

**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, August 20, 2024**

**6:00 P.M. REGULAR CITY COUNCIL**

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

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

**1. Call to Order and Roll Call**

*(Timestamp 00:00:20)*

**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** Okay, 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 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 00:00:33)*

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

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

Mayor Stear Thank you.

**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 00:00:56)*

- A. Regular City Council Meeting Minutes Dated August 06, 2024
- B. Accounts Payable Dated August 15, 2024, in the amount of \$4,218,578.54
- C. Decision and Reasoned Statement
  - 1. Case Nos. 23-04-AN & 23-04-S Aermotor Cove Subdivision
- D. Resolutions
  - 1. Resolution R49-2024

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "PROFESSIONAL SERVICES AGREEMENT" WITH INSPECT, LLC. FOR PLUMBING INSPECTIONS AND QUALIFIED PLUMBING PLAN REVIEW SERVICES FOR THE CITY OF KUNA; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R50-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE TRANSMISSION FACILITIES EASEMENT AGREEMENT BETWEEN THE CITY OF KUNA (GRANTOR) AND KUNA BESS LLC (GRANTEE).

**Mayor Stear** First item is the consent agenda. Any questions or comments or things you want pull for discussion, or a motion?

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

**Council Member McPherson** I'll second that.

**Mayor Stear** Motion is made and seconded for approval. Is there any further discussion? 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 00:01:05)*

**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 00:01:26)*

**Mayor Stear** Next item is public comment; I didn't have anybody who signed in. Is there anybody who wishes to address the Council? All right.

## 5. External Reports

(Timestamp 00:01:39)

### A. Crime Stoppers – Casey and Bree Mason

[https://kunacity.id.gov/DocumentCenter/View/9107/Crime-Stoppers-Kuna-Deck---Final\\_81424-PDF](https://kunacity.id.gov/DocumentCenter/View/9107/Crime-Stoppers-Kuna-Deck---Final_81424-PDF)

**Mayor Stear** All right, that takes us to public hear..., Oh, I'm sorry, External Reports, Crime Stoppers, Casey and Bree. You may have the floor.

**Bree Mason, Crimestoppers of Southwest Idaho** Okay, well, thank you, guys. I'm Bree Mason. I'm the President of Crime Stoppers of Southwest Idaho. This is my second time presenting to you guys. This would be our third contract year and hopefully we can continue this partnership. Okay so, obviously, like I said, we are Crime Stoppers of Southwest Idaho. We are the nonprofit behind the phone number (208)343-COPS. We give the community the ability to remain anonymous and report information to law enforcement to assist in capturing fugitives that are evading arrest. We do have the option to provide tipsters up to \$1000 reward depending on the level of the crime and the severity of it. The funds that we receive from the city do not go towards those rewards. Those rewards are funded by community partnerships, business sponsorships, and private donations. Okay, so we currently contract with Caldwell, Nampa, unincorporated Canyon County, Eagle, Kuna, Garden City, and unincorporated Ada County. So we currently contract with each of them. However, we do still receive tips for Boise, Meridian, Star, Middleton, Twin Falls, and Mountain Home and they just don't receive all of the extra stuff that goes along with our contracts with our contracted cities, like Kuna.

**Mayor Stear** Chief, did you notice that Kuna was much bigger than Eagle and Ada County?

**Kuna Police Chief Mike Fratusco** Trying to figure if that was done purposely.

**Mayor Stear** Well I think it's just how good we are.

**Bree Mason, Crimestoppers of Southwest Idaho** You know, I won't have favorites on record. So like I said, we are a way of receiving tips. We just filter the information, the information that we receive can be done through our phone number. Like I mentioned, we have a website 343cops.com as well as a P3 app that people can download and submit information that goes to Law Enforcement, to Fratusco, and Ada County. And then they determine from there if it's worth working and then they follow up with us on the success.

So, how we fulfill our agreement. So part of our agreement with you guys is we have a 24/7 call center run out of Texas. So, somebody can call 343 cops anytime and Texas receives that information. There's no way of tracking them. There's no way of us to know who it is, where they're calling from, it's all anonymous. And like I said, we also have our website, the P3 app, that's a lot of where our funding goes from the cities and the counties. And then we also do a city event for each contracted city. So this year we did, we just attended kuna days and had a booth

set up there and hung out Friday and Saturday, and it was wonderful. It's great to interact with the community.

So our fiscal as you guys know, we everything on here is going to run as our fiscal, the fiscal year. So October of '23 through September of this year is already contracted. So the stats that you're going to hear are going to be that. So it's going to be from October of last year through current. But our annual budget is \$80,000 and the Kuna portion of that for fiscal year '25 would be \$33,032.00 is what we would be requesting. We did decide to... We've kept our per capita number of \$0.11 per capita, but with the demographics going up, that's what's increased that. I'm sorry, the '24 was 3 grand. That's what it was previously, '25 would be 3465, so just about \$400.00 going up. Like I said, that goes to our tip software, our website, our call center, our phone. All the trailer swag that we gave out at Kuna Days. And then we also have administrative support. We've been so lucky to be able to hire an administrative coordinator to help handle all the behind-the-scenes. Up until now, we have been an all-volunteer board doing this. So and then like I mentioned, we do pay out rewards, but those are all done and paid out by donations and corporate sponsors.

So for fiscal year '24 or, I'm sorry, fiscal year '23, we had 88 total tips. This is for Ada County and 2 arrests and then so far fiscal year '24, we're at 92. We don't have any arrests yet for our contracted cities. However, I did want to add that including the rest of Ada County, we have received 651 tips and we've had 5 arrests that we've assisted law enforcement in getting, which obviously we're very proud of. And then for our program as a whole, in '23, we had 1200 or yeah, 1250 tips, 21 arrests. So far this year we're at 981 with 11 arrests for our program as a whole. And then for fiscal year '23 and '24, we had 26 rewards approved and we paid out a total of 6 grand, which is what came out and was paid to anonymous tipsters.

