

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, July 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

(Timestamp 00:00:04)

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
Adam Wenger, Public Works Director
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.

City Clerk Nathan Stanley Council Member Laraway.

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.

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. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:18)

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.

Mayor Stear Before we get started, a special shout out to Council Member McPherson for saving the day with his tractor and disc on the fire out to the Butte, so always appreciate your help on those things.

Council President Bruce Thank you.

Mayor Stear I know Fire appreciated that.

Council President Bruce I'm looking forward to seeing the video.

[Laughter]

Council Member McPherson No autographs until after this.

[Laughter]

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 00:01:03)

A. Regular City Council Meeting Minutes Dated July 02, 2024

B. Accounts Payable Dated July 11, 2024, in the amount of \$1,226,583.76

C. Resolutions

1. Resolution R44-2024

- A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:
- SETTING FORTH CERTAIN PURPOSES;
 - AUTHORIZING THE MAYOR TO EXECUTE THE WATER AND WASTEWATER SERVICE FEASIBILITY COST REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF KUNA AND GEMSTONE TECHNOLOGY PARK, LLC
 - DIRECTING THE CITY CLERK; AND SETTING AN EFFECTIVE

Mayor Stear All right, first item is the consent agenda. Questions or comments or a motion?

Council President Bruce Greg do you have anything? I make a motion we approve the consent agenda as published.

Council Member McPherson Second.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs 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 00:01:09)

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 00:01:32)

Mayor Stear Next item is public comment. I didn't have anybody signed up. Is there anybody who wishes to address the Council? That's two of you. All right. Thank you very much.

5. External Reports

(Timestamp 00:01:46)

A. Ada County Development Impact Fees – Leon Letson

Mayor Stear External reports, Ada County development impact fees. Leon, you may have the floor, Sir.

Leon Letson, Ada County Development Services Thank you, Mayor Council Members for having me out here...

Mayor Stear Just push the base there.

Leon Letson, Ada County Development Services *Sorry. Okay, great. Thank you.* So yeah, thank you, Mayor, Council Members. Leon Letson. I'm the community planning manager for Ada County Development Services. Had some conversations with, at least for Mayor in the past about our effort to collect development impact fees. This presentation tonight is a high level overview of what our ask is. At the end of this, really just seeking your blessing to engage with your staff, to explore the adoption process of our CIP's and the impact fees are associated with them. I'll give you a high level overview of what those include and I'll stand for any questions if it gets too technical or you need a lot more detail. Happy to do a follow up with you whenever it's best. *Do I just scroll? Okay. All right. Thank you. All right, let me see if I can expand this view option. Or it just standard? Okay. All right.*

All right, try not to cut off any of my slides. So here's the timeline that is I was mentioning to the mayor is a little longer than I would have liked. It started prior to my time at Ada County, but since early 2019, we've been exploring collecting development impact fees for County Services that are provided county-wide. Those include the jail, the Coroner, our EMS group and then the Sheriff. An important distinction for the sheriff is we are not collecting those inside of city limits, as many of you have your own contracts with Ada County Sheriff or your own police force. So we're only collecting those in the unincorporated areas.

So in 2020, we hired Linda Consulting and Wescott, if anyone's familiar with her, helped develop our initial set of CIP's and impact fees for the four services that I mentioned. In 2021, we received a recommendation of approval from our impact the advisory Committee to move forward and start the adoption process. Prior to doing that, we wanted to have conversations with each of the cities about what our efforts would involve and really, and this is a situation where we've all had to be rowing in the boat together because if one jurisdiction opts to not participate,

that really kind of changes what the actual collected revenue streams can be. And so we spent about a year, for lack of better word, doing the “dog and pony show” on what, Ada County development impact fees would be and how we might go about collecting them with the totals would be and so forth and received blessing from the 6 jurisdictions to move forward and start working with their staff.

