings for Public Hearing Sign In's]

Mayor Stear *There we go. How are you? Good. You write fast.*

Council Member Laraway *Paper's smoking.*

Mayor Stear *Awesome. Thank you.* All right, first we have signed up to testify, Beverly Wolf, as defined neutral.

Beverly Wolf Beverly Wolf, 3420 W Commemoration Ave. Meridian. I know this isn't a large division, and I'm an equal opportunity statement maker, so this one adds to the school problem just like the big ones do. So, it's a problem that's not resolved. It also will add more traffic like everything else that's coming in and I don't understand why the bigger picture isn't considered yet. Sure, I mean, I know you're trying to, but do you have the projects number? Do you know what streets ACHD is going to close down? That's starting to cause ripple problems out there. When any development starts and there needs to be road work or anything else done, what's the plan? Does everybody know? Does everybody get informed 'Okay, you can't drive this way to work now. You got to go that way and it's going to be like this for this period of time.' I'm sure some of those things are on a website somewhere, but do they start getting numbered? Are the developments numbered? Does one happen just because it was approved by a date, or does another one start when everything in the infrastructure isn't ready for it? It's just a question because taxpayers are bearing the burden of increased insurance and increased costs of everything. Utilities and everything are going up. So what happens to the people who are already here, who are already paying the taxes? Just want to know.

Mayor Stear Okay, thank you. And Danielle Horras, testifying in opposition.

Danielle Horras, Kuna School District Good evening Mayor, Councilmen. Danielle Horras, Kuna School District, 711 E Porter. So, I want to start by letting you all know this is likely my last public testimony on behalf of students of Kuna School District. So I want to start by

extending my sincere gratitude to all of you, to all of you for your partnership, for the focus that you've all shown to help make sure that every kid in Kuna has a place to learn. So, thank you.

My role is called Director of Partnerships, right? Because that's what I was asked to do. Figure out a way Danielle to go engage to who want to build houses in Kuna and find a path to partner with them. Find a path that makes sense to them. Find a way, find a path that makes sense for our community and find a path that ultimately makes sense and benefits our kids. So, what that partnership looks like usually is me meeting with developers, right? I explained the physical conditions of our schools. I talk about the lack of appropriate heating or cooling in classrooms. I let them know about the overcapacity classrooms. I let them know about our lack of space for sporting fields and events. We talked about it, and then I asked for a voluntary contribution of \$3200 per door, and that is a voluntary contribution, and this is meant to help mitigate, not solve, and that's an important distinction. It's meant to mitigate the impact of the growth of that development. And I want to tell you, and I want everyone to remember this, please. It's working. It is actually working folks. Developers hear this message and they often respond with voluntary donations of land that we can build schools on. They respond with parcels of land that we can save and sell later and use it use the money for what our needs are. They respond with money. We've even had one respond with building us a home through partnership with our Swan Falls High school students that they can participate in it, and then we can ultimately sell that home. I'm really open to what does partnership look like, Right? And I'll tell you that many developers are used to some upfront costs, when they build homes because it's really easy to see how developments impact the communities, they build it, right? They know there's additional need for more traffic lights, just as Beverly said, because there's more traffic. They know there's need for more police and fire stations because there's more citizens to serve. And folks, they do also know that there's more need for teachers, desks, and physical schools because their developments bring kids. And in most States, developers are actually legally required to pay schools for this. But in our state, that's not an option. We live in one of two states where schools are actually excluded from receiving these fees to cover the cost of growth, and so I hope it's clear that for everyone to know that developers don't have to cover the cost of their impact to schools, but many do because they know that it makes sense and they also know that good schools sell houses and that people move to Kuna for their families. So I didn't meet with this developer, but my partner Robbie Reno said and he explained the situation at our district and he asked for that contribution of what, 12 times \$3200. And we did not get an offer of partnership. He doesn't have to. So he's saying no to covering that small portion of the impact his subdivision will have on Kuna School District. And so it's for that reason that I'm asking you to deny this application, thank you.

Mayor Stear Thank you. And Danielle, we're going to miss you. You've come a long way with helping...

Council President Bruce Thank you.

Mayor Stear The school district and the and the city and...

Council President Bruce Being a voice for the kids.

Mayor Stear Appreciate you.

Council Member Biggs You definitely taking a pound of flesh many times over.

Mayor Stear All right, did anybody else wish to testify? I didn't get a chance to sign in. All right, seeing none, rebuttal.

Andrew Newell, Womer Engineering Again, Andrew Newell with Womer Engineering, 4355 W Emerald St. Just to touch on to Beverley's concerns about the traffic. No, it's not required by City Code for a subdivision of this size to provide a traffic study. So therefore we're just following the requirements set out by City Code. And we don't believe that 9 buildable houses will impact the streets that much. But I just want to kind of weigh that out there and then for the schools, I think I'd like to bring up Rick. He's been, he's the owner. He's lived here and on this property for many, many decades. So I think he'll be able to explain where we're at with the school district now and I do think we are we still are communicating and. And working with them on a path forward. So I don't think that door is closed, but I'll let Rick speak to that.

Rick Marino So, I'm Rick Marino, 855 W Hubbard Rd. I've lived here for 27 years, this project has been about five years in the making between ACHD and the City, to actually just create buildable lots for my sons, two of them. So with that, without access to the street, We had to create a public way to get into it and then with that, how to pay for it and those other lots came about needing to be created to get the lots. But I did call Rob. I spoke with him a couple times and He kept asking me if I'd consider paying a mitigation fee, and I did tell him that I was able and willing to, but I wasn't able to do it at the cost that they're talking about and he was talking to me about the development costs and the developers that come into the valley and, especially to Kuna, and I addressed that with that in this application, it's a little different that I'm technically a developer, but I've also been a taxpayer and I've been paying taxes into the School District for the last 27 years. One of my sons is here. He was here for 12 years of that, and I've been paying taxes for 15 years since then. And then the next, as far as I can tell, I'll be staying on the property. I'll probably be paying taxes into the School District for the next 20 years or however, you know, I get a chance to so. I asked if they would change it from applicant offers. No mitigation to applicant offers partial mitigation. I didn't get an agreement on that. I was willing and able to, but I wasn't able to come up with a number for them. So I tried to go to the School Board, which was bad timing on my case because it was last Tuesday during the budget hearing. So if you watched KBY, you saw me on it, but anyway, I was the first to speak and it was mostly just to let them know that I'm not a traditional developer and I have been a taxpayer and I do support the School District and I was actually on the Committee of the last successful School Bond. I've been here for a long time, I've supported every small youth team as a coach other than football. My wife has worked in the school district for 20 years. It's a little different than a developer that comes and maximizes things and leaves, which I get that. And I understand the impact of the schools. I've lived through that I've been part of that. I've been trying to help with that in the past. And this cycle is something that happens with growth. I just don't believe that my situation of creating maybe 4 1/2 students is going to be It isn't the biggest issue of what the school district is facing. I am willing to help though. With that thought, I guess what I wanted to just finish up with is that I'm willing to help with mitigation. I did not come with an amount I was offering something either with my time or \$500 a door, something in that level. Reaching out to the school district, it

was just an informal I didn't get a conversation. It was just me speaking and I didn't get a response from them to that... to their credit, that's all that I really had as far as my rebuttal to how I'm actually trying to work with the school district on this. Do you have any questions for me?

Council Member Laraway No, sir.

Mayor Stear Okay, questions?

Council President Bruce Did you say you're moving your sons in those houses? Is that what you...

Rick Marino Two of them... Well, with the whole plan was to create two buildable lots because they wanted to actually move back into the City of Kuna. So that was what that was. That's what started this whole development idea.

Council President Bruce So it's for your family to move in?

Rick Marino The rest of the lots are for the.. Well, and they're being created to pay for the streets.

Council President Bruce I have nothing further. Mr. Mayor. Thank you.

Mayor Stear Further questions? Okay. Thank you, very much. All right, the question is rightfully before Council.

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

Council Member Biggs Second.

Mayor Stear Motions made and seconded. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:18:42)

Motion To: Close Evidence Presentation and Move to Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

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

Mayor Stear Well, we've been in this situation before when we have long time human residents that own piece of property and you want to do something with it. It is a different situation than when People from out of state want to buy property and speculate with it and do things, So, I think generally we. And pretty supportive of helping longtime residents to move on. We all know how hard it is and the cost and what it takes for young people to get into the home now. So it's become more and more common for people that have the property to want to divide it and make a place for their families.

Council Member Biggs I can appreciate that, Mister Mayor. I just I don't know if I want to take a stand and say on the treat developers differently because of where they live; and in all fairness, each of these schools are 100% or more already. So again, are we're going to set a precedent? Are we going to treat how we treat whether it's 4 students or 4000 students. I'm kind of having a hard time wrestling with that.

Council Member Laraway I...I kind of...

Council Member Bruce John.

Council Member Laraway Kind of *widdle* it down, first of all, if for people's information the ACHD is going to repave, not widen, but repave Hubbard in 2025. That's according to ACHD. Number 2 I kind of understand the mere sentiment That's this is a local person who's lived here, has paid taxes, and has paid the school taxes and has and has run the gamut of his time here and he's trying to move his family here. And I guess I look at the fact that he was willing to negotiate some of the buy in for his development. That that to me means a lot. Where the communication broke down, I do not know. Is the amount of kids, which is unknown, moving into that subdivision going to collapse the school system? I doubt it. I understand Councilman Biggs, it's...at what point do we put our foot on the brake? And wait, I don't know how long we can do that and wait for the School District to catch up. We haven't been very successful. At the levies we haven't been successful at bonds and you can't keep running them all the time because it's just not going to work. So, I don't know if everybody else needs to put their life on hold. I'm kind of 50/50 on this myself.

Council President Bruce Do you have anything?

Council Member McPherson Yeah, I mean, I'm all for the, you know, he wants to get his family back close to him and the way I understood, he's got to do 9 lots to pay for the 2, essentially with infrastructure and. So on I'm, you know, echoing everyone else as much as I hate that statement that Schools are always in traffic or the top two priorities, I mean and yeah, where do you... where do you hit the brakes? But we've, You know, allowed family splits before and I don't know that we've ever done one to allow a few extras, so it pays for it, but again, the guys been here paying taxes in the district, his wife worked for the district. They're good people. I mean, I....

Council President Bruce I look at it as Yeah, we have 9 buildable lots. We have two houses that will be for family, but if we have another developer who owns a ton of land and he comes in with the same sentiment I've owned land for ever. I paid taxes and I want to build 140 houses or is that

going to be looked upon as any type of, you know, you got to treat them both the same with all the schools at capacity and the failed bonds and failed levies. I think at some point we got to say hey, it's time to the brakes, but that's just that's just for me, so. It's going to be a no for me, even though it is 2 for this family and nine total. But I think everybody has to make their own decisions, so. Especially with us moving, you know, closing part of the school and moving students to another area of the school. It may be even more than 100% of some of those, so. But that's just my thought. But I'll entertain a motion from someone.

Council Member Laraway Well, if we want to do it, I'm just myself. I make a motion that we approve case #23-04-AN annexation and 23-04-S preliminary plat.

Council Member McPherson Second.

Mayor Stear Okay, we have a motion and a second, is there any further discussion on that motion? All those in favor say 'aye.'

Council Members Aye.

Mayor Stear Any opposed?

Council Members Nay.

Mayor Stear Nathan, you *wanna* go ahead and poll?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Aye.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Nay.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce I'm going to be in Nay, but this has nothing to do with the paying of mitigation fees or it's strictly just capacity issue for me. So, no.

City Clerk Nathan Stanley Mayor, we have a split vote.

Mayor Stear Okay. I take a lot of into consideration if they've been here a long time, paid a lot of taxes and certainly they have the right to...

City Attorney Marc Bybee Sorry, Mayor, can I?

Mayor Stear Do what they're going to do, so I would...

City Attorney Marc Bybee Could I comment before you vote?

Mayor Stear What's that?

City Attorney Marc Bybee Could I offer some advice before you vote?

Mayor Stear Oh, sure.

City Attorney Marc Bybee Sorry, I was a little slow on the draw, Mark Bybee, City Attorney. the motion was in regards to both the annexation and a preliminary plat. If I heard that correctly, if, now I might not have needed to talk. I'm just realizing, sorry.

Mayor Stear I know where you're going with it...

City Attorney Marc Bybee If it's a denial. We don't make a motion on the plat. I'm sorry I did. Then I just realized wait, that was a motion for approval. So, I'm just talking to hear myself talk right now. But I think you know where I'm going with this.

Mayor Stear Yeah, I would ask for a substitute motion.

City Attorney Marc Bybee Okay, sorry.

Mayor Stear But I'm tending to vote yes on this though.

Council Member Laraway So, should I make the motion?

Council President Bruce No, I think it'll pass with his vote. So, it'll be correct.

Mayor Stear All right, so that motion carries.

(Timestamp 00:24:34)

Motion To: Approve case #23-04-AN annexation and 23-04-S preliminary plat

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

Further Discussion: None

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

Members Voting Nay: Council Members, Bruce, Biggs

Members Absent: None

Approved Via: Roll Call Vote

3-2-0

7. Business Items:

(Timestamp 00:27:01)

- A. Budget Workshop – Jared Empey, City Treasurer
- B. Resolution R38-2024 – Morgan Treasure, Economic Development Director **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE REQUEST FOR REALLOCATION OF \$80,000 FROM GRANT MATCHING FUNDS

TO FACILITIES FOR IMPROVMENTS TO THE KUNA SENIOR CENTER FACILITY.
[AMENDED BY VOTE OF THE CITY COUNCIL]

A. Resolution R38-2024 – Morgan Treasure, Economic Development Director ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE REQUEST FOR REALLOCATION OF \$80,000 FROM GRANT MATCHING FUNDS TO FACILITIES FOR IMPROVMENTS TO THE KUNA SENIOR CENTER FACILITY.

Mayor Stear Item 7 we're going to switch item 7 B to A which we did by motion. So first business item is resolution R38-2024, Morgan Treasure.

Economic Development Director Morgan Treasure Well, first of all, thank you for allowing us to change up the agenda order. I asked to do that because our friends from the Senior Center are here. So we have Jill, their staff, and members of the board, if you guys want to wave or say 'hi,' just we appreciate you coming out. This resolution before you tonight is regarding the reallocation of some funds. There was a couple of grant projects that did not end up being moved forward with this year for various reasons. We are asking for a reallocation to cover some immediate needs at the Senior Center. If you look in your packet, we included the photographs of the damage. There's some pretty extensive issues with the countertops and holes in the floor. I also included a couple of preliminary quotes on what it would take to get those taken care of, so I am happy to answer any additional questions or if you have any questions for our friends here at the Senior Center, we're here to answer those.

Mayor Stear And then I'll just add to that too, we've been working at this for quite a while. The countertops and rough, they're hard to clean and keep sanitary and they're just aged out and so it's really important to... it's been really important to our team to try and get this done and get this moving along as quickly as we can and all of our other efforts haven't seemed to pan out. So this is kind of where we're at the best, the best route we see to make this happen. And when you look at the that picture right there.

Economic Development Director Morgan Treasure Yeah.

Mayor Stear Even ignoring the duct tape that's covering up where it was ripped off the surface of that *Formica* is rough. It's almost as scratchy as it looks... like it was designed that way. That makes it really hard to clean. That stuff gets down in those cracks and makes it very difficult to keep it sanitary. I don't know why they use that when they did that anyway, but.

Council Member Laraway Why can't we use more duct tape?

[Laughter]

Council Member Laraway I'm kidding.

Mayor Stear Different colors of duct tape, very good. So anyway, that's it. I just wanted to kind of give you an idea. We've been looking at this for quite some time and trying to come up with a solution and... because we think is our best way to get this moving forward and get that problem taken care of.

Council Member Laraway You know, and I'll add this, for years back in the in 2004, -5, -6, we used to hold our City Council meetings there and they always opened the doors to us and always took care of us as the City when it was time.

Council Member Biggs Ditto for the VFW. *[Inaudible]*

Mayor Stear Anyway, so that's the request, unless Morgan wants to talk some more.

Council President Bruce I'm good. I mean, I've been in there. It's time.

Council Member McPherson Okay, Mayor, I would move we approve resolution R38-2024.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded to approve Resolution R38-2024. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries. Thank you very much.

Unknown Speaker Thank you.

Council President Bruce You're welcome.

Council Member Laraway Thank you.

Council Member Biggs Thank you for coming.

Council President Bruce Yeah, don't be getting too wild out there.

[Laughter]

(Timestamp 00:30:54)

Motion To: Approve Resolution R38-2024

Motion By: Council Member McPherson

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

B. Budget Workshop – Jared Empey, City Treasurer

(Timestamp 00:31:30)

Mayor Stear All right, that takes us to budget workshop, Jared Empey.

Council Member Laraway The Man, The myth.

City Treasurer Jared Empey Thank you, Council. Jared Empey, City Treasurer. So, before you tonight, I have a kind of a rough outline of our budget workshop. So next month we'll have our tentative budget at our second meeting in July and then the Second meeting in August, we'll have the final budget that will come before you. So before we discuss any particulars, it's kind of important to understand some kind of overarching themes. So some kind of key gauges for how we formulate the budget are first kind of looking at what investment overall is looking like in the in the economy. So one of those is the stock market. Lately it's been up, but it's off its annual highs, so it's mostly stayed flat or sideways or however you want to look at it, but there's not a whole lot to see there. However, in real estate, we've seen a lot of mixed results, especially by market. One measure that I always try and look at is the home builder confidence and the latest one that they had out when I prepared this was their April measure and as you can see, kind of by region, you'll see some different results, such as in the West it's the lowest, but in the Northeast it's the highest. Some of that may be reopening after COVID since the northeast was the lowest, the last to reopen. In addition, prices were significantly depressed in the Northeast due to out migration. And just so you have an idea of some kind of comparisons, the national numbers in December 2021 were 84. In December 2020, it was 86 and December 2019 it's it was 76. So as you can see, we're in kind of a slump from where we were a few years ago. And then some of the reasons for the real estate being kind of where it is, I don't think it's any secret that interest rates are much higher than they were four or five years ago. And I mean, it's not uncommon to see in interest rates as high as 7.5% for a 30-year mortgage. And what that translates into for most people, when you increase from 3% to 7.5% with an average home that costs 450,000 and 10% down is \$1100 more per month. So that's a quite a significant amount. That increases just the payment amount, meaning interest and principal.

And another measure that we use to measure the economy is consumer confidence. So one of the most common polling outfits that looks at this is the University of Michigan. As you can see, it's hovering around 78 right now. That's a rebound from where we were a couple of years ago when it hit a low of 62, when inflation was the highest. But if you look at where it was in 2019 and even April of 2020, that's still significantly lower. So people are still a little bit concerned about where their finances are compared to a few years ago. And kind of the driver, as I said for that in consumer confidence, I think the biggest reasons are inflation. As we can see, in 2022 we hit the highest increases at 8.35%. It's still been high in 2023. It's cooled a little bit in 2024, but it's still quite a bit higher than we were even seeing a few years ago when it was around the 1% or maybe 2% mark. And the Federal Reserve wants to get it down to 2% as an annual mark, but they're honestly not taking enough aggressive action to do so. So as I said, some of the causes for the inflation, I think that some of these items are due to supply chain disruptions that were caused by COVID, which is creating some onshoring of manufacturing that we saw... that that we are

seeing due to bringing manufacturing back from East Asia and elsewhere. Which is also creating budget deficits due to tax incentives and other methods and other bills that were passed over the past few years that have incentivized that manufacturing to come back on our shores.

And another item that is a little less talked about is the fact that you have a demographic changes and imbalances. So a healthy economy has a demographic that's supposed to look like a pyramid, where the lowest age groups are the most are the highest. And as you go up the pyramid, it kind of reduces, you know, you think that there would be less 110-year-olds than there would be 3-year-olds for instance. But in our in the United States it looks more like a chimney. However, with that comes some complications where you may have a large generation that is replaced by a smaller one. For instance, you see that with generation X being smaller than the baby boom generation and then millennials and Gen. Z's being larger, but they're not significantly larger meaning it's more difficult for those generations to replace those generations and create significant growth in those markets.

With that said, city budget effects. So how does all this affect the city budget? So building permits, it's most, it's mostly affected by the real estate market. So since we're seeing things kind of stay a little say 'okay,' but not... But everybody isn't necessarily excited We'll expect it to stay about the same where we're at... could improve a little bit depending on where interest rates move. The Federal Reserve has said that they want to cut rates potentially one time this year. We'll see if that's possible with the way inflation has been going. The second item, how will it affect property taxes? So the economy on the overall doesn't necessarily affect property taxes because it's formulated by formulas and legislation as opposed to market forces. However, it's always necessary to get ahead of inflation and other population increases that we use as a... that's basically the force for why we need to adjust our property taxes. And so the legislature has allowed us to increase our property tax up to 8% per year. So on an annual basis, you can increase it 3% for essentially your historical inflation marker and up to 5% due to growth.

Then the second item, the third item rather, that our budget would be affected, is the sales tax revenue share. So other St... so some states, such as Oregon, they don't have a sales tax, but they have a very heavy property tax to support local government. Our state has kind of a balance, has a couple different mechanisms for funding local government and one of those is sales tax or at least a portion of that. And so that's driven by consumer spending. And so since we haven't seen consumer confidence increase that much or at least get back to where it was four or five years ago, I'd say that it's probably going to stay flat or maybe increase slightly just because with inflation those items will increase and so that tax will increase slightly, meaning the tax revenue.

Then how will it affect our proprietary funds? So the way it mostly affects our proprietary funds is the fact that it affects the replacement costs for infrastructure. So that doesn't necessarily affect everything now or today, but it will affect things when we have to dig up a pipe or replace a liner at the lagoons or make improvements at the North Wastewater treatment plan. once different items age out, for instance, what used to cost \$1,000,000 a mile? I think probably realistically cost \$2,500,000, \$3,000,000 a mile, nowadays. So inflation has hit construction costs particularly hard in infrastructure. So even though the official numbers would say that over the past five years, inflations at you know, 20 or 25% really in infrastructure cost it's raised, you know, 100%

or 150%. So it's important to see how much that increase would be putting a pressure on those funds. And so as such, it's important to not wait for a crisis to occur where we have to jump rates significantly, but rather to increase them slightly as we go and so with this, the one fund that.

So as such funds we usually try and keep up with inflation by just increasing it in proportion with the CPI figures that get put out. However, the Water Fund has seen a little bit more pressure. The reason for that is because we've had to build a couple wells lately and revenue has not increased as dramatically as some of the other funds, and so we may need to do an additional increase above inflation, however not to exceed the 5%. and we'd be looking to in September increase the water meter fee that would be paid through the building permit process. This particular fee, I couldn't go back past 2011 when it was with our accounting software. But in that at that point in time, the fee was \$320 and the last then it was increased to \$326 in 2014 and then in 2017 it was increased to \$340 and I did some figuring and I wouldn't be surprised if the components to install a meter and meter pit and maintain that are about \$900 today. So significant increase with that and we'll be coming before you later in the year with our official number, once we kind of dial that in, but I think that with increasing fees on the user rate and increasing that one fee that's paid through the building permit process, the water fund will be completely stable.

That said, expenses are another item that have definitely been hit due to these market forces. One of those is a payroll increasing and proportion to inflation. I think it's no secret that it's hard to find good people and it's important to make sure that they can still afford to live within your community. One example of this is to maintain good staff and our water and sewer just a few years ago, it costs about \$15.00 an hour to hire an entry level operator, and today it may cost \$22.00 to \$25.00 an hour. So it's pretty significant the cost increases we've seen just for just for labor cost. And then, as I've said previously, the capital expenditures of really ballooned over the past few years due to a lot of factors, supply chain and labor costs as well. And we're trying to, you know, keep those costs under control and when they do come about, we engage in a competitive bidding process.

And so everything that you see is included in the details. However, there may be some outstanding items for the tentative budget, such as the final inflation figure that we'll get for the May CPI figures and a few minor payroll items such as a few employees may switch departments or may get a raise of some sort, and so those may be some minor payroll items that may change by the time we bring before you the tentative budget. And then I put together a summary of the funds. If you could turn to page 107, it looks like it got out of order. So, some kind of important figures are the cash carryover. So these are the estimates that we'll have. So I think the cash carryover is still looking good. The reason why this is important is because this helps us offset the user rate increase by investing those funds and interest-bearing accounts such as the LGIP treasury notes and bills that have been doing very well; agency bonds that have also been doing very well and are very low risk investments.

Below before you is the cash flow summary also. So this agrees to the detail summaries. So in general, we try and make sure that all of these funds are a net positive. However, when they're not, we provide an explanation such as the general Fund. The reason for that negative cash activity is we wish to create a larger meeting facility for City Council and for other Community

meetings. The Grant Fund is a net zero fund and so that will always be zero unless we have a carryover from the prior year. The latecomer fund that one will be pretty much a net zero for next year. We plan to pay off significant obligations that we have with the Falcon Crest Development, and so you'll see that come through. The water fund is showing a net negative because we have a...we have some projects at the Cedar and Butler wells in the amount of \$800,000 that will likely need done those tanks at the wells are fairly old and may need to be replaced. The sewer fund, so the reason for that large negative is that we would be using the sewer fund to front the cost for the construction of the Mason Creek line. That would then be replaced. That would then be repaid rather by the latecomer fund, through a repayment note with the latecomer fund and we modified the payment terms through the latecomer fund to make it more favorable towards the city to essentially guarantee those repayments. So that would eliminate a lot of the risk with any self-funded projects. And then the irrigation fund that should look healthy for next year. Solid waste fund, that's always essentially a net zero fund in which we just pay we collect on behalf of J&M and then we receive a portion of those collected revenues. The water east and sewer east those are for the East Industrial Park that we are receiving as part of the META deal. So the important thing to note here is that we're not using the water and sewer fund of the main city core to subsidize those META is constructing those at their sole cost and they are dedicating those to us and we're making sure that the core residents are not fronting any costs for that. And these two funds should be completely self-sufficient and we have ...we had a user rate study done for both of these. And so from the get-go we should be running these positive.

The Capital Projects fund. So these are essentially general fund item. So parks or a few other general fund departments that have actual construction or large purchases such as vehicles. The Park Impact fund, so we have quite a few items that will be going through park impact construction next year such as phase two of Zamzow's Park among other construction items. And then the police impact fund. The reason for that being a little bit negative was because we actually did a little bit better projected this year and so this is used exclusively to pay back, at least for the near term, the General Fund for our investment in constructing the police station.

Then the suggested COLA would be 3.64. That may change slightly, it may. It may go up to 3.67. You know, it may dip down to 3.6, but that's a good ballpark number just based on what inflation figures we've seen lately.

Then some new employees that we're looking at would be a parks full time since we're a growing city and we continue to have new parks come online, a potential new planner, a building inspector that would be brought in house rather than paying an outside inspector. Public Works Admin that would be essentially for the East Kuna facility. And then a sewer one and a water one employee. So those would be operators that would be part of the rotation to go out to the East Industrial Park. And so as part of this, there is always a discussion of rate increases. And so what I would suggest is in regards to property tax, taking the 3%, especially since Inflation is at least going to hit 3.64% and taking the Max new construction. Since we are a growing city.

And then for the water fund, I suggest taking a 4.95% increase to offset additional cost that we've seen lately and to make sure that the Water fund is stable in perpetuity, the sewer fund to match inflation. PI that's yet to be decided, kind of where that one will land. But you'll be able to review

that one in detail in I believe September when we do our assessment process and we'll be working on that with Mike Borzek and his expertise there. And then trash I spoke to J&M sanitation and they were in agreement, at least tentatively, with the 3.64% for an increase there to match inflation.