So here's some photos from Kuna Days. And I just again, you know, we really appreciate your guys' support of the program at the end of the day, we are so lucky to have law enforcement that we do, they do a wonderful job. Our goal is just to be an extra resource to them and an extra tool in their tool belt as well as the community. So we would love to continue your partnership and if you have any questions, I'd be happy to answer them.

**Mayor Stear** Okay, questions?

**Council Member Biggs** I have a nice second career going around telling on my neighbors.

**Mayor Stear** Call Crime Stoppers.

**Bree Mason, Crimestoppers of Southwest Idaho** We're all about it. Anytime, anywhere, we'll come speak. This is Rod Carr. He's been on our board for a while. If you guys don't mind, he'd like to make a comment.

**Rodd Carr, Crimestoppers of Southwest Idaho** My name is Rod Carr, I've been on the board for Crime Stoppers for over 15 years. I worked with New York Life and I've been with New York Life since 1994. As you consider these things and the wonderful support that you guys have given us, what does it take to put a deputy on the street? And the thing with Crime Stoppers, it provides those extra eyes and ears out there that hears things to protect our community. The other

thing in New York Life is we have partnered with Crime Stoppers, not just monetarily, but also, we are doing our child ID program. In each municipality that we go to, we will set up our New York Life tent besides Crime Stoppers and what we do is we do our child ID program, which is taking a video of your child and fingerprints in the event that something tragic happens to your child that parents have that information, we do not keep any of it. So it's one thing, it's just a service that we provide. We believe in Crime Stoppers and like, so we've, I've... It's a board position I've been on for 15+ years and it has been a wonderful opportunity to serve and we thank you so much for your support.

**Mayor Stear** Good, thank you. Well, we certainly appreciate all that you do. I know that it's a big task and the police can use all the help they can get, so...

**Bree Mason, Crimestoppers of Southwest Idaho** Absolutely. Well, thank you again so much for your time. I appreciate it.

**Mayor Stear** You bet. Thank you.

#### **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 00:10:12)*

#### **A. F.Y. 2025 Budget Hearing – Ordinance 2024-20, Jared Empey, City Treasurer ACTION ITEM**

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING ON SEPTEMBER 30, 2025; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

<https://kunacity.id.gov/DocumentCenter/View/9106/2024-20-FY25-Appropriation-Ordinance-PDF>

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*Consideration to approve Summary Publication*

**Mayor Stear** All right, so now we have the public hearing on the Ordinance 2024-20 for the budget, Jared Empey.

**City Treasurer Jared Empey** Good evening, Mayor, and Council. Jared Empey, City Treasurer. Before you tonight is the city-wide budget for fiscal year 2025. This budget is for the period beginning October 1st, 2024, and will end September 30th, 2025. What you see before you tonight is identical to the tentative budget that the Council approved 4 to 0 on July 16th, 2024. The budget presented tonight, as discussed in June and July, was designed with several objectives in mind: First, we wish to maintain the city's current level of service through adequately funding public safety, parks, public works, and administrative functions. We refer to this as 'operations and maintenance.' Second, the budget is designed to fund future obligations of the cities, such as asset replacement or, more commonly known as depreciation. This obligation has been acutely impacted by inflation and supply chain disruptions, making all of these future obligations much more expensive than the historical cost, often by a factor of two to three. Another example of future obligation retirement is our late-comer obligations, in which the city currently owes \$6.3 million to various developers for over for oversized infrastructure paid out over a 10-year period. Thirdly, the figures before you are designed to provide feasibility for future capital projects. They require an often-prohibitive upfront cost. One example of this is a future overpass. Fourthly, the budget is designed to provide certainty for city services amidst legislation that has recently passed. Lastly, the budget has been formulated to cover any reasonable yet unforeseen expenses of the city. Simple example of this are fairly... are early failure of infrastructure recessions and changes in demographic and migration trends. As you make your deliberations and weigh the needs of the city, I encourage you to approve the budget as published. I will stand by for any question you or the public may have.

**Mayor Stear** Okay, questions for Jared?

**Council Member Laraway** Yes.

**Mayor Stear** Yes, Commissioner Laraway.

**Council Member Laraway** Yes, I haven't... I haven't seen it in here, but do we have the budget to operate and run water and sewage east? I see the numbers, but we have to hire people to run it, I'm assuming.

**City Treasurer Jared Empey** Yes. So, Councilman Laraway, so the fund to operate the water and wastewater system that META is dedicating to us is located in the funds labeled 'Water East' and 'Sewer East' Funds. So, those funds are dedicated for that and we have rate studies that have

been approved that have gone through studies, through Keller, and we're confident that we'll be able to operate those effectively and also make sure that we have staff to support those.

**Council Member Laraway** Okay, thank you.

**Mayor Stear** So, once they turn that over to us, we get to send them a bill.

**Council Member Laraway** That's a good thing.

**Council Member Biggs** So Jared, that 3.2 million-ish for that, that's O&M and personnel?

**City Treasurer Jared Empey** Councilman Laraway... Sorry, Councilman Biggs, So could you point me precisely with what you're referring to?

**Council Member Biggs** Oh, just going to propose that on page 33. We have the Water East of the Sewer East as confirming you were just when you mentioned those amounts. It's 1.7 and 1.5 million...