In 2023 based on some comments from one of our city partners as well as a kind of a suggestion by our legal team. You know, we realized we've been at this for a while. The Galena consulting CIP's were a little dated by that time and we wanted to make sure based on all the growth and everything else occurred that we had the most accurate information that we could have. The good news is our fees actually dropped a little bit. And so that's a function of several things. What was included in the budget, what the expected actual household growth is. Interestingly enough, the more households you have, the lower the impact usually is because more people are sharing what that actual fee will be. So it was a combination of just changes to construction cost, changes to household growth and so forth that ultimately resulted in our fees dropping a little bit. So again in spring of 2024, we had our current version of the CIP's blessed by our Impact Fee Advisory Committee and those should be part of your packet or hopefully you had a chance of pretty detailed documents. But we did send those over as a part of the conversation tonight and I do encourage you to look at them and if you have specific questions, again, happy to follow up

So, now we're in the process of talking to each of the cities and reengaging and basically asking you to support our request to talk to your staff, talk to your Impact Fee Advisory Committees about the adoption, there's going to be an associated ordinance similar to what we've done with Kuna Rural Fire. You know, they had their fire district CIP's blessed by you. Once that was done, we took those and adopted them ourselves and also created our own ordinance to collect those fees. So the second phase of the fee collection requires that ordinance, and we're going to bring everyone online at the same time so that we don't have a Kuna collecting 6 months earlier than an Eagle or a Ada County doing it, you know, two years hopefully not two years. That'd be a terrible timeline. But you know, six months before, you know, others jurisdictions. So that would be that will be phase two of this project.

In terms of what the purpose of impact fees are, I think you're fairly familiar, but it's really growth paying for growth. You know, you can't use impact fees to pay for existing deficiencies. You can't use impact fees to pay for new staff members. It has to be facilities or equipment related costs that are expected based on the growth that's going to occur. And this is the State Statute, which I won't bore you by reading. But it does talk about, you know, how you're supposed to collect them. What the point of them is, which is to promote orderly growth and development and make sure that we're doing this in a fair way that again, I developer isn't paying way more than somebody else or, you know, someone's paying for something that is technically an existing deficiency.

So in terms of the actual impact fees, lot of numbers on this slide in the following four slides, so I apologize. I'll try to keep it interesting. Ada County Sheriff is our highest fee and again, you're not really going to be collecting that for us, that's up to us to do that. The jail, the paramedics, and the coroner are going to be the fees that we're going to ask you to collect. In this version of

the CIPS, we did break out single family versus multifamily and you can see kind of a slight difference on some of those in terms of the cost and we also broke out broke out the nonresidential fee between retail office, industrial, and institutional. And I guess you know some of these can get a little big one to start thinking about, you know, 20,000 square foot building or something like that, but we, you know, we're not seeing a lot of development like that right now. We're seeing a lot of small scale stuff, some of the bigger projects though are going to have a lot, a lot more pay and we have a process that allows them to approach the county and you know, have a special assessment done if they feel like maybe the fees is not what they want to pay or it's a little out of line with what they've got going on and that would be the job of our Impact Fee Advisory Committee and the Ada County Board of Commissioners to work through that.

In terms of the methodology we used, there's several ways to calculate the impact fees. But the two that we use basically are either you've got an existing system and you're looking to recover costs. That usually happens in the form of water and sewer systems, or you have an incremental expansion based on the level of service associated with a certain number of, in this case, Parkland Acres per thousand residents. Another way would be maybe jail beds per residence required or things like that. But, those are the two fees that we or two methodologies we use to calculate the fees that are contained in those reports.

And in terms of growth projections, I think Kuna is well aware of this. We're growing fast around here and we've been growing and we expect to continue to grow up into 2033. We're expecting about a 23% change in the valley population or about 125,000 new individuals here. We're also expecting quite a bit of commercial square footage. This is based on 1000 square feet per those uses. So again, growth doesn't seem to be going away. Just driving here today, it's pretty obvious that the valley is still under construction. So trying to get these adopted and online soon so that we can actually start collecting the fees necessary to pay for the services and infrastructure that are necessary to support our future community.