So Then attached you'll see detail of any increases, some notable ones, or the law enforcement increases in which we'll have two additional officers as requested by the Chief, I'd like to note that that still gets us far below the one officer per thousand that most agencies say is a good benchmark, especially as the city starts to mature and get more commercial, more commercial assets. I think that that's very important. Then some other items already touched on the water meter that will the water meter change that we may bring forth in September when we bring forth our resolutions for the year for utility rates, the sewer fund looks good And then as I stated in the irrigation fund, the pressurized irrigation user fee will be forthcoming, but we won't have those figures necessarily dialed in until we to go through the assessment process.

Just going through my final notes. Okay, and I think that's all I had. I'd like to make this a discussion. So if you have any questions in regards to anything you read or any items that we discussed in the agenda I'd like to sit for those questions.

Mayor Stear Okay, questions for Jared?

Council Member Biggs I have a question so with the +2 on the police FTE, how far does that get from the 1 to 1000?

City Treasurer Jared Empey I believe that the chief would probably be best to answer that.

Kuna Chief of Police Mike Fratusco Mayor, Commissioners, for the record, Mike Fratusco, Chief of Police, City of Kuna, 793 W 4th St. I believe right now we're sitting about .79. We don't count the school resource officers, which is a separate contract and they're assigned to the school. So .79 you add 2, Jared's way better at math than I am, so.

Mayor Stear How many officers?

Kuna Chief of Police Mike Fratusco How many officers would that give us? Well, currently county detectives...

Mayor Stear We have about 30,000 people.

Kuna Chief of Police Mike Fratusco We have about 30,000 people. If I don't count the administrative assistant and I don't count the four school resource officers. So that's five. So we have 24 personnel right now, adding two would give us 26.

Council Member Laraway Where does the code enforcement guy fall?

Kuna Chief of Police Mike Fratusco Oh, that's correct. Code enforcement does not count either as law enforcement. I think Jared and I talked, I believe it would take about 7 to 8 personnel to put us at one per 1000, if I'm right.

City Treasurer Jared Empey Let's see, so to increase it to... from 24 to about 30. So that would take us six additional officers.

Kuna Chief of Police Mike Fratusco Just for the record, I don't want to hamstring the city, so I I'm asking for two and the way that our staffing model works is we have currently 6 patrol deputies on each side of the week, plus a motor unit, and a Sergeant at each side of the week And they work overlapping shifts. So normal patrol. If you were to look at unincorporated, would run a day shift of 6, a swing shift of 6, and a graveyard of 6. Give or take one or two. The way we work is we have 6 deputies that overlap by a couple hours each shift and then at nighttime we only have one deputy on a graveyard shift after the late swing goes home and my goal is to get these two added positions so I can have two graveyard positions on at night, so they're not alone, and most of our calls seem to be at least a two man response now. So in order to have that for the safety of the officer and for the safety of the citizen, it'd be the they'd work graveyards to where I would have always at least have two people on at all times for patrol.

Council Member Biggs Thanks, Chief. I did have one other question. You may not be the. I guess all-knowing on this one, but with the DMV that was potentially going to come in here, we had to, we're going to fix the building, but is that going to be projected in, in the next fiscal year and if so, what's going to happen to the Council chambers and will that affect the budget?

City Treasurer Jared Empey Yeah. So, Councilman Bruce, so we do have that is budgeted for, but it's...I think that that's still under discussion. Exactly the logistics of how we'd go about that. So basically the Plan would be to build. Chambers. That's big enough. And then this would become the DMV. So it'll depend on what. To get that billed as to what happened but That would all be in the same budget to make all that happen.

Council Member Biggs So maybe in FY25?

Mayor Stear I think you've got some numbers in there for It don't you? but you.

Council President Bruce I had a question for me in instead of doing, is there a requirement for the amount of fund balance that we're supposed to carry? Could we forego the COLA cost this year and just carry our lower fund balance out of those rollovers.

City Treasurer Jared Empey So Councilman Bruce, so that would be possible. There is no statutory fund balance that's required as part of that. However, I would say that in doing so sometimes that sets a precedent in which you go several years without an increase and we saw that I believe that we set our rates back in like 2014 and then we went at least six or seven years without increasing. And it was a substantial increase to catch up because we had a severely underfunded the sewer fund to the tune of \$5 -\$6 million and it was a pretty substantial hole that we were in. And so I think it's important to look at kind of the big picture that. It's a lot easier to take a small bite at the apple rather than a large one later, so that would be my comment to that.

Mayor Stear And then I think I would add to that though, the passing of House Bill 389 couple three years ago, a lot of cities are already seeing a really hard impact from that. We had enough of a cushion that it wasn't really biting us too hard, but each and every year that's going to have more of an effect. And that's going to create some problems for us getting to the one per

thousand for the Police Department, because that's a large part of the general fund and that's going to be the one that's affected the most, but it will have effects across the board, so. Although it would be nice just to take a bite now that that's going to start slowly inflating each and every year or so. And I think there's a danger in that and not being able to keep up. Morgan, did you have something you wanted to?

Economic Development Director Morgan Treasure Mayor, Council. I also think it's important when we're talking about the fund balance that we keep in mind what is going to happen to the levy rate with the addition of a few major projects coming on industrial projects. When those hit the construction rolls so. We've all understood and that building, that's all that building that's going out there in East Kuna that it's positive for our community. But it's important to realize that we don't get to realize the tax benefit of that until those buildings are issued their final certificates of occupancy. And I think it's important to have a cushion in that fund so we're able to adapt over the next two or three years as with big projects, come on the construction roll and we really see the impact on the levy rate for the budget moving forward because there will be some equalization that we're going to have to look at coming out of that awesome for the taxpayer with the levy rate going down, but internally for us to adjust to numbers, it could take a few fiscal years to settle that back down.

Council President Bruce The reason I was asking is I just look at, you know, with the way the community is being hit with inflation and costs and everything else, you know. Explaining to them that we carry \$64 million over in a budget and that we still need more, you know, that's something that that I get asked questions about. So just food for thought.

City Treasurer Jared Empey Yeah. And one thing I might add, if I may, Councilman Bruce, despite the increases that we've taken it with COLA rates, our shut off list on a monthly basis has not increased. So in the past when I first came on, we were probably hovering around 80 or 90. On an on a monthly basis, we average about 60 now. So I would say that it hasn't affected people's ability to pay. It hasn't necessarily been a hardship as reflected by the shut off so...

Council President Bruce And we don't have the ARPA funds. Those were all spent and going out of this?

City Treasurer Jared Empey Year, right. Correct. Yes. So we paid out all of those last Fall to pay for the Danskin Force main project that opened up quite a bit of capacity for us.

Council President Bruce Thank you, Jared.

Council Member Laraway One question.

Mayor Stear Yeah.

Council Member Laraway Jared, Chief, there's a request for both the when law enforcement produces infraction costs, DUI's, where does that money come back in the general fund?

City Treasurer Jared Empey Yeah. So, Councilman, so we see a line item that we get paid on a monthly basis. So let me find exactly which one it is...So in the general Fund revenue, it's item 01-4130 county fine distribution. So with essentially infraction costs, we receive a portion of

those to offset the officer cost. And so that line item is where we see that. So for the fiscal 25 I budgeted, 57, just in case it decreases slightly. Because the Chiefs officers are doing such a good job and everyone's driving safer.

Council Member Laraway What page is that on?

City Treasurer Jared Empey So it would be Page 10-...I think it's 106.

Council Member Biggs It's the 6th one down.

Council Member Laraway What line item was it?

City Treasurer Jared Empey It it's the county fine distribution.

Council President Bruce Intergovernmental.

Council Member Laraway Thank you.

Kuna Chief of Police Mike Fratusco Councilman Laraway, if I might, also a lot of those citation costs as I think as you know go towards Idaho Post Academy, I believe and the county takes a lot of that. And what I like to explain to people is the more citations we write, The more the prosecutor prosecutorial rates go up also, so it's really we do write cites, we're not citation driven, as you know, I think \$57,000 is probably better than it was the year before, so I know they are working hard at writing. The people that deserve them. So I just want people to understand. We don't want to write citations we just want to change behavior.

City Treasurer Jared Empey All right. Any other questions?

Council President Bruce No. Thank you Jared, for everything you do.

City Treasurer Jared Empey Okay, is there anything that you would like to see for the tentative budget or anything that you would like incorporated in the budget that you have not seen here?

Council Member Laraway Do we have enough to operate next year?

City Treasurer Jared Empey Yes.

Council Member Laraway Okay.

City Treasurer Jared Empey Yeah, so.

Council President Bruce We did mention possibly helping with the park side of or the fields for the School District. Do we... Is there a way to... do we know what that would cost, what they spend to maintain that or?

Mayor Stear I don't know that we'd want to completely take over their facilities. What I've offered, and Bobby has too, is that we would help with maintenance on some of their fields. If they'll give us a plan and what it is they want to do, we can look at it and work together on that, but they've yet to come forward with anything that really is...

Council President Bruce Substantial.

Mayor Stear I don't know what have you done yet, Bobby?

Parks and Recreation Director Bobby Withrow Mayor, Council for the record Bobby Withrow *What's your address?* 753 W 4th St. Sorry, so far we've helped with doing some weeds trimming. I mean and some minor things with some of the school fields. Nothing huge yet. But I Do have a feeling that might be a little more and usually their request comes from KYSBA and not the school. So I try to walk a fine line of not offering everything we have, but still trying to make things as playable and enjoyable to the kids as possible.

Council Member Biggs ...Like The goat head problem with the middle school last year.

Parks and Recreation Director Bobby Withrow Yeah.

Council President Bruce Maybe that's something we could address in the next meeting that we all have together. I think it's been a while since we had one of those. You look excited about it.

Council Member McPherson Yeah, you set that up, I'll be there.

[Laughter]

Council President Bruce We're going to send you.

Mayor Stear And snow, we'd like to tear up curb and gutter at the schools with our snow equipment or maybe that was just me, that did that. I think... anybody else did anything?

Council President Bruce I have nothing further.

Council Member Biggs Thank you, Jared.

Mayor Stear Good. Thank you, Jared.

8. Ordinances:

(Timestamp 00:10:02)

A. Consideration to approve Ordinance 2024-10 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 BARTON COREY; 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 All right. Consideration to approve ordinance 2024-10. 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, Barton Corey and declaring water rights appurtenant thereto are pooled for delivery proposes; and directing the city clerk to record this ordinance, as provided by law, and 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 I make a motion that we waive 3 readings of Ordinance 2024-10.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded to waive the three readings. Any further discussion? All those in favor say 'aye.'

All Council Member Aye.

Mayor Stear Any opposed?

(Timestamp 01:10:46)

Motion To: Waive 3 Readings of Ordinance 2024-10

Motion By: Council Member 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 And I make a motion that we approve ordinance 2024-10, as published.

Council Member McPherson Second.

Mayor Stear Motions made and seconded for approval of the ordinance. Is there any discussion on that motion? 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 Yes.

Mayor Stear And that motion carried.

(Timestamp 01:11:01)

Motion To: Approve Ordinance 2024-10 As Published

Motion By: Council Member 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

B. Consideration to approve Ordinance 2024-11 ACTION ITEM

(Timestamp 01:11:24)

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 TH HOLDINGS 2022 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 Consideration to approve Ordinance 2024-11 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 TH Holdings 2022 LLC and declaring water rights appurtenant thereto, are pooled for delivery Offices and directing the city clerk to record this ordinance, as provided by law and direct the city engineer 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 I make a motion that we waive 3 reading of Ordinance 2024-11.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed?

(Timestamp 01:12:05)

Motion To: Waive 3 Readings of Ordinance 2024-11

Motion By: Council Member 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 we approve 2024-11, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and sign up for approval. Any further discussion on that motion? Nathan, would you poll the Council, please?

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 Yes.

Mayor Stear And that motion carries.

(Timestamp 01:12:22)

Motion To: Approve Ordinance 2024-11 As Published

Motion By: Council Member 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

C. Consideration to approve Ordinance 2024-12 ACTION ITEM

(Timestamp 01:12:45)

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 PATAGONIA DEVELOPMENT 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 Consideration approve Ordinance 2024-12 an ordinance in the City Council of the City of Kuna making certain findings, enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County Assessors, Patagonia Development 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, 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 provide an effective date.

Council President Bruce I make a motion that we waive 3 readings of Ordinance 2024-12.

Council Member McPherson Second.

Mayor Stear Motion to waive the three readings. Any further discussion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 01:13:23)

Motion To: Waive 3 Readings of Ordinance 2024-12

Motion By: Council Member 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 2024-12, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Any further discussion on that motion? 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 Yes.

Mayor Stear And that motion carried.

(Timestamp 01:13:35)

Motion To: Approve Ordinance 2024-12 As Published

Motion By: Council Member 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

D. Consideration to approve Ordinance 2024-13 ACTION ITEM

(Timestamp 01:13:59)

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 CRMM 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 Consideration to approve ordinance 2024-13 an ordinance of the City Council of the city of Kuna making certain findings and enlarging the boundaries of the Union municipal irrigation system by the inclusion of Ada County Assessors, CRMM 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, directing the city engineer to provide notice of this ordinance. The Boise Kuna irrigation district, the owners and update the irrigation system map and providing effective.

Council President Bruce I make a motion that we waive 3 readings of 2024-13.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carried.

(Timestamp 01:14:34)

Motion To: Waive 3 Readings of Ordinance 2024-13

Motion By: Council Member 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, 2024-13, as published.

Council Member McPherson Second.

Mayor Stear Motion made and seconded for approval. Is there any further discussion on that motion? 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 Yes.

Mayor Stear And that motion carries.

(Timestamp 01:14:48)

Motion To: Approve Ordinance 2024-13 As Published

Motion By: Council Member 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

9. Executive Session:

(Timestamp 01:15:13)

- A. Enter into Executive Session under Idaho Code: 74-206 (1)(a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need AND 74-206 (1)(c) To acquire an interest in real property not owned by a public agency.

The motion to go into executive session shall identify the specific subsections that authorize the executive session.

Mayor Stear Item 9A is an executive session. If someone would like to make that motion.

Council President Bruce I make a motion that we enter executive session under Idaho Code 74-206(1)(a) and 74-206(1)(C).

Council Member McPherson Second.

Mayor Stear Motions made and seconded 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 Yes.

Mayor Stear Motion carries, so we will be going into executive session. There won't be any decisions made in an executive session, and that is the end of the business for tonight. So you're welcome to hang around and wait. If you would like to do that otherwise. That's going to be the end of the fun for the evening.

(Timestamp 01:15:25)

Motion To: Enter Executive Session Under Idaho Code 74-206(1)(a) and 74-206(1)(C).

Motion By: Council Member 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

In Compliance With Idaho Code 74-205(2) The Minutes For The Executive Session May Be Found Below.

- Executive Session Minutes:
 - Entered at 7:19 PM.
 - Immediate bathroom break (Recess).
 - Started at 7:25 PM with item under 74-206(1)(c). To acquire an interest in real property not owned by a public agency.

The following people were present:

- Mayor Stear
- All Council Members
- J. Empey
- M. Treasure
- D. Hanson
- M. Bybee
- M. Borzick
- N. Stauffer
- 8:19 ended discussion on 74-206(1)(c). M. Borzick, D. Hanson, M. Treasure, and J. Empey all departed the Executive Session.

Information received; no action taken.

- 8:20 PM. Started discussion on 74-206(1)(a). To consider hiring a public officer, employee, staff member or individual agent,

wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

The following People were present:

- Mayor Stear
- All Council Members
- N. Stauffer
- M. Bybee

- Council President Bruce moved to adjourn, Council Member McPherson seconded.

Adjourned at 9:03 PM.

Information received; no action taken.

10. Mayor/Council Announcements:

11. Adjournment:



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office
Date Approved: CCM 07.02.2024





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

June 18th, 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

REVEREND OF
3720 W. Comm.
Meridian
Print Name
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City State, Zip

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City State, Zip

Print Name
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City State, Zip

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SIGN-UP SHEET
 June 18, 2024 – City Council, Public Hearing

Case Name: **Aermotor Cove Sub Request:**
 Case Type: Annexation, Pre-Plat & Design Review Request.

Case Nos.: **23-04-AN (Annexation) and 23-04-S (Pre Plat).**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
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Testify Not Testify

Rick Marino
 Print Name
955 W Hubbard Rd
 Print Address
Meridian ID 83642
 City State, Zip

Testify Not Testify

Beverly Wolf
 Print Name
3720 W. Comm
 Print Address
Meridian
 City State, Zip

Testify Not Testify

HERBERT DANIELS
 Print Name
711 E PORTER
 Print Address
KUNA ID
 City State, Zip

Testify Not Testify

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