**City Treasurer Jared Empey** Yes.

**Council Member Biggs** So, that's O&M and personnel?

**City Treasurer Jared Empey** Yes, precisely. So, the Water East will have a budget of 1.7 million and the Sewer East fund will have a budget of 1.5, 1.6 Million. So the reason for that is to not only provide for operations and maintenance but also future replacement cost; because, the total cost of those dedications are in excess of \$100 million. So we want to make sure that we get it right at the beginning rather than playing catch up, so...

**Council Member Biggs** Thank you.

**Mayor Stear** Okay, other questions? I think since Jared's come on, he's done a fantastic job of making sure that we aren't going in the hole and we're staying flush and we're prepared for just about anything. So, I appreciate his hard work and effort and mainly his expertise in this field. He's definitely been a good asset for the city. Okay, this is a public hearing. I had one person sign in. Did you wish to testify?

**Beverly Wolf** Yes.

**Mayor Stear** Okay, because you didn't check the box.

**Beverly Wolf** I forgot.

**Mayor Stear** That's okay. I'll forgive you. Is there anybody else who wishes to testify in this matter that didn't get a chance to sign in? All right, thank you.

**Beverly Wolf** Thank you, Beverly Wolf, 3420 W. Commemoration Ave. in Meridian. So last year I didn't understand what this was, but I do now. So you're telling us you're going to sufficiently raise the tax on our properties to provide for the appropriate expenditure and sums of money to defray the necessary expenses and liabilities of the city. Well, there's too many lines to go through, but a couple that come off the top of my head is the question of META. Is any of that in

this budget going to come out of our back pocket? Are we covering the Police Department? I sat through the review and it sounds like we're under-staffed at the Police Department, based on the per capita of our city. I believe they asked for two, but when the question was asked, we could really use eight officers. I'm just looking through some paperwork from an assessment from the County of Ada and just between 2022 and 2023, Kuna Fire required a 73% change in costs. So I guess that's coming out of our taxes. The funny thing about property taxes that I think a lot of you who have said things in meetings don't understand is when 'we the people,' the little people pay the bill, get the bill that says 'property tax' at the top, but then we get the discussion that but we're not raising your taxes or it is the school districts doing this or that, the problem is all these things are on the piece of paper that says property tax bill. Now, I get that the assessor is collecting them, but still not this person. That's my property tax bill. I don't get to not pay something on it, right? I can't just pay the city and leave out the Police Department, The fire department. I can't say you know what? I'm not for this school bond, so I'm not going to pay it. So as you're growing quickly and continuing to approve projects, what portion is the commercial supporting? and I know from being here and I get your job is hard. I get it. I'm... jumped in to try to help, but we the people are hurting. We the people are seeing our taxes go up, our insurance go up, on our cars, on our property. Our HOA dues are growing up at crazy rates. I mean, I don't get a raise that fast, but thank you for hearing me out.

**Mayor Stear** Thank you, I think...one point is the Police Department. So, our goal is always to have one officer per thousand in population. We're not quite there. What we do though, is the Police Chief comes in with his requests and provides that to the Treasurer, and if they need more, they'll ask for more. But for right now, I think because of the way things are, are working, they're happy with what they've got.

**Beverly Wolf** *[Inaudible]*

**Mayor Stear** Well, that's a goal and we, you know, we don't want to have to, we don't want to have to go to the taxpayers and ask for a levy rate increase just so we can put more people in a building. And so right now they're getting the job done. They're doing a good job with it. So there's... if it was detrimental and there was a public safety issue then we would look into that deeper.

**Beverly Wolf** Okay... *[Inaudible]*

**Mayor Stear** All right, was there anybody else that wished to testify in this matter? Alright seeing none...

**Council President Bruce** I'll make a motion that we close the public hearing and move to deliberation.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:20:05)*

**Motion To:** Close The Public Hearing And Move To Deliberation

**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** Do you have anything?

**Council Member McPherson** No, as usual, Jared's done a great job. You know, you put the numbers out, so dumb guys like me can understand them and see where the money is going and where it's coming from and it's good.

**Council Member Biggs** I'm a concerned taxpayer, too. But I think Jared's covered almost everything in the...and with META coming online this year. Once they get that valuation, that's going to be huge for the city, for property tax for everybody and I think the 3% property tax offset. That number is...The value is definitely there.

**Mayor Stear** I think it's been very helpful to have the workshop meetings in the in the Council meetings that we've had leading up to this. So makes it a lot easier to understand the entirety of the budget and what's necessary. So, again, I think that's very beneficial and I really like the fact that we do that within our Council meeting, instead of having separate meetings that people have to come to if they want to listen into it so. I think that's the right way to do it, and that's what we've been doing, so...

**Council President Bruce** Do you have something?

**Council Member Laraway** I just had a couple of questions about the wastewater sewer plant. Do you have... Are you, in your budget, are you increasing personnel? Have you requested to increase personnel?

**Public Works Director Adam Wenger** Sure, Council Member Laraway. Adam Wenger, Public Works. We have a request in and are currently interviewing, plan to be interviewing, for one additional personnel with a second plausible one. The second could be dedicated to the plant or to META depending on which type of applicant we can receive.

**Council Member Laraway** And does that bring you up to staff?

**Public Works Director Adam Wenger** That would be my assumption, yes. That the two would make us flush.

**Council Member Laraway** And how many are you going to have to hire for the East property?

**Public Works Director Adam Wenger** That would... one of those would be included for the east.

**Council Member Laraway** Just one person?

**Public Works Director Adam Wenger** One from water, one from waste, is our current intent. Yes, Sir.

**Council Member Laraway** Okay, Thank you.

**Public Works Director Adam Wenger** Of course.

**Council President Bruce** I think with talking with people in the Community and seeing that the levy, you know, didn't pass and property taxes being top of mind, I spoke with Jared about actually not taking the 3% and just carrying lower account balances, in our accounts. I think that we can have our hand on the knob of property tax and we can make a lot more difference than the State can. But I understand what you guys are saying as well. So it'll be a 'no' for me, but I just wanted to at least say that.