And again, this is even more slides with numbers, but these are the things that we're looking to fund with our capital improvement plan and impacting studies. These are very specific projects that look at things like admin buildings, portions of the share facility. Again, these are not anything collected here, those are only unincorporated, but each of the CIP's contains this level of detail. If you guys are really interested in understanding what is this future money going to be spent on.

Again, the jail, that's kind of a big one, as you're all aware, the recent bond barely failed. So now we're looking at things like impact fees as a way to help us expand the jail to serve the future. It's not the only solution. Obviously, there's going to be a lot of other things that we bring to the table on that, but impact fees are kind of an important part of how do we get those facilities done. The corner, this is kind of interesting. We've already got this building. It's under construction. I don't think it's got final occupancy yet. It might. We're actually using the impact fees to pay the financing associated with creation that facility because facility did account for future growth. So therefore it's impact fee eligible. And then EMS. You know, we're looking at new stations, new apparatus, some new equipment and again a lot more detail in this reports than you probably

want to hear tonight before everything else, you have to hear, but happy to follow up and have a more detailed conversation if you'd like.

So in terms of our next steps, we're out here talking to the city partners about adopting our CIP's into your conference of plans and then eventually establishing this ordinance to collect those fees. We are also going to have an interlocal agreement between the jurisdictions that talk about how we're going to handle, not only who's collecting the fee and how the money is transferred, but also things like exemptions, individual assessments, and what happens in the in the form of an appeal if someone disagrees with the fee that they're assessed. And so that's kind of a TBD in terms of who's going to handle that. We ideally would love to do it for you. So you're not busy or your legal staff's not busy trying to figure that out. But our legal team is still exploring State statute on that to make sure we can't actually take that off your plate. But again, that's kind of the future of phase two. So in conclusion, we got a website up, you're happy to go there, all the CIP's are located there. All the information at the high level of what we're trying to achieve is available and I will stand for any questions.

Mayor Stear Okay, questions for Leon?

Council Member Laraway When you're talking about the sheriff's section, it has camera installation, is that in-jail cameras or ACHD light cameras that are on the intersections?

Leon Letson, Ada County Development Services Yeah. Mayor, Councilman that would be cameras at the facility itself or associated with sheriff buildings. It wouldn't be. Yeah, traffic signal cameras.

Council Member Laraway Thank you.

Council Member Biggs So, when you have the disagreements on the fees and stuff like that is I usually just go to arbitration or something like that or they go full blown lawsuits or something if...

Leon Letson, Ada County Development Services Yeah. I mean, in the sense we don't issue a permit if they don't pay the fee. So what happens is they currently like with the fire districts, they'll make a an appeal to the fire district to have them review it. And then depending on the nature of the appeal or if it's an exemption, there's a final deciding body sometimes as the board of County Commissioners, sometimes it's the Fire District themselves. But that is kind of it's very similar to like your. If your director of P&Z had an appeal filed, one of their decisions, the Council here would make the ultimate decision as to what's going to happen here. I think the majority of those going to get kicked to the board of County Commissioners, but again, that's kind of a phase two as to who's going to be busy with that type of work because it is our service. And you know, we're asking you to click those fees for us. We're working hard to keep that off your plates and basically just allowing you to direct them to us to say, "hey, go figure it out with the service provider and whatever they say is probably what we're going to ask you to do", but that's how we would handle it.

Council Member Biggs Thanks.

Mayor Stear And then one thing I don't know if you maybe you already talked about or not, but we're building a lot of those commercial shell buildings. So we don't know at the time of building permit, if they're going to be a retail or if they're going to be in an office or if they're going to be a restaurant or what they're going to be until later. So we'll have to just work out some way of determining how to make that fee.