**Council President Bruce** I'd like to forego the...

**Mayor Stear** A 'no' for the entirety of the budget or a 'no' for that?

**Council President Bruce** Yeah, I'd like to forego the 3% and just carry lower account balances. But I think with what I've heard them say that it'll pass anyway.

**Mayor Stear** Well, I mean you can, you can actually specify that you're not in favor of the 3%, but the rest of the budget is fine. I mean, I just, I hate to say you... I'd hate to see you say 'no' to the entirety of the budget when there's one thing that you would like to see done differently, I think you can just add that into your... into your vote.

**Council Member Biggs** I'd like to ask Jared a question. So just the part where I'm going back to the META coming online, the amount of taxes between the full I guess taking the full 8%, which is not quite the full 8%. Like you were telling me before, but that's quite a significant amount because I agree with, you know, Councilman Bruce, about, you know, trying to stave off wherever we can a little bit. But we're talking about a pretty serious amount of money that will come back into the community if I'm not mistaken.

**City Treasurer Jared Empey** So, Councilman Biggs, that's correct. So, basically the way our current city works is once we have about \$200 million in new construction, we basically top out we that's where we reach that 8% limit in increase, just mathematically, every year. And given that META is at least a \$500 million project, plus you have to add in the core of the city. That will mean that in one year we see an addition to our tax roll of \$700 million, at least. And so, basically, what that will mean is that most people should see anywhere from a 15 to a 20% tax reduction on their bill just based off of that one tax shift alone.

**Council Member Biggs** And that's if we maximize the, I guess, the new construction and property tax rate?

**City Treasurer Jared Empey** That's correct.

**Mayor Stear** Yeah, which was kind of the reason that we started that whole industrial zone in the first place was because we don't, we don't have a freeway running through us so we're not going to get the big office buildings and the Western State CAT and all of those things like Meridian gets along the freeway. So the best way for us to increase our commercial tax base was through that industrial zone and just this one project is making that happen. So, that's our best way to lighten the load on residential property tax.

**Council President Bruce** You have a motion?

**Council Member McPherson** Well, first it would look like we need to waive the three readings of Ordinance 2024-20.

**Council President Bruce** This is a public hearing, right?

**Council Member McPherson** You closed it though.

**Council President Bruce** For deliberation.

**Mayor Stear** Yeah, so we're approving the ordinance for the Budget. And, you are... so Marc, correct me if I'm wrong, but by approving this ordinance, that is approval for the budget.

**City Attorney, Marc Bybee** Marc Bybee, City Attorney. Yes, that's correct. And so, I just think Councilman McPherson is asking is, should... do we need to waive the 3 readings still and if we're not going to do 3 readings and I'd encourage waiving the 3 readings, yes.

**Mayor Stear** Good, so yes.

**Council Member McPherson** Okay, I would move we waive the 3 readings of Ordinance 2024-20.

**Council Member Biggs** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:27:12)*

**Motion To:** Waive 3 Readings of Ordinance 2024-20

**Motion By:** Council Member McPherson

**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**

**City Attorney Marc Bybee** Mayor. Sorry, Doug, over here is pointing out when we opened the hearing, we actually did not read the Ordinance caption.

**Mayor Stear** Oh, I'll read that first Ordinance.

**City Attorney Marc Bybee** Yeah, thank you. So that's the, that's the Ordinance we would be approving.

**Mayor Stear** All right, this is an Ordinance entitled the annual Appropriation Ordinance for the fiscal year beginning October 1, 2024 and ending September 30th, 2025, providing for findings, providing for the adoption of a budget and the appropriation of expenditure of sums of money to defray the necessary expenses and liabilities of the city of Kuna, in accordance with the object and purposes and in the certain amounts here in specified for the fiscal year beginning October 1, 2024 and ending September 30, 2025; authorizing a levy of sufficient tax upon the taxable property of the City of Kuna and providing for an effective date and the filing of a certified copy of this ordinance with the Idaho Secretary of State, the Ada County Clerk, and the Idaho State Tax Commission.

**Mayor Stear** There's that first reading.

**Council Member McPherson** There it is. I won't make you do it again.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

**Council Member McPherson** I would move we approve Ordinance 2024-20.

**Council Member Laraway** Second.

**Mayor Stear** Motion's made and seconded for approval of the Ordinance. Is there any further discussion?

**Council Member Biggs** I wanted to ask Councilman Bruce, Mr. Mayor, is there any... was there any alternate anyone proposed? Maybe I'm just curious about your thoughts on the property tax.

**Council President Bruce** Well, I mean, I think if you guys are content with what it is, the only thing I would like to remove is the 3% of property tax and then just carry a less... lesser balance in our accounts. But if you guys, I mean, if the three of you are okay with it then you have the votes to carry it. So it's, I mean, it's a moot point.

**Council Member McPherson** But I hear your stance so... and so does the mic.

**Council President Bruce** I just think if we look at, you know, we look at what our property, our budget has been over the last 3 cycles. You know we we're continuing to grow. I know our city is growing, but not like our budget has been overtime. If you go to Transparent Idaho and look at some of numbers there. But, I mean, I get where all you guys stand. I can appreciate that.

**Mayor Stear** Okay, 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** No.

**Mayor Stear** And that motion carries.

*(Timestamp 00:29:01)*

**Motion To:** Approve Ordinance 2024-20.

**Motion By:** Council Member McPherson

**Seconded By:** Council Member Laraway

**Further Discussion:** Yes

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

**Members Voting Nay:** Council Member, Bruce

**Members Absent:** None

**Approved Via:** Roll Call Vote

**3-1-0**

**Council Member McPherson** I would move we approve summary publication of Ordinance 2024-20.

**Council Member Biggs** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries

(Timestamp 00:30:35)

**Motion To:** Approve Summary Publication Of Ordinance 2024-20

**Motion By:** Council Member McPherson

**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.** Case No. 24-03-S (Preliminary Plat) Valor West Amendment & Valor Classical Academy: The applicant requests approval to amend an approved preliminary plat to modify 131 lots (111 residential lots, 14 common lots, 4 shared driveways, 1 park lot and 1 school lot). The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian. Doug Hanson, Planning and Zoning Director ACTION ITEM

<https://kunacity.id.gov/DocumentCenter/View/9105/24-03-S-VALOR-WEST-AMENDMENT--VALOR-CLASSICAL-ACADEMY-PACKET-PDF>

(Timestamp 00:30:53)

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

**Mayor Stear** Next, we have case number 24-03-S preliminary plat valor W Amendment and Valor Classical Academy. The applicant requests approval to amend and approve the preliminary plat to modify 131 lots. Which is 111 residential lots, 14 common lots, and 4 shared driveways, 1 park lot, and 1 school lot. The site is located at the northwest corner of Kuna Road and South Five Mile within section 23T2NR1E Boise Meridian, Doug Hanson.

**Planning and Zoning Director Doug Hanson** Good evening, Councilmen. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. The Planning and Zoning Commission voted to approve the Special Use Permit for the school land use and design review for the subdivisions open space on June 11th, 2024. This amendment would drop the total number of residential lots from 386 and to 360. ACHD is not requiring an updated traffic impact study for this plot amendment. A future design review application will be required to review the school site to include landscaping, parking, circulation, and buildings, and the TIS school site checklist will be submitted to ACHD for acceptance as a component of that future application. Staff would note one correction, for the record, the preliminary plat references Kuna School District, as the servicing school district, whereas the site is bisected by the Kuna School District to the West of the Five Mile alignment, and West Ada School districts to the east of the Five Mile Alignment. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, Idaho Code, and the approved development agreement. Should the Council approve the application this evening, staff recommends the applicant be subject to the

conditions of approval as listed in Staff's report. The applicant is here this evening with a presentation beginning on page 141 of the packet. And with that, I will stand by for any questions.

**Mayor Stear** Questions for Doug?

**Council Member McPherson** No.

**Mayor Stear** All right. Mr. Tate, would you like to give you a presentation?

**City Clerk Nathan Stanley** You can control the slides with the mouse up there as well.

**Mark Tate** *Oh, great. Appreciate it.* Mark Tate for the record, 1673 W Shoreline, Dr. Ste. 200, Boise ID 83702. Well, I'm very excited to be here tonight. I know we met a number of months ago to make a exciting announcement about bringing a school out to the Valor Master Plan community. So this is really a follow up to that announcement. That we have gone through the process now officially made application. As Doug mentioned, we were approved for the Special Use Permit at Planning & Zoning under the development agreement for the project. Schools were listed as allowed with the Special Use Permit, so that went through P&Z already. So what is before you tonight is actually an amended preliminary plat to add the school site in there. Just as a quick reminder on the overall project, this shows the underlying zones, or the original underlying zones of the project, and the area of this preliminary plat was all in the R-6 zone. *Uh-oh I did something*

**City Clerk Nathan Stanley** I'll get you back.

**Mark Tate** *I'm sorry.* All right, this is the approved master plan in the development agreement that shows the various residential densities. You can see that we had a city park as a placeholder in this area which we called 'Village A'. And then this was the original preliminary plan that was approved by Council, maybe a year or so ago, probably less than that. Now the area that you see on the West side here, has not changed. The area highlighted in red on the east side is what has changed in the plan. So you'll notice the city park is located here along the future Five Mile Rd. with residential to the north. The revised layout you can see has shifted the City Park to the north and added the school site to the West of the City Park, putting residential down to the South. We have, we originally had looked at putting the school over along Five Mile Rd. ACHD suggested because it was classified as a minor arterial. They wanted to see it off of the collector road to the north. We agreed and made that change. We really like how the layout works with the city park directly adjacent to the school. We think that there's some really great synergies that can be used between the two sites; off hours parking for, you know, weekend soccer games and things like that could potentially, you know, overflow into the school and vice versa. So we do look forward to coming probably back to the City Council at some point with like a park agreement, which is also kind of spelled out in our development agreement on what is required for the City Park. We would get some form of reimbursement for constructing it for the city. It's sort of like we did at the Indian Creek Ranch Park and the Strobel Park along Strobel there, where we got a partial reimbursement for that work. But we went ahead and front loaded all those costs and get reimbursed through impact fees. This is how the new site layout looks in the overall master plan.