Leon Letson, Ada County Development Services Yeah, and I would assume would be a subsequent tenant improvement application that would have an associated building permit that would nail down the use so we could explore the impact you required at that time. That's not uncommon to do those shell and core buildings and flush them out later.

Mayor Stear Okay, thank you.

Council President Bruce I have a question.

Mayor Stear Further question, yeah, Marc.

City Attorney Marc Bybee Sorry, Leon, I'm Marc. I'm the city attorney. I was curious because and obviously the fire districts there we have, you know, here in agreement with the fire district like their impact fees because they can't pass ordinances. So I'm trying to make sense of this a little bit I'm assuming this is something your team has vetted like, you're asking us to adopt it? Is that because county ordinance aren't effective in the city? Is that what the idea is?

Leon Letson, Ada County Development Services Right.

City Attorney Marc Bybee Okay.

Leon Letson, Ada County Development Services Sorry, Mayor and Marc, sorry, I'm trying to try to do Robert's Rules of Order here. That's definitely not my strong suit, so I apologize, but yes, state statute doesn't allow us so ACHD if, You're obviously familiar with them. They've been granted state authority to collect a fee within their area, and it doesn't require this process. Unfortunately, county jurisdictions like ours doesn't have the same allowances in six, actually, just pass in order to say you're just going to participate in that and we're good to go. You guys don't have an individual ordinance for ACHD in terms of the collection of fees and different things like that. So that is kind of the tough part about this is we have to have you adopt our CIP's into your comp plan and then we have to have you establish an ordinance for us. And then that's where the interlocal agreements figure out how you're going to get the money to us and so forth. We are working on model ordinances and model resolutions for you guys to refer to as you explore that part of it. But that is probably the one hiccup in this one thing is we don't... state law doesn't give us broad authority like ACHD, you just establish this and everyone just has to automatically be on board.

City Attorney Marc Bybee Well, I guess the reason I'm asking is because the thing that that you're different though than like a district is you do have ordinance authority. It's just it sounds like the limits don't allow it within our boundaries and....

Leon Letson, Ada County Development Services Right.

City Attorney Marc Bybee And so I guess when I look at that, I asked the next question of like we're confident your team's confident that we can still, even though you have separate ordinance authority that you can, you can still go for intergovernmental agreements within and that like within our boundaries that's actually within the confines of the of the act.

Leon Letson, Ada County Development Services Yes, that is correct and there's a couple of counties that have done this across the State, I believe it was Teton County over in eastern Idaho, that has effectively established something like this where they've worked with the local jurisdiction to collect that fee for them, and they've created that agreement. But this is kind of an untested thing in the State of Idaho, there are a lot of counties that have tried to do this as the most urbanized county, with a lot of money going to services. We kind of thought it was right to give it a shot. But it is a little untested in terms of how these things actually work, and so that's why, again, talking to staff, talking to the legal teams to make sure everyone understands what's in these agreements. How's this going to work. Who's going to talk to who when there's an appeal request or an exemption request or things like that, So.

Council President Bruce I have a question.

Mayor Stear Yes.

Council President Bruce Will this offset any of the current fees that are being collected on the public, or are they just another bucket?

Leon Letson, Ada County Development Services These are new fees. Yeah, So there will be, yeah, if you have existing contracts with, say, the Sheriff's Office or other service providers, we've again tried not to double dip in any of those, particularly the sheriff, I think was one of the most glaring examples where I think we serve Eagle. I believe we... I apologize for not knowing off of the top my head, but I believe we were closely with...

Council President Bruce No worries.

Leon Letson, Ada County Development Services Yeah. So for that reason, they're like, we're just going to completely pull those off and not jump into that with the incorporated jurisdictions because again then you have a Boise that has its own police force, differ things like that. So we really had to play that one carefully.