Just a quick reminder, this area is all the 55 and older part of the project. All of this area is built 'B', over here, is built. We're over here building now in the Golf Villages area called 'Medallion.' The neighborhood over here. We I don't think we've said this out loud yet, but the neighborhood name will be 'Tribute.' So sticking with the theme of 'Valor' and I believe we gave you the back story and just kind of the serendipitous nature of the Valor Academy and the Barbonus foundation and everything going on out at Valor. We're just super, super excited about how that's coming together and they have made a formal announcement to the public naming the school, the Valor Classical Academy. They do have a process to follow from this point to get the approval for that school, but you can see the timeline outlined there at the bottom it's aggressive, but very, very exciting. We're actually out there right now doing some trenching in rock with the big rock saw; starting to get utility trenches headed in that direction to that part of the project. We're looking at grading the whole site this Fall, getting the site work done in in early 2025, and the school is looking to actually start construction next year, with the goal being open in the Fall of 2026. So in terms of getting schools planned, designed, constructed, open, funded, that is absolutely a rapid, rapid pace. And I should have at the beginning introduced a couple of gentlemen that are here. You've met Stephen Lambert, who's the director of Idaho Classical Academies sitting next to him is Sean Hunter, who is the principal-in-waiting of the Valor Academy. And I think we had mentioned how exciting it is to be able to partner with the Barbonus foundation, Albertson Foundation, who is sponsored a fellowship to be able to bring Mr. Hunter on at this course and really start planning the school early on. So we're very excited to have him on board. This is a little bit of information on the school which we went through last time. So, if you guys do have any questions specific to the school itself and they're both here, I was here really more to speak to what's before you with the preliminary plat modification and just to say that it all conforms with the development agreement and underlying zoning and so we're excited to get this behind us and get going on designs and plans and all that stuff. With that, I would stand for any questions.

**Mayor Stear** Okay, questions for Mr. Tate?

**Council President Bruce** I know I spoke with a lot of folks that are pretty excited about it, so... Out at Kuna Days and I was excited to see what you guys put together

**Mark Tate** Awesome.

**Council President Bruce** Yeah.

**Council Member Biggs** You may not have the answer to this, but on the Valor Academy, it said it was going to be open to Kuna School District. It's also open to West Ada and Boise, I assume?

**Mark Tate** Yeah, and they can speak to it. If I stumble here, but the...it is a public charter school. I should have made that very clear. So it is open to the public. Not... no cost associated with it. And they will identify a primary attendance zone which will include most of Kuna and anybody within that boundary of the school will be able to attend the school. They do plan on having busing available, which is unique to charter school... some charter schools. It is a K through 12 charter school. I believe they plan to open the school as maybe a K through 6 or K through 8, something like that initially, and because they have a very specific curriculum, it does make

sense for them to, you know, try to get people through the curriculum. And make sure that they're doing that and growing that way. But yeah, there is a unique situation with the project overall where the school district boundaries follow this section line here. So this 160 acres is actually in the West Ada School District and the West side of the project is actually in the Kuna School District. So getting a public school out there, even if there were funds available for it, it's difficult being that it's sort of at the edge of two different districts. So this is just an awesome opportunity to serve the community but also serve, you know, Kuna in general.

**Mayor Stear** All right, any further questions?

**Mark Tate** All right.

**Mayor Stear** All right, thank you.

**Council Member McPherson** Thank you.

**Council Member Biggs** Thank you.

**Mayor Stear** This is a public hearing. I didn't have anybody signed up to testify, is everybody who wishes to testify in this matter? All right, seeing none, the question is rightfully before Council.

**Council President Bruce** I make a motion that we close the public hearing and move to deliberation.

**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? And that motion carries.

*(Timestamp 00:42:45)*

**Motion To:** Close The Public Hearing And Move To Deliberation

**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** Anyone have anything?

**Council Member Biggs** Brings down the houses, the amount of houses and then also has more options for our overburdened schools.

**Council President Bruce** And the community was really excited about it, so... and they put together good projects product. So, I make a motion that we approve case #24-03-S.

**Council Member Laraway** Second.

**Mayor Stear** All right, motion is made and seconded. Is there any further discussion on that motion for approval? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries, thank you very much.

*(Timestamp 00:43:12)*

**Motion To:** Approve Case #24-03-S

**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**

## **8. Business Items:**

*(Timestamp 00:43:48)*

- A. Consideration to approve Ordinance 2024-26 Napa Vineyard Zoning Correction. Morgan Treasure, Economic Development Director ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- AMENDING PORTIONS OF ORDINANCE NOS. 2009-09 & 2009-09A TO CORRECT A CLEAR ZONING DESIGNATION ERROR CONTAINED THEREIN;
- DIRECTING THE CITY ENGINEER AND CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

**Mayor Stear** Let's see... consideration to approve Ordinance 2024-26 Napa Vineyard Zoning Correction, Morgan Treasure, Economic Development Director. I'll go ahead and read it so I don't skip that. This is an ordinance of the City Council of the City of Kuna making certain findings; and amending portions of ordinance numbers 2009-09 and 2009-09A to correct a clear zoning designation error contained therein; and directing City Engineer and City Clerk and providing an effective date. Morgan, you may have the floor.

**Economic Development Director, Morgan Treasure** Thank you, Mayor, and Council. For the record, Morgan Treasure, Economic Development Director. A little uncommon to have a memo come with an ordinance like this, but considering the circumstances, I thought it would be helpful so you didn't just get this in your packet and not have any information, so I'll just kind of summarize what was in the memo. We have received an application to amend the Napa Vineyards Development Agreement and as staff when we met back through that, we found that when that project went through the approval process and came to the ordinance recording that there was an error made in that recording. So we just went back through the PUD designation that made it to the recorded paperwork was never a city zone, has never been a city zone, so this Ordinance is just put forward to correct that recording error and Doug and Marc are here if you need to get into any more technical details on that.

**Mayor Stear** Okay, questions for Morgan?

**Council Member McPherson** Sounds like clean up air clean up, so pretty straight forward.

**Council President Bruce** Councilman Biggs, do you have anything?

**Council Member Biggs** No.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-26.

**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 carries.

*(Timestamp 00:46:02)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-26

**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 2024-26, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded, 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 00:46:16)*

**Motion To:** Approve Ordinance 2024-26 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. Public Art Project – Initial Point Real Estate Mural Approval, Nathan Stanley, City Clerk**  
**ACTION ITEM**

*(Timestamp 00:46:37)*

**Mayor Stear** That takes us to Business Item B, Public Art Project - Initial Point Real Estate Mural approval, Nathan Stanley.

**City Clerk Nathan Stanley** Mayor, Council, Nathan Stanley, City Clerk, 751 W 4th St. Initial Point Real Estate would like to put this mural on their building. This was approved by the Kuna Arts Commission on August 1st and it is before you for final approval. And I'll stand for any questions.

**Mayor Stear** And this is the old post office downtown.

**City Clerk Nathan Stanley** Correct.

**Council Member Laraway** Okay, that makes more sense now. I was thinking the high school.

**Mayor Stear** Yeah.

**Council Member Biggs** That's it's not meant to be still. I take it like where are these houses?

**Mayor Stear** Kind of cool, that'll put a little color on the building.

**Council President Bruce** Is that Jeff out there? The picture...

**Council Member Biggs** With the wings.

**Council President Bruce** Yeah.

**City Attorney Marc Bybee** Mayor, do you care if I say something? I know that's really weird for me to weigh in on. But I just the initial point. I don't know if does everybody get the significance of that. I think it's kind of cool to this is me, *geeking* out on land use stuff. So initial point is a surveying thing, and it is... There's an initial point in Idaho where all surveying measurements begin, and it's South of Kuna. And so that thing on the top there is identifying, "hey, the initial points down here." At least that's my understanding of it and all things and all lines measured in Idaho essentially, hail from that point, so kind of *geeking* out for me. Just doing a lot of land use work that I do, I think that's a cool thing to recognize is Kuna is, to my knowledge, the closest city to the initial point. Kuna and Melba are both pretty close to it, but it's down there South kind of in the middle of nowhere has a little monument there that most people don't even realize it exists, so...

**Council Member Biggs** It is a USGS Marker.

**City Attorney Marc Bybee** You know it exists.

**Mayor Stear** They've been there.

*[Laughter]*

**Council Member Laraway** Not only have we been there, but we had to learn in our first couple of weeks, being cops, all the addresses start from that point. All the 0 lines and so we had to know where that was.

**Kuna Police Chief Mike Fratusco** The number one failure from the academy, from the training program was not knowing your addressing system.

**City Attorney Marc Bybee** Yeah, and the Meridian Rd. because that's the prime, north-south Meridian. There's another road... called baseline. I know it goes through Melba that that's those are the two like primary lines that everything measures from when they intersect there, so.

**Mayor Stear** Well, I think we should add in the motion then, that Marc actually get to help paint.

*[Laughter]*

**Marc Bybee** No you don't.

*[Laughter]*

**Council President Bruce** I make a motion that we approve the public art project.

**Council Member McPherson** Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:49:36)

**Motion To:** Approve The Initial Point Real Estate Mural – Public Art Project

**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

## 9. Ordinances:

(Timestamp 00:49:55)

### A. Consideration to approve Ordinance 2024-21 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 PROVIDENCE PROPERTIES 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** Ordinances, Item 9A. Consideration to approve Ordinance 2024-21. 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 Providence Properties, LLC and declaring water rights apartment 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.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-21.

**Council Member McPherson** Second.

**Mayor Stear** Motion made and seconded to waive 3 readings. Is there any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And the motion carries.

*(Timestamp 00:50:42)*

**Motion To:** Waive 3 Readings of Ordinance 2024-21

**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 2024-21, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion is 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.

**Council President Bruce** Mr. Mayor, it looks like they got you today, huh?

**Mayor Stear** Yes, they do. I know this was your favorite part.

**Council President Bruce** Yeah, yeah.

(Timestamp 00:50:58)

**Motion To:** Approve Ordinance 2024-26 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 2024-22 ACTION ITEM**

(Timestamp 00:51:27)

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1314142375, OWNED BY LINDER LAND, LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings.*

*Consideration to approve Ordinance.*

**Mayor Stear** All right, Item B. Consideration to approve Ordinance 2024-22. A municipal annexation and zoning ordinance of the City of Council of the City Council of the City of Kuna, making certain findings and declaration of authority; and annexing certain real properties. To wit; Ada County Assessor's parcel number S1314142375, owned by Linder Land, LLC within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the city of Kuna, into the city of Kuna, Idaho; Establishing the zoning classifications of said real property; and directing the City Engineer and the City Clerk; and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-22.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded and waive the 3 readings. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members Aye.**

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 00:52:22)*

**Motion To:** Waive 3 Readings of Ordinance 2024-22

**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 2024-22, 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 carries.

*(Timestamp 00:52:40)*

**Motion To:** Approve Ordinance 2024-22 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 2024-23 ACTION ITEM  
(Timestamp 00:53:03)

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1323212800, OWNED BY ASSOCIATED PACIFIC MOVERS, INC., WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

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

**Mayor Stear** Consideration to approve ordinance 2024-23. A municipal annexation and zoning ordinance of the City Council of the City of Kuna, making certain findings and declaration of authority and annexing certain real property. To wit; Ada County Assessors' parcel number S1323212800, owned by Associated Pacific Movers Incorporated, within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the city of Kuna into the city of Kuna, Idaho; and establishing the zoning classifications of several property; and directing the City Engineer and the City Clerk; and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-23.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the 3 readings. Is there any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:53:50)*

**Motion To:** Waive 3 Readings Ordinance 2024-23

**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 2024-23, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion for approval with the Second. 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. Not a good time to get a frog in my throat.