Council President Bruce And have you spoken... Sorry, have you spoken with any of the development community about adding these fees or you seen any pushback, or you? Because I think we'll have what ACHD, Fire, Police. Now, Ada County?

Leon Letson, Ada County Development Services Yeah. Council Member, President yes, it is. Or mayor president. Sorry, it is. We have talked to the BCA. Thankfully, Dave Jorgenson and Chris Finley are on our DFAC for us and had a lot of conversations about this. We've seen positive reception, but we also. I'm aware that everyone has increased their fees to the point of almost 100% increase in some situations. Boise has done a lot with that. I know Kuna Fire just had a pretty substantial increase. So yeah, I imagine it's probably not going to be as popular as it was the first go around when we had those conversations, but we have heard they're okay paying

for growth so long as they know the clearly what the fee is, how it's calculated, and that they have an option for a special assessment or an exemption or things like that.

Council President Bruce They probably haven't been talking to the schools that way, right?

Leon Letson, Ada County Development Services I'm not privy to that, but I am aware of that.

Council President Bruce Yeah. And then the, the other thing there was a recent court ruling about impact fees that wouldn't impact anything that we're collecting with. Do you know anything about that?

Leon Letson, Ada County Development Services I don't know anything about that off the top of my head.

Council President Bruce Marc?

City Attorney Marc Bybee *[unintelligible]*

Council President Bruce I'll find it and send it to you.

Leon Letson, Ada County Development Services I'd love to hear it too. Obviously, you know, we're working very closely with Ada County legal staff to keep this all in a good place.

Council President Bruce Awesome, thank you.

Mayor Stear Akk right, anything further?

Council Member McPherson No, thank you.

Mayor Stear All right, thank you very much.

Leon Letson, Ada County Development Services All right, thank you.

Council Member Laraway Thank you, sir.

Leon Letson, Ada County Development Services And I guess just to confirm, we can start talking to your staff?

Council President Bruce That's what I was going to ask, do you need? You don't need a motion just a thumbs up, is?

Mayor Stear No, because we're just going to start the conversation when it comes time to adopting and that...

Council President Bruce Then we'll go through it.

Mayor Stear Will need to have an action item for that.

Council President Bruce Okay. Thank you.

Leon Letson, Ada County Development Services Okay, thank you very much.

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 00:19:18)

Mayor Stear All right. We have no public hearings. I know that makes everyone sad.

Council Member McPherson So hoping that would be.

8. Business Items:

(Timestamp 00:19:26)

A. Tentative Budget - Jared Empey, City Treasurer ACTION ITEM

Mayor Stear Tentative budget, Jared Empey.

City Treasurer Jared Empey Thank you, Mayor and Council, Jared Empey, City Treasurer. So last month, we kind of went over the basics of the budget for fiscal '25, kind of where we sit as a city for fiscal '24 and overall before you is what we call the 'tentative budget,' this is the budget that we set prior to the passage of our final budget, which is noticed to the public in August. In the past, we had always passed it in September, however, we moved it ahead due to noticing requirements and making sure that we meet all of those adequately.

The tentative budget that you have before you is essentially, in all material respects, the same that you reviewed last month, with the budget workshop, there were a few adjustments. Overall, the spend only changed .08% from what we discussed last month. So for instance, there was some change in estimates. So when we start developing a budget, we get estimates and then those get finalized as the budgeting process progresses. For instance, Ada County Sheriff's, the estimated C.O.L.A. went changed from 3 to 4%. The CPI numbers that we calculate C.O.L.A. came in and we had originally estimated 3.64 and that got revised down to 3.33. Then our a AIC membership went up about \$1100 from what we had estimated. There was... Then there were some pay payroll changes that are minor and always occurring. Then there was a capital expenditure change, given that the Council approved a contingency request for the senior building to do some remodeling and refresh there. We transferred those funds to make some improvements on the VFW building on Main Street. And then there was some other minor requests, such as a parks training, locate equipment, training budget within the Economic Development Department, and water subscriptions increased so that we could continue using our Neptune 360 program which is used to capture, remotely, water readings per month as opposed to having the guys drive around like they used to several years ago to collect those monthly

readings, and so overall as I stated, the overall spend was essentially the same as it only changed by .08%. The budget overall is still \$112 million overall for the city. And with that, I stand for any questions.

Mayor Stear Okay, questions for Jared?

Council Member Laraway Yes, we briefly talked to you a little bit about the sewage plant budget. And I know there was... This is everything from last year, but projection wise, and this might be a good question for Adam and I know we haven't been here long, but is there a line item for accidents that happen, like new pumps, liners, trucks, is there a budget line at that or is that all just get pulled out of general fund?

City Treasurer Jared Empey Yeah, so good question, Councilman Laraway. So every year Bobby puts together an assessment for vehicles that we need to have replaced and we cycle through those. So those are generally accounted for. That said, pumps that go out, we have a line item for that under water, sewer, and irrigation. So I believe in water there's a line item reserved for \$200,000; and sewer, it's \$200,000; and irrigation, it's \$100,000. So that we know that, you know, we can't necessarily always predict when a pump is going to go out or when a significant piece of machinery is going to go out or when electronics fail. We know that those are just going to happen and so we just budget for the fact that it will. And so those are in the budget, as it as it is today, and it doesn't come out of the general fund.

Council Member Laraway Okay, that's my question. Thank you.

Council President Bruce I think he was talking about some of the pumps that it aged out. Did we look at, you know, for the sewer department? I think there were liners and pumps that we replaced over the last budget cycle that we knew they were on their last leg, but we didn't budget for them and they I think they came and asked for them at year 13 when they go bad at year 13 have you had a chance to look at any of that stuff that maybe need to be replaced that we should put in this budget that you see, or?

Public Works Director Adam Wenger Yes, thank you, President Bruce. I have discussed what's been in the budget up until now with the staff. The liner in question has been budgeted. That is an item that's already in there and future pump failure expectations is also in there. How that one caught us off guard. I couldn't speak to, maybe it failed prematurely, maybe there was some other operational issue that caused it, I couldn't speak to that prior to my time, but that is going forward budgeted in there.

Council President Bruce Okay, thank you.

Council Member Biggs So, I have a question. When you're normally budgeting looking at preventive maintenance and that sort of thing, keeping parts on hand what is the typical time frame that you budget out for something like a pump? If it has a shelf life of 10 years and we had this case where we paid for a couple that were in excess of \$1,000,000 and in contingency. So I'm just kind of wondering how far have you looked on those types of things so that you don't have a situation, I guess like that? I mean it's one thing to be both beyond life, which is what

these were, but if you're getting close, I mean, I'm just wondering about how far ahead because some of these are pretty high dollar items.

Public Works Director Adam Wenger All right. Thank you, Councilman Biggs. I cannot speak to that authoritatively enough at this point, not having been in the budget process long enough, but it is my intent that we do look at the entire projected life of these pumps and ensure that they are being planned out in years as they go. So each year we can put money towards that with the anticipated failure rate of 10 years or whatever it might be. Jared do you have anything to add to that?

City Treasurer Jared Empey Yeah. So, Councilman Biggs, just to kind of chime in. So in general, we budget for pumps to last about 10 years and so they're depreciated over that life span. I think that that's probably a good metric for budgeting for those. That said, I think the item that you're referring to that was about \$1,000,000 wasn't just a pump, it was a pump and a retention pond. And so that's why that was that dollar amount is it was actually purchasing and creating a whole new pond.

Council Member Biggs I think what I was talking about was there were two of them was that there were...

Council President Bruce Yeah, well, there's a pump in a pond in that pump, and it had been ongoing. So I look forward to seeing what you come up with. I'm assuming it'll be the capital plan for what you need, so.

Public Works Director Adam Wenger Yes, President, absolutely.

Mayor Stear So there in my time there, one of those pumps that we have to replace. We didn't have the parts ability to rebuild that, so we looked into what that would take to have those parts on the shelf and we have those parts now so that we can actually do a rebuild. Some of those parts though have a shelf life where they can't sit there dry too long or the seals will get hardened and crack, so careful about the way we do that, but we did get some supplies in, so there's some wear plates and some seals that aren't readily available. So we get those in so that those pumps can be rebuilt without having to buy a whole complete expensive pump.

Council President Bruce Yeah, I think that's what we did bought a rebuild kit in a pump so that we had one on the shelf, so...

Mayor Stear Right.

Council Member Laraway And one more question and just from my education are all the pumps in the city the same?

Public Works Director Adam Wenger Councilman Laraway. No, that'd be fantastic. We try to at least keep the same brand of pump because that can have some consistency with ordering and quantities. Saving through quantity ordering the style of pump, the use of pump all vary enough that, no, they're not even remotely the same.

Council Member Laraway Okay, thank you.

Mayor Stear And then there's the 100 horsepower pumps and the 400 horsepower pumps. Those variations, also. But we do try to keep everything as common as we can.

Public Works Director Adam Wenger Yes.

Council President Bruce Mr. Mayor, one further questions if more question for Jared. I know the previous budget we had the ARPA funds and we had the META impact fee funds that were in the budget. I was assuming our budget would go down, but it looks like it went up from last year even though we don't have those funds to spend anymore. Is that correct?

City Treasurer Jared Empey So, Councilman Laraway. Sorry, President Bruce. So you're correct that the overall budget did increase. So as I look at this, our budget from last year was \$106,000, Sorry \$106 million and this year it's \$112 million. The reason for that increasing is so when we make a budget, it's a spending plan. And so last year we were very conservative as to how things were going to go development-wise. It looked like the economy was going to be really shaky this year and so we budgeted very conservatively, accordingly. However, this year it seems like the economy has recovered a little bit. And so, for that reason, it's increased slightly. I mean, that's probably what... It's hard to say what increase that is, but on the fly, but I imagine that's probably a 3 or 4% increase based on the fact that it went from 106 to 112, so.

Council President Bruce And I think my concern was, if I may, Mr. Mayor, was that we took out the ARPA funds, but yet we're still spending the same amount. So we replaced those rather than the budget going down, we.... We raised our budget. I don't know what the difference would be, but that was just my thought process is that it would go down.

City Treasurer Jared Empey Yeah, so Council President Bruce. So, if we look specifically at the grant fund, so the grant fund was... Is probably the most variable fund that we have in terms of overall spend. So, for instance, if you look specifically at the grant fund, that fund did go down and that's where we would have budgeted for ARPA funding and where we would have budgeted for that sort of spend. However, if you look at fiscal '25. It went down to \$4 million, whereas in fiscal '24 it went... It was at \$12 million. So in that respect it did, it did decrease.

Council President Bruce Thank you.

Mayor Stear Yes.

Council Member Biggs I have one more question for you. The pace of growth, do we have the projection of what that is over the next year for Kuna?

City Treasurer Jared Empey Councilman Biggs, so to answer your question, I believe that growth will continue over the next year. I've actually projected that it will increase slightly from what this year is. So I think that growth will be positive over the next year.

Council Member Biggs I guess trying to think budget wise if the if the pace of growth outpaces the budget, that will actually be a net better for the current residents, just one way to look at it, right?

City Treasurer Jared Empey Yeah.

Council Member Biggs Okay, thank you.

Mayor Stear Okay, anything further?...All right...

Council Member Laraway Thank you, Jared.

Mayor Stear Thank you.

Mayor Stear Next item is Watch Me Grow, written decision letter, Nathan Staley.

City Clerk Nathan Stanley Mayor, Mayor, we need to have a motion on the last item.

Mayor Stear Oh, I'm sorry. Yeah, so we need a motion to for the tentative budget.

Council President Bruce And we still I asked prior to that, we'll still see it again next month. So if you have any more questions they can come to you.

Mayor Stear Yes, and then there will also be the budget public hearing, so.

Council President Bruce Right. I make a motion that we approve the tentative budget, as published.

Council Member Biggs Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:33:11)

Motion To: Approve The Tentative Budget

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

B. Watch Me Grow – Written Decision Letter – Nathan Stanley, City Clerk ACTION ITEM
(Timestamp 00:33:25)

Mayor Stear Now, Watch Me Grow, written decision letter Nathan Stanley.

City Clerk Nathan Stanley Mayor, Council Members, Nathan Stanley, City Clerk, 751 W 4th St. Before you, just the decision letter that will be sent to the owner of Watch Me Grow based on the revocation hearing that we held last meeting.

Mayor Stear And then we have received no....

City Clerk Nathan Stanley I haven't received any contact from the owner, just seeking your approval for the letter and Mayor signature to send out.

Council Member Biggs And still the state hasn't them at the state permit, either?

City Clerk Nathan Stanley No.

Council President Bruce I make a motion that we approve the watch me grow written decision letter and approve the sending of it.

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? Motion carries.

Council President Bruce Thank you, Nathan.

(Timestamp 00:34:03)

Motion To: Approve The Watch Me Grow Written Decision Letter

Motion By: Council Member 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

9. Ordinances:

(Timestamp 00:34:22)

A. Consideration to approve Ordinance 2024-15 for Vasiliy Oleynik Rezone ACTION ITEM

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. R8977340100, R8977340200 AND R8977340300 OWNED BY VASILIIY OLEYNIK, SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings.
Consideration to approve Ordinance.*

Mayor Stear And ordinances, consideration to approve Ordinance 2024-15 for Vasiliy Oleynik rezone. A municipal rezone ordinance of the City Council of the City of Kuna, making certain findings and rezoning certain real property, to wit: Ada County Assessor's parcel numbers R8977340100, R8977340200 and R897730300, owned by Vasiliy Oleynik situated in the corporate city limits of the City of Kuna, Ada County, Idaho and amending the zoning map and directing the City Engineer and City Clerk and providing an effective date.

Council President Bruce I make a motion that we can the waive 3 readings of Ordinance 2024-15.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive 3 readings. Any further discussion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries

(Timestamp 00:35:18)

Motion To: Waive 3 Readings of Ordinance 2024-15

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 2024-15.

Council Member McPherson second.

Mayor Stear Motion is made and seconded for approval of the ordinance. Is there any further discussion on that motion? Nathan, would you pull 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 00:35:34)

Motion To: Approve Ordinance 2024-15

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

10. Executive Session:

11. Mayor/Council Announcements:

(Timestamp 00:35:58)

Mayor Stear That is all we had on the agenda for the evening. Boys and Girls Club opened and yesterday they had kids in there doing their thing, so haven't heard how that turned out yet, but I'm sure they're having a good time in the air conditioning.

Council President Bruce It's a great building.

Mayor Stear It's an awesome building. After 19 years in the making it was good to finally. Only actually be standing in something that was done. So, other than that be careful with fire out. There seems to be easy to start fire so And that's all I have. Anybody else have anything you want to talk about?

12. Adjournment:

(Timestamp 00:36:44)

Mayor Stear All right. With that, meeting is adjourned. Thank you.



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

July 16th, 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

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

City State, Zip

Topic

Print Name

Print Address

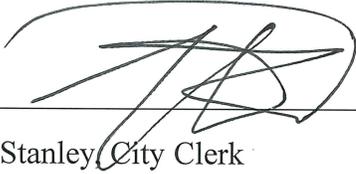
City State, Zip

Topic



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



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

Date Approved: CCM 08.06.2024