*(Timestamp 00:54:00)*

**Motion To:** Approve Ordinance 2024-23 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 2024-24 ACTION ITEM**  
(Timestamp 00:54:34)

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NOS. S1418233670 and S1418234000, OWNED BY OPEN DOOR RENTALS, LLC, AND PARECL NO. S1418233660, OWNED BY COREY BARTON 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** Anyway, consideration to approve Ordinance 2024-24. A Municipal Rezone Ordinance of the City Council of The City of Kuna making certain findings and declaration of authority and rezoning certain real property. To wit; Ada County Assessors parcel numbers S1418233670 and S1418234000. Owned by Open Door Rentals, LLC, and parcel number S1418233660, owned by Corey Barton. Situated within the corporate 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 waive 3 readings of Ordinance 2024-24.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded any further discussion on that motion. All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And the motion carries.

*(Timestamp 00:55:25)*

**Motion To:** Waive 3 Readings of Ordinance 2024-24

**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 20 ...Ordinance 2024-24, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion is 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** That motion carries.

*(Timestamp 00:55:43)*

**Motion To:** Approve Ordinance 2024-24 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**

**E. Consideration to approve Ordinance 2024-25 ACTION ITEM**

*(Timestamp 00:56:06)*

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 NO. S1314120891, OWNED BY IDAWY LLC, 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** Consideration to approve Ordinance 2024-25. A municipal rezoning ordinance of the City Council of the City of Kuna making certain findings and rezoning certain real property. To wit; Ada County Assessors' parcel number S1311... Excuse me. I'm going to start that over... parcel number S1314120891. Owned by Ida Way LLC situated within the corporate 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.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-25.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the 3 readings any discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:56:49)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-25

**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 2024-25, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made, 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 carries

*(Timestamp 00:57:11)*

**Motion To:** Approve Ordinance 2024-25 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**

F. Consideration to approve Ordinance 2024-27 ACTION ITEM

*(Timestamp 00:57:33)*

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 LETE FAMILY REVOCABLE TRUST; 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 2024-27, and 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 Leak Family Revocable Trust; and

declaring water rights of pertinent there two 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.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-27.

**Council Member McPherson** Second.

**Mayor Stear** Motion and a second to waive the 3 readings. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:58:16)*

**Motion To:** Waive 3 Readings of Ordinance 2024-27

**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 2024-27, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motions made and seconded for approval and approved 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.

**Council President Bruce** You got through that? Yeah.

**Mayor Stear** Yeah. I got to where I couldn't talk or get my throat to clear, but we made it.

*(Timestamp 00:58:34)*

**Motion To:** Approve Ordinance 2024-27 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**

#### **10. Executive Session:**

*(Timestamp 00:59:09)*

- A. Enter into executive session under 74-206(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of the legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

**Mayor Stear** All right, we do need to have an executive session. If someone would make that motion.

**Council President Bruce** I make a motion that we adjourn to executive session under state code 74-206 (F) and we need...

**Mayor Stear** Who do we need in this one? Just Council...

**City Attorney Marc Bybee** Me, in the back, that's Linda Halsey. She's from my office. Staying as well. And then I think we had Adam, and Jared was in attendance last time. I think that'd be appropriate...

**Council President Bruce** So Marc, Jared, Adam, and Miss Halsey.

**City Attorney Marc Bybee** And also Nate was...

**Council President Bruce** And Nate.

**Mayor Stear** All right, we have a motion to go to executive section...

**Council Member McPherson** Second.

**Mayor Stear** Under 74-206 (F). All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

(Timestamp 00:59:16)

**Motion To:** Adjourn To Executive Session Under Idaho State Code 74-206 (F)

**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**

*Pursuant To Idaho Code §74-205 (2) The Minutes For The Executive Session May Be Found Below:*

**Authority:**

*Enter into executive session under 74-206(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of the legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.*

**Persons Present:**

*Mayor Stear*

*Council President Bruce*

*Council Member McPherson*

*Council Member Laraway*

*Council Member Biggs*

*City Clerk N. Stanley*

*City Treasurer J. Empey*

*Public Works Director A. Wenger*

*City Attorney M. Bybee*

*Associate L. Halsey*

**Information Received; No Action Taken**

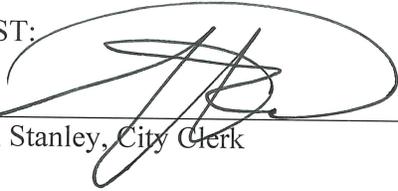
**11. Mayor/Council Announcements:**

**12. Adjournment:**



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Kuna City Clerk's Office*  
*Date Approved: CCM 09.03.2024*





**CITY OF KUNA**  
 751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
 Fax: (208) 922-5989 • www.Kunacity.Id.gov

**SIGN-UP SHEET**

**August 20th, 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 \_\_\_\_\_

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City \_\_\_\_\_ State, Zip \_\_\_\_\_

Topic \_\_\_\_\_



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**SIGN-UP SHEET**  
**AUGUST 20, 2024 – City Council**  
**Public Hearing**

Case Name: Fiscal Year 2025 Budget Hearing - **Ordinance 2024-20**  
 Case Type: Appropriations Ordinance

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

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>Beverly Wolf</u> Print Name <u>3420 W. Conner</u> Print Address <u>Meridian ID</u> City                      State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City                      State, Zip
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City Council Public Hearing Sign-In Sheet  
 August 20, 2024

**Case No.: 24-03-S (Preliminary Plat)**

**Case Name: Valor West Amendment & Valor Classical Academy**

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP