



**CITY OF KUNA
BOARD OF CORRECTION MEETING
AGENDA
TUESDAY, MARCH 4, 2025**

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

5:30 P.M. – ANNUAL BOARD OF CORRECTION MEETING

Call to Order and Roll Call

1. Introduction:

Introductory memo from Mike Borzick, to include financial adjustments, Delinquent accounts, Tax Deeds, Water supply balance and any protestants either scheduled or otherwise

2. Irrigation irregularities:

Group A.

- 1. Lots, parcels or tracts with simple errors**

3. Approve the Assessment Roll

4. Announcements:

5. Adjournment:



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

MICHAEL L. BORZICK
GIS MANAGER
 Telephone (208) 287-1726
 Email: MBorzick@KunaID.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council acting as the Board of Correction

FROM: Mike Borzick
 GIS Manager & Plan Review Manager

RE: Board of Correction
 Purpose & Agenda

DATE: February 27, 2025

As required in Idaho State Code, this Board of Correction has been or will be noticed in the Kuna-Melba News on February 21st and February 28th, 2025. It is held as a requirement outlined in Idaho State Code 50-1807.

Purpose of Board of Correction

Inasmuch as the Board of Correction meets and acts infrequently, it may be useful to review the legislation defining the purpose of the Board. The following is taken from Idaho State Code 50-1811 and 50-1812 in describing the duties of the Board of Correction:

*50-1811. Board of correction -- Changes in assessment books. At the time of the meeting specified in the notice required by section [50-1807](#), **the mayor and council of such city are hereby constituted a board of correction** and for that purpose shall meet and continue in session from day to day as long as may be necessary not to exceed three (3) days, exclusive of holidays and **make such changes in the said assessment book as may be necessary to make it conform to the facts**, and such assessments levied for the maintenance, operation, extension and enlargement of the works may be reviewed by the mayor and council of the city during said time upon the request of any person interested, and within five (5) days after the mayor and council, shall have adjourned as a board of correction, the city clerk shall complete the assessment books as the same may have been adjusted and/or corrected by the mayor and council sitting as a board of correction and shall certify to the same and deliver said books to the city treasurer who shall collect the assessments in the manner herein provided.*

*50-1812. Correction of irregularities upon giving notice -- Omissions. If the levy of any assessment or assessments for **any year** as provided by this section, upon any or all the lands, lots, pieces or parcels*

*of real estate within the boundaries of such irrigation system, shall be **discovered to be irregular and void because of any irregularity**, informality or error in the assessment books or for any other reason, the said **mayor and council of the city may meet and correct such errors** upon five (5) days prior notice published in the official newspaper, as provided in sections [50-1801](#) through [50-1835](#), Idaho Code,] and at such meeting correct any error or mistake that may have been found to exist which makes such assessment roll invalid, provided, that no invalidity of such assessment roll may be claimed on account of the omission of the name or the incorrect naming of the owner of any lots, pieces or parcels of real estate so assessed or the omission of lands, lots, pieces or parcels of real estate through error or inadvertence from the assessment roll, but that such omitted lot, piece or parcel of land shall be assessed by the city clerk.*

It is the presumption of staff that Council established in October 2024 the assessment criteria to be relied upon by staff to prepare the 2025 assessment roll. The purpose of the Board of Correction is to correct assessments where errors have been made, making the assessment roll conform to the facts, and adjusting assessments consistent with the criteria adopted in October. This might make the scope of issues to be considered by the Board, somewhat limited.

However, the very next code section (50-1812) introduces a process whereby the Mayor and Council, upon 5 days published notice, may consider any irregularities, informalities or errors, in any assessment(s), from any year, and may correct them. The Board of Correction certainly meets the noticing criteria of 50-1812, involves the same people, and staff assumes that the Board of Correction can act in any manner permitted by 50-1812.

As a matter of practical application, staff would prefer that the Board not make substantive changes in assessment philosophy at this late date in the assessment cycle. Where possible, staff would hope that significant changes would be addressed in October of the subsequent assessment cycle.

Notwithstanding Staff's preferences, the latitude of the Board of Correction in making corrections is very broad, and is perhaps limited only in the general statutory requirement that a "uniform method of assessment" (50-1805A) is preserved.

Delinquent Assessments (2024 delinquents)

1. None

Pending Irrigation Shutoff

This year's, and every year's, assessments are due and payable April 1st. The state code directs that no irrigation water is to be delivered to a property until its assessment is paid. To comply with this requirement, the level payment of installments is enforced through the potable water shutoff (in conjunction with the shutoff for sewer, water and garbage collection) – which does not require a backyard entry thus keeping our public works staff safe from personal threats and injury. The City Treasurer has insured the cities assessments to the underlying irrigation districts will be paid in full on the next accounts payable (AP) cycle to comply with the state code.

The following items are proposed for consideration or decision:

Tax Deed List (See Attachment)

None for 2025

Water Supply Balance

For the information of the Board, the following Table shows the quantity of water provided to the pressure irrigation system and the usage, non-usage and wastage of canal water in 2023 and 2024. Wastage is computed as the difference between canal water delivered to a pump station and the amount actually pumped. Carry over is the water “not used” which is the difference between available canal water allotment and the amount the city requested to be delivered.

	2023	2024
*CANAL WATER ORDERED	1.652 BG	2.559 BG
POTABLE WATER USED	102 MG	0 MG
CANAL WATER PUMPED (PI)	1.555 BG	1.877 BG
*WATER WASTED	N/A MG (0%)	682 MG (27%)
**CARRY OVER	2,098.65 A.F. (+/- 2 months)	

*Wasted amount does not include any Gravity Irrigation users water called for or used.

Anderson limit for each user for each season is set at 1.5 A.F. per acre. If the reservoir fills in the current season, each user gets their full Anderson water. If the reservoir does not fill, each user only gets their carryover from the previous year, ie. the amount of unused Anderson water from the previous season. As of 2/27/2024 Anderson Reservoir is at 65% Full. **See Figure 1.1

10,319 PI Connections (2025) 10% increase over the year before
 0.61 acre-feet/connection delivered (2024) - 0.61 acre-feet (2023)
 0.22 acre-feet/connection wasted (2024) - 0.15 acre-feet (2023)

Irrigatable lands in each District

	Totals
Boise~Kuna Irrigation	2,614.48 Acres
New York Irrigation	672.24 Acres
Nampa Meridian Irrigation	143.83 Acres (No PI delivery point until FY25)
	3,194.64 Acres (Increase of 180 acres into the KMIS)

Public works suggestion/motion

1. To approve the Kuna Municipal Irrigation Roll as it stands and to have the City Treasurer pay the underlying Irrigation Districts Assessments at or before a time where said payments/checks can clear the underlying irrigation districts by April 1st of said Irrigation year.

Scheduled Protestants

2. No scheduled protestants at the time this Agenda was constructed

Un-scheduled Protestants

1. Unknown at this time

Irrigation irregularities:

Group A

1. Simple errors – parcels that missed the Roll due to a coding error, or parcels with a wrong address, or parcels with a square footage error
 - i. Arbor 7 HOA lot 20/1 – Coding Error

Additional comments or questions:

Idaho Reservoirs Tea Cup diagram – **Figure 1.1**

Snow Water Equivalent (SWE) diagram – **Figure 1.2**

SNOTEL Current Snow Water Equivalent (SWE) % of Normal – **Figure 1.3**

Sincerely,

Michael L Borzick

Michael L Borzick

GIS Manager & Plan Review Manager

Figure 1.1

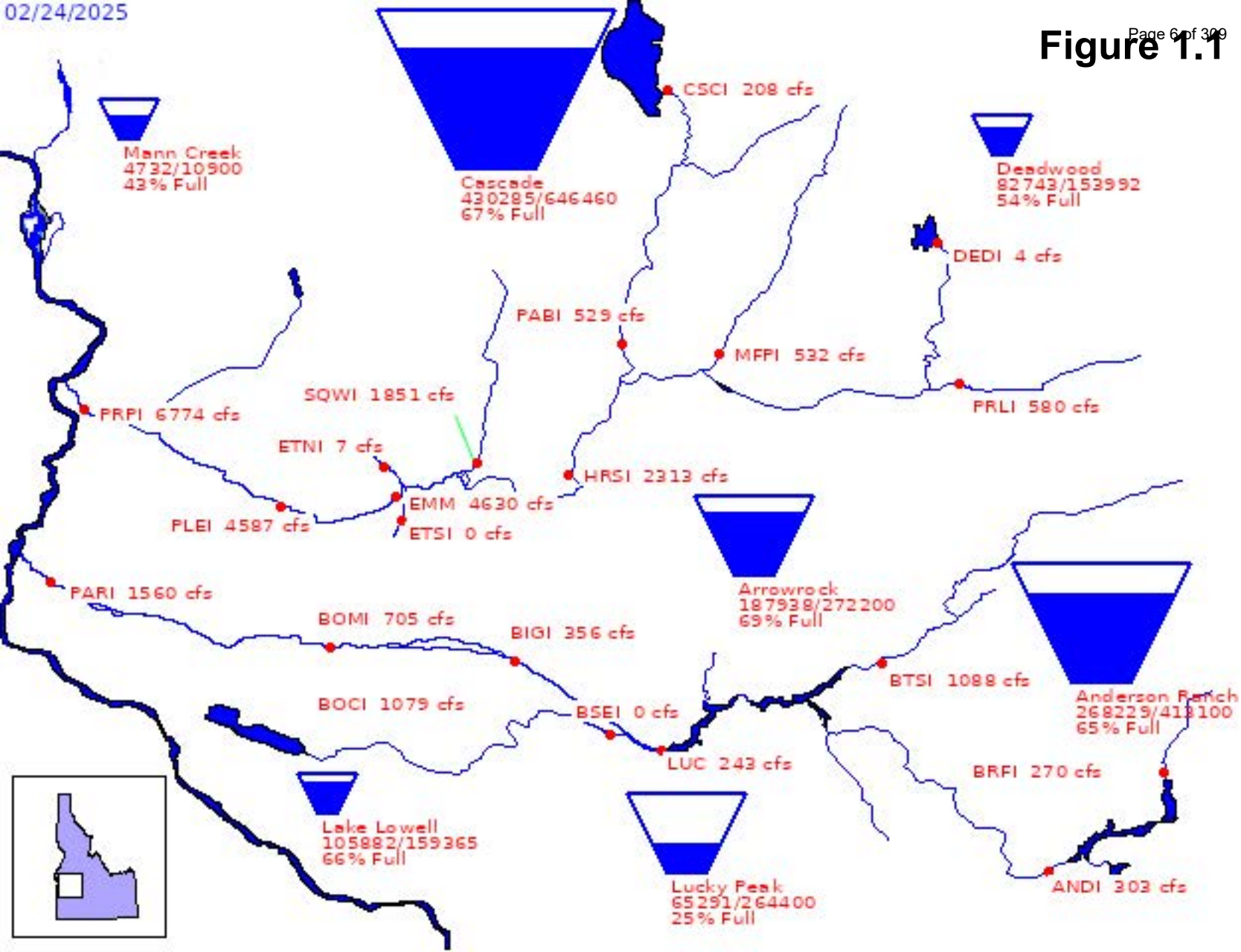


Figure 1.2

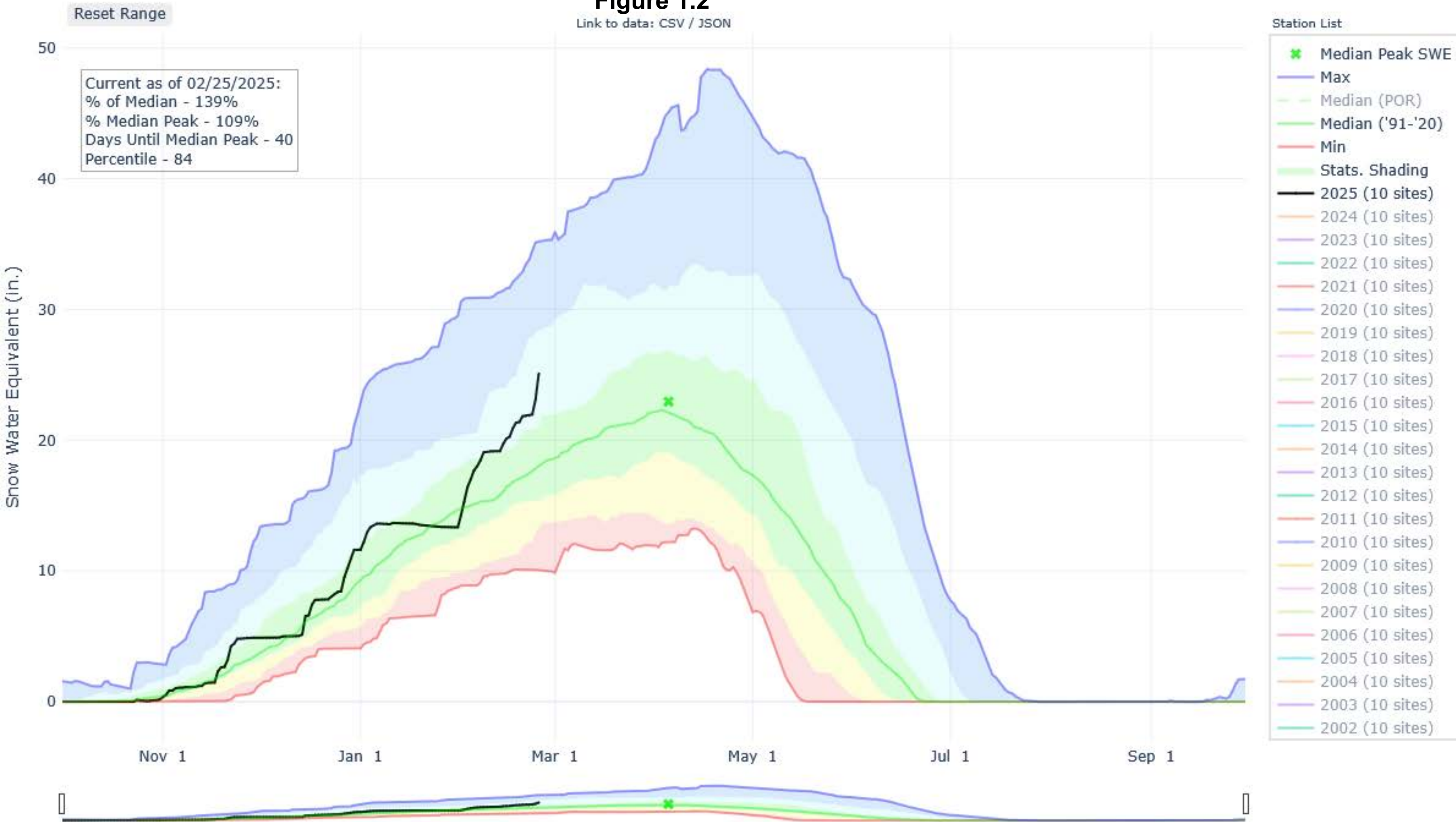
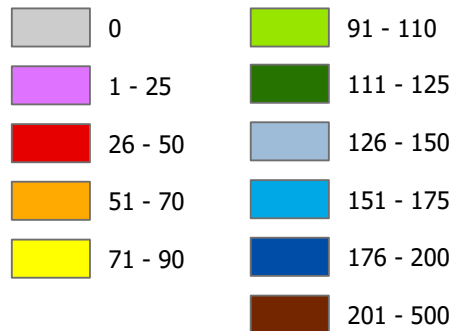
[Link to data: CSV / JSON](#)

Figure 1.3 Mountain Snow Water Equivalent

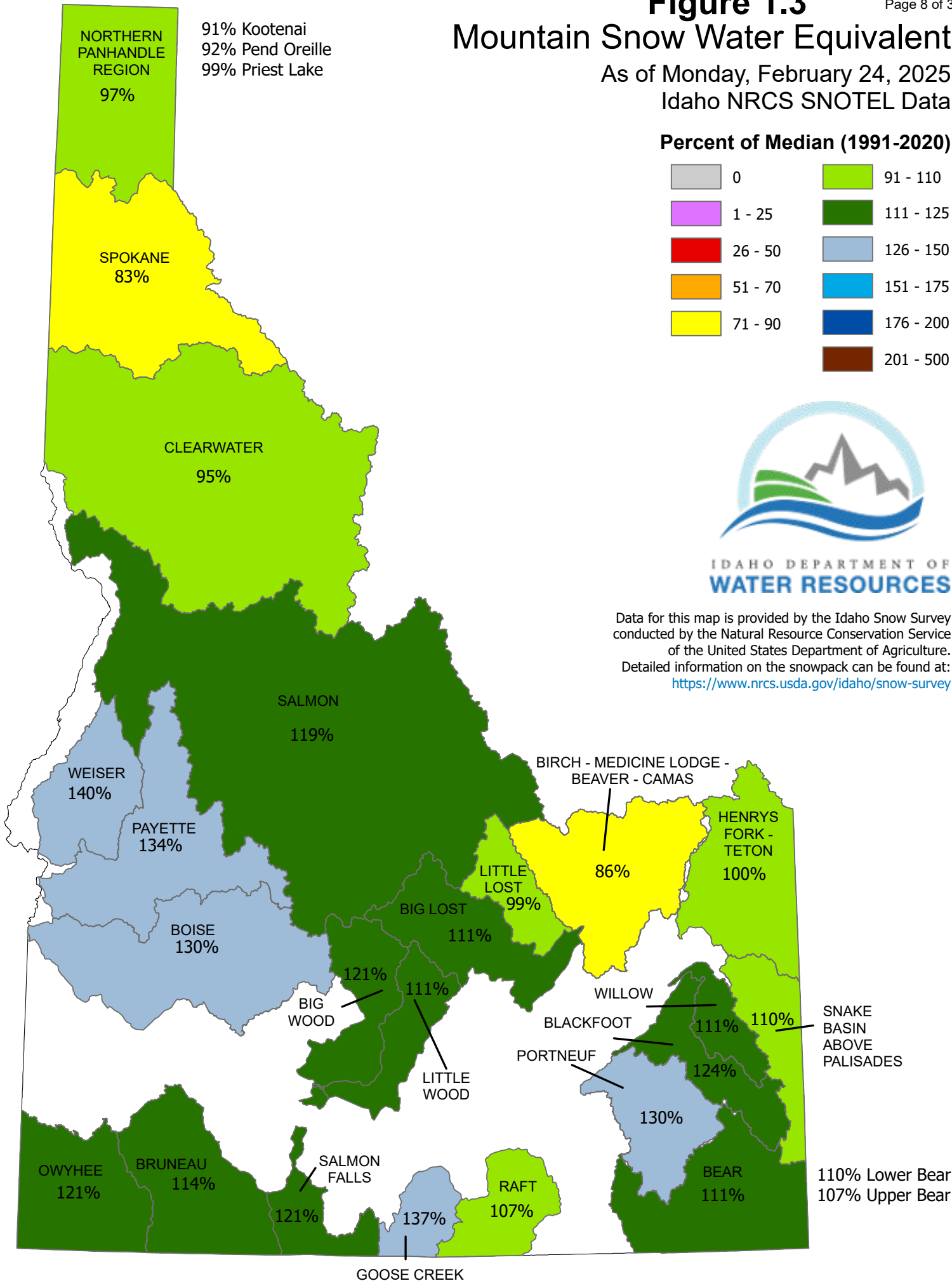
As of Monday, February 24, 2025
Idaho NRCS SNOTEL Data

Percent of Median (1991-2020)



IDAHO DEPARTMENT OF
WATER RESOURCES

Data for this map is provided by the Idaho Snow Survey conducted by the Natural Resource Conservation Service of the United States Department of Agriculture. Detailed information on the snowpack can be found at: <https://www.nrcs.usda.gov/idaho/snow-survey>





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, March 04, 2025

6:00 P.M. REGULAR CITY COUNCIL

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

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

1. Call to Order and Roll Call

2. Pledge of Allegiance: Mayor Stear

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.

A. Regular City Council Meeting Minutes Dated February 18, 2025

B. Accounts Payable Dated February 26, 2025, in the amount of \$791,910.41

C. Final Plat

1. Case No. 24-22-FP (Final Plat) – Gran Prado No. 4

D. Decision and Reason Statements

1. Case No. 24-03-OA (Ordinance Amendment) – Time Extensions, Bonding, and Landscaping.

2. Case No. 24-02-AN – Wimer Annexation – Powderhorn Subdivision

E. Resolutions

1. Resolution R24-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT BETWEEN ADA COUNTY AND THE CITY OF KUNA RELATING TO STREET NAMING; AND ADDRESS NUMBERING; AND APPLICATION TRANSMITTAL REVIEW; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R25-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS.

4. Public Comment

5. External Reports

A. City of Kuna, Idaho 2024 Audited Financial Statements – Bailey and Company.

B. KURA 2024 Audited Financial Statements – Bailey and Company.

C. ACHD Presentation.

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.

- A. Case No. 24-05-OA (Ordinance Amendment) Energy Production and Energy Storage – The City of Kuna Planning & Zoning Department requests a zoning text amendment application. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B. Case No. 24-04-S (Preliminary Plat) – Applicant requests Preliminary Plat approval for approx.. 8.52 acres already zoned R-6 (Medium Residential Density) and to subdivide the site into 32 single-family lots and 4 common lots. The site is located at 1085 W Oak Tree Dr. Kuna ID, near the intersection of School Ave. and Ardell Road (APN: R7977410300). – Troy Behunin, Senior Planner **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C. Consideration to approve Resolution R22-2025 Sewer System Fees and Policies. Jared Empey, Treasurer. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

- A. Consideration to approve Resolution R23-2025 Transportation Priority List. Doug Hanson, Planning and Zoning Director. **ACTION ITEM**
- B. Consideration to approve Ordinance 2025-05 Appointed Officials. Nancy Stauffer, Human Resources Director. **ACTION ITEM**

AN ORDINANCE OF THE CITY OF KUNA, ADA COUNTY, IDAHO:

- ADDING A NEW CHAPTER 19 TO TITLE 1 OF KUNA CITY CODE, TO DESIGNATE POSITIONS WHICH WILL BE APPOINTED BY THE MAYOR;
- PROVIDING FOR SAVINGS AND SEVERABILITY;
- DIRECTING THE CITY CLERK; AND
- PROVIDING FOR AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Publication

- C. Consideration to approve Resolution R19-2025. Nancy Stauffer, Human Resources Director. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS
- APPROVING THE ADDITION OF SECTION 1.6 TO THE KUNA IDAHO PERSONNEL MANUAL TO DEFINE THE PROCESS OF SELECTING APPOINTED OFFICIALS;
- AUTHORIZING THE CHANGES TO THE MANUAL;
- DIRECTING THE HR DIRECTOR; AND
- PROVIDING AN EFFECTIVE DATE.

8. Ordinances:

- A. Consideration to approve Ordinance 2025-06 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND

- AMENDING CHAPTER 4, SECTION 4 OF TITLE 5 KUNA CITY CODE DECISION MAKING AUTHORITY PROCESS TABLE; AND
- AMENDING CHAPTER 9, PART 2 OF TITLE 5 KUNA CITY CODE SUBDIVISION APPROVAL PROCESS; AND
- AMENDING CHAPTER 10, SECTION 8 OF TITLE 5 KUNA CITY CODE COMPLETION TIME; AND
- AMENDING CHAPTER 10, SECTION 13 OF TITLE 5 KUNA CITY CODE LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Publication

9. Executive Session:

- A. Consideration to enter Executive Session under 74-206(c) To acquire an interest in real property not owned by a public agency. **ACTION ITEM**

10. Mayor/Council Announcements:

11. Adjournment:

**OFFICIALS**

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

CITY OF KUNA

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

City Council Meeting**MINUTES**

Tuesday, February 18, 2025

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 00:00:37)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear - Present
 Council President Chris Bruce - Present
 Council Member John Laraway - Present
 Council Member Matt Biggs - Absent
 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, Planning & Zoning Director
 Bobby Withrow, Parks Director
 Morgan Treasure, Economic Development Director
 Nancy Stauffer, Human Resources 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 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 Here.

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 00:00:51)

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. And before we get into the business tonight, I just wanted to let everybody know that we lost a Kuna staple yesterday. Duane Yamamoto passed away yesterday morning. He was actually a Mayor from 1976 through 1979, so... He's the guy that had to go through all the... back in the old days to get the wastewater treatment system built out South. So, *gonna* miss him. He was a great man. He will be dearly missed by everyone.

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 00:01:56)

A. Regular City Council Meeting Minutes Dated February 4, 2025

B. Accounts Payable Dated February 13, 2025, in the amount of \$1,384,713.96

C. Final Plat

1. Case No. 24-21-FP (Final Plat) Arroyo Vista No. 2

D. Decision and Reason Statements

1. Case No. 24-01-OA (Ordinance Amendment) Development Regulations Code

2. Case No. 24-02-OA (Ordinance Amendment) Administrative Citations

3. Case No. 24-04-AN (Annexation) Steven and Charlene Wiscombe

E. Resolutions

1. Resolution R20-2025

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

2. Resolution R21-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY ID B2R 53, LLC, FOR CIRCINAE VALLEY SUBDIVISION NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Mayor Stear So anyway, next item is the consent agenda. Any questions or comments, or..?

Council President Bruce I move that we approve the consent agenda, as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Is there any discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:02:00)

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, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Roll Call Vote

3-0-1

4. Public Comment

(Timestamp 00:02:25)

Mayor Stear That takes us to public comment. I didn't have anybody signed up to make public comment. Is there somebody who wishes to address the Council? Alright, seeing none.

5. External Reports

(Timestamp 00:02:39)

A. BLUUM Presentation.

Mayor Stear External Reports, BLUUM presentation. Did I say that acronym right?

Terry Ryan, BLUUM Yes, you did.

Mayor Stear Oh good.

[Inaudible]

Terry Ryan, BLUUM My name is Terry Ryan and I'm CEO of the education non-profit BLUUM. It's a privilege and a pleasure to be here with you all tonight, and I'll quickly go through what BLUUM is and then my colleague Keith is going to tell you kind of why we're here. *Next slide please. I don't know who's in charge of that. Is that me? How about there. All right guys, I'm catching up.* So BLUUM is a non-profit. We've been working... I was recruited by the J.A. and Kathryn Albertson Family Foundation about 12 years ago to come to Idaho. They had a vision of... this is a fast-growing state, there's opportunities for new school development and I was recruited to come here to help start mostly public charter schools, but not exclusively. We've done some work with a couple private schools and we've done some work with some school districts on what...under our law were called 'innovation schools.' We're kind of here because we believe exactly what we say, 'School choice helps families, children, educators achieve more and do better.' How do we do that? We develop innovative leaders. We grow successful school models; we share research and learning innovations. We provide a lot of technical assistance to the schools that we work with.

This... in 10 years' time we've invested almost \$100 million in new school development across the state of Idaho. A big chunk of this, more than half, is the Albertson's Family Foundation investment. We've had others invest, and when we say investment, it may be donating land, it may be donating steel, it may be donating different forms of expertise. We've also received a federal charter school program grant that we're responsible for managing. We've actually received two; one of \$22 million, another of about \$24 million. We're managing those for the state of Idaho. And this is meant we've helped to open schools across our state be primarily where most of the population is, but we've actually worked, opened schools as far north as Bonner's Ferry, where we're helping a school open in 2026, Island Park, that's number four. And then schools in and around the Treasure Valley, down along the Snake River, up through

basically Rigby. And we've had a lot of support from our Legislature, our Governor, we've had great support from our members of Congress, in helping us apply for and receive federal funding to help open public charter schools across our state.

I think we're the only state that has had every member of its congressional delegation willing; we have four, but all four actually support the work that that we do. For us, this is all about talent, and then we figure out how to get buildings built and we figure out how to fund them, that sort of thing. But really what we try to do is identify the best talent that we can get to run these schools and we have a fellowship and that's where we start. We identify talent. They apply. They can get fellowships. That's basically a year or two to plan the school to work with communities, to work with partners, to figure out what type of schools needed. All in, we're up to, I think, 36, 37 schools we've helped fund. We've created about 18,000 new school seats in the last 10 years. And with that, I will turn it over to my colleague Keith Donahue.

Keith Donahue, BLUUM Thank you. So I'm Keith Donahue. I'm with BLUUM, I'm the Director of School Strategy. Thanks for having us tonight. So Terry kind of laid out who BLUUM is. I'm going to talk a little bit about why we wanted to come speak with you so you know, as Terry shared with, we're interested in opening a school. It's two, maybe even three, years before the school opens that we start our work, so that we can make sure that it ends up being a you know, great school. And what we've learned in 10 years of doing this work is it takes, you know, it really is all about partnerships and kind of listed. It's not an extensive list, but the key partners you know, continuing support from the foundation, our CSP grant, city leaders really are an important part of this. You're doing the permitting and approval. We want to be, you know, we're going to have our schools here for 50+ years. So we want to come into communities where it makes sense. We're fortunate in this situation. A big reason we're here is we've got a developer in the area who has made an offer to donate the facility part, the parcels of land, which is a huge benefit to us, obviously to have that cost taken care of and think through all that with us and put the schools where they need to be, where growth may be. So the fact that we have a developer wanting to partner with us is a big part of that too. Then school leaders, as Terry mentioned, then ultimately us. So we kind of see this as the group that spends the time and if everyone's on board and wants to have a school, you know, in the area that makes sense for the community. That's kind of what we look to have put together in order to move forward.

So, looking at Kuna specifically, we've been sort of focusing on initially... We have two of our leading networks that we work with of those 30+ schools that we've worked on, Gem Prep, they've got seven schools across the state and SAGE International has two right now. The leadership of both of those are very interested in locating in Kuna, and so that's... those are the two schools we're talking about in our portfolio bringing to Kuna as the as two schools. You know if this all comes together. SAGE would look to do a K-8 with about 465 students, whereas Gem Prep is a K-12 model and they would be closer to 574 students. These would not open for a couple few years. Again, if this all makes sense to everybody. Then they would build capacity over the next, you know, five to seven years. You're talking ten years out, you know, before these are at capacity. Hopefully meeting the needs of growth in the community, that's the goal, so we're kind of the part of the growth solution. So that's kind of like that's what we're looking at right

now and studying real hard. We're putting together... We're working with some consultants and planners to sort of scope out what we think the demand is and all those types of things and we'd be happy to share those once they're complete.

And then, you know, kind of looking beyond that if that goes well and we're successful putting some high performing schools in the area. And there's still growth in the area and there's a need for more, you know, we're open to doing more as long as we still have the resources, you know? And so if you based on stats from the Kuna District, their metrics kind of show 1 school aged child for every two homes. That that's kind of a gross metric. So you know if there's if over the next 15 years, you know and this look, this looks Kuna and beyond surrounding area say there's 10,000 new homes in this area, in the Western Treasure Valley, you know that's 5000 more kids. You know, we want to be a partner in in that solution to manage that growth provide choice opportunities to this community and others. So again, as I noted, we've got, we're going to consult with Eshbacher Consulting. They're out of Denver. They're kind of the national experts in this to say, what do we think the demand is going to be? What's the timing of that demand? How do we build the schools smart to meet that demand and go from there. And we just love to do that in partnership with this community. I think we stayed in our 10 minutes. That is our presentation, kind of who we are, and our interest in in building high performing schools here in this area. So if there are any questions for us or?

Mayor Stear Good. Questions? Well, that certainly is a situation we're in, is trying to figure out what to do with kids, so... School District does kind of all they can based on what the public allows them. This this goes beyond that, so...

Keith Donahue, BLUUM One more comment if I could...

Mayor Stear Yeah.

Keith Donahue, BLUUM Is we... I should have included this as we do all of this without property tax levies. Charter schools do not pass property tax levies, so we use all these other resources and tools we put together and then the generosity of the foundation. So we build these schools and launch them without using local property tax revenue. So that's probably an important thing to distinguish us from...

Mayor Stear And then I noticed, I think it was one of the two that you had mentioned there does K through 8. Do they expand in the future to K through 12 or what happens at..?

Keith Donahue, BLUUM That's a great question. So, they have two schools right now, one in Boise and one in Middleton. Middleton is K-11 this year and will grow to K-12. Their other two are K-12, but they wanted to start as a K-8, but the developer is donating enough land where they could then decide to grow into a K-12 if that's what the community wants. Otherwise, our thought is they could feed into that Gem Prep school or the local high school. But if we get, you know, 7-8 years down the road and there's demand for their high school program that they offer, they then would build a phase two of the facility and meet that need. So they're holding that just to be conservative, we try to be really smart about how we deploy the Foundation's funds. But

yes, they're typically K-12 and they would certainly be open to expanding to that if the community wanted and there was kids.

Mayor Stear Okay.

Council President Bruce Question.

Mayor Stear Yes, go ahead.

Council President Bruce How do they do enrollment in these? Is it just like a public charter school, or is it? So is it? What do they call it 'lottery'?

Keith Donahue, BLUUM That's exactly correct. Public charter schools, all by lottery. All kids are welcome. Kids in the primary attendance zone, which you get to define, get a priority. Kids already enrolled, obviously get renewed. Siblings after year one get a priority. Children of staff get a priority. But yes, all by lottery.

Council President Bruce Thank you.

Mayor Stear Anything further? All right, thank you very much.

Keith Donahue, BLUUM Thank you so much.

Council President Bruce Thank you guys.

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 00:12:59)

- A. Case No. 24-03-OA (Ordinance Amendment) Time Extensions, Bonding Landscaping – The City of Kuna Planning and Zoning Department requests a zoning text amendment application. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

Mayor Stear That takes us to public hearings, Case #24-03-OA, Doug Hanson.

Planning & Zoning Director Doug Hanson Good evening, Mayor and Council. For the record, Doug Hanson, Planning & Zoning Director, 751 W. 4th St. Kuna. The Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code to include: Title 5, Chapter 4, Section 4, correcting a scrivener error on the decision-making authority and process table from the previous city code update case, #23-01-OA; Title 5, Chapter 9, Part 2, subdivision approval process, proposing changes to the time extension expiration for preliminary and final Plats allowing for two years to obtain the City Engineer's signature on phase one of the preliminary plat and two

years to obtain said signature between final plat phases. This proposed change also moves time extensions and reinstatements into its own code section; Title 5, Chapter 10, Section 8, completion time, proposing changes to the bonding process for landscaping; and Title 5, Chapter 10, Section 13, reducing the landscape buffer with along expressways, highways, or entry corridors abutting a residential district from 50 feet to 40 feet. And with that, I will stand by for any questions.

Mayor Stear Okay, thank you. Questions for Doug?

Council Member Laraway No, Sir.

Council President Bruce I do.

Mayor Stear Okay.

Council President Bruce Doug, these are some of the stuff that we had previously talked about when we updated our code. The time extension expiration, things like that...

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. So yes, previously time extensions for preliminary plats were in a preliminary plat section and time extensions for final plats were in the final plat section. This consolidates them into one section and just sets the standards at the same, whether it's for a preliminary plan. For phase one or between phases, you just, the city engineer, once you obtain signature on Mylar, you have two years to obtain to attain the signature on the subsequent phase. That also grants us a little bit more control on moving the plats through the processes, so we don't have to rely on like the Recorder's Office getting them recorded. That's not held against an applicant. We can control the timing better if it's between City Engineer signatures.

Council President Bruce That's what I thought.

Mayor Stear Okay, anything further for Doug? All right, this is a public hearing. I didn't have anybody signed up to testify, is there somebody who wishes to testify in this matter? Alright, seeing none. So that does open the public hearing. So free to ask any more questions you have of staff, or.

Council President Bruce No, I think for me, when we looked at when we did the previous public hearings, we discussed some of this. So I knew that these updates were coming. So, do you have anything?

Council Member Laraway No.

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 on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:16:10)

Motion To: Close The Public Hearing And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

Council President Bruce You guys didn't have any thoughts or concerns, or? It's just an update, so...I make a motion that we approve Case #24-03-OA.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded for approval. Is there any discussion on that motion? Let's go ahead and do... Nathan, would you poll the Council on this one, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson 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 00:16:29)

Motion To: Approve Case #24-03-OA

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Roll Call Vote

3-0-1

7. Business Items:

(Timestamp 00:17:01)

- A. Consideration to approve Resolution R18-2025 Amending City of Kuna Downtown Design Standards. Doug Hanson, Planning and Zoning Director. **ACITON ITEM**

Mayor Stear That takes us to item 7.A. Consideration to approve Resolution R18-2025, amending the City of Kuna Downtown Design Standards, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council, for the record, Doug Hanson, Planning and Zoning Director, 751 W. 4th St. Kuna. The Planning & Zoning Department requests a proposed amendment to the City of Kuna 'Downtown Design Standards.' The Downtown Design Standards were initially approved by the City Council on July 2nd, 2024. The requested changes are as follows: First, the ability to request Design Review Committee approval for building colors located within the Old Town District, Neighborhood Business District, and Railroad District outside of the approved color palette already provided; and second, the inclusion of 4th St. improvements required upon site development or redevelopment from Linder Ave. to School Ave. The 4th St. Improvement Concept Study Professional Services Agreement was approved by council on February 20th, 2024, via Resolution R09-2024.

The 4th St. concept design with several iterations to address the design standards and needs of both the City and Ada County Highway District. The 4th St. Corridor is located within an identified sub-area of a neighborhood business district intended for a mix of residential and commercial uses, while maintaining existing historic settings. Typical sections and 2D layouts were created for each iteration to best demonstrate the proposed lane widths, on street parking, and bicycle pedestrian facilities for each concept. The complete report is available to be accessed via the application materials link within the packet, and with that I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council President Bruce Are you? I do, if you don't mind.

Mayor Stear Go ahead.

Council President Bruce Are you seeing a lot of these where they're requesting colors outside of what we've already said, or does this just set the process for them in the future?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning. So, we have had one local business, 346 W. 4th St., They did return to Planning & Zoning to seek a retroactive facade approval for the color palette. The way we see it is the downtown design standards have a relatively muted plain color palette. If they follow that pallet, they're able to request an administrative approval. But some colors outside of that palette could be seen as more subjective than objective. And we would rather that go before a decision-making body of the city rather than go before them for an administrative approval. So it's just one more

step in the process if they're requesting something outside of what's already provided to them through the Downtown Design Standards manual.

Council President Bruce I didn't have anything further to...

Mayor Stear Okay.

Council Member Laraway Well, I got a... maybe an ignorant question, but maybe Doug can clear it up. This, Districts 1, 2, and 3, and 4 how much of that is the Urban Renewal?

Planning & Zoning Director Doug Hanson Yeah. For the record, Doug Hanson, Kuna Planning & Zoning. I will give that over to Morgan Treasure.

Council Member Laraway Thank you.

Economic Development Director Morgan Treasure For the record, Morgan Treasure Economic Development Director, and Administrator of the Kuna Urban Renewal Agency. In the Downtown District, actually all of that is in the West Urban Renewal District. The West Urban Renewal District covers what we you would typically think of the downtown and actually goes a little bit outside of those boundaries in some areas to capture properties that we anticipated being good for redevelopment.

Council Member Laraway Thank you.

Mayor Stear Okay, anything further?

Council President Bruce No, sir. I make a motion that we approve Resolution R18-2025.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:21:01)

Motion To: Approve Resolution R18-2025

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

- B.** Consideration to approve Ordinance 2025-05 Appointed Officials. Nancy Stauffer, Human Resources Director. **ACTION ITEM**

AN ORDINANCE OF THE CITY OF KUNA, ADA COUNTY, IDAHO:

- ADDING A NEW CHAPTER 19 TO TITLE 1 OF KUNA CITY CODE, TO DESIGNATE POSITIONS WHICH WILL BE APPOINTED BY THE MAYOR;
- PROVIDING FOR SAVINGS AND SEVERABILITY;
- DIRECTING THE CITY CLERK; AND
- PROVIDING FOR AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Publication

(Timestamp 00:21:22)

Mayor Stear That takes us to consideration to approve Ordinance 2025-05, Appointed Officials, and I'll go ahead and read the ordinance. An ordinance of the City of Kuna, Ada County, Idaho, adding a new Chapter 19 to Title 1 of the Kuna City Code to designate positions which will be appointed by the Mayor; Providing for savings and severability; Directing the City Clerk; and providing for an effective date, Nancy Stauffer.

Human Resources Director Nancy Stauffer Good evening, Mayor and Council. This ordinance is basically a cleanup, adding the Chapter to city code on how we appoint directors and which directors are to be appointed positions. So it clarifies it, cleans it up, and clarifies what the actual process is. So that it's more sort of a rule following, I guess, of exactly how it's done. And I will...

[Inaudible]

Human Resources Director Nancy Stauffer Pardon? Yeah. And I will stand for any questions.

Mayor Stear Okay, so the one thing that I would like to see, we've run into this before. On this it talks about that the Council will have an executive session and be provided information and then at the next meeting we'll consider approval. I'd kind of like to see that we could actually, after that executive session have an agenda item. So we can come back out and vote on it at that same meeting. So we don't postpone it another two weeks. In the case of Adam coming on, he had a lot of things He had to finish up so that extended that another couple of weeks to get him here and in place so he could give notice knowing that he had a job. Don't want to give notice before you know you have a place to go. So if we can add that in there, that would make me feel a little more comfortable about it usually, especially in the Director positions. Because they generally want at least two weeks or a month. And so if it's a month and then we get to wait another two weeks after that meeting for approval, then it's a month and 1/2 and...

Council Member Laraway Question.

Mayor Stear Yes, I thought you were giving me a peace sign.

Council Member Laraway Thinking it was okay. That that works pretty good for me as far as people were trying to hire. But is there some kind of situation where we're going to come where we have that same rule for dismissing employees?

Human Resources Director Nancy Stauffer And that is in as well. It's appointing an unappointing. It's both stated, it's just that for unappointing really, there was no change.

Council Member Laraway It seemed like they would have some kind of notice of their termination.

Human Resources Director Nancy Stauffer They are given notice of their termination before it comes to you. They're placed on leave of absence.

Council Member Laraway So you're saying their put on terminal... or leave of absence prior to our executive meeting. But if we vote no, they're back.

Human Resources Director Nancy Stauffer Correct.

Council Member Laraway Okay, I just want to make sure there was clarity on my part.

Human Resources Director Nancy Stauffer Yes, it's paid administrative leave until your decision has been made.

Council Member Laraway Clarity. Thank you.

Council President Bruce And now, Mr. Mayor, may I?

Mayor Stear Yes, go ahead.

Council President Bruce Marc, would we need to amend it in the motion or how would we go about or would we table it and do it next meeting? What's the legal process on doing that?

City Attorney Marc Bybee Thanks. Marc Bybee, City Attorney. So, I chimed in, because first I was wanting to clarify Mayor read the ordinance. There's a resolution that goes hand in hand with this. I don't know if everybody jump to look at the resolution too, because much of the procedure is set forth there. But ultimately, if we're going to approve, the Ordinance on policy today. It would be pretty hard without knowing exactly what sections amended and how to amend it, because I'd say we need to strike through and actually rewrite the words to what they need to be and I don't think that's this is really the ideal setting to do that. So, I'd recommend probably tabling to make the change. And Mayor, I'm going to pick on you a little bit just because you kind of started talking about what you're looking for. It sounded to me like you're getting more at the policy section or policy resolution. Do you know, kind of, what section you looked at, you felt was problematic? It would help me and Nancy, if we're going back and revising it to know where you saw the issue to make sure we were actually correcting the right thing.

Mayor Stear So in 1.6.1.4 It talks about I recommend for appointment and be presented to the City Council and executive session. City Council members may provide feedback to the Mayor in executive session. After hearing City Council and then 1.6.1.5 after hearing City Council

feedback, the Mayor will make a selection and extend an offer of employment to an appointment to the candidate. And then 1.6.1.6 at the next regularly scheduled City Council meeting the agenda will include a business item for Council to consent to the appointment. And maybe that's okay, maybe it's all covered in there already. I mean, I can make a selection and extend an offer of employment to the candidate, but does that really guarantee the candidate a job until the Council gives consent to make the appointment. So it's all between 1.6.1.4 and 1.6.1.6.

City Attorney Marc Bybee If I'm understanding and I to make this clear, because I think agenda wise we jump forward because we read their ordinance, we are in the resolution now. And so I think we need to make that clear just for the record. But when I and I guess if I'm understanding right, you want to have the to be able to have the executive session and appoint the person in the same meeting. If I understand that correct.

Mayor Stear Yes, after the executive session. So we'd have an actual line item on the agenda so that people know we're coming out of executive session to have a discussion on...

City Attorney Marc Bybee On the appointment.

Mayor Stear Okay. And then basically I would get the consent and then I would make an offer to the Candidate so that they could do what they need to do to get in process to come here.

City Attorney Marc Bybee Got it. In that situation, you'd still like you would an offer of employment would not be extended pre-executive session. I think that's kind of was one of the things that set this off and looking for this section of policy is to make sure 'cause I don't think. I think everybody agrees it would not be ideal to have that executive session having an offer extended and then have the Executive Session not go as anticipated, right?

Mayor Stear Right.

City Attorney Marc Bybee And so I think if I'm understanding intent is still that the offer of employment wouldn't be extended before that, but the concern I see and this is went into obviously and Nancy's presenting this, I did a lot of the drafting. The concern I have is if you go and make the appointment right then, there still needs must be an offer of employment at some point in and it's possible that person may say I want time, you know, to think this over. Not accepting an... You know what, I. There could be and that's. That's the part I was a little concerned of. Was like, how do the mechanics of that work right. Because if you go right back on, there'd be some need to be some expectation that they're going to be potentially appointed that day. Some expectation that they're going to offer it otherwise I wouldn't want to go through the appointment process to have them decline the appointment. Does that make sense?

Mayor Stear Well, and so... We will kind of do it that way only so by the time we get to the point to have had myself and the Directors go through and do interviews and we talked to all the candidates. We're pretty much the point of already having determined that they're interested in coming here. Then it's down to they need to let their employer know that they're leaving and coming here. So my only hang up is... So I've already determined that they're interested in coming, letting them know that I have to get Council approval before I can actually say yes. And

perhaps it's covered in here. And the last part, the 1.6.1.6. Is simply for confirmation of something that Council has already talked about.

City Attorney Marc Bybee Yeah, well, I think...

Mayor Stear But I just it's just that last little. So if I was to go ahead and make an offer and tell them to come back. And they turn in their notice, and then we get here and then for some reason, Council says we didn't like that guy.

City Attorney Marc Bybee Yeah.

Mayor Stear I mean that that's my only hang up is I don't want to put somebody in a position after offering them a job and then potentially...

City Attorney Marc Bybee No, I see what I understand. I'm trying to think of the way that I didn't review this immediately again before this meeting, so I'm trying to remember the nuance here. So we're talking...But I guess what I'd ask is a little time to make sure that how this works is right and I think some of what I'm even seeing, and this may be what gives you pause as I the phrase I can 1.2.6.1.6 it says at the right next 'regular meeting.' I don't even know that it needs to be, You know, at the next like I think maybe even some of that deleting some of that language because it could be possibly in the same meeting as long. It's really just about seen and making sure that person's really ready to accept because there. An offer of employment, like if it's not extended yet it you could be offering the particular salary terms, particular benefit terms and you might get rejections after you know and I even saw the executive session as possibly being like, Okay, this is who you offer to first and they reject this is offer number two But you know, those could be some of the discussions that could kind of happen in setting. And so having it kind of moving, that's why I didn't necessarily anticipate. You could always maybe there be circumstances where you could do it in the same meeting, but I could see it ended up getting broken up depending on how that subsequent interaction goes with the applicants.

Mayor Stear Well and that's kind of my that's my hang up there is just between me making an offer and making sure someone wants to come here and get in Councils tentative approval in an Executive Session that they basically all they're doing, they're not really making a decision, they're just telling me that they don't have a hang up with...

City Attorney Marc Bybee What you're doing, yeah.

Mayor Stear What's going on? And then and then that two week to come back and have a meeting to actually confirm it. And I just don't know. I mean it almost if you could actually read it to work that way. But I'm not sure that we were trying to clarify, so I don't want to make it confusing.

City Attorney Marc Bybee Yeah, no, I hear where you're coming from, Mayor. And I think it definitely there's some revisions to be made and it's just I wish I could say there's like a super clean way to dial it in, but where a Council has, you know, the ability to consent and I think there's always going to be a little bit of clunkiness like that word. But it's not like, you know, we're an employer of in a private setting can just go 'Yep I'm hiring this person, I'm extending

them the offer' you *gotta* go through this consent process. And it just... You don't know what you're going to find at that. And so it's like, I think it's really important and what I was hoping to express here is that we, you know, Mayor, the staff members have interacted with applicants that they don't over represent the city's position until that executive session happens, right?

Mayor Stear Yeah.

City Attorney Marc Bybee It's possible you could sequence in a way that you could get it done in one meeting. I think it's possible. I think I have the word phrase regularly scheduled meeting. I think that's a problem. I'd even like to maybe say in the next meeting 'cause I could be a special meeting, right? Or just in a meeting, you know just something that doesn't necessarily force the delay in time if the city... once the city's ready to act. And I think that's maybe some of the rub is that almost forces a delay of time, how it's written right now.

Mayor Stear Yeah.

Council President Bruce I think, especially if it's a position that needs to be filled...

City Attorney Marc Bybee Promptly.

Council President Bruce Yeah, promptly, or if someone had left because they do most of the vetting prior to us having the discussion and in the executive session. So a lot of that's already going to be decided. We just need to vote as a Council the discussion here and say 'yea or nay'. So you want me to table it?

City Attorney Marc Bybee Yeah, table it. Mayor, I might talk with you some to make sure we get this right next time talk.

Mayor Stear Okay. I'll see if I can work on some wording that I think will work. I tried the other day but I it just it just kind of didn't seem to make sense after I put something in there, so... We'll work together on that.

City Attorney Marc Bybee It's even okay if you just throw a comment in the Word document that says 'this is what I want'. And then I can try and make the words make sense. We'll have some back and forth, if we need to, that's fine.

Mayor Stear And it's not an emergency. I don't have any directors that we're going to fire today. I think we're all right.

Human Resources Director Nancy Stauffer You getting excited there, John? If I may have a comment, Nancy Stauffer, HR Director. So in 1.6.1.6 Is almost unnecessary because when we go through our process and we do the interviews, me and the Mayor will go through all of the applications, resumes, all of that. We may do preliminary either phone hearing or interviews, depending on where the applicant lives, then do an in-person interview with the hiring panel, which is generally all of the directors together. We have a hiring range when we offer, or when we post, a job. So there's a minimum and maximum that is for that job. On the application, the applicant will state what their requirements are monetarily wise either for benefits or salary. And then those decisions are all but finalized in that second or third or fourth interview, depending on

how it goes. And the only thing left is to bring the information to you guys, this is who we interviewed. This is our choice. You know, we would like to seek your approval, your consent, to appoint the only thing that hasn't happened is an offer of employment. And what the Mayor wants is to not wait another two weeks. We lose... And you know in certain positions we don't have an extra 2 weeks. So I think really just the ability to come back out of that executive session so that the next following business day we would be able to make an actual offer.

Council President Bruce And confirming them if Council is all is on the same page.

Human Resources Director Nancy Stauffer Yep.

Council Member Laraway What would it be inconceivable to?

Human Resources Director Nancy Stauffer We could do a Special Meeting

Council Member Laraway Wouldn't be inconceivable to offer them a contingent offer based on the results of the meeting tonight, and at 8:00 we'll have an answer.

Human Resources Director Nancy Stauffer We can do that.

City Attorney Marc Bybee Marc Bybee, the City Attorney, that's actually part of the interesting thing with like how state code structured and some of the weird language. I think the Mayor can appoint them entirely and hire them pre-consent. It's just and if you don't get the consent, you have a really awkward problem. And so if in the executive session he feels he has enough direction, how he could go, he could actually complete the appointment, and that person could start working and then the consent could come post-employment beginning, does that make sense? And so it's just unfortunately like this strange language in State Code that we're trying to replicate. You know, a lot of that in policy because kind of giving more perspective. State code is limited on what positions are appointed. I think it's City Clerk, City Attorney, and City Engineer, I think that's everybody, oh Treasurer, and so it's a smaller list and so this is kind of capturing that for the other departments that this city has and apply that same thing to all departments. So it's I'm trying to keep it consistent with how state code works, but also offer some explanation and process that's lacking in state code because it just, you know, says Mayor appoints, City Council consents, but it speaks nothing to order or how you get to that. And so you could really Mayor can appoint without getting City Council consent first, but then if the Mayor doesn't get it, it creates a very uncomfortable situation to deal with.

Council President Bruce And I think that's what he's trying to avoid.

City Attorney Marc Bybee Yeah.

Council President Bruce Yeah, worst case scenario.

City Attorney Marc Bybee Yeah. And I mean, I see. Yeah, they go. If the Council all sudden, diverts a completely different direction before like between the two. Man, that's a hard one to plan for. You'd think that you could leave that executive session with a pretty good idea of where they're going, Mayor, but I get what you're saying. Sometimes all the sudden things blow up and

things pop up out of nowhere that you didn't expect between and all of a sudden the Council, who you thought you understood where they're going has a different opinion in two weeks.

Council President Bruce Can I?

Mayor Stear And we've never had a problem with. The only thing we've had questioned, is actually the process, which is what Nancy's trying to clean up, and I appreciate that. I think there's a way to do it, I just don't know exactly what that right way is. and still follow codes like you are...Yes, go ahead.

Council President Bruce Can I table both these at the same time or they need to be individually tabled?

City Attorney Marc Bybee I think one motion is fine to table both.

Council President Bruce Okay, the fourth should be fine?

City Attorney Marc Bybee Sorry?

Council President Bruce Next meeting, the 4th?

City Attorney Marc Bybee Oh, yes, that should be fine.

Council President Bruce I make a motion that we table Ordinance 2025-05 and resolution R19-2025 to a date certain of March 4th, 2025.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And motion carries.

(Timestamp 00:40:02)

Motion To: Table Ordinance 2025-05 and Resolution R19-2025 To A Date Certain Of March 4th, 2025

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

- C. Consideration to approve Resolution R19-2025. Nancy Stauffer, Human Resources Director. **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS
- APPROVING THE ADDITION OF SECTION 1.6 TO THE KUNA IDAHO PERSONNEL MANUAL TO DEFINE THE PROCESS OF SELECTING APPOINTED OFFICIALS;
- AUTHORIZING THE CHANGES TO THE MANUAL;
- DIRECTING THE HR DIRECTOR; AND
- PROVIDING AN EFFECTIVE DATE.

--- See Discussion, Result of Vote, And Disposition Of Resolution R19-2025 Under Item 7.B “Business Items” “Consideration To Approve Ordinance 2025-05 Appointed Officials.”

---Resolution R19-2025 Was Tabled With Ordinance 2025-05 Due To Procedural Dependence Of Resolution R19-2025 Upon Ordinance 2025-05 To Be Effective.

8. Ordinances:

(Timestamp 00:40:41)

- A. Consideration to approve Ordinance 2025-01 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 4, SECTION 3 OF TITLE 5 KUNA CITY CODE APPLICATION REQUIREMENTS, REVIEW AND FEES; AND
- AMENDING CHAPTER 8, SECTION 4 OF TITLE 5 KUNA CITY CODE SITE NOTICE; AND
- AMENDING CHAPTER 5, PART 1403 OF TITLE 5 KUNA CITY CODE PARKING SPACE REQUIREMENTS; AND
- AMENDING CHAPTER 8, PART 1603 OF TITLE 5 KUNA CITY CODE STAY OF PROCEEDINGS; AND
- AMENDING CHAPTER 9, PART 602 OF TITLE 5 KUNA CITY CODE LOT SPLIT; AND
- AMENDING CHAPTER 10, SECTION 6 OF TITLE 5 KUNA CITY CODE INSTALLATION AND MINIMUM STANDARDS; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Publication
(Timestamp 00:40:41)

Mayor Stear All right. Consideration to approve Ordinance 2025-01. An Ordinance of the City Council of the City of Kuna making certain findings; and amending Chapter 4, Section 3 of Title 5, Kuna City Code, Application Requirements Review and fees; and amending Chapter 8, Section 4 of Title 5, Kuna City Code site notice; and amending Chapter 5, Part 1403 of Title 5, Kuna City Code, Parking Space Requirements; and amending Chapter 8, Part 1603 of Title 5, Kuna City Code, stay of proceedings; and amending Chapter 9, Part 602 of Title 5, Kuna City Code lot split and amending, Chapter 10, Section 6 of Title 5, Kuna City Code installation and minimum standards; providing a severability clause; and directing the City Clerk; and providing an effective date.

Council President Bruce I make a motion that we waive 3 readings of Ordinance 2025-01.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the 3 readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:41:54)

Motion To: Waive 3 Readings of Ordinance 2025-01

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

Council President Bruce I make a motion that we approve Ordinance 2025-01.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve the ordinance. 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 Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:42:08)

Motion To: Approve Ordinance 2025-01

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Roll Call Vote

3-0-1

Council President Bruce I make a motion we approve the summary publication...

Council Member McPherson Second.

Council President Bruce of Ordinance 2025-01.

Council Member McPherson I still second.

Mayor Stear Motions made the second to approve a summary publication of Ordinance 2025-01. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:42:31)

Motion To: Approve Summary Publication of Ordinance 2025-01

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

B. Consideration to approve Ordinance 2025-02 ACTION ITEM

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
 - AMENDING CHAPTER 13, SECTION 1 OF TITLE 5 KUNA CITY CODE MAKING A VIOLATION OF THE DEVELOPMENT REGULATIONS CODE PUNISHABLE BY ADMINISTRATIVE CITATION RATHER THAN BY MISDEMEANOR CITATION AND PROVIDING LANGUAGE DIRECTING ENFORCEMENT OF ORDINANCE BY DIRECTOR; AND
 - PROVIDING A SEVERABILITY CLAUSE; AND
 - DIRECTING THE CITY CLERK; AND
 - PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Publication

(Timestamp 00:42:52)

Mayor Stear Consideration to approve Ordinance 2025-02. An ordinance of the City Council of the City of Kuna making certain findings; and amending Chapter 13, Section 1 of Title 5, Kuna City Code, Making a violation of the Development Regulations code punishable by the administrative citation, rather than a misdemeanor citation; And providing language directing enforcement of ordinance by Director; and providing severability clause; and directing the City Clerk; and providing an effective date.

Council President Bruce I make a motion that we waive 3 readings of Ordinance 2025-02.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive 3 readings of 2025-02. Is there any further discussion on that motion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? And a motion carries.

(Timestamp 00:43:29)

Motion To: Waive 3 Readings of Ordinance 2025-02

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

Council President Bruce I make a motion that we approve Ordinance 2025-02.

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 Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:43:49)

Motion To: Approve Ordinance 2025-01

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Roll Call Vote

3-0-1

Council President Bruce I move that we approve the summary publication of Ordinance 2025-02.

Council Member McPherson Second.

Mayor Stear Motions is made and seconded for summary publication. Any further discussion on that motion? All in favor, say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:44:08)

Motion To: Approve Summary Publication Of Ordinance 2025-02

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

C. Consideration to approve Ordinance 2025-03 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R7321001020 OWNED BY KUNA RURAL FIRE DISTRICT, 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

(Timestamp 00:44:26)

Mayor Stear Consideration to approve Ordinance 2025-03. 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 number R7321001020 owned by Kuna Rural Fire District, within the unincorporated area of Ada County, Idaho and contiguous to the corporate limits of Kuna, into the city of Kuna, ID; and establishing the zoning classifications of said real property; and directing the City Engineer and City Clerk; and providing an effective date.

Council President Bruce I make a motion we waive 3 readings of Ordinance 2025-03.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the three readings of 2025-03. Any further discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:45:14)

Motion To: Waive 3 Readings Of Ordinance 2025-03

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

Council President Bruce I make a motion that we approve Ordinance 2025-03.

Council Member McPherson Second.

Mayor Stear Motions made and seconded for the approval of the ordinance. Is there any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:45:32)

Motion To: Approve Ordinance 2025-03

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Roll Call Vote

3-0-1

D. Consideration to approve Ordinance 2025-04 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S2006110005 OWNED BY DANIEL ISBELL, 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

(Timestamp 00:45:57)

Mayor Stear Consideration to approve ordinance 2025-04. 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 number S2006110005 owned by Daniel Isbell, within unincorporated area of Ada County and contiguous to the corporate limits of the city of Kuna, into the city of Kuna, ID; and establishing the zoning classifications of said real property; and directing the City Engineer and City Clerk; and providing an effective date.

Council President Bruce I make a motion We waive the three readings of Ordinance 2025-04.

Council Member McPherson Second.

Mayor Stear Ordinance made in seconded to waive the three readings. Is there any further discussion on that motion? All those in favor say 'aye.'

All Council Member Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:46:46)

Motion To: Waive 3 Readings Of Ordinance 2025-03

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Voice Vote

3-0-1

Council President Bruce I move that we approve Ordinance 2025-04.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval of ordinance 2025-04. Is there any further discussion on that motion? Nathan, would you poll the Council, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:47:03)

Motion To: Approve Ordinance 2025-04

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

Members Voting Aye: Council Members Bruce, McPherson, Laraway

Members Voting Nay: None

Members Absent: Council Member Biggs

Approved Via: Roll Call Vote

3-0-1

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 00:47:26)

Mayor Stear That is all we had on the agenda for tonight, the next meeting. March 4th starts with the Annual Board of Corrections. Is that correct? So that meeting will actually start at 5:30. Anything further?

Council President Bruce The choir for the Kuna School District High School came down and was part of the memorial service. That they put on. And so if you if you go and watch it, you can. You can find them at the end. They did amazing. There were people with teary eyes. So it was it was good. And then Melba his government class will be down there tomorrow, which should be interesting, so...

Mayor Stear And then I'll just make comment to a. Appreciate representative Bruce's. First session, he's done a real good job. I think of making contact and getting information and finding out things about bills that are going by and. I appreciate that kind of communication that makes it a lot easier for us to keep up with what's going on. I think you're doing a good job and I appreciate that.

Council President Bruce Still a lot of session left. Thank you.

11. Adjournment:

(Timestamp 00:48:55)

Mayor Stear Anybody have anything else? All right. This meeting is adjourned.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 03.04.2025



CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
 (208) 922-5546 • www.kunacity.id.gov



City Council Public Comment Sign-In Sheet
 February 18, 2025

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.

Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
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Topic:	Topic:	Topic:



CITY OF KUNA
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City Council Public Hearing Sign-In Sheet
 February 18, 2025

Case No.: 24-03-OA (Ordinance Amendment)

Case Name: Time Extensions and Bonding

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 2/14/2025-2/27/2025

Feb 26, 2025 02:00PM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ALLIANCE MEDICAL GROUP LLC												
2072	ALLIANCE MEDICAL GROUP LLC	8773-021025		EMPLOYEE DRUG SCREEN, B. VILLANUEVA, FEB. 25	02/10/2025	25.00	25.00	01-5950 TEAM BUILDING, ONBOARDING	0	2/25	02/21/2025	
Total 8773-021025:						25.00	25.00					
Total ALLIANCE MEDICAL GROUP LLC:						25.00	25.00					
ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	FORKLIFT CERTIFICATION CLASS FOR M. BORZICK & S. FEIST, FEB '25 - P.I.	02/07/2025	56.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	FORKLIFT CERTIFICATION CLASS FOR M. BORZICK & S. FEIST, FEB '25 - SEWER	02/07/2025	147.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	FORKLIFT CERTIFICATION CLASS FOR W. HANCOCK, D. ROMINE, S. HARMON, T. FLEMING, T. GIRAUD, M. NADEAU, FEB '25 - SEWER	02/07/2025	945.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	FORKLIFT CERTIFICATION CLASS FOR J. COX, J. OSBORN, J. WEBB, M. DAVILA, FEB '25 - META WATER	02/07/2025	70.00	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	FORKLIFT CERTIFICATION CLASS FOR M. PRICE AND P. FLORES, FEB '25 - PARKS	02/07/2025	350.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	FORKLIFT CERTIFICATION CLASS FOR W. HANCOCK, D. ROMINE, S. HARMON, T. FLEMING, T. GIRAUD, M. NADEAU, FEB '25 - META SEWER	02/07/2025	105.00	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	2/25		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	<u>FORKLIFT CERTIFICATION CLASS FOR J. COX, J. OSBORN, J. WEBB, M. DAVILA, FEB '25 - WATER</u>	02/07/2025	490.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	<u>FORKLIFT CERTIFICATION CLASS FOR M. BORZICK & S. FEIST, FEB '25 - WATER</u>	02/07/2025	147.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/25		
1985	ARNOLD MACHINERY COMPANY	S2S381	20066	<u>FORKLIFT CERTIFICATION CLASS FOR J. COX, J. OSBORN, J. WEBB, M. DAVILA, FEB '25 - P.I.</u>	02/07/2025	140.00	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	2/25		
Total S2S381:						2,450.00	.00					
1985	ARNOLD MACHINERY COMPANY	S2S498		<u>INSPECTION ON SEWER FORKLIFT, FEB. 25</u>	02/18/2025	480.68	.00	<u>21-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
Total S2S498:						480.68	.00					
Total ARNOLD MACHINERY COMPANY:						2,930.68	.00					
BAILEY & COMPANY, CHARTERED												
125	BAILEY & COMPANY, CHARTERED	109226		<u>PROFESSIONAL SERVICES FOR AUDIT- SEWER</u>	02/25/2025	4,680.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	2/25		
125	BAILEY & COMPANY, CHARTERED	109226		<u>PROFESSIONAL SERVICES FOR AUDIT- WATER</u>	02/25/2025	4,680.00	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	2/25		
125	BAILEY & COMPANY, CHARTERED	109226		<u>PROFESSIONAL SERVICES FOR AUDIT- P.I.</u>	02/25/2025	1,800.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	2/25		
125	BAILEY & COMPANY, CHARTERED	109226		<u>PROFESSIONAL SERVICES FOR AUDIT-ADMIN</u>	02/25/2025	6,840.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	2/25		
Total 109226:						18,000.00	.00					

City of Kuna

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Feb 26, 2025 02:00PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
125	BAILEY & COMPANY, CHARTERED	109227		<u>PROFESSIONAL SERVICES FOR AUDIT, KUNA URBAN RENEWAL</u>	02/25/2025	600.00	.00	<u>53-6202 PROFESSIONAL SERVICES</u>	0	2/25		
125	BAILEY & COMPANY, CHARTERED	109227		<u>PROFESSIONAL SERVICES FOR AUDIT, KUNA URBAN RENEWAL</u>	02/25/2025	5,400.00	.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	2/25		
Total 109227:						6,000.00	.00					
Total BAILEY & COMPANY, CHARTERED:						24,000.00	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	02242025BKID		<u>SECOND ASSESSMENT FOR CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM, SECTION 23 TR - 02N-01W KUNA TOWNSITE - 2025</u>	02/24/2025	169,264.34	.00	<u>25-6116 IRRIGATION / WATER COSTS</u>	0	2/25		
Total 02242025BKID-23TR:						169,264.34	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						169,264.34	.00					
CENTURYLINK												
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/2025-03/06/2025 - P.I.</u>	02/07/2025	7.53	7.53	<u>25-6255 TELEPHONE EXPENSE</u>	0	2/25	02/21/2025	
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/2025-03/06/2025 - WATER</u>	02/07/2025	19.56	19.56	<u>20-6255 TELEPHONE EXPENSE</u>	0	2/25	02/21/2025	
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/2025-03/06/2025 - ADMIN</u>	02/07/2025	21.06	21.06	<u>01-6255 TELEPHONE EXPENSE</u>	0	2/25	02/21/2025	
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/2025-03/06/2025 - SEWER</u>	02/07/2025	19.56	19.56	<u>21-6255 TELEPHONE EXPENSE</u>	0	2/25	02/21/2025	
62	CENTURYLINK	333971613020		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 02/07/2025-03/06/2025 - P & Z</u>	02/07/2025	7.52	7.52	<u>01-6255 TELEPHONE EXPENSE</u>	1003	2/25	02/21/2025	

City of Kuna

Payment Approval Report - City Council Approval
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 33397161302072025:						75.23	75.23					
Total CENTURYLINK:						75.23	75.23					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	10380		NEW DELL 14" NOTEBOOK FOR N. STANLEY, FEB '25 - ADMIN	02/12/2025	377.29	377.29	01-6141 IT SMALL EQUIPMENT	0	2/25	02/14/2025	
2014	CMIT SOLUTIONS CORP	10380		NEW DELL 14" NOTEBOOK FOR N. STANLEY, FEB '25 - WATER	02/12/2025	498.02	498.02	20-6141 IT SMALL EQUIPMENT	0	2/25	02/14/2025	
2014	CMIT SOLUTIONS CORP	10380		NEW DELL 14" NOTEBOOK FOR N. STANLEY, FEB '25 - SEWER	02/12/2025	498.02	498.02	21-6141 IT SMALL EQUIPMENT	0	2/25	02/14/2025	
2014	CMIT SOLUTIONS CORP	10380		NEW DELL 14" NOTEBOOK FOR N. STANLEY, FEB '25 - P.I.	02/12/2025	135.83	135.83	25-6141 IT SMALL EQUIPMENT	0	2/25	02/14/2025	
Total 10380:						1,509.16	1,509.16					
Total CMIT SOLUTIONS CORP:						1,509.16	1,509.16					
COMMERCIAL TIRE INC												
2204	COMMERCIAL TIRE INC	45-27204	20133	PARKS DUMP TRAILER ROTORS REPAIRED, J. PEREZ, FEB '25	02/20/2025	510.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/25		
Total 45-27204:						510.00	.00					
Total COMMERCIAL TIRE INC:						510.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	W352789	20130	2 METER WRENCHES, J. OSBORN, FEB '25	02/19/2025	305.80	.00	20-6175 SMALL TOOLS	0	2/25		
Total W352789:						305.80	.00					
63	CORE & MAIN LP	W458909	20130	100 METERS AND 200 GASKETS, J. OSBORN, FEB '25	02/19/2025	42,426.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	2/25		

City of Kuna

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Feb 26, 2025 02:00PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total W458909:						42,426.00	.00					
Total CORE & MAIN LP:						42,731.80	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	4219	19800	LOGOS ON NEW WATER TRUCK, J. DURHAM, JAN '25 - WATER	02/11/2025	64.00	64.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25	02/14/2025	
1970	CREATIVE WRAPS	4219	19800	LOGOS ON NEW WATER TRUCK, J. DURHAM, JAN '25 - P.I.	02/11/2025	16.00	16.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25	02/14/2025	
Total 4219:						80.00	80.00					
Total CREATIVE WRAPS:						80.00	80.00					
D & B SUPPLY												
75	D & B SUPPLY	3112	20161	FITTINGS FOR WHEN SPRAYING HERBICIDE, B. REED, FEB '25	02/24/2025	17.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/25		
Total 3112:						17.98	.00					
75	D & B SUPPLY	4800		HOOKS AND WIRE, B. VILLANUEVA, FEB '25	02/13/2025	97.73	.00	01-6175 SMALL TOOLS	1004	2/25		
Total 4800:						97.73	.00					
75	D & B SUPPLY	6047	20120	BACKPACK SPRAYER FOR PLANT, U. RAMIREZ, FEB '25	02/18/2025	119.99	.00	21-6175 SMALL TOOLS	0	2/25		
Total 6047:						119.99	.00					
75	D & B SUPPLY	6063	20121	SEAT COVER FOR TRUCK, J. PEREZ, FEB '25	02/18/2025	144.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/25		

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Total 6063:						144.99	.00					
75	D & B SUPPLY	611	20154	<u>BOLTS FOR PLAYGROUND EQUIPMENT, P. FLORES, FEB '25</u>	02/21/2025	9.30	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 611:						9.30	.00					
75	D & B SUPPLY	6323	20135	<u>GLOVES, J. ADAMS, FEB '25</u>	02/20/2025	36.98	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	2/25		
Total 6323:						36.98	.00					
75	D & B SUPPLY	6410	20141	<u>PANTS FOR D. ABBOTT, FEB '25</u>	02/20/2025	39.99	.00	<u>01-6285 UNIFORMS EXPENSE</u>	1004	2/25		
75	D & B SUPPLY	6410	20141	<u>LOCK FOR CHEM SHED, D. ABBOTT, FEB '25</u>	02/20/2025	8.49	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 6410:						48.48	.00					
75	D & B SUPPLY	7192	20156	<u>CARRIAGE BOLTS FOR PARK SWING, J. PEREZ, FEB. 25</u>	02/24/2025	3.35	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 7192:						3.35	.00					
75	D & B SUPPLY	7333	20162	<u>CHAINS AND BULBS, J. PEREZ, FEB. 25</u>	02/24/2025	98.46	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 7333:						98.46	.00					
75	D & B SUPPLY	7548	20144	<u>CASTER WHEEL FOR WELDING CART, S. CAHILL, FEB '25</u>	02/20/2025	8.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/25		

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Total 7548:						8.99	.00					
75	D & B SUPPLY	7701	20151	ITEMS FOR SPRAY TANK, B. REED, FEB '25	02/21/2025	62.34	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	2/25		
Total 7701:						62.34	.00					
Total D & B SUPPLY:						648.59	.00					
DEBOER DRYWALL & ACOUSTICAL CO												
2346	DEBOER DRYWALL & ACOUSTICAL CO	5399		INSTALLATION OF CEILING TILES AT VFW, J. ADAMS, FEB '25	02/21/2025	5,835.00	.00	40-6020 CAPITAL IMPROVEMENTS	0	2/25		
Total 5399:						5,835.00	.00					
Total DEBOER DRYWALL & ACOUSTICAL CO:						5,835.00	.00					
DEX IMAGING LLC												
2291	DEX IMAGING LLC	AR12768465		CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '25 - P.I.	02/13/2025	23.37	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	2/25		
2291	DEX IMAGING LLC	AR12768465		CONTRACT LEASE CHARGE, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '25	02/13/2025	95.55	.00	20-6212 RENT - EQUIPMENT	0	2/25		
2291	DEX IMAGING LLC	AR12768465		CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '25 - WATER	02/13/2025	61.33	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	2/25		
2291	DEX IMAGING LLC	AR12768465		CONTRACT OVERAGE CHARGES, MODEL #MX2651, SERIAL #03012172, TREATMENT PLANT, FEB '25 - SEWER	02/13/2025	61.33	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	2/25		

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Total AR12768465:						241.58	.00					
2291	DEX IMAGING LLC	AR12768466		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #IMC4500,</u> <u>SERIAL #3122R790389 &</u> <u>#3122R790356, CITY HALL, FEB</u> <u>'25 - P & Z</u>	02/13/2025	18.50	.00	<u>01-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	1003	2/25		
2291	DEX IMAGING LLC	AR12768466		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #IMC4500,</u> <u>SERIAL #3122R790389 &</u> <u>#3122R790356, CITY HALL, FEB</u> <u>'25 - ADMIN</u>	02/13/2025	51.80	.00	<u>01-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768466		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #IMC4500,</u> <u>SERIAL #3122R790389 &</u> <u>#3122R790356, CITY HALL, FEB</u> <u>'25 - WATER</u>	02/13/2025	48.10	.00	<u>20-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768466		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #IMC4500,</u> <u>SERIAL #3122R790389 &</u> <u>#3122R790356, CITY HALL, FEB</u> <u>'25 - SEWER</u>	02/13/2025	48.10	.00	<u>21-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768466		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #IMC4500,</u> <u>SERIAL #3122R790389 &</u> <u>#3122R790356, CITY HALL, FEB</u> <u>'25 - P.I.</u>	02/13/2025	18.51	.00	<u>25-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768466		<u>CONTRACT LEASE CHARGE,</u> <u>MODEL #IMC4500, SERIAL</u> <u>#3122R790389 & #3122R790356,</u> <u>CITY HALL, FEB '25</u>	02/13/2025	433.94	.00	<u>01-6212 RENT -</u> <u>EQUIPMENT</u>	0	2/25		
Total AR12768466:						618.95	.00					
2291	DEX IMAGING LLC	AR12768467		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #M406DN,</u> <u>SERIAL #JPBDC08926, B,</u> <u>JACKSON, FEB '25 - WATER</u>	02/13/2025	.70	.00	<u>20-6142 MAINT. &</u> <u>REPAIR -</u> <u>EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768467		<u>CONTRACT OVERAGE</u> <u>CHARGES, MODEL #M406DN,</u> <u>SERIAL #JPBDC08926, B,</u>								

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				<u>JACKSON, FEB '25 - SEWER</u>	02/13/2025	.70	.00	<u>21-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768467		<u>CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON, FEB '25 - P.I.</u>	02/13/2025	.18	.00	<u>25-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768467		<u>CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON, FEB '25 - ADMIN</u>	02/13/2025	.53	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
Total AR12768467:						2.11	.00					
2291	DEX IMAGING LLC	AR12768468		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, FEB '25 - P.I.</u>	02/13/2025	2.49	.00	<u>25-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768468		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, FEB '25 - SEWER</u>	02/13/2025	4.99	.00	<u>21-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768468		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, FEB '25 - ADMIN</u>	02/13/2025	237.03	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768468		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, FEB '25 - WATER</u>	02/13/2025	4.99	.00	<u>20-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	2/25		
2291	DEX IMAGING LLC	AR12768468		<u>CONTRACT LEASE CHARGE, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, FEB '25</u>	02/13/2025	47.99	.00	<u>01-6212 RENT - EQUIPMENT</u>	0	2/25		
Total AR12768468:						297.49	.00					

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Total DEX IMAGING LLC:						1,160.13	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	312280	20109	TOGGLE SWITCH FOR PARKS MAG TRUCK, J. DURHAM, FEB. 25	02/12/2025	5.83	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/25		
Total 312280:						5.83	.00					
2115	DYNA PARTS LLC	312353		TOGGLE SWITCH FOR PARKS MAG TRUCK, J. DURHAM, FEB. 25	02/14/2025	10.94	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	2/25		
Total 312353:						10.94	.00					
2115	DYNA PARTS LLC	312385	20114	WINDSHIELD WIPERS FOR FACILITIES TRUCK #52, J.ADAMS, FEB.'25- ADMIN	02/14/2025	12.69	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
2115	DYNA PARTS LLC	312385	20114	WINDSHIELD WIPERS FOR FACILITIES TRUCK #52, J.ADAMS, FEB.'25- WATER	02/14/2025	5.08	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
2115	DYNA PARTS LLC	312385	20114	WINDSHIELD WIPERS FOR FACILITIES TRUCK #52, J.ADAMS, FEB.'25- SEWER	02/14/2025	5.08	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
2115	DYNA PARTS LLC	312385	20114	WINDSHIELD WIPERS FOR FACILITIES TRUCK #52, J.ADAMS, FEB.'25- P.I	02/14/2025	2.53	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
Total 312385:						25.38	.00					
Total DYNA PARTS LLC:						42.15	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	12042124		124.30 PROPANE DELIVERED TO 475 SHORTLINE RD, FEB '25 - WATER	02/13/2025	47.48	.00	20-6150 M & R - SYSTEM	0	2/25		
1731	ED STAUB & SONS PETROLEUM, INC	12042124		124.30 PROPANE DELIVERED TO 475 SHORTLINE RD, FEB '25 - SEWER	02/13/2025	47.48	.00	21-6150 M & R - SYSTEM	0	2/25		

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1731	ED STAUB & SONS PETROLEUM, INC	12042124		<u>124.30 PROPANE DELIVERED TO 475 SHORTLINE RD, FEB '25 - P.I.</u>	02/13/2025	23.74	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	2/25		
1731	ED STAUB & SONS PETROLEUM, INC	12042124		<u>124.30 PROPANE DELIVERED TO 475 SHORTLINE RD, FEB '25 - ADMIN</u>	02/13/2025	118.71	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 12042124:						237.41	.00					
Total ED STAUB & SONS PETROLEUM, INC:						237.41	.00					
ELAM & BURKE												
796	ELAM & BURKE	212974		<u>LEGAL SERVICES, GENERAL REPRESENTATION, 01/20- 01/31/25 - KUNA URBAN RENEWAL</u>	01/31/2025	125.00	125.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	2/25	02/21/2025	
Total 212974:						125.00	125.00					
Total ELAM & BURKE:						125.00	125.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0914490	20096	<u>FIRE HYDRANT FOR KAY & AVALON INTERSECTION PROJECT, M. DAVILA, FEB ' 25</u>	02/10/2025	3,600.00	.00	<u>20-6021 GRANT EXPENDITURES</u>	0	2/25		
Total 0914490:						3,600.00	.00					
219	FERGUSON ENTERPRISES INC	0914638	20108	<u>FIRE HYDRANT, J. MORFIN, FEB '25</u>	02/12/2025	3,767.93	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/25		
219	FERGUSON ENTERPRISES INC	0914638	20108	<u>CRIMPER/SHUT OFF TOOL, J. MORFIN, FEB '25</u>	02/12/2025	333.01	.00	<u>20-6175 SMALL TOOLS</u>	0	2/25		
Total 0914638:						4,100.94	.00					
219	FERGUSON ENTERPRISES INC	0914927	20126	<u>BOLT KITS, FLANGES & GASKETS AS SPARE PARTS FOR CRIMSON LIFT STATION,</u>								

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				<u>T. FLEMING, FEB '25</u>	02/19/2025	255.69	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
	Total 0914927:					255.69	.00					
219	FERGUSON ENTERPRISES INC	0914928	20126	<u>BOLT KIT, FLANGE AND GASKET AS SPARE PARTS FOR CRIMSON LIFT STATION, T. FLEMING, FEB '25</u>	02/19/2025	128.73	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
	Total 0914928:					128.73	.00					
	Total FERGUSON ENTERPRISES INC:					8,085.36	.00					
GOBLE SAMPSON ASSOC., INC.												
1558	GOBLE SAMPSON ASSOC., INC.	BINV0012157	19952	<u>30 LONGO BAGS, M. NADEAU, JAN '25</u>	02/07/2025	5,350.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
	Total BINV0012157:					5,350.00	.00					
	Total GOBLE SAMPSON ASSOC., INC.:					5,350.00	.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	383F3D25	20094	<u>GLOVES AND PLIERS FOR FLEET, J. DURHAM, FEB '25 - ADMIN</u>	02/18/2025	27.28	.00	<u>01-6175 SMALL TOOLS</u>	0	2/25		
1312	HARBOR FREIGHT TOOLS	383F3D25	20094	<u>GLOVES AND PLIERS FOR FLEET, J. DURHAM, FEB '25 - WATER</u>	02/18/2025	10.91	.00	<u>20-6175 SMALL TOOLS</u>	0	2/25		
1312	HARBOR FREIGHT TOOLS	383F3D25	20094	<u>GLOVES AND PLIERS FOR FLEET, J. DURHAM, FEB '25 - SEWER</u>	02/18/2025	10.91	.00	<u>21-6175 SMALL TOOLS</u>	0	2/25		
1312	HARBOR FREIGHT TOOLS	383F3D25	20094	<u>GLOVES AND PLIERS FOR FLEET, J. DURHAM, FEB '25 - P.I.</u>	02/18/2025	5.45	.00	<u>25-6175 SMALL TOOLS</u>	0	2/25		
	Total 383F3D25:					54.55	.00					

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Total HARBOR FREIGHT TOOLS:						54.55	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	51238		PROFESSIONAL SERVICES THROUGH 01/31/25, LAGOON #8, KU23-0379	02/04/2025	1,665.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	2/25		
Total 51238:						1,665.00	.00					
Total HOLLADAY ENGINEERING CO:						1,665.00	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	03012025IHSK		ANIMAL CONTROL CONTRACT SERVICES FOR MARCH '25	03/01/2025	13,656.42	.00	01-6005 ANIMAL CONTROL SERVICES	0	2/25		
Total 03012025IHSKUNA:						13,656.42	.00					
Total IDAHO HUMANE SOCIETY:						13,656.42	.00					
IDAHO POWER (CONSTRUCTION)												
1668	IDAHO POWER (CONSTRUCTION)	02072025IPC		LINE INSTALLATION FOR NEW TRAFFIC SIGNAL AND LIGHT AT E AVALON ST & KAY, FEB '25	02/07/2025	15,185.00	15,185.00	03-6355 TRANSPORTATION EXPENDITURES	0	2/25	02/14/2025	
Total 02072025IPC:						15,185.00	15,185.00					
Total IDAHO POWER (CONSTRUCTION):						15,185.00	15,185.00					
IDAHO POWER CO												
38	IDAHO POWER CO	02132025IP		ELECTRIC SERVICE 10/24/24-01/13/25, INCLUDES NEW ESTABLISHMENT CHARGES FOR 10 LOCATIONS - STREET LIGHTS	02/13/2025	344.86	344.86	01-6290 UTILITIES EXPENSE	1002	2/25	02/21/2025	
Total 02132025IP:						344.86	344.86					
Total IDAHO POWER CO:						344.86	344.86					

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IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	53316	20028	AD #605686, LEGAL NOTICE, CASE NO 24-05-S PRELIMINARY PLAT & 24-08-AN MADRONE VILLAGE SUBDIVISION ANNEXATION 79 ACRES, T. IRISH, JAN '25	02/10/2025	48.48	48.48	01-6125 LEGAL PUBLICATIONS	1003	2/25	02/14/2025	
Total 53316:						48.48	48.48					
1802	IDAHO PRESS TRIBUNE, LLC	53423	20086	AD #607185, LEGAL NOTICE, CASE NO 24-04-S SKYLAR RANCH SUBDIVISION APPROVAL TO SUBDIVIDE 8.52 ACRES INTO 32 LOTS, T. IRISH, FEB '25	02/14/2025	41.08	41.08	01-6125 LEGAL PUBLICATIONS	1003	2/25	02/21/2025	
Total 53423:						41.08	41.08					
1802	IDAHO PRESS TRIBUNE, LLC	53424	20086	AD #607193, LEGAL NOTICE, CASE NO 24-05-A ENERGY PRODUCTION AND ENERGY STORAGE FACILITIES DEVELOPMENT REGULATIONS, T. IRISH, FEB '25	02/14/2025	36.64	36.64	01-6125 LEGAL PUBLICATIONS	1003	2/25	02/21/2025	
Total 53424:						36.64	36.64					
Total IDAHO PRESS TRIBUNE, LLC:						126.20	126.20					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729012		NATURAL GAS CONSUMPTION AT WELL #12, 12/28/24-01/28/25	01/29/2025	109.85	109.85	20-6290 UTILITIES EXPENSE	0	2/25	02/14/2025	
Total 4821287290129012902025:						109.85	109.85					
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT NWWTP, 01/07/25-02/04/25 - SEWER	02/05/2025	1,597.97	1,597.97	21-6290 UTILITIES EXPENSE	0	2/25	02/14/2025	
37	INTERMOUNTAIN GAS CO	482195000020		NATURAL GAS CONSUMPTION AT NWWTP, 01/07/25-02/04/25 - P.I.	02/05/2025	608.76	608.76	25-6290 UTILITIES EXPENSE	0	2/25	02/14/2025	

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37	INTERMOUNTAIN GAS CO	482195000020		<u>NATURAL GAS CONSUMPTION AT NWWTP. 01/07/25-02/04/25 - WATER</u>	02/05/2025	1,597.97	1,597.97	<u>20-6290 UTILITIES EXPENSE</u>	0	2/25	02/14/2025	
Total 48219500002052025:						3,804.70	3,804.70					
37	INTERMOUNTAIN GAS CO	482746266012		<u>NATURAL GAS CONSUMPTION AT KUNA POLICE STATION. 12/28/24-01/28/25</u>	01/29/2025	11.63	11.63	<u>01-6290 UTILITIES EXPENSE</u>	0	2/25	02/14/2025	
Total 48274626601292025:						11.63	11.63					
37	INTERMOUNTAIN GAS CO	482780423012		<u>NATURAL GAS CONSUMPTION AT VFW. 12/28/24-01/28/25</u>	01/29/2025	96.06	96.06	<u>01-6290 UTILITIES EXPENSE</u>	0	2/25	02/14/2025	
Total 48278042301292025:						96.06	96.06					
Total INTERMOUNTAIN GAS CO:						4,022.24	4,022.24					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	02072025-021		<u>SANITATION RECEIPT TRANSFER. 02/07/2025- 02/13/2025</u>	02/14/2025	114,134.85	114,134.85	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	2/25	02/14/2025	
230	J & M SANITATION, INC.	02072025-021		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 02/07/2025-02/13/2025</u>	02/14/2025	-11,276.52	-11,276.52	<u>01-4170 FRANCHISE FEES</u>	0	2/25	02/14/2025	
Total 02072025-02132025:						102,858.33	102,858.33					
230	J & M SANITATION, INC.	02142025-022		<u>SANITATION RECEIPT TRANSFER. 02/14/2025- 02/20/2025</u>	02/21/2025	127,735.50	127,735.50	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	2/25	02/21/2025	
230	J & M SANITATION, INC.	02142025-022		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 02/14/2025-02/20/2025</u>	02/21/2025	-12,620.27	-12,620.27	<u>01-4170 FRANCHISE FEES</u>	0	2/25	02/21/2025	

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Total 02142025-02202025:						115,115.23	115,115.23					
Total J & M SANITATION, INC.:						217,973.56	217,973.56					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	2203		MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. 25- SEWER	02/01/2025	189.28	.00	21-6025 JANITORIAL	0	2/25		
1976	JONATHAN STRICKLAND	2203		MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. 25- P.I	02/01/2025	72.80	.00	25-6025 JANITORIAL	0	2/25		
1976	JONATHAN STRICKLAND	2203		MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. 25- ADMIN	02/01/2025	276.64	.00	01-6025 JANITORIAL	0	2/25		
1976	JONATHAN STRICKLAND	2203		MONTHLY JANITORIAL SERVICES, CITY HALL, FEB. 25- WATER	02/01/2025	189.28	.00	20-6025 JANITORIAL	0	2/25		
Total 2203:						728.00	.00					
1976	JONATHAN STRICKLAND	2204		MONTHLY JANITORIAL SERVICES, SENIOR CENTER, FEB. 25	02/01/2025	446.00	.00	01-6025 JANITORIAL	1001	2/25		
Total 2204:						446.00	.00					
1976	JONATHAN STRICKLAND	2205		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, FEB. 25- SEWER	02/01/2025	168.00	.00	21-6025 JANITORIAL	0	2/25		
1976	JONATHAN STRICKLAND	2205		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, FEB. 25- WATER	02/01/2025	168.00	.00	20-6025 JANITORIAL	0	2/25		
1976	JONATHAN STRICKLAND	2205		MONTHLY JANITORIAL SERVICES, TREATMENT PLANT, FEB. 25- P.I	02/01/2025	64.00	.00	25-6025 JANITORIAL	0	2/25		

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Total 2205:						400.00	.00					
1976	JONATHAN STRICKLAND	2206		MONTHLY JANITORIAL SERVICES PARKS SHOP, FEB. 25	02/01/2025	180.00	.00	01-6025 JANITORIAL	1004	2/25		
Total 2206:						180.00	.00					
Total JONATHAN STRICKLAND:						1,754.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0250032		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - AVALON & KAY TRAFFIC SIGNAL	02/15/2025	4,855.00	.00	03-6355 TRANSPORTATION EXPENDITURES	0	2/25		
Total 0250032:						4,855.00	.00					
429	KELLER ASSOCIATES, INC.	0250117		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - LUGARNO TERRA NORTH 2 - WATER	02/15/2025	1,127.28	.00	20-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250117		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - LUGARNO TERRA NORTH 2 - SEWER	02/15/2025	1,127.28	.00	21-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250117		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - LUGARNO TERRA NORTH 2 - P.I.	02/15/2025	429.44	.00	25-6202 PROFESSIONAL SERVICES	0	2/25		
Total 0250117:						2,684.00	.00					
429	KELLER ASSOCIATES, INC.	0250118		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - BELLARO SPRINGS 1-2 - P.I.	02/15/2025	444.80	.00	25-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250118		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - BELLARO SPRINGS 1-2 - WATER	02/15/2025	1,167.60	.00	20-6202 PROFESSIONAL SERVICES	0	2/25		

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429	KELLER ASSOCIATES, INC.	0250118		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - BELLARO SPRINGS 1-2 - SEWER	02/15/2025	1,167.60	.00	21-6202 PROFESSIONAL SERVICES	0	2/25		
Total 0250118:						2,780.00	.00					
429	KELLER ASSOCIATES, INC.	0250119		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - SABINOS ROCKY RIDGE 3 - SEWER	02/15/2025	395.64	.00	21-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250119		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - SABINOS ROCKY RIDGE 3 - P.I.	02/15/2025	150.72	.00	25-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250119		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - SABINOS ROCKY RIDGE 3 - WATER	02/15/2025	395.64	.00	20-6202 PROFESSIONAL SERVICES	0	2/25		
Total 0250119:						942.00	.00					
429	KELLER ASSOCIATES, INC.	0250120		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - FOOD BANK - WATER	02/15/2025	764.40	.00	20-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250120		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - FOOD BANK - P.I.	02/15/2025	291.20	.00	25-6202 PROFESSIONAL SERVICES	0	2/25		
429	KELLER ASSOCIATES, INC.	0250120		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - FOOD BANK - SEWER	02/15/2025	764.40	.00	21-6202 PROFESSIONAL SERVICES	0	2/25		
Total 0250120:						1,820.00	.00					
429	KELLER ASSOCIATES, INC.	0250121		PROFESSIONAL SERVICES FROM 01/01/25-01/25/25 - KUNA - AERMOTOR COVE - WATER	02/15/2025	277.20	.00	20-6202 PROFESSIONAL SERVICES	0	2/25		

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429	KELLER ASSOCIATES, INC.	0250121		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/01/25-01/25/25 - KUNA</u> <u>- AERMOTOR COVE - SEWER</u>	02/15/2025	277.20	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250121		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/01/25-01/25/25 - KUNA</u> <u>- AERMOTOR COVE - P.I.</u>	02/15/2025	105.60	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
Total 0250121:						660.00	.00					
429	KELLER ASSOCIATES, INC.	0250147		<u>PROFESSIONAL SERVICES</u> <u>FROM 01/01/25-01/25/25 - KUNA</u> <u>- MASON CREEK LIFT STATION</u>	02/15/2025	28,805.00	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
Total 0250147:						28,805.00	.00					
429	KELLER ASSOCIATES, INC.	0250330		<u>PROFESSIONAL SERVICES</u> <u>FROM 1/1-25/2025 -</u> <u>PROFESSIONAL PERSONNEL</u> <u>(PR PROJ MGT. BCR SUMMARY</u> <u>KUNA CLEANB. MARKO CREEK,</u> <u>FALCO CATENA) - P.I</u>	02/15/2025	316.19	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250330		<u>PROFESSIONAL SERVICES</u> <u>FROM 1/1-25/2025 -</u> <u>PROFESSIONAL PERSONNEL</u> <u>(PR PROJ MGT. BCR SUMMARY</u> <u>KUNA CLEANB. MARKO CREEK,</u> <u>FALCO CATENA) - SEWER</u>	02/15/2025	830.03	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250330		<u>PROFESSIONAL SERVICES</u> <u>FROM 1/1-25/2025 -</u> <u>PROFESSIONAL PERSONNEL</u> <u>(META FACILITY & EAST KUNA</u> <u>WWTP) - WATER</u>	02/15/2025	430.00	.00	<u>27-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250330		<u>PROFESSIONAL SERVICES</u> <u>FROM 1/1-25/2025 -</u> <u>PROFESSIONAL PERSONNEL</u> <u>(META FACILITY & EAST KUNA</u> <u>WWTP) - SEWER</u>	02/15/2025	430.00	.00	<u>28-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250330		<u>PROFESSIONAL SERVICES</u> <u>FROM 1/1-25/2025 -</u> <u>PROFESSIONAL PERSONNEL</u> <u>(PR PROJ MGT. BCR SUMMARY</u> <u>KUNA CLEANB. MARKO CREEK,</u>								

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				<u>FALCO CATENA) - WATER</u>	02/15/2025	830.03	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	2/25		
Total 0250330:						2,836.25	.00					
429	KELLER ASSOCIATES, INC.	0250331		<u>PROFESSIONAL SERVICES FROM 1/1-25/2025 - KUNA DEVELOPMENT PLAN REVIEW SUPPT - WATER</u>	02/15/2025	1,754.03	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250331		<u>PROFESSIONAL SERVICES FROM 1/1-25/2025 - KUNA DEVELOPMENT PLAN REVIEW SUPPT - SEWER</u>	02/15/2025	1,754.03	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	2/25		
429	KELLER ASSOCIATES, INC.	0250331		<u>PROFESSIONAL SERVICES FROM 1/1-25/2025 - KUNA DEVELOPMENT PLAN REVIEW SUPPT - P.I</u>	02/15/2025	668.19	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	2/25		
Total 0250331:						4,176.25	.00					
Total KELLER ASSOCIATES, INC.:						49,558.50	.00					
KELLI A GILES												
2344	KELLI A GILES	02142025KG		<u>KELLI A GILES, OFFICIAL FOR 2 VOLLEYBALL GAMES ON 02/12/25, FEB '25</u>	02/14/2025	100.00	100.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	2/25	02/14/2025	
Total 02142025KG:						100.00	100.00					
Total KELLI A GILES:						100.00	100.00					
KM ENGINEERING LLP												
2174	KM ENGINEERING LLP	22-219-14		<u>MASON CREEK SEWER PHASE 1, PROJECT 22-219, INVOICE CUTOFF DATE 02/08/25</u>	02/08/2025	2,577.50	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	2/25		
Total 22-219-14:						2,577.50	.00					

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2174	KM ENGINEERING LLP	23-034-10		MASON CREEK GRAVITY SEWER TRUNK PHASE 2, PROJECT 23-034, INVOICE CUTOFF DATE 02/08/25	02/14/2025	7,510.91	.00	21-6020 CAPITAL IMPROVEMENTS	0	2/25		
Total 23-034-10:						7,510.91	.00					
Total KM ENGINEERING LLP:						10,088.41	.00					
KUNA CHAMBER OF COMMERCE												
314	KUNA CHAMBER OF COMMERCE	2680		SUSTAINING MEMBERSHIP - 2025, M. TREASURE, FEB '25	01/22/2025	1,000.00	1,000.00	01-6075 DUES & MEMBERSHIPS	0	2/25	02/14/2025	
Total 2680:						1,000.00	1,000.00					
Total KUNA CHAMBER OF COMMERCE:						1,000.00	1,000.00					
KUNA LUMBER												
499	KUNA LUMBER	A147640	20110	SINGLE BOLT FOR SHOP, S. CAHILL, FEB '25	02/12/2025	2.87	.00	01-6150 M & R - SYSTEM	1004	2/25		
Total A147640:						2.87	.00					
499	KUNA LUMBER	A147651		PLIERS, J. BOSTON, FEB '25	02/13/2025	22.49	.00	21-6175 SMALL TOOLS	0	2/25		
Total A147651:						22.49	.00					
499	KUNA LUMBER	A147663		PROPANE AND PROPANE CYLINDER, T. FLEMING, FEB '25	02/13/2025	19.48	.00	21-6150 M & R - SYSTEM	0	2/25		
Total A147663:						19.48	.00					
499	KUNA LUMBER	A147717	20117	PUMP AND HOSE FOR META, W. HANCOCK, FEB '25	02/18/2025	99.68	.00	28-6175 SMALL TOOLS	0	2/25		
Total A147717:						99.68	.00					

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499	KUNA LUMBER	A147803	20160	<u>LASER TAPE MEASURE, C.PORCHERON, FEB.'25</u>	02/24/2025	32.39	.00	<u>01-6175 SMALL TOOLS</u>	1004	2/25		
Total A147803:						32.39	.00					
499	KUNA LUMBER	B64176	20103	<u>THREADLOCKER, D. ABBOTT, FEB '25</u>	02/11/2025	31.49	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total B64176:						31.49	.00					
499	KUNA LUMBER	B64411	20167	<u>STRAPS FOR THE CORNHOLE RACK, S.CAHILL, FEB.'25</u>	02/25/2025	22.49	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total B64411:						22.49	.00					
499	KUNA LUMBER	B64416	20177	<u>HARDWARE FOR TEN MILE LIFT STATION, T. GIRAUD, FEB '25</u>	02/25/2025	9.69	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total B64416:						9.69	.00					
499	KUNA LUMBER	B64425	20180	<u>PLUGS FOR TEN MILE LIFT STATION, T. FLEMING, FEB '25</u>	02/25/2025	8.80	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total B64425:						8.80	.00					
Total KUNA LUMBER:						249.38	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	0031085873		<u>HYDRAULIC GAS CYLINDER RENTAL, FEB. 25</u>	02/21/2025	127.32	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total 0031085873:						127.32	.00					
Total MATHESON TRI-GAS INC:						127.32	.00					

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MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	02142025SB		STEVEN BARKER, REIMBURSEMENT FOR INTERNATIONAL CODE COUNCIL BUILDING PLANS EXAMINER TEST, FEB '25	02/14/2025	240.00	240.00	01-6265 TRAINING & SCHOOLING EXPENSE	1005	2/25	02/21/2025	
Total 02142025SB:						240.00	240.00					
Total MISCELLANEOUS #3:						240.00	240.00					
NAMPA & MERIDIAN IRRIGATION DISTRICT												
1420	NAMPA & MERIDIAN IRRIGATION DISTRICT	02242025NMI		TAX ROLL 2024 2ND HALF, GRAN PRADO SUB 1-3 AND MEMORY RANCH SUB 1-4	02/24/2025	4,910.61	.00	25-6116 IRRIGATION / WATER COSTS	0	2/25		
Total 02242025NMID-5500X:						4,910.61	.00					
Total NAMPA & MERIDIAN IRRIGATION DISTRICT:						4,910.61	.00					
NEW YORK IRRIGATION DISTRICT												
83	NEW YORK IRRIGATION DISTRICT	02242025NYID		SECOND ASSESSMENT, MUNICIPAL POOLED LAND 2025, SECTION 27 TR - 02N- 01W, SUTTERS MILL, GREYHAWK, HAWKS NEST, TOMORROW, SUNBIRD, AND KELLEHER	02/24/2025	41,678.88	.00	25-6116 IRRIGATION / WATER COSTS	0	2/25		
Total 02242025NYID-27TR:						41,678.88	.00					
Total NEW YORK IRRIGATION DISTRICT:						41,678.88	.00					
NORCO, INC.												
222	NORCO, INC.	0042899337	20134	WELDING WIRE AND GAS, B.VILLANUEVA, FEB.'25	02/20/2025	174.51	.00	01-6150 M & R - SYSTEM	1004	2/25		
Total 0042899337:						174.51	.00					
222	NORCO, INC.	0042908222	20149	WELDING GAS AND WELDING NOZZLES FOR PARKS, B.								

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				<u>VILLANUEVA, FEB '25</u>	02/21/2025	94.91	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 0042908222:						94.91	.00					
Total NORCO, INC.:						269.42	.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-390985	20107	<u>BATTERY CORE DEPOSIT WATER'S DUMP TRUCK, J. DURHAM, FEB '25- WATER</u>	02/12/2025	16.00	.00	<u>20-6097 DEPOSITS ON ACCOUNT</u>	0	2/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-390985	20107	<u>BATTERIES AND BRUSHES FOR WATER'S DUMP TRUCK, J. DURHAM, FEB '25- P.I</u>	02/12/2025	68.40	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-390985	20107	<u>BATTERY CORE DEPOSIT WATER'S DUMP TRUCK, J. DURHAM, FEB '25- P.I</u>	02/12/2025	4.00	.00	<u>25-6097 DEPOSITS ON ACCOUNT</u>	0	2/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-390985	20107	<u>BATTERIES AND BRUSHES FOR WATER'S DUMP TRUCK, J. DURHAM, FEB '25- WATER</u>	02/12/2025	273.61	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	2/25		
Total 5841-390985:						362.01	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						362.01	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	1661424	20131	<u>METAL TO MAKE CORNHOLE BOARD CARTS, C. REGLI, FEB. 25</u>	02/20/2025	298.57	.00	<u>01-6150 M & R - SYSTEM</u>	1004	2/25		
Total 1661424:						298.57	.00					
Total PACIFIC STEEL:						298.57	.00					
RAYMOND GILES												
2343	RAYMOND GILES	02142025RG		<u>RAYMOND GILES, OFFICAL FOR 2 VOLLEYBALL GAMES ON 02/10/25, FEB '25</u>	02/14/2025	100.00	100.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	2/25	02/14/2025	

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Total 02142025RG:						100.00	100.00					
Total RAYMOND GILES:						100.00	100.00					
RONI PLADSEN												
2215	RONI PLADSEN	0000170		DEPOSIT FOR FLOWER TRUCK FOR MIMOSAS FOR MOM EVENT ON 05/11/25. S. JONES. JAN '25	02/11/2025	1,043.75	1,043.75	01-6135 PUBLIC ENTERTAINMENT	1004	2/25	02/14/2025	
Total 0000170:						1,043.75	1,043.75					
Total RONI PLADSEN:						1,043.75	1,043.75					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	1258640		BUILDING INSPECTIONS 01/02- 01/31/25	01/31/2025	9,737.50	9,737.50	01-6052 CONTRACT SERVICES	1005	2/25	02/21/2025	
Total 1258640:						9,737.50	9,737.50					
Total SAFEBUILT LLC:						9,737.50	9,737.50					
SAFELINK INTERNET LLC												
2347	SAFELINK INTERNET LLC	66593		COMMERCIAL BROADBAND INSTALLATION FOR DANSKIN LIFT STATION. FEB '25 - SEWER	02/25/2025	75.00	.00	21-6150 M & R - SYSTEM	0	2/25		
2347	SAFELINK INTERNET LLC	66593		COMMERCIAL BROADBAND INSTALLATION FOR DANSKIN WELL. FEB '25 - WATER	02/25/2025	75.00	.00	20-6150 M & R - SYSTEM	0	2/25		
2347	SAFELINK INTERNET LLC	66593		COMMERCIAL BROADBAND INSTALLATION FOR WELL #12. FEB '25	02/25/2025	150.00	.00	20-6150 M & R - SYSTEM	0	2/25		
Total 66593:						300.00	.00					
Total SAFELINK INTERNET LLC:						300.00	.00					

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SAGE SUPPLY INC												
1854	SAGE SUPPLY INC	25-47048	20127	MAGNESIUM CHLORIDE, J. PEREZ, FEB '25	02/20/2025	3,059.00	.00	01-6150 M & R - SYSTEM	1004	2/25		
Total 25-47048:						3,059.00	.00					
Total SAGE SUPPLY INC:						3,059.00	.00					
SIMPLOT TURF & HORTICULTURE												
491	SIMPLOT TURF & HORTICULTURE	216076893		FLUMIGARD HERBICIDE AND GLYSTAR PLUS FOR PARKS, B. REED, FEB. 25	02/20/2025	5,960.00	.00	01-6150 M & R - SYSTEM	1004	2/25		
Total 216076893:						5,960.00	.00					
Total SIMPLOT TURF & HORTICULTURE:						5,960.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-2	20081	ENVELOPES FOR CITY HALL, J. MILLER, FEB '25- SEWER	02/12/2025	6.50	.00	21-6165 OFFICE SUPPLIES	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-2	20081	ENVELOPES FOR CITY HALL, J. MILLER, FEB '25- P.I	02/12/2025	2.51	.00	25-6165 OFFICE SUPPLIES	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-2	20081	ENVELOPES FOR CITY HALL, J. MILLER, FEB '25- ADMIN	02/12/2025	9.52	.00	01-6165 OFFICE SUPPLIES	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-2	20081	ENVELOPES FOR CITY HALL, J. MILLER, FEB '25- WATER	02/12/2025	6.50	.00	20-6165 OFFICE SUPPLIES	0	2/25		
Total WO-191337-2:						25.03	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-3	20081	D BATTERIES FOR CITY HALL, J. MILLER, FEB '25- SEWER	02/13/2025	6.10	.00	21-6165 OFFICE SUPPLIES	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-3	20081	D BATTERIES FOR CITY HALL, J. MILLER, FEB '25- ADMIN	02/13/2025	8.92	.00	01-6165 OFFICE SUPPLIES	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-3	20081	D BATTERIES FOR CITY HALL, J. MILLER, FEB '25- P.I	02/13/2025	2.34	.00	25-6165 OFFICE SUPPLIES	0	2/25		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-3	20081	<u>D BATTERIES FOR CITY HALL, J. MILLER, FEB '25- WATER</u>	02/13/2025	6.10	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/25		
Total WO-191337-3:						23.46	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-4	20081	<u>MINTS FOR CITY HALL, J. MILLER, FEB '25- P.I</u>	02/11/2025	2.09	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-4	20081	<u>MINTS FOR CITY HALL, J. MILLER, FEB '25- WATER</u>	02/11/2025	5.45	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-4	20081	<u>MINTS FOR CITY HALL, J. MILLER, FEB '25- ADMIN</u>	02/11/2025	7.97	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-191337-4	20081	<u>MINTS FOR CITY HALL, J. MILLER, FEB '25- SEWER</u>	02/11/2025	5.45	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/25		
Total WO-191337-4:						20.96	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-192251-1	20147	<u>PAPER TOWELS AND TOILET PAPER FOR SENIOR CENTER, J. MILLER, FEB '25</u>	02/24/2025	279.34	.00	<u>01-6025 JANITORIAL</u>	1001	2/25		
Total WO-192251-1:						279.34	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-192252-1	20147	<u>COPY PAPER FOR CITY HALL, J. MILLER, FEB '25- WATER</u>	02/24/2025	13.78	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-192252-1	20147	<u>COPY PAPER FOR CITY HALL, J. MILLER, FEB '25- ADMIN</u>	02/24/2025	20.14	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-192252-1	20147	<u>COPY PAPER FOR CITY HALL, J. MILLER, FEB '25- SEWER</u>	02/24/2025	13.78	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	2/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-192252-1	20147	<u>COPY PAPER FOR CITY HALL, J. MILLER, FEB '25- P.I</u>	02/24/2025	5.29	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	2/25		
Total WO-192252-1:						52.99	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						401.78	.00					

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ST. LUKE'S HEALTH SYSTEM												
1441	ST. LUKE'S HEALTH SYSTEM	2643878		EMPLOYEE VACCINATION & IMMUNIZATIONS. ACCT #495284157, S. FEIST, FEB. 25- WATER	02/09/2025	70.34	.00	20-5950 TEAM BUILDING. ONBOARDING	0	2/25		
1441	ST. LUKE'S HEALTH SYSTEM	2643878		EMPLOYEE VACCINATION & IMMUNIZATIONS. ACCT #495284157, S. FEIST, FEB. 25- SEWER	02/09/2025	70.34	.00	21-5950 TEAM BUILDING. ONBOARDING	0	2/25		
1441	ST. LUKE'S HEALTH SYSTEM	2643878		EMPLOYEE VACCINATION & IMMUNIZATIONS. ACCT #495284157, S. FEIST, FEB. 25- P.I	02/09/2025	26.79	.00	25-5950 TEAM BUILDING. ONBOARDING	0	2/25		
Total 2643878:						167.47	.00					
Total ST. LUKE'S HEALTH SYSTEM:						167.47	.00					
TACOMA SCREW PRODUCTS, INC												
1768	TACOMA SCREW PRODUCTS, INC	200159890-00	19904	STAINLESS STEEL PARTS FOR TESTING & SAMPLING OF META WELLS, M. NADEAU	02/07/2025	275.94	.00	28-6150 M & R - SYSTEM	0	2/25		
Total 200159890-00:						275.94	.00					
1768	TACOMA SCREW PRODUCTS, INC	200159890-01	19904	STAINLESS STEEL PARTS FOR TESTING & SAMPLING OF META WELLS, M. NADEAU	02/11/2025	245.26	.00	28-6150 M & R - SYSTEM	0	2/25		
Total 200159890-01:						245.26	.00					
Total TACOMA SCREW PRODUCTS, INC:						521.20	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5145087		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/27-02/23/25- ARBOR RIDGE PARK.	02/23/2025	111.00	.00	01-6212 RENT - EQUIPMENT	1004	2/25		

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Total INV-5145087:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5145208		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 01/27-02/23/25- CITY FARM	02/23/2025	61.00	.00	21-6212 RENT - EQUIPMENT	0	2/25		
Total INV-5145208:						61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5145349		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/27-02/23/25- SEGO PRAIRIE PARK	02/23/2025	111.00	.00	01-6212 RENT - EQUIPMENT	1004	2/25		
Total INV-5145349:						111.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5145413		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/27-02/23/25-THE FARM PARK	02/23/2025	111.00	.00	01-6212 RENT - EQUIPMENT	1004	2/25		
Total INV-5145413:						111.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						394.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	52768740	20057	ONE TOTE OF HYPO, M. NADEAU FEB. 25	02/07/2025	1,485.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	2/25		
1410	UNIVAR SOLUTIONS USA, INC.	52768740		ONE EACH CONTAINER DEPOSIT, FEB. 25	02/07/2025	700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	2/25		
Total 52768740:						2,185.00	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97834051		CREDIT/RETURN 2 CONTAINER DEPOSIT, FEB. 25	02/10/2025	-1,400.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	2/25		
Total 97834051:						-1,400.00	.00					

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Total UNIVAR SOLUTIONS USA, INC.:						785.00	.00					
UTILITY REFUND #18												
2325	UTILITY REFUND #18	123004.00		<u>CBH, 1461 N GREEN EMERALD WAY UTILITY REFUND - SEWER</u>	02/19/2025	17.95	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	123004.00		<u>CBH, 1461 N GREEN EMERALD WAY UTILITY REFUND - WATER</u>	02/19/2025	90.19	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 123004.00:						108.14	.00					
2325	UTILITY REFUND #18	123008.00		<u>CBH, 1521 N GREEN EMERALD WAY UTILITY REFUND - SEWER</u>	02/11/2025	89.22	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	123008.00		<u>CBH, 1521 N GREEN EMERALD WAY UTILITY REFUND - WATER</u>	02/11/2025	131.54	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 123008.00:						220.76	.00					
2325	UTILITY REFUND #18	123014.00		<u>CBH, 2462 W OPALITE DR UTILITY REFUND - WATER</u>	02/18/2025	140.59	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	123014.00		<u>CBH, 2462 W OPALITE DR UTILITY REFUND - SEWER</u>	02/18/2025	97.01	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 123014.00:						237.60	.00					
2325	UTILITY REFUND #18	123017.00		<u>CBH, 2430 W OPALITE DR UTILITY REFUND - SEWER</u>	02/11/2025	15.30	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	123017.00		<u>CBH, 2430 W OPALITE DR UTILITY REFUND - WATER</u>	02/11/2025	88.47	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 123017.00:						103.77	.00					
2325	UTILITY REFUND #18	171202.00		<u>CBH, 2129 W CASCARA ST UTILITY REFUND - WATER</u>	02/04/2025	110.18	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	171202.00		<u>CBH, 2129 W CASCARA ST UTILITY REFUND - SEWER</u>	02/04/2025	50.40	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		

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Total 171202.00:						160.58	.00					
2325	UTILITY REFUND #18	171212.00		<u>CBH, 184 N COLTSFOOT AVE</u> <u>UTILITY REFUND - WATER</u>	02/04/2025	114.97	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	171212.00		<u>CBH, 184 N COLTSFOOT AVE</u> <u>UTILITY REFUND - SEWER</u>	02/04/2025	59.54	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 171212.00:						174.51	.00					
2325	UTILITY REFUND #18	182310.05		<u>SHANE ALLEN NOAKER, 1496</u> <u>W KESLER DR UTILITY</u> <u>REFUND - WATER</u>	02/19/2025	40.24	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	182310.05		<u>SHANE ALLEN NOAKER, 1496</u> <u>W KESLER DR UTILITY</u> <u>REFUND - SEWER</u>	02/19/2025	63.98	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	182310.05		<u>SHANE ALLEN NOAKER, 1496</u> <u>W KESLER DR UTILITY</u> <u>REFUND - TRASH</u>	02/19/2025	40.98	.00	<u>26-4975 SOLID</u> <u>WASTE USER</u> <u>FEES</u>	0	2/25		
Total 182310.05:						145.20	.00					
2325	UTILITY REFUND #18	200740.03		<u>JOSHUA S HOPPING, 300 E</u> <u>SNOWY OWL ST UTILITY</u> <u>REFUND - SEWER</u>	02/18/2025	53.44	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	200740.03		<u>JOSHUA S HOPPING, 300 E</u> <u>SNOWY OWL ST UTILITY</u> <u>REFUND - TRASH</u>	02/18/2025	41.27	.00	<u>26-4975 SOLID</u> <u>WASTE USER</u> <u>FEES</u>	0	2/25		
2325	UTILITY REFUND #18	200740.03		<u>JOSHUA S HOPPING, 300 E</u> <u>SNOWY OWL ST UTILITY</u> <u>REFUND - WATER</u>	02/18/2025	27.50	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
Total 200740.03:						122.21	.00					
2325	UTILITY REFUND #18	201455.01		<u>KENNETH CHARLES</u> <u>HOLLOWAY FAMILY TRUST, 655</u> <u>E RIDGESTONE DR UTILITY</u> <u>REFUND - TRASH</u>	02/19/2025	35.80	.00	<u>26-4975 SOLID</u> <u>WASTE USER</u> <u>FEES</u>	0	2/25		

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2325	UTILITY REFUND #18	201455.01		KENNETH CHARLES HOLLOWAY FAMILY TRUST, 655 E RIDGESTONE DR UTILITY REFUND - WATER	02/19/2025	30.60	.00	20-4500 METERED WATER SALES	0	2/25		
2325	UTILITY REFUND #18	201455.01		KENNETH CHARLES HOLLOWAY FAMILY TRUST, 655 E RIDGESTONE DR UTILITY REFUND - SEWER	02/19/2025	58.63	.00	21-4600 SEWER USER FEES	0	2/25		
Total 201455.01:						125.03	.00					
2325	UTILITY REFUND #18	20610.02		CATHY CAMPBELL LIVING TRUST, 208 S BLUE DIAMOND LN UTILITY REFUND - TRASH	02/19/2025	10.59	.00	26-4975 SOLID WASTE USER FEES	0	2/25		
2325	UTILITY REFUND #18	20610.02		CATHY CAMPBELL LIVING TRUST, 208 S BLUE DIAMOND LN UTILITY REFUND - WATER	02/19/2025	70.73	.00	20-4500 METERED WATER SALES	0	2/25		
Total 20610.02:						81.32	.00					
2325	UTILITY REFUND #18	242017.00		STERLING HOMES, 1937 E THEA DR UTILITY REFUND - WATER	02/14/2025	165.01	.00	20-4500 METERED WATER SALES	0	2/25		
2325	UTILITY REFUND #18	242017.00		STERLING HOMES, 1937 E THEA DR UTILITY REFUND - SEWER	02/14/2025	11.33	.00	21-4600 SEWER USER FEES	0	2/25		
Total 242017.00:						176.34	.00					
2325	UTILITY REFUND #18	242089.00		STERLING HOMES, 2187 E THEA DR UTILITY REFUND - WATER	02/04/2025	162.63	.00	20-4500 METERED WATER SALES	0	2/25		
2325	UTILITY REFUND #18	242089.00		STERLING HOMES, 2187 E THEA DR UTILITY REFUND - SEWER	02/04/2025	11.73	.00	21-4600 SEWER USER FEES	0	2/25		
Total 242089.00:						174.36	.00					

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2325	UTILITY REFUND #18	242523.00		<u>VENTA HOMES INC. 136 S ZIKLAG AVE UTILITY REFUND - WATER</u>	02/19/2025	36.30	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	242523.00		<u>VENTA HOMES INC. 136 S ZIKLAG AVE UTILITY REFUND - SEWER</u>	02/19/2025	60.02	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 242523.00:						96.32	.00					
2325	UTILITY REFUND #18	268233.00		<u>CBH, 2512 N ARROYO VISTA WAY UTILITY REFUND - WATER</u>	02/04/2025	112.15	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	268233.00		<u>CBH, 2512 N ARROYO VISTA WAY UTILITY REFUND - SEWER</u>	02/04/2025	56.38	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 268233.00:						168.53	.00					
2325	UTILITY REFUND #18	268238.00		<u>CBH, 2422 N ARROYO VISTA WAY UTILITY REFUND - SEWER</u>	02/19/2025	9.85	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	268238.00		<u>CBH, 2422 N ARROYO VISTA WAY UTILITY REFUND - WATER</u>	02/19/2025	86.47	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 268238.00:						96.32	.00					
2325	UTILITY REFUND #18	277780.00		<u>CBH, 2123 N KENNETH AVE UTILITY REFUND - SEWER</u>	02/11/2025	13.22	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	277780.00		<u>CBH, 2123 N KENNETH AVE UTILITY REFUND - WATER</u>	02/11/2025	86.73	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 277780.00:						99.95	.00					
2325	UTILITY REFUND #18	281068.01		<u>SPENCER MORLEY, 1401 W GAINSBORO ST UTILITY REFUND - WATER</u>	02/19/2025	43.27	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	281068.01		<u>SPENCER MORLEY, 1401 W GAINSBORO ST UTILITY REFUND - SEWER</u>	02/19/2025	82.69	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		

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2325	UTILITY REFUND #18	281068.01		<u>SPENCER MORLEY, 1401 W GAINSBORO ST UTILITY REFUND - TRASH</u>	02/19/2025	62.39	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/25		
Total 281068.01:						188.35	.00					
2325	UTILITY REFUND #18	281520.01A		<u>MERIDIAN INDEMNITY INC. 1495 W FLUORITE ST UTILITY REFUND - WATER</u>	02/20/2025	77.17	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 281520.01A:						77.17	.00					
2325	UTILITY REFUND #18	292210.00		<u>CBH, 8575 S FORAKER WAY UTILITY REFUND - WATER</u>	02/10/2025	116.37	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	292210.00		<u>CBH, 8575 S FORAKER WAY UTILITY REFUND - SEWER</u>	02/10/2025	63.47	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 292210.00:						179.84	.00					
2325	UTILITY REFUND #18	292222.00		<u>CBH, 8599 S IDITAROD AVE UTILITY REFUND - SEWER</u>	02/06/2025	12.78	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	292222.00		<u>CBH, 8599 S IDITAROD AVE UTILITY REFUND - WATER</u>	02/06/2025	85.95	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
Total 292222.00:						98.73	.00					
2325	UTILITY REFUND #18	302614.02		<u>FRANK R & JEANETTE HOMAN LIVING TRUST, 1016 E ESQUEL ST UTILITY REFUND - SEWER</u>	02/14/2025	42.17	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	302614.02		<u>FRANK R & JEANETTE HOMAN LIVING TRUST, 1016 E ESQUEL ST UTILITY REFUND - TRASH</u>	02/14/2025	27.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	302614.02		<u>FRANK R & JEANETTE HOMAN LIVING TRUST, 1016 E ESQUEL ST UTILITY REFUND - WATER</u>	02/14/2025	41.75	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		

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Total 302614.02:						111.86	.00					
2325	UTILITY REFUND #18	303275.01		<u>DAVID SCOTT MCCASHLAND, 1108 E BRUSH CREEK ST UTILITY REFUND - TRASH</u>	02/18/2025	45.83	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	303275.01		<u>DAVID SCOTT MCCASHLAND, 1108 E BRUSH CREEK ST UTILITY REFUND - WATER</u>	02/18/2025	37.92	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	303275.01		<u>DAVID SCOTT MCCASHLAND, 1108 E BRUSH CREEK ST UTILITY REFUND - SEWER</u>	02/18/2025	70.78	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 303275.01:						154.53	.00					
2325	UTILITY REFUND #18	304578.00		<u>CBH, 2764 E NIGHT RIDER DR UTILITY REFUND - WATER</u>	02/06/2025	115.14	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	304578.00		<u>CBH, 2764 E NIGHT RIDER DR UTILITY REFUND - SEWER</u>	02/06/2025	61.27	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 304578.00:						176.41	.00					
2325	UTILITY REFUND #18	304585.00		<u>CBH, 2870 E NIGHT RIDER DR UTILITY REFUND - WATER</u>	02/19/2025	117.75	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	304585.00		<u>CBH, 2870 E NIGHT RIDER DR UTILITY REFUND - SEWER</u>	02/19/2025	60.12	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 304585.00:						177.87	.00					
2325	UTILITY REFUND #18	304594.00		<u>CBH, 2763 E NIGHT RIDER DR UTILITY REFUND - WATER</u>	02/04/2025	113.47	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	304594.00		<u>CBH, 2763 E NIGHT RIDER DR UTILITY REFUND - SEWER</u>	02/04/2025	58.93	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 304594.00:						172.40	.00					

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2325	UTILITY REFUND #18	304630.00		<u>CBH, 2470 E WHISPER WIND</u> <u>DR UTILITY REFUND - SEWER</u>	02/19/2025	58.03	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	304630.00		<u>CBH, 2470 E WHISPER WIND</u> <u>DR UTILITY REFUND - WATER</u>	02/19/2025	115.46	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
Total 304630.00:						173.49	.00					
2325	UTILITY REFUND #18	304632.00		<u>CBH, 2430 E WHISPER WIND</u> <u>DR UTILITY REFUND - WATER</u>	02/04/2025	114.99	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	304632.00		<u>CBH, 2430 E WHISPER WIND</u> <u>DR UTILITY REFUND - SEWER</u>	02/04/2025	61.42	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 304632.00:						176.41	.00					
2325	UTILITY REFUND #18	310530.00		<u>TOLL BROS INC, 8939 S</u> <u>WATERCLOVER CT UTILITY</u> <u>REFUND - SEWER</u>	02/04/2025	54.86	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	310530.00		<u>TOLL BROS INC, 8939 S</u> <u>WATERCLOVER CT UTILITY</u> <u>REFUND - WATER</u>	02/04/2025	87.75	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
Total 310530.00:						142.61	.00					
2325	UTILITY REFUND #18	310548.00		<u>TOLL BROS INC, 8648 S WHITE</u> <u>CLAY WAY UTILITY REFUND -</u> <u>WATER</u>	02/11/2025	87.97	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	310548.00		<u>TOLL BROS INC, 8648 S WHITE</u> <u>CLAY WAY UTILITY REFUND -</u> <u>SEWER</u>	02/11/2025	55.30	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 310548.00:						143.27	.00					
2325	UTILITY REFUND #18	310551.00		<u>TOLL BROS INC, 1382 W</u> <u>SWITCHGRASS ST UTILITY</u> <u>REFUND - SEWER</u>	02/10/2025	55.61	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	310551.00		<u>TOLL BROS INC, 1382 W</u> <u>SWITCHGRASS ST UTILITY</u>								

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				<u>REFUND - WATER</u>	02/10/2025	88.10	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
						143.71	.00					
	Total 310551.00:											
2325	UTILITY REFUND #18	311010.00		<u>TOLL BROS INC. 8301 S UPDALE AVE UTILITY REFUND - WATER</u>	02/04/2025	87.11	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	311010.00		<u>TOLL BROS INC. 8301 S UPDALE AVE UTILITY REFUND - SEWER</u>	02/04/2025	53.53	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
						140.64	.00					
	Total 311010.00:											
2325	UTILITY REFUND #18	311026.00		<u>TOLL BROS INC. 8319 S COBALT SKY AVE UTILITY REFUND - WATER</u>	02/04/2025	87.11	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	311026.00		<u>TOLL BROS INC. 8319 S COBALT SKY AVE UTILITY REFUND - SEWER</u>	02/04/2025	53.53	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
						140.64	.00					
	Total 311026.00:											
2325	UTILITY REFUND #18	311048.00		<u>TOLL BROS INC. 1364 W GIANTSANE DR UTILITY REFUND - SEWER</u>	02/07/2025	57.23	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	311048.00		<u>TOLL BROS INC. 1364 W GIANTSANE DR UTILITY REFUND - WATER</u>	02/07/2025	88.88	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
						146.11	.00					
	Total 311048.00:											
2325	UTILITY REFUND #18	311085.00		<u>TOLL BROS INC. 1383 W REGENCY RIDGE DR UTILITY REFUND - SEWER</u>	02/18/2025	2.51	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	311085.00		<u>TOLL BROS INC. 1383 W REGENCY RIDGE DR UTILITY REFUND - WATER</u>	02/18/2025	62.50	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		

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Total 311085.00:						65.01	.00					
2325	UTILITY REFUND #18	311099.00		<u>TOLL BROS INC. 1372 W REGENCY RIDGE DR UTILITY REFUND - WATER</u>	02/11/2025	121.47	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	311099.00		<u>TOLL BROS INC. 1372 W REGENCY RIDGE DR UTILITY REFUND - SEWER</u>	02/11/2025	24.21	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 311099.00:						145.68	.00					
2325	UTILITY REFUND #18	318307.02		<u>JOHNS BAY LLC. 171 S JOHNS BAY AVE UTILITY REFUND - WATER</u>	02/21/2025	34.68	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	318307.02		<u>JOHNS BAY LLC. 171 S JOHNS BAY AVE UTILITY REFUND - SEWER</u>	02/21/2025	65.48	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
2325	UTILITY REFUND #18	318307.02		<u>JOHNS BAY LLC. 171 S JOHNS BAY AVE UTILITY REFUND - TRASH</u>	02/21/2025	44.19	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	2/25		
Total 318307.02:						144.35	.00					
2325	UTILITY REFUND #18	320403.00		<u>HAYDEN HOMES. 1152 N ROCKDALE WAY UTILITY REFUND - WATER</u>	02/11/2025	44.43	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	320403.00		<u>HAYDEN HOMES. 1152 N ROCKDALE WAY UTILITY REFUND - SEWER</u>	02/11/2025	53.43	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 320403.00:						97.86	.00					
2325	UTILITY REFUND #18	340182.00		<u>CBH. 1399 W BASS RIVER DR UTILITY REFUND - WATER</u>	02/07/2025	115.98	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	340182.00		<u>CBH. 1399 W BASS RIVER DR UTILITY REFUND - SEWER</u>	02/07/2025	61.67	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		

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Total 340182.00:						177.65	.00					
2325	UTILITY REFUND #18	340183.00		<u>CBH, 1375 W BASS RIVER DR</u> <u>UTILITY REFUND - WATER</u>	02/04/2025	118.12	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	340183.00		<u>CBH, 1375 W BASS RIVER DR</u> <u>UTILITY REFUND - SEWER</u>	02/04/2025	66.10	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 340183.00:						184.22	.00					
2325	UTILITY REFUND #18	341108.00		<u>CBH, 5580 S MEMORY AVE</u> <u>UTILITY REFUND - WATER</u>	02/07/2025	112.33	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	341108.00		<u>CBH, 5580 S MEMORY AVE</u> <u>UTILITY REFUND - SEWER</u>	02/07/2025	63.57	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 341108.00:						175.90	.00					
2325	UTILITY REFUND #18	341114.00		<u>CBH, 5706 S MEMORY AVE</u> <u>UTILITY REFUND - WATER</u>	02/11/2025	116.80	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	341114.00		<u>CBH, 5706 S MEMORY AVE</u> <u>UTILITY REFUND - SEWER</u>	02/11/2025	58.23	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 341114.00:						175.03	.00					
2325	UTILITY REFUND #18	341119.00		<u>CBH, 3520 W ZAREA DR</u> <u>UTILITY REFUND - WATER</u>	02/19/2025	117.17	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	341119.00		<u>CBH, 3520 W ZAREA DR</u> <u>UTILITY REFUND - SEWER</u>	02/19/2025	60.40	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		
Total 341119.00:						177.57	.00					
2325	UTILITY REFUND #18	341170.00		<u>CBH, 5511 S MEMORY PL</u> <u>UTILITY REFUND - WATER</u>	02/14/2025	92.61	.00	<u>20-4500 METERED</u> <u>WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	341170.00		<u>CBH, 5511 S MEMORY PL</u> <u>UTILITY REFUND - SEWER</u>	02/14/2025	23.42	.00	<u>21-4600 SEWER</u> <u>USER FEES</u>	0	2/25		

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Total 341170.00:						116.03	.00					
2325	UTILITY REFUND #18	342019.00		<u>HALLMARK HOMES, 6056 S BINKY PL UTILITY REFUND - WATER</u>	02/11/2025	114.99	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	342019.00		<u>HALLMARK HOMES, 6056 S BINKY PL UTILITY REFUND - SEWER</u>	02/11/2025	60.26	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 342019.00:						175.25	.00					
2325	UTILITY REFUND #18	360161.00		<u>SHEA HOMES, 11994 W ARTILLERY LN UTILITY REFUND - WATER</u>	02/19/2025	27.72	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	360161.00		<u>SHEA HOMES, 11994 W ARTILLERY LN UTILITY REFUND - SEWER</u>	02/19/2025	57.47	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 360161.00:						85.19	.00					
2325	UTILITY REFUND #18	360336.00		<u>SHALC GC INC, 11891 S MAYGRASS LN UTILITY REFUND - WATER</u>	02/18/2025	35.29	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	360336.00		<u>SHALC GC INC, 11891 S MAYGRASS LN UTILITY REFUND - SEWER</u>	02/18/2025	73.17	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		
Total 360336.00:						108.46	.00					
2325	UTILITY REFUND #18	361908.00		<u>TH CONSTRUCTION LLC, 11419 W LAHINCH LN UTILITY REFUND - WATER</u>	02/04/2025	85.83	.00	<u>20-4500 METERED WATER SALES</u>	0	2/25		
2325	UTILITY REFUND #18	361908.00		<u>TH CONSTRUCTION LLC, 11419 W LAHINCH LN UTILITY REFUND - SEWER</u>	02/04/2025	50.87	.00	<u>21-4600 SEWER USER FEES</u>	0	2/25		

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Total 361908.00:						136.70	.00					
2325	UTILITY REFUND #18	361911.00		TH CONSTRUCTION LLC, 11467 W LAHINCH LN UTILITY REFUND - WATER	02/18/2025	67.74	.00	20-4500 METERED WATER SALES	0	2/25		
2325	UTILITY REFUND #18	361911.00		TH CONSTRUCTION LLC, 11467 W LAHINCH LN UTILITY REFUND - SEWER	02/18/2025	13.37	.00	21-4600 SEWER USER FEES	0	2/25		
Total 361911.00:						81.11	.00					
2325	UTILITY REFUND #18	90400.01		THOMAS SAMMONS, 865 N MINER AVE UTILITY REFUND - TRASH	02/18/2025	19.04	.00	26-4975 SOLID WASTE USER FEES	0	2/25		
2325	UTILITY REFUND #18	90400.01		THOMAS SAMMONS, 865 N MINER AVE UTILITY REFUND - SEWER	02/18/2025	22.19	.00	21-4600 SEWER USER FEES	0	2/25		
2325	UTILITY REFUND #18	90400.01		THOMAS SAMMONS, 865 N MINER AVE UTILITY REFUND - WATER	02/18/2025	43.60	.00	20-4500 METERED WATER SALES	0	2/25		
Total 90400.01:						84.83	.00					
Total UTILITY REFUND #18:						6,965.82	.00					
VALLEY REGIONAL TRANSIT												
1669	VALLEY REGIONAL TRANSIT	1182		ANNUAL VALLEY REGIONAL TRANSIT LOCAL AGREEMENT, FEB. 25	02/12/2025	18,672.00	.00	01-6075 DUES & MEMBERSHIPS	0	2/25		
Total 1182:						18,672.00	.00					
Total VALLEY REGIONAL TRANSIT:						18,672.00	.00					
VALLEY WIDE COOPERATIVE												
1939	VALLEY WIDE COOPERATIVE	350	20106	TUNE UP ITEMS FOR SMALL ENGINES REPAIRS FOR CITY VEHICLES, J. DURHAM, FEB. 25 - WATER	02/20/2025	127.60	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1939	VALLEY WIDE COOPERATIVE	350	20106	TUNE UP ITEMS FOR SMALL ENGINES REPAIRS FOR CITY VEHICLES, J. DURHAM, FEB. 25 - SEWER	02/20/2025	127.60	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
1939	VALLEY WIDE COOPERATIVE	350	20106	TUNE UP ITEMS FOR SMALL ENGINES REPAIRS FOR CITY VEHICLES, J. DURHAM, FEB. 25 - P.I	02/20/2025	63.80	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
1939	VALLEY WIDE COOPERATIVE	350	20106	TUNE UP ITEMS FOR SMALL ENGINES REPAIRS FOR CITY VEHICLES, J. DURHAM, FEB. 25 - ADMIN	02/20/2025	319.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
Total 350:						638.00	.00					
1939	VALLEY WIDE COOPERATIVE	355	20170	FUEL FILTERS FOR FLEET, J.DURHAM, FEB.'25- P.I	02/25/2025	1.78	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
1939	VALLEY WIDE COOPERATIVE	355	20170	FUEL FILTERS FOR FLEET, J.DURHAM, FEB.'25- ADMIN	02/25/2025	8.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
1939	VALLEY WIDE COOPERATIVE	355	20170	FUEL FILTERS FOR FLEET, J.DURHAM, FEB.'25- WATER	02/25/2025	3.60	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
1939	VALLEY WIDE COOPERATIVE	355	20170	FUEL FILTERS FOR FLEET, J.DURHAM, FEB.'25- SEWER	02/25/2025	3.60	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	2/25		
Total 355:						17.97	.00					
Total VALLEY WIDE COOPERATIVE:						655.97	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	98965		LOCKBOX TRANSACTIONS, JAN. '25 - P.I.	01/31/2025	13.06	13.06	25-6505 BANK FEES	0	2/25	02/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	98965		LOCKBOX TRANSACTIONS, JAN. '25 - ADMIN	01/31/2025	49.64	49.64	01-6505 BANK FEES	0	2/25	02/14/2025	

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
857	VALLI INFORMATION SYSTEMS, INC	98965		<u>LOCKBOX TRANSACTIONS, JAN. '25 - WATER</u>	01/31/2025	33.97	33.97	<u>20-6505 BANK FEES</u>	0	2/25	02/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	98965		<u>LOCKBOX TRANSACTIONS, JAN. '25 - SEWER</u>	01/31/2025	33.97	33.97	<u>21-6505 BANK FEES</u>	0	2/25	02/14/2025	
Total 98965:						130.64	130.64					
857	VALLI INFORMATION SYSTEMS, INC	98966		<u>STATEMENT PRINTING AND POSTAGE, JAN. '25 - P.I.</u>	01/31/2025	676.39	676.39	<u>25-6190 POSTAGE & BILLING</u>	0	2/25	02/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	98966		<u>STATEMENT PRINTING AND POSTAGE, JAN. '25 - ADMIN</u>	01/31/2025	2,570.27	2,570.27	<u>01-6190 POSTAGE & BILLING</u>	0	2/25	02/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	98966		<u>STATEMENT PRINTING AND POSTAGE, JAN. '25 - WATER</u>	01/31/2025	1,758.61	1,758.61	<u>20-6190 POSTAGE & BILLING</u>	0	2/25	02/14/2025	
857	VALLI INFORMATION SYSTEMS, INC	98966		<u>STATEMENT PRINTING AND POSTAGE, JAN. '25 - SEWER</u>	01/31/2025	1,758.61	1,758.61	<u>21-6190 POSTAGE & BILLING</u>	0	2/25	02/14/2025	
Total 98966:						6,763.88	6,763.88					
Total VALLI INFORMATION SYSTEMS, INC:						6,894.52	6,894.52					
VERMEER MOUNTAIN WEST INC												
1308	VERMEER MOUNTAIN WEST INC	07331914		<u>REPAIR WORK ON WOOD CHIPPER, FEB '25</u>	02/12/2025	46,769.67	46,769.67	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	2/25	02/14/2025	
Total 07331914:						46,769.67	46,769.67					
Total VERMEER MOUNTAIN WEST INC:						46,769.67	46,769.67					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN003087239		<u>GENERATOR REPAIR AND OIL SAMPLE AT TREATMENT PLANT GEN 1, FEB. 25- P.I</u>	02/12/2025	484.49	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	2/25		
98	WESTERN STATES EQUIPMENT CO.	IN003087239		<u>GENERATOR REPAIR AND OIL SAMPLE AT TREATMENT PLANT, GEN 1, FEB. 25- WATER</u>	02/12/2025	1,271.80	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/25		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
98	WESTERN STATES EQUIPMENT CO.	IN003087239		<u>GENERATOR REPAIR AND OIL SAMPLE AT TREATMENT PLANT GEN 1, FEB. 25- SEWER</u>	02/12/2025	1,271.80	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003087239:						3,028.09	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003087240		<u>GENERATOR REPAIR AND OIL SAMPLE AT META KUNA EAST WELL (KEO #2), FEB. 25</u>	02/12/2025	556.90	.00	<u>27-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003087240:						556.90	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003087310		<u>BATTERY, GENERATOR, HVAC INSPECTIONS AND OIL SAMPLE AT NEW YORK BOOSTER, FEB. 25</u>	02/12/2025	1,904.94	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003087310:						1,904.94	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003087317		<u>GENERATOR REPAIR AND OIL SAMPLE AT TREATMENT PLANT GEN 2, FEB. 25- WATER</u>	02/12/2025	1,272.14	.00	<u>20-6150 M & R - SYSTEM</u>	0	2/25		
98	WESTERN STATES EQUIPMENT CO.	IN003087317		<u>GENERATOR REPAIR AND OIL SAMPLE AT TREATMENT PLANT GEN 2, FEB. 25- SEWER</u>	02/12/2025	1,272.14	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
98	WESTERN STATES EQUIPMENT CO.	IN003087317		<u>GENERATOR REPAIR AND OIL SAMPLE AT TREATMENT PLANT GEN 2, FEB. 25- P.I</u>	02/12/2025	484.61	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	2/25		
Total IN003087317:						3,028.89	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003087323		<u>GENERATOR REPAIR AND OIL SAMPLE AT MEMORY RANCH WEST LIFT STATION, FEB. 25- SEWER</u>	02/12/2025	1,333.26	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003087323:						1,333.26	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
98	WESTERN STATES EQUIPMENT CO.	IN003088675		<u>GENERATOR REPAIR AND OIL SAMPLE AT PALOMA RIDGE LIFT STATION, FEB. 25- SEWER</u>	02/13/2025	870.14	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003088675:						870.14	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003088749		<u>GENERATOR REPAIR AND OIL SAMPLE AT META KUNA EAST WELL (KEO #1), FEB. 25</u>	02/13/2025	556.90	.00	<u>27-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003088749:						556.90	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003090070		<u>GENERATOR AND HVAC REPAIR AT DISCOVERY LIFT STATION, FEB. 25</u>	02/14/2025	1,758.33	.00	<u>21-6150 M & R - SYSTEM</u>	0	2/25		
Total IN003090070:						1,758.33	.00					
Total WESTERN STATES EQUIPMENT CO.:						13,037.45	.00					
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	166809		<u>LEGAL SERVICES - GENERAL, JAN '25 - SEWER</u>	01/31/2025	450.11	450.11	<u>21-6202 PROFESSIONAL SERVICES</u>	0	2/25	02/21/2025	
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	166809		<u>LEGAL SERVICES - GENERAL, JAN '25 - ADMIN</u>	01/31/2025	2,370.55	2,370.55	<u>01-6202 PROFESSIONAL SERVICES</u>	0	2/25	02/21/2025	
Total 166809:						2,820.66	2,820.66					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	166810		<u>LEGAL SERVICES FOR P & Z, JAN '25</u>	01/31/2025	658.17	658.17	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	2/25	02/21/2025	
Total 166810:						658.17	658.17					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	166812		<u>LEGAL SERVICES FOR PROJECT PEREGRINE, JAN '25</u>	01/31/2025	1,898.29	1,898.29	<u>01-6202 PROFESSIONAL SERVICES</u>	4000	2/25	02/21/2025	

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 166812:						1,898.29	1,898.29					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	166813		LEGAL SERVICES FOR HOME PLACE LLC & LYDIA DURRANT - MASON CREEK EMINENT DOMAIN, JAN '25	01/31/2025	273.98	273.98	21-6202 PROFESSIONAL SERVICES	0	2/25	02/21/2025	
Total 166813:						273.98	273.98					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						5,651.10	5,651.10					
XYLEM WATER SOLUTIONS U.S.A., INC.												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	3556D58323	19009	SUBMERSIBLE PUMP, M. NADEAU, SEPT '24	01/09/2025	44,500.90	.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	2/25		
Total 3556D58323:						44,500.90	.00					
Total XYLEM WATER SOLUTIONS U.S.A., INC.:						44,500.90	.00					
ZAMZOWS												
66	ZAMZOWS	394202597	20178	PROPANE FOR SEWER HYSTER FORKLIFT, D.ROMINE, FEB.25	02/25/2025	18.50	.00	21-6300 FUEL	0	2/25		
Total 394202597:						18.50	.00					
Total ZAMZOWS:						18.50	.00					
Grand Totals:						791,910.41	311,002.79					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

CASE NO. 24-22-FP

GRAN PRADO NO. 4, FINAL PLAT

Planner: Marina Lundy, MLundy@kunaaid.gov, (986)269-8341

ALL APPLICATION MATERIALS: 24-22-FP
GRAN PRADO NO. 4

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



**CITY OF KUNA:
CITY COUNCIL
STAFF MEMO**

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Gran Prado No. 4		Application Number:		24-22-FP		
Date:	03/04/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	DB Development LLC		Applicant Contact:		208.871.0642		
Representative:	Cheryl Heath		Representative Contact:		208.639.6939 cheath@kmengllp.com		

Purpose

Applicant requests Final Plat approval for the Gran Prado No. 4, which is approx. 15.46 acres with an R-4 zone and will consist of 51 buildable lots and 10 common lots. The site is located at S Bittercreek Ave near the intersection of Amity Rd. And S. Ten Mile., Kuna, ID (APN R0967660167).

Statement of Fact

Parcel Number(s):	R0967660167
Future Land Use Map Designation:	Residential
Existing Land Use:	Medium Density Residential
Current Zoning:	R-4, Medium Density Residential
Proposed Zoning:	R-4, Medium Density Residential
Development Area:	15.46 Acres
Adjacent Zoning Districts:	North: RUT (Rural Urban Transition); East: RUT (Rural Urban Transition); South: RUT (Rural Urban Transition); West: RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	North: W Amity Rd. (Existing); East: S Ten Mile Rd.(Existing) ; South: W Lake Hazel Rd. (Existing); West: S Blackcat Rd (Existing)
Internal Street(s) Existing & Proposed:	Private Streets (Proposed) W Piscina Dr., S Clavel Ave., W Amapola Dr., S Memory Ave., S Desert Cactus Ave., S Bitter creek Ave.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-4 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over 12 inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

- PZ COMMISSION MINUTES 11.12.2024 SIGNED

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council’s February 18, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

SECTION 4 REASONED STATEMENT

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. Procedural Findings:

Agency Comments Request	September 24 and October 11, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on October 23, 2024.
Commission Public Hearing	Held on November 12, 2024.
Commission Written Decision and Reasoned Statement Entered	Entered November 26, 2024.
Idaho Press Newspaper Published Hearing Notice Council	Published on January 31, 2025

Council Public Hearing	Held on February 18, 2025
Council Written Decision and Reasoned Statement Entered	Entered March 4, 2025

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Council's Factual Findings on Relevant Contested Fact.

1. None.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Council that the Ordinance Amendment provides further clarification for preliminary plat and final plat time extensions and the landscape bonding process.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 4th day of March 2025.

Joe Stear, Mayor

**BEFORE THE CITY COUNCIL
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF	)	Case Nos. 24-02-AN
	)	
WIMER ANNEXATION (POWDERHORN SUB)	)	
	)	
<i>Related to the Annexation of real property at the</i>	)	
<i>SEC intersection of Mason Creek Street and</i>	)	DECISION AND REASONED
<i>School Avenue.</i>	)	STATEMENT.

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Council for public hearing on November 19, 2024, where the Council voted to *Deny* Case Nos. 24-02-AN. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Council on March 4, 2025, for formal adoption of the Councils' Decision and Reasoned Statement.

**SECTION 2
DECISION**

The Council, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Annexation Application (24-02-AN) is hereby *Denied*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

- AFFIDAVIT
- APPLICATION ANNEXATION AND ZONING
- APPLICANT MODIFICATION REQUEST
- COMMITMENT TO PROPERTY POSTING
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- NEIGHBORHOOD MEETING SIGN IN SHEET
- PZ APPLICATION COVERSHEET
- VICINITY MAP
- WARRANTY DEED
- LEGAL DESCRIPTION
- IP PUBLICATION PZ 7.24.2024
- PROOF OF LEGAL NOTICE MAILER PZ 7.19.2024
- PROOF OF PROPERTY POSTING PZ 7.31.2024

- IP PUBLICATION CC 10.18.2024
- PROOF OF LEGAL NOTICE MAILER CC 10.18.2024
- PROOF OF PROPERTY POSTING CC 10.17.2024
- AGENCY TRANSMITTAL 7.30.2024
- ACHD
- ADA COUNTY DEVELOPMENT SERVICES DEPT.
- CDHD
- DEQ
- ITD
- KUNA CITY PUBLIC WORKS
- KUNA SCHOOL DIST.
- BRUCE PERKINS COMMENTS – VIA ONLINE- 7.24.24
- CHERI DOSSETT-GAVIN – EMAIL 8.7.24
- LARRY ANGEL – VIA ONLINE 6.26.24
- LARRY ANGEL – VIA ON LINE 8.13.24
- MICHAEL HYDE – VIA ONLINE 7.2.24
- STAFF REPORT PZ 8.13.2024
- STAFF REPORT PZ 9.10.2024
- PZ COMMISSION DECISION & REASONED STATEMENT 10.22.2024
- PZ COMMISSION MINUTES 8.13.2024
- PZ COMMISSION MINUTES 9.10.2024
- PZ COMMISSION SIGN IN SHEET 8.13.2024
- PZ COMMISSION SIGN IN SHEET 9.10.2024
- STAFF MEMO CC 11.19.2024
- COUNCIL MINUTES 11.19.2024

II. Public Hearing Witnesses.

- a. Those who testified at the Council hearing on November 19, 2024, hearing are as follows, to-wit:
 1. City Staff:
Troy Behunin, Senior Planner, Planning & Zoning Dept.
 2. Appearing for the Applicant:
Kelli Black, Bailey Engineering – 1119 E State St., Eagle, ID
 3. Appearing for the Favor:
None
 4. Appearing Neutral:
Robbie Reno, Kuna School Dist. 711 E Porter St., Kuna, ID
 5. Appearing in Opposition:
Jon M. Deim – 2528 W Hubbard Rd. Kuna, ID
Michael Rocco – 1286 E Fort Erie St., Kuna, ID
Ann Potcher – 8957 S Perfect Ln., Kuna, ID

6. Appearing Neutral:
 Tim Jensen, Kuna School Dist. 711 E Porter St., Kuna, ID
 Randy Patterson, 2205 W Rickon St., Kuna, ID

SECTION 4 REASONED STATEMENT

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Kuna City Code (KCC) Title 5, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 2 of Title 50, Idaho Code
 - i. I.C. § Title 50-222 – Annexation by Cities
- c. Pertinent Constitutional Provisions

II. Factual Findings

- a. General Factual Findings.
 - 1. Statement of Fact

Parcel Number(s):	S1311427800
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Residential
Current Zoning:	Rural Residential – Ada County
Proposed Zoning:	R-6 – Medium Density Residential
Development Area:	41.50 Acres
Adjacent Zoning Districts:	North: R-6 (Medium Residential); East: RR (Rural Residential); South: R-4 (Medium Residential); West: R-6 (Medium Residential), and RR (Rural Residential),
Adjacent Street(s) Existing & Proposed:	North: Mason Creek St. (Existing); East: None; South: Hubbard Road (Existing); West: Perfect Lane (Existing – Private)
Internal Street(s) Existing & Proposed:	Public Streets (Proposed)
Adjacent Bike/Pedestrian Facilities:	Pedestrian Pathway along the Kuna Canal
Adjacent Parks:	None
Land Dedication Requirements:	None

2. Procedural Findings

Neighborhood Meeting	Held on February 12, 2024. 24 Attendees were present.
Pre-Application Meeting	Held on January 11, 2024.
Agency Comments Request	May 31, 2024
300 FT Legal Mailer Notice	Sent on October 18, 2024
Idaho Press Newspaper Published Hearing Notice	Published on October 18, 2024
Site Posting	Posted on October 17, 2024
City Council Public Hearing	Held on November 19, 2024

b. Relevant Contested Facts.

1. Multiple members of the Public testified;

- 1) Hubbard Road and other nearby roads will increase with traffic adding congestion to the few roads overwhelmed by current flows.
- 2) Concerns were raised about getting in and out of current developments.
- 3) This Development would increase these issues.

2. A Traffic Impact Study already performed for the proposed subdivision will need to be accepted by ACHD that outlines Site Specific Conditions of Approval in order to proceed when the Preliminary Plat is presented to the City for consideration.

3. Multiple members of the Public testified;

- 1) Classrooms are currently full and that development with this density would only exacerbate the current capacity issues.
- 2) This development would increase current issues with full classrooms.

4. Members of the Public testified;

- 1) The residential density for the project does not match the surrounding neighborhoods and requested an R-4 zone.
- 2) Concerns were raised about kids swimming in canals.

c. Councils' Factual Findings on Relevant Contested Fact.

1. Based on the evidence and testimony presented, the Council determines that the subject road corridors and intersections will not perform at an acceptable level of service and that the proposed improvements will not positively impact service levels given the Conditions of Approval from ACHD, when a Preliminary Plat is presented to the City for Consideration.

2. The Council determines the proposed annexation will negatively add to classrooms currently overwhelmed and at capacity.

3. The Council determines the currently congested roads will experience more traffic and problems if additional traffic is added.

III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the City Council that annexation of the subject real property as proposed in the application will not constitute orderly development. As such, the Council determines to deny the proposed annexation.

Per Kuna City Code 5-7-4-D, The Council is not required to reconsider a final action of denial of an annexation application.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 4st day of March 2025.

Mayor, Joe Stear

**RESOLUTION NO. R24-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE JOINT POWERS AGREEMENT BETWEEN ADA COUNTY AND THE CITY OF KUNA RELATING TO STREET NAMING; AND ADDRESS NUMBERING; AND APPLICATION TRANSMITTAL REVIEW; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The Mayor is hereby authorized to sign, attached hereto as “**EXHIBIT A**” the Joint Powers Agreement with Ada County.

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

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of March 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th^{day} of March 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

AGREEMENT NO. 30289

**JOINT POWERS AGREEMENT FOR STREET NAMING AND ADDRESS
NUMBERING AND APPLICATION TRANSMITTAL REVIEW FROM THE CITY OF
KUNA TO ADA COUNTY**

THIS AGREEMENT (“Agreement”) is made and entered into this _____ (the “Effective Date”), by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho (hereinafter “County”), and the City of Kuna (hereinafter “Kuna”), a governmental entity of the State of Idaho. County and Kuna may be collectively referred to herein as the “Parties” and individually, as a “Party.”

WHEREAS, each of the Parties hereto is a “public agency” as defined by Idaho Code § 67-2327, and is therefore authorized to enter into this Joint Powers Agreement under Idaho Code § 67-2328; and

WHEREAS, the Parties hereto have an interest in implementing a uniform street naming and address numbering system; and

WHEREAS, the Parties hereto desire to uniformly administer street naming and address numbering throughout unincorporated Ada County and also incorporated Kuna within Ada County; and

WHEREAS, County has the authority to approve street names and assign address numbers within unincorporated County, in accordance with state law and pursuant to County Code Title 2, Chapter 1, as may be amended from time to time; and

WHEREAS, Kuna, under Idaho Code § 50-318, has the authority to approve street names and assign address numbers within incorporated Kuna located within County; and

WHEREAS, Kuna seeks assistance in implementing its street naming and address numbering duties, and in reviewing applications for street naming and address numbering within the entire jurisdiction of Kuna located within County; and

WHEREAS, County has the expertise and personnel to carry out said street naming and address numbering duties and in reviewing applications, and County is willing to provide the requested services;

NOW THEREFORE, County and Kuna do hereby mutually agree to the following terms and conditions:

I. DUTIES OF THE COUNTY

A. STREET AND PRIVATE ROAD NAMING AND ADDRESS NUMBERING.

County will perform all street and private road naming and address numbering functions, and shall review all applications regarding street names and address numbering throughout the jurisdiction of Kuna located within County, and will handle all appeals regarding street names and address numbering throughout the jurisdiction of Kuna located within County, in accordance with County Code Title 2, Chapter 1, as may be amended from time to time. County shall be the sole entity to approve street and private road names and to assign address numbers, and to review all such applications in Kuna's jurisdiction located within County. County shall have the authority to grant or deny applications for street and/or private road naming and address numbering reviewed by County pursuant to this Agreement.

II. DUTIES OF KUNA

A. NON-INTERFERENCE WITH DISCHARGE OF COUNTY'S DUTIES. Kuna agrees to allow County to freely approve applications for street and/or private road name

applications and assign address numbers throughout Kuna's jurisdiction located within County without interference from Kuna.

B. COOPERATION BY KUNA. Kuna agrees to fully cooperate and assist County throughout the application and approval processes, to the extent requested by County.

III. GENERAL PROVISIONS

A. DURATION OF AGREEMENT. This Agreement shall become effective on the Effective Date, and shall remain in full force and effect until terminated by either Party in accordance with section III herein.

B. TERMINATION. This Agreement may be terminated by either Party hereto upon sixty (60) days written notice, or immediately by mutual agreement in writing by both Parties hereto.

C. PURPOSE. The purpose of this Agreement is to provide for a uniform administration of street and private road naming and address numbering throughout unincorporated Ada County and incorporated Kuna located within County.

D. ADMINISTRATION. Administration of this Agreement shall be the responsibility of Ada County and Kuna. This Agreement shall not be construed as to create a new district or other separate legal entity.

E. FINANCIAL CONSIDERATION. This Agreement shall not create any fiscal liabilities and/or commitments other than those specifically enumerated within this Agreement.

F. INDEMNIFICATION. County agrees to indemnify, save and hold harmless Kuna, its officials and employees, from any and all claims, damages, fees, costs, or expenses arising out of, or caused by, the negligence or willful conduct of County employees or officials.

Kuna agrees to indemnify, save and hold harmless County, its officials and employees, from any and all claims, damages, fees, costs, or expenses arising out of, or caused by, the negligence or willful conduct of Kuna employees or officials.

The indemnification section of this Agreement shall survive the termination of this Agreement for events occurring during its existence. This Agreement shall not relieve any public agency of any obligation or responsibility imposed on it by law except that to the extent of actual and timely performance thereof by a joint board or other legal or administrative entity created by an agreement made hereunder, said performances may be offered in satisfaction of the obligation or responsibility.

G. SEVERABILITY. In the event that any provision or section of this Agreement conflicts with applicable law, or is otherwise held to be unenforceable, the remaining provisions shall nevertheless be enforceable and shall be carried into effect.

H. MODIFICATIONS. This Agreement may be modified or amended only by a writing duly executed by both Parties.

////Signatures on Next Page////

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement on the date first written above.

Board of Ada County Commissioners

By: _____
Rod Beck, Chairman

By: _____
Ryan Davidson, Commissioner

By: _____
Thomas Dayley, Commissioner

ATTEST:

Trent Tripple, Ada County Clerk

Date

City of Kuna

By: _____
Joe Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**RESOLUTION NO. R25-2025
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO
AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS.**

WHEREAS, Idaho Code §50-907 requires that the City Council authorize the destruction of records that are not required to be retained as permanent records and that have met the minimum retention period provided by the City's record retention schedule and are no longer required by law or for city business; and,

WHEREAS, Idaho Code §50-907 authorizes the Municipal Records Manager to oversee the destruction of Municipal Records as directed by state and federal statutes and regulations and city ordinances, resolutions and policies; and,

WHEREAS, Idaho Code §50-908(1) identifies the City Clerk as the Municipal Records Manager, and,

WHEREAS, the City Clerk has identified certain records for destruction that have exceeded their minimum retention as set forth in Idaho State Code and Kuna City Code; and,

WHEREAS, approval for the destruction of the listed records in substantially the format as attached hereto as "Exhibit A" has been obtained from the Idaho State Historical Society, when required, and the City Attorney, as provided by Idaho Code §50-907.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the listed records in substantially the format as attached hereto as "Exhibit A" records shall be destroyed under the direction and supervision of the City Clerk of the City of Kuna, Idaho. The City Clerk of the City of Kuna is hereby authorized to take all necessary steps to carry out the authorization provided by this Resolution.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 4th day of March, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of March, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

EXHIBIT A

Records	Authority
Accounts Payable Registers • Invoices – January 2010 • Invoices – February 2010 • Invoices – March 2010 • Invoices – April 2010 • Invoices – May 2010 • Invoices – June 2010 • Invoices – July 2010 • Invoices – August 2010 • Invoices – September 2010 • Invoices – October 2010 • Invoices – November 2010 • Invoices – December 2010 • Invoices – January 2011 • Invoices – February 2011 • Invoices – March 2011 • Invoices – April 2011 • Invoices – May 2011 • Invoices – June 2011 • Invoices – July 2011 • Invoices – August 2011 • Invoices – September 2011 • Invoices – October 2011 • Invoices – November 2011 • Invoices – December 2011 • Invoices – January 2012 • Invoices – February 2012 • Invoices – March 2012 • Invoices – April 2012 • Invoices – May 2012 • Invoices – June 2012 • Invoices – July 2012 • Invoices – August 2012 • Invoices – September 2012 • Invoices – October 2012 • Invoices – November 2012 • Invoices – December 2012 • Invoices – January 2013 • Invoices – February 2013 • Invoices – March 2013 • Invoices – April 2013 • Invoices – May 2013 • Invoices – June 2013 • Invoices – July 2013 • Invoices – August 2013 • Invoices – September 2013 • Invoices – October 2013	Idaho State Code §50-907(2)(a)

EXHIBIT A

• Invoices – November 2013 • Invoices – December 2013 • Invoices – January 2014 • Invoices – February 2014 • Invoices – March 2014 • Invoices – April 2014 • Invoices – May 2014 • Invoices – June 2014 • Invoices – July 2014 • Invoices – August 2014 • Invoices – September 2014 • Invoices – October 2014 • Invoices – November 2014 • Invoices – December 2014 • Invoices – January 2015 • Invoices – February 2015 • Invoices – March 2015 • Invoices – April 2015 • Invoices – May 2015 • Invoices – June 2015 • Invoices – July 2015 • Invoices – August 2015 • Invoices – September 2015 • Invoices – October 2015 • Invoices – November 2015 • Invoices – December 2015 • Invoices – January 2016 • Invoices – February 2016 • Invoices – March 2016 • Invoices – April 2016 • Invoices – May 2016 • Invoices – June 2016 • Invoices – July 2016 • Invoices – August 2016 • Invoices – September 2016 • Invoices – October 2016 • Invoices – November 2016 • Invoices – December 2016 • Invoices – January 2017 • Invoices – February 2017 • Invoices – March 2017 • Invoices – April 2017 • Invoices – May 2017 • Invoices – June 2017 • Invoices – July 2017 • Invoices – August 2017 • Invoices – September 2017 • Invoices – October 2017 • Invoices – November 2017 • Invoices – December 2017	

EXHIBIT A

• Invoices – January 2020 • Invoices – February 2020 • Invoices – March 2020 • Invoices – September 2020 • Invoices – December 2020 • Invoices – April 2019 • Invoices – May 2019 • Invoices – June 2019 • Invoices – July 2019 • Invoices – August 2019 • Invoices – December 2019 Classification & Retention Period: Semi-Permanent Keep 5 Years	
Accounts Receivable Registers • Registers 2005 • Registers 2006 • Registers 2007 • Registers 2008 • Registers 2019 Classification & Retention Period: Semi-Permanent Keep 5 Years	Idaho State Code §50-907(2)(a)
Accounts Balance Sheets • Balance Sheets – January 2005 • Balance Sheets – February 2005 • Balance Sheets – March 2005 • Balance Sheets – April 2005 • Balance Sheets – May 2005 • Balance Sheets – June 2005 • Balance Sheets – July 2005 • Balance Sheets – August 2005 • Balance Sheets – September January 2005 • Balance Sheets – October 2005 • Balance Sheets – November 2005 • Balance Sheets – December 2005 Classification & Retention Period: Semi-Permanent Keep 5 Years After Fiscal Year End	Idaho State Code §50-907(2)(a)
Alcohol Beverage Catering Permit • January 2011 • February 2011 • March 2011	Idaho State Code §50-907(2)(d)

EXHIBIT A

• April 2011 • May 2011 • June 2011 • July 2011 • August 2011 • September 2011 • October 2011 • November 2011 • December 2011 • January 2012 • February 2012 • March 2012 • April 2012 • May 2012 • June 2012 • July 2012 • August 2012 • September 2012 • October 2012 • November 2012 • December 2012 • January 2013 • February 2013 • March 2013 • April 2013 • May 2013 • June 2013 • July 2013 • August 2013 • September 2013 • October 2013 • November 2013 • December 2013 • January 2014 • February 2014 • March 2014 • April 2014 • May 2014 • June 2014 • July 2014 • August 2014 • September 2014 • October 2014 • November 2014 • December 2014 • January 2015 • February 2015 • March 2015 • April 2015 • May 2015	

EXHIBIT A

• June 2015 • July 2015 • August 2015 • September 2015 • October 2015 • November 2015 • December 2015 • January 2016 • February 2016 • March 2016 • April 2016 • May 2016 • June 2016 • July 2016 • August 2016 • September 2016 • October 2016 • November 2016 • December 2016 • January 2017 • February 2017 • March 2017 • April 2017 • May 2017 • June 2017 • July 2017 • August 2017 • September 2017 • October 2017 • November 2017 • December 2017 • January 2018 • February 2018 • March 2018 • April 2018 • May 2018 • June 2018 • July 2018 • August 2018 • September 2018 • October 2018 • November 2018 • December 2018 • January 2019 • February 2019 • March 2019 • April 2019 • May 2019 • June 2019 • July 2019	

EXHIBIT A

• August 2019 • September 2019 • October 2019 • November 2019 • December 2019 Classification & Retention Period: Semi-Permanent Keep 5 Years After Expiration, Revocation, or Denial	
Alcohol Beverage – Personal Park Use Permit Records • Beer and Wine Park Use Permits 2019 Classification & Retention Period: Semi-Permanent Keep 5 Years After Expiration, Revocation, or Denial	Idaho State Code §50-907(2)(d)
Animal Control • Idaho Humane Society Reports 2018 • Idaho Humane Society Reports 2019 Classification & Retention Period: Temporary Keep 3 Years	Idaho State Code §50-907(3)(d)
Animal Permits • Dog Licenses 2016 • Dog Licenses 2017 • Dog Licenses 2018 Classification & Retention Period: Semi-Permanent Keep 5 Years After Expiration	Idaho State Code §50-907(2)(d)
Assessment Records • Utility Irrigation Assessment 2011 • Utility Irrigation Assessment 2012 • Utility Irrigation Assessment 2013 Classification & Retention Period: Semi-Permanent Keep 5 Years	Idaho State Code §50-907(2)(A)
Bankruptcy Notices • Bankruptcy Notices 2007 • Bankruptcy Notices 2008 • Bankruptcy Notices 2009 Classification & Retention Period: Temporary	Idaho State Code §50-907(3)(d)

EXHIBIT A

Keep 3 Years After Discharge Of Debt Or Last Action (whichever is shorter)	
Business License Records • Alcohol License - February 2019 • Business Licenses 2009 • Business Licenses 2010 • Business Licenses 2011 • Business Licenses 2012 • Business Licenses 2013 • Business Licenses 2014 • Business Licenses 2016 • Business Licenses 2018 • Business Licenses 2019 • Business Licenses – January 2020 • Business Licenses – April 2020 • Business Licenses – May 2019 • Business Licenses- December 2020 • Business License Renewal Application – August 2020 • Business License Renewal Application – May 2019 • Business License Renewal Applications - February 2020 • Business License Renewal Applications – November 2019 • Business License Renewal Applications – March 2020 • Business License Renewal applications – April 2020 • Business License Renewal applications – April 2019 • Business License Renewal applications – December 2019 Classification & Retention Period: Semi-Permanent Keep 5 Years After Expiration	Idaho State Code §50-907(2)(d)
Community Service Programs • Title V 1995 Classification & Retention Period: Temporary Keep 3 Years	Idaho State Code §50-907(3)(d)
Computer Systems Security Records	Idaho State Code §50-907(3)(d)

EXHIBIT A

• Audit 2009 Classification & Retention Period: Temporary Keep 2 years After Superseded	
Conferences, Seminars & Workshops • Conference Seminar and Workshop material 2019 (NOT by City Employee) Classification & Retention Period: Semi-Permanent Keep Presentation By City Employees 5 Years Temp: Keep All Other Records 2 Years	Idaho State Code §50-907(3)(d)
Contracts/Agreements • Artist Agreements – 2016 • Artist Agreements - 2017 • Senior Center Rentals – 2017 • Senior Center Rentals – 2018 Classification & Retention Period: Semi-Permanent Keep 5 years Following Termination Of The Contract	Idaho State Code §50-907(2)(b)
Correspondence – General • General Administrative Correspondence - 1996 • Returned Renewal Letters 2016 • General Administrative Correspondence – 2000-2001 • General Administrative Correspondence – 2002 • General Administrative Correspondence – 2003 • General Administrative Correspondence – 2005-2006 • General Administrative Correspondence – 2006 • General Administrative Correspondence – 2008-2018 • General Administrative Correspondence – 2010 • General Administrative Correspondence – 2015 • General Administrative Correspondence – 2016 • General Administrative Correspondence – 2017	Idaho State Code §50-907(2)(g)

EXHIBIT A

• General Administrative Correspondence – 2018 • General Administrative Correspondence – 2019 • Emails 2008 • Emails 2017 • Correspondence – July 2020 • Correspondence – January 2020 • Correspondence – June 2020 • Correspondence – May 2020 • Correspondence – June 2020 • Correspondence – October 2020 • Correspondence – December 2020 Classification & Retention Period: Semi-Permanent Keep 5 Years	
Correspondence – Boards & Commissions • Arts Commission Correspondence – December 2020 Classification & Retention Period: Semi-Permanent Keep 5 Years	Idaho State Code §50-907(2)(g)
Deposit & Check Register -Customer Deposit Register • October 2010 • November 2010 • December 2010 • January 2011 • February 2011 • March 2011 • April 2011 • May 2011 • June 2011 • July 2011 • August 2011 • September 2011 • October 2011 • November 2011 • December 2011 • January 2012 • February 2012 • March 2012 • April 2012 • May 2012 • June 2012	Idaho State Code §50-907(2)(a)

EXHIBIT A

• July 2012 • August 2012 • September 2012 • October 2012 • November 2012 • December 2012 • January 2013 • February 2013 • March 2013 • April 2013 • May 2013 • June 2013	
-Non-Sufficient Funds • November 2009 • December 2009 • January 2010 • February 2010 • March 2010 • April 2010 • May 2010 • June 2010 • July 2010 • August 2010 • September 2010 • October 2010 • November 2010 • December 2010 • January 2011 • February 2011 • March 2011 • April 2011 • May 2011 • June 2011 • July 2011 • August 2011 • September 2011 • October 2011 • November 2011 • December 2011 • January 2012 • February 2012 • March 2012 • April 2012 • May 2012 • June 2012 • July 2012 • August 2012	
• September 2012 • October 2012	

EXHIBIT A

• November 2012 • December 2012 • January 2013 • February 2013 • March 2013 • April 2013 • May 2013 • June 2013 • July 2013 • August 2013 • September 2013 • October 2013 Classification & Retention Period: Semi-Permanent Keep 5 years After Fiscal Year End	
Dog License Register • Dog License Renewals - December 2018 • Dog License Renewals – July 2020 • Dog License Renewals – August 2020 • Dog License Renewals – September 2020 Classification & Retention Period: Semi-Permanent Keep 5 Years	Idaho State Code §50-907(2)(d)
Election – Ballots Voted • November 8, 2005 Unused Ballots, Spoiled Ballot Envelopes, Unused Ballot Envelopes Classification & Retention Period: Temporary Keep 2 Years	Idaho State Code §50-907(3)(C)
Facility Use Permits • Park and Facility Rental and Loan Record 2014 • Park and Facility Rental and Loan Record 2017 • Park and Facility Rental and Loan Record 2018 • Park and Facility Rental and Loan Record 2019 • Park and Facility Rental and Loan Record 2020 • Park Use Permit 2019-2020 • Reservation Record 2019	Idaho State Code §50-907(3)(d)

EXHIBIT A

Classification & Retention Period: Temporary Keep 2 Years	
General Ledgers, Journals General Ledger Utility P.I. 1996 Classification & Retention Period: Semi-Permanent Keep 5 Years After Fiscal Year End	Idaho State Code §50-907(2)(A)
Liability Claims Records Utility Claim Records – October 2005 Classification & Retention Period: Semi-Permanent Keep 10 years After Case Closed Or Dismissed	Idaho State Code §50-907(2)(A)
Liability Waiver Records Liability Waiver Records 2018 Classification & Retention Period: Semi-Permanent Keep 6 Years	Idaho State Code §50-907(2)(g)
Neighborhood Dispute Resolution Records Records Dated 2019 Classification & Retention Period: Semi-permanent Keep 5 Years After Last Action	Idaho State Code §50-907(2)(g)
Occupational Licenses & Permits - Fireworks Sales Permits 2013 - Solicitor & Peddler License Applications 2013 - Solicitor & Peddler License Applications 2015 - Solicitor & Peddler License Applications 2016 - Solicitor & Peddler License Applications 2017 - Solicitor & Peddler Licenses 2020 - Solicitor & Peddler License Applications 2020 - Solicitor & Peddler Licenses 2019 - Solicitor & Peddler License Applications 2019 - Solicitor & Peddler Licenses 2018	Idaho State Code §50-907(2)(d)

EXHIBIT A

• Solicitor & Peddler License Applications 2018 • Temporary/ Mobile Vendor Permit – Exp. 2011 • Temporary/ Mobile Vendor Permit – Exp. 2014 • Temporary/ Mobile Vendor Permit – Exp. 2015 • Temporary/ Mobile Vendor Permit – Exp. 2016 • Temporary/ Mobile Vendor Permit – Exp. 2017 • Temporary/ Mobile Vendor Permit – Exp. 2018 • Temporary/ Mobile Vendor Permit – Exp. September 2020 • Temporary/ Mobile Vendor Permit – Exp. July 2020 • Temporary/ Mobile Vendor Permit – Exp. August 2020 • Temporary/ Mobile Vendor Permit – Exp. August 2020 • Temporary/ Mobile Vendor Permit – Exp. December 2020 • Temporary/ Mobile Vendor Permit Application – April 2020 • Temporary/ Mobile Vendor Permit Application – July 2020 • Temporary/ Mobile Vendor Permit Application – February 2020 • Temporary/ Mobile Vendor Permit Application – December 2019 Classification & Retention Period: Semi-Permanent Keep 5 Years	
Public Records Request • Public Records Requests 2009 • Public Records Requests 2010 • Public Records Requests 2011 • Public Records Requests 2012 Classification & Retention Period: Temporary: Keep 2 Years After Last Action Or Final Disposition Of Appeal (whichever is longer)	Idaho State Code §50-907(3)(d)

EXHIBIT A

Purchase Orders • Purchase Order 2010 Classification & Retention Period: Semi-permanent Keep 5 Years	Idaho State Code §50-907(2)(a)
Purchasing, Formal Bids • Quality Based Selection & Purchase Records 2010 Classification & Retention Period: Semi Permanent Keep After Closed Plus An Additional 5 Years	Idaho State Code §67-2805 (2)(3) Idaho State Code §67-2806 (1)(3)
Registration Records • Registration Records 2020 Classification & Retention Period: Temporary Keep 3 Years	Idaho State Code §50-907(3)(d)

EXHIBIT A

Special Event Records	Idaho State Code §50-907(3)(d)
• SEP – Kuna Rodeo 2022 • SEP – Christmas Tree Bonfire 2023 • SEP – Kuna Road Race 2023 • SEP – Terra Tactile 2023 • SEP – Kuna Fall Bazaar 2022 • SEP – Summer Slam 2021 • SEP – Spooky Movie Night 2021 • SEP – Chamber Trunk or Treat 2021 • SEP – Home Grown Country Music Festival 2021 • SEP – Crooked 8 Hoedown 2021 • SEP – KMS cross Country 2021 • SEP – Freedom Fitness Fun Run 2021 • SEP – Chamber Christmas Parade 2021 • SEP – Candy Canes With The Mayor 2021 • SEP – Residential Christmas Lights Tour 2021 • SEP – TVDG Tournament Disc Golf 2021 • SEP – Disc Golf League Play 2021 • SEP – Kuna Lions Club Car Show 2021 • SEP – Kuna Disc Golf Event 2021 • SEP – Senior Holiday Bazaar 2021 • SEP – Renaissance Faire 2021 • SEP – Kuna Days 2021 • SEP – Kuna Days Fireworks 2021 • SEP – Kuna Days Fun Run 2021 • SEP – Kuna Days Parade 2021 • SEP – Pancake Breakfast Boy Scouts 2021 • SEPS – 2011 • SEPS – 2012 • SEPS – 2015 Classification & Retention Period: Temporary Keep 2 Years	

EXHIBIT A

Subsidiary Ledgers, Journals & Registers Daily Payments • May 2019 • June 2019 • July 2019 • August 2019 Classification & Retention Period: Semi-Permanent Keep year-end payroll register 75 Years after FYE. Keep all other records 5 Years after FYE.	Idaho State Code §50-907(2)(a)
Utility Account Records Billing Adjustments • Billing Adjustment Records 1994 Classification & Retention Period: Semi-Permanent Keep 5 years	Idaho State Code §50-907(2)(A)
Utility Assessment Records • Unknown Month 1999 • July 2016 • August 2016 • September 2016 • October 2016 • November 2016 • December 2016 • January 2017 • February 2017 • March 2017 • April 2017 • May 2017 • June 2017 • July 2017 • August 2017 • September 2017 • October 2017 • November 2017 • December 2017 • January 2018 • February 2018 • March 2018 • April 2018 • May 2018 • June 2018 • July 2018 • August 2018 • September 2018	Idaho State Code §50-907(2)(a)

EXHIBIT A

• October 2018 • November 2018 • April 2019 • November 2019 • December 2019 • January 2020 • February 2020 • March 2020 Classification & Retention Period: Semi-Permanent Keep 5 Years After Fiscal Year End	
Utility Billing Register • Unknown Month 1996 • Unknown Month 2010 • Unknown Month 2011 • July 2015 • August 2015 • September 2015 • October 2015 • November 2015 • December 2015 • January 2016 • February 2016 • April 2016 • January 2018 • February 2018 • March 2018 • April 2018 • May 2018 • June 2018 • July 2018 • August 2018 • September 2018 • October 2018 • November 2018 • December 2018 • Monthly and Daily Report 2017 • Monthly and Daily Report 2018 Classification & Retention Period: Semi-Permanent Keep 5 Years After Fiscal Year End	Idaho State Code §50-907(2)(A)

EXHIBIT A

Utility Meter Books • Utility Meter Books 1995 • Utility Meter Books 1996 Classification & Retention Period: Semi-Permanent Keep 5 years	Idaho State Code §50-907 (2)(A)
Vendor Permits • Special Event Vendor Permits 2006 • Special Event Vendor Permits 2010 Classification & Retention Period: Semi-Permanent Keep 5 years After Expiration	Idaho State Code §50-907(2)(d)

Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com



February 24, 2025

To the City Council
City of Kuna, Idaho

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho for the year ended September 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 4, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Kuna, Idaho are described in the notes to the financial statements. GASBS No. 100, *Accounting Changes and Error Corrections*, was adopted during 2024 and has been disclosed in Note 12 of the financial statements. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the governmental activities and the business-type activities' financial statements were:

Management's estimate of the current portion of compensated absences is based on prior history of employees' use of compensated absences. Management's estimate of the contingent liability is based on management's discussions with Idaho DEQ and the experience of a similar sized city in Idaho. We evaluated the key factors and assumptions used to develop the current portion of compensated absences and contingent liability in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The schedule attached to the management representation letter summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. We found no other misstatements that needed to be provided to management to correct.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 24, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to City of Kuna, Idaho's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the Schedule of Employer's Share of Net Pension Liability (Asset), Schedule of Employer Contributions, Budgetary (GAAP Basis) Comparison Schedule – General fund, and the Budgetary (GAAP Basis) Comparison Schedule – Late Comers' Fee fund, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining nonmajor fund financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Schedules of Revenues by Source and Expenditures by Object – Budget and Actual – General fund, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the City Council and management of City of Kuna, Idaho and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Bailey & Co.

CITY OF KUNA, IDAHO

Report on Audited
Basic Financial Statements,
Supplementary Information
and
Other Information

For the Year Ended September 30, 2024

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Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com



Independent Auditor's Report

To the Honorable Mayor
and City Council
City of Kuna, Idaho

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Kuna, Idaho and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability (asset), schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the supplemental schedules of revenues by source and expenditures by object – budget and actual – general fund but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 24, 2025, on our consideration of City of Kuna, Idaho's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Bailey & Co.

Nampa, Idaho
February 24, 2025

City of Kuna, Idaho
Statement of Net Position
September 30, 2024

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Assets				
Current Assets:				
Cash and Cash Equivalents	\$ 26,875,595	\$ 43,220,715	\$ 70,096,310	\$ 949,668
Prepaid Items	23,488	61,972	85,460	0
Receivables, Net:				
Property Taxes	4,864,433	0	4,864,433	577,075
Interest	184,840	362,837	547,677	3,058
Accounts and Notes	26,416	1,265,172	1,291,588	0
Intergovernmental and Grants	900,756	0	900,756	0
Total Current Assets	32,875,528	44,910,696	77,786,224	1,529,801
Noncurrent Assets:				
Restricted Cash	2,698,642	0	2,698,642	0
Note Receivables, Net	0	12,326	12,326	0
Capital Assets:				
Land and Construction in Progress	5,464,443	2,570,778	8,035,221	0
Buildings, Net	4,380,823	24,760,442	29,141,265	0
Equipment/Vehicles, Net	845,043	3,308,186	4,153,229	0
Improvements/Infrastructure, Net	7,490,096	45,956,483	53,446,579	0
Intangibles, Net	342,875	433,214	776,089	201,680
Right-of-Use Assets, Net	41,610	0	41,610	0
Total Capital Assets	18,564,890	77,029,103	95,593,993	201,680
Total Noncurrent Assets	21,263,532	77,041,429	98,304,961	201,680
Total Assets	54,139,060	121,952,125	176,091,185	1,731,481
Deferred Outflows				
Pension	307,798	411,691	719,489	0
Liabilities				
Current Liabilities:				
Accounts Payable and Other Current Liabilities	316,289	1,949,421	2,265,710	25
Contingent Liability	0	113,750	113,750	0
Accrued Interest	1,284	0	1,284	0
Unearned Revenue	43,079	30,018	73,097	0
Total Current Liabilities	360,652	2,093,189	2,453,841	25

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position (continued)
September 30, 2024

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	
Long-term Liabilities:				
Due Within One Year:				
Compensated Absences	173,826	207,022	380,848	0
Subscription Liability	12,081	0	12,081	0
Lease Liability	4,778	0	4,778	
Notes Payable	866,453	0	866,453	0
Due in More Than One Year:				
Net Pension Liability	1,372,009	1,549,126	2,921,135	0
Subscription Liability	12,728	0	12,728	0
Lease Liability	11,304	0	11,304	
Notes Payable	3,077,262	0	3,077,262	0
Total Long-term Liabilities	5,530,441	1,756,148	7,286,589	0
Total Liabilities	5,891,093	3,849,337	9,740,430	25
Deferred Inflows				
Pension	31,180	86,338	117,518	0
Property Tax Revenue	4,806,450	0	4,806,450	572,565
Total Deferred Inflows	4,837,630	86,338	4,923,968	572,565
Net Position				
Net Investment in Capital Assets	18,523,999	77,029,103	95,553,102	201,680
Restricted	8,546,868	0	8,546,868	957,211
Unrestricted	16,647,268	41,399,038	58,046,306	0
Total Net Position	\$ 43,718,135	\$ 118,428,141	\$ 162,146,276	\$ 1,158,891

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2024

Functions	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities:					
General Government	\$ 10,826,305	\$ 4,297,324	\$ 35,725	\$ 95,500	\$ (6,397,756)
Community and Economic Development	445,688	4,851,236	0	24,763	4,430,311
Interest on Long-term Debt	254,404	0	0	0	(254,404)
Total Governmental Activities	<u>11,526,397</u>	<u>9,148,560</u>	<u>35,725</u>	<u>120,263</u>	<u>(2,221,849)</u>
Business-type Activities:					
Water	3,304,128	4,741,967	0	42,543	1,480,382
Sewer	6,577,638	7,927,335	0	28,536	1,378,233
Irrigation	1,601,162	2,351,412	0	0	750,250
Trash	3,881,161	3,898,329	0	0	17,168
Total Business-type Activities	<u>15,364,089</u>	<u>18,919,043</u>	<u>0</u>	<u>71,079</u>	<u>3,626,033</u>
Total Primary Government	<u><u>\$ 26,890,486</u></u>	<u><u>\$ 28,067,603</u></u>	<u><u>\$ 35,725</u></u>	<u><u>\$ 191,342</u></u>	<u><u>\$ 1,404,184</u></u>
Component Unit:					
Urban Renewal	<u><u>\$ 23,440</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ (23,440)</u></u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Activities (continued)
For the Year Ended September 30, 2024

	Primary Government			Component
	Governmental	Business-type	Total	Unit
	Activities	Activities		
Change in Net Position				
Net (Expense) Revenue	\$ (2,221,849)	\$ 3,626,033	\$ 1,404,184	\$ (23,440)
General Revenues				
Property Taxes	4,588,180	0	4,588,180	484,940
Sales Tax Revenue Sharing	2,821,003	0	2,821,003	0
Liquor Apportionment	307,315	0	307,315	0
Impact Fees	2,373,593	0	2,373,593	0
Other	285,783	0	285,783	0
Investment Earnings	1,277,530	2,200,508	3,478,038	24,225
Disposal of Assets	(7,641)	3,156	(4,485)	0
Special Items				
Capital Asset Contribution to Another Government	(79,730)	0	(79,730)	0
Extraordinary Items				
Pollution Remediation	0	(113,750)	(113,750)	0
Total General Revenues and Transfers	11,566,033	2,089,914	13,655,947	509,165
Change in Net Position	9,344,184	5,715,947	15,060,131	485,725
Net Position, Beginning	34,373,951	112,712,194	147,086,145	673,166
Net Position, Ending	<u>\$ 43,718,135</u>	<u>\$ 118,428,141</u>	<u>\$ 162,146,276</u>	<u>\$ 1,158,891</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Balance Sheet -
Governmental Funds
September 30, 2024

	General	Late Comers' Fee	Park Impact Fee	Police Impact Fee	Nonmajor Funds	Total Governmental Funds
Assets						
Cash and Cash Equivalents	\$ 20,750,191	\$ 5,903,358	\$ 0	\$ 0	\$ 222,046	\$ 26,875,595
Prepaid Items	23,488	0	0	0	0	23,488
Receivables, Net:						
Property Taxes	4,864,433	0	0	0	0	4,864,433
Interest	137,201	39,085	8,554	0	0	184,840
Accounts	26,416	0	0	0	0	26,416
Intergovernmental and Grants	875,993	0	0	0	24,763	900,756
Internal Balances	1,452,374	0	0	0	0	1,452,374
Restricted Cash	0	0	2,561,479	137,163	0	2,698,642
Total Assets	28,130,096	5,942,443	2,570,033	137,163	246,809	37,026,544
Deferred Outflows	0	0	0	0	0	0
Total Assets and Deferred Outflows	<u>\$ 28,130,096</u>	<u>\$ 5,942,443</u>	<u>\$ 2,570,033</u>	<u>\$ 137,163</u>	<u>\$ 246,809</u>	<u>\$ 37,026,544</u>
Liabilities						
Internal Balances	\$ 0	\$ 0	\$ 0	\$ 1,452,374	\$ 0	\$ 1,452,374
Accounts Payable	177,155	0	2,939	0	9,478	189,572
Benefits and Wages Payable	103,103	0	0	0	0	103,103
Payroll Taxes Payable	23,614	0	0	0	0	23,614
Accrued Interest	1,284	0	0	0	0	1,284
Unearned Revenues	43,079	0	0	0	0	43,079
Total Liabilities	<u>348,235</u>	<u>0</u>	<u>2,939</u>	<u>1,452,374</u>	<u>9,478</u>	<u>1,813,026</u>
Deferred Inflows						
Unavailable Property Taxes	<u>4,857,831</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,857,831</u>
Fund Balances:						
Nonspendable	23,488	0	0	0	0	23,488
Restricted	0	5,942,443	2,567,094	0	37,331	8,546,868
Assigned	0	0	0	0	200,000	200,000
Unassigned	22,900,542	0	0	(1,315,211)	0	21,585,331
Total Fund Balances	<u>22,924,030</u>	<u>5,942,443</u>	<u>2,567,094</u>	<u>(1,315,211)</u>	<u>237,331</u>	<u>30,355,687</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 28,130,096</u>	<u>\$ 5,942,443</u>	<u>\$ 2,570,033</u>	<u>\$ 137,163</u>	<u>\$ 246,809</u>	<u>\$ 37,026,544</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Reconciliation of the Balance Sheet of the Governmental
Funds to the Statement of Net Position
September 30, 2024

Total Fund Balances - Governmental Funds	\$	30,355,687

Amounts reported for governmental activities in the statement of net position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Land and Construction in Progress	\$	5,464,443	
Buildings, Net of \$756,227 Accumulated Depreciation		4,380,823	
Equipment/Vehicles, Net of \$1,493,477 Accumulated Depreciation		845,043	
Improvements/Infrastructure, Net of \$1,438,633 Accumulated Depreciation		7,490,096	
Intangibles, Net of \$254,438 Accumulated Amortization		342,875	
Right-of-Use Assets, Net of \$20,765 Accumulated Amortization		41,610	18,564,890

In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:

Deferred Outflows Related to Net Pension Liability	307,798		
Deferred Inflows Related to Net Pension Liability		(31,180)	276,618

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:

Subscription Liability	(24,809)		
Lease Liability		(16,082)	
Notes Payable		(3,943,715)	
Compensated Absences		(173,826)	
Net Pension Liability		(1,372,009)	(5,530,441)

Property taxes receivable for delinquent levies will be collected in the next year, but are not available soon enough to pay for current period expenditures, and therefore, are unavailable in the fund financial statements.

		51,381
Net Position of Governmental Activities	\$	43,718,135

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds
For the Year Ended September 30, 2024

	General	Formerly Major Fund Grant	Late Comers' Fee	Park Impact Fee	Police Impact Fee	Nonmajor Funds	Total Governmental Funds
Revenues							
Property Taxes	\$ 4,596,042		\$ 0	\$ 0		\$ 0	\$ 4,596,042
Charges for Services	4,297,324		4,851,236	0		0	9,148,560
Grants and Contributions	0		0	0		155,988	155,988
Intergovernmental	3,128,318		0	0		0	3,128,318
Impact Fees	0		0	2,119,656	253,937	0	2,373,593
Interest	955,187		216,353	105,990	0	0	1,277,530
Other	285,783		0	0	0	0	285,783
Total Revenues	13,262,654		5,067,589	2,225,646	253,937	155,988	20,965,814
Expenditures							
Current:							
Salaries and Benefits	2,642,874		0	0		0	2,642,874
Maintenance and Operations	6,655,522		0	0	0	110,960	6,766,482
Community and Economic Development	0		445,688	0		0	445,688
Capital Outlay	228,883		0	1,458,312	76,032	644,819	2,408,046
Debt Service:							
Principal	4,633		2,384,278	0	0	0	2,388,911
Interest	1,284		253,120	0	0	0	254,404
Total Expenditures	9,533,196		3,083,086	1,458,312	76,032	755,779	14,906,405
Excess (Deficiency) of Revenues Over Expenditures	3,729,458		1,984,503	767,334	177,905	(599,791)	6,059,409
Other Financing Sources (Uses)							
Disposal of Assets	4,667		0	0		0	4,667
Debt Issuance	24,809		0	0		0	24,809
Transfers In	2,175		0	0	0	355,014	357,189
Transfers Out	(355,014)		0	0	0	(2,175)	(357,189)
Total Other Financing Sources (Uses)	(323,363)		0	0	0	352,839	29,476
Net Change in Fund Balances	3,406,095		1,984,503	767,334	177,905	(246,952)	6,088,885
Fund Balances - Beginning, Previously	19,517,935	282,108	3,957,940	1,799,760	0	(1,290,941)	24,266,802
Change Within Financial Reporting Entity (Nonmajor to Major Fund)					(1,493,116)	1,493,116	0
Change Within Financial Reporting Entity (Major to Nonmajor Fund)	0	(282,108)	0	0	0	282,108	0
Fund Balances - Beginning, Restated	19,517,935		3,957,940	1,799,760	(1,493,116)	484,283	24,266,802
Fund Balances - Ending	<u>\$22,924,030</u>		<u>\$ 5,942,443</u>	<u>\$2,567,094</u>	<u>\$ (1,315,211)</u>	<u>\$ 237,331</u>	<u>\$30,355,687</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Reconciliation of the Statement
of Revenues, Expenditures, and Changes in Fund Balances
of the Governmental Funds to the Statement of Activities
For the Year Ended September 30, 2024

Total Net Change in Fund Balance - Governmental Funds	\$	6,088,885

Amounts reported for governmental activities in the statement of activities are different because of the following:

Capital assets are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation and amortization expense. In the current period these amounts are:

Capital Outlay	\$	1,981,502	
Disposal of Assets		(92,038)	
Depreciation and Amortization Expense		<u>(803,334)</u>	
Net			1,086,130

Because some revenues will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the statement of activities.	(7,862)

Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences Liability Changes	2,447	
Net Pension Liability (Asset) and Related Deferral Changes	<u>(189,518)</u>	(187,071)

The proceeds from long-term debt (e.g., bonds, notes, leases, subscriptions) provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount represents the net effect of these differences in the treatment of long-term debt and related items.

Principal Payments on Long-term Debt	2,388,911	
Issuance of Debt	<u>(24,809)</u>	<u>2,364,102</u>

Change in Net Position of Governmental Activities	\$	<u><u>9,344,184</u></u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2024

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 14,733,336	\$ 18,830,193	\$ 9,528,672
Prepaid Items	51,207	8,255	2,510
Interest Receivable	154,661	128,960	79,216
Accounts and Notes Receivable, Net	367,164	554,029	2,347
Internal Balances	7,012	7,012	0
Total Current Assets	<u>15,313,380</u>	<u>19,528,449</u>	<u>9,612,745</u>
Noncurrent Assets:			
Notes Receivable, Net	0	839	11,487
Capital Assets:			
Land and Construction in Progress	305,630	1,948,351	316,797
Buildings, Net	662,430	23,408,476	689,536
Equipment/Vehicles, Net	700,330	2,432,374	175,482
Improvements/Infrastructure, Net	15,374,920	25,089,545	5,492,018
Intangibles, Net	117,796	315,418	0
Total Noncurrent Assets	<u>17,161,106</u>	<u>53,195,003</u>	<u>6,685,320</u>
Total Assets	<u>32,474,486</u>	<u>72,723,452</u>	<u>16,298,065</u>
Deferred Outflows			
Pension	<u>159,449</u>	<u>229,765</u>	<u>22,477</u>
Liabilities			
Current Liabilities:			
Accounts Payable	126,517	329,868	62,779
Internal Balances	0	0	0
Contingent Liability	0	113,750	0
Benefits and Wages Payable	64,856	65,626	19,143
Deposits from Others	815,773	0	0
Due to KeyBank LID	0	438,173	0
Unearned Revenues	0	0	30,018
Compensated Absences	96,827	82,907	27,288
Total Current Liabilities	<u>1,103,973</u>	<u>1,030,324</u>	<u>139,228</u>
Long-term Liabilities:			
Net Pension Liability	649,587	726,947	172,592
Total Liabilities	<u>1,753,560</u>	<u>1,757,271</u>	<u>311,820</u>
Deferred Inflows			
Pension	<u>36,983</u>	<u>43,596</u>	<u>5,759</u>
Net Position			
Net Investment in Capital Assets	17,161,106	53,194,164	6,673,833
Unrestricted	13,682,286	17,958,186	9,329,130
Total Net Position	<u>\$ 30,843,392</u>	<u>\$ 71,152,350</u>	<u>\$ 16,002,963</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds (continued)
September 30, 2024

	Business-type Activities - Enterprise Funds			
	Trash	Water East	Sewer East	Total
Assets				
Current Assets:				
Cash and Cash Equivalents	\$ 128,514	\$ 0	\$ 0	\$ 43,220,715
Prepaid Items	0	0	0	61,972
Interest Receivable	0	0	0	362,837
Accounts and Notes Receivable, Net	341,632	0	0	1,265,172
Internal Balances	0	0	0	14,024
Total Current Assets	470,146	0	0	44,924,720
Noncurrent Assets:				
Notes Receivable, Net	0	0	0	12,326
Capital Assets:				
Land and Construction in Progress	0	0	0	2,570,778
Buildings, Net	0	0	0	24,760,442
Equipment/Vehicles, Net	0	0	0	3,308,186
Improvements, Net	0	0	0	45,956,483
Intangibles, Net	0	0	0	433,214
Total Noncurrent Assets	0	0	0	77,041,429
Total Assets	470,146	0	0	121,966,149
Deferred Outflows				
Pension	0	0	0	411,691
Liabilities				
Current Liabilities:				
Accounts Payable	26,686	0	0	545,850
Internal Balances	0	7,012	7,012	14,024
Contingent Liability	0	0	0	113,750
Benefits and Wages Payable	0	0	0	149,625
Deposits from Others	0	0	0	815,773
Due to KeyBank LID	0	0	0	438,173
Unearned Revenues	0	0	0	30,018
Compensated Absences	0	0	0	207,022
Total Current Liabilities	26,686	7,012	7,012	2,314,235
Long-term Liabilities:				
Net Pension Liability	0	0	0	1,549,126
Total Liabilities	26,686	7,012	7,012	3,863,361
Deferred Inflows				
Pension	0	0	0	86,338
Net Position				
Net Investment in Capital Assets	0	0	0	77,029,103
Unrestricted	443,460	(7,012)	(7,012)	41,399,038
Total Net Position	\$ 443,460	\$ (7,012)	\$ (7,012)	\$ 118,428,141

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes in
Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	\$ 3,318,561	\$ 6,152,352	\$ 1,536,888
Hook Ups	1,189,517	1,436,741	745,144
Delinquent Fees	32,854	63,561	14,722
Miscellaneous	201,035	274,681	54,658
Total Operating Revenues	<u>4,741,967</u>	<u>7,927,335</u>	<u>2,351,412</u>
Operating Expenses			
Salaries and Benefits	1,336,494	1,316,923	420,895
Contractor Services	94,034	102,011	29,311
Maintenance and Operations	673,038	1,632,049	682,657
Depreciation	1,193,550	3,519,643	468,299
Total Operating Expenses	<u>3,297,116</u>	<u>6,570,626</u>	<u>1,601,162</u>
Operating Income (Loss)	<u>1,444,851</u>	<u>1,356,709</u>	<u>750,250</u>
Nonoperating Revenues (Expenses)			
Grants	42,543	28,536	0
Interest Earned	894,928	823,722	481,858
Disposal of Assets	1,156	2,000	0
Total Nonoperating Revenues (Expenses)	<u>938,627</u>	<u>854,258</u>	<u>481,858</u>
Extraordinary Item			
Pollution Remediation	<u>0</u>	<u>(113,750)</u>	<u>0</u>
Change in Net Position	2,383,478	2,097,217	1,232,108
Net Position - Beginning	<u>28,459,914</u>	<u>69,055,133</u>	<u>14,770,855</u>
Net Position - Ending	<u>\$ 30,843,392</u>	<u>\$ 71,152,350</u>	<u>\$ 16,002,963</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes in
Fund Net Position - Proprietary Funds (continued)
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds			
	Trash	Water East	Sewer East	Total
Operating Revenues				
Charges for Services	\$ 3,898,329	\$ 0	\$ 0	\$ 14,906,130
Hook Ups	0	0	0	3,371,402
Delinquent Fees	0	0	0	111,137
Miscellaneous	0	0	0	530,374
Total Operating Revenues	<u>3,898,329</u>	<u>0</u>	<u>0</u>	<u>18,919,043</u>
Operating Expenses				
Salaries and Benefits	0	0	0	3,074,312
Contractor Services	0	0	0	225,356
Maintenance and Operations	3,881,161	7,012	7,012	6,882,929
Depreciation	0	0	0	5,181,492
Total Operating Expenses	<u>3,881,161</u>	<u>7,012</u>	<u>7,012</u>	<u>15,364,089</u>
Operating Income (Loss)	<u>17,168</u>	<u>(7,012)</u>	<u>(7,012)</u>	<u>3,554,954</u>
Nonoperating Revenues (Expenses)				
Grants	0	0	0	71,079
Interest Earned	0	0	0	2,200,508
Disposal of Assets	0	0	0	3,156
Total Nonoperating Revenues (Expenses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,274,743</u>
Extraordinary Item				
Pollution Remediation	<u>0</u>	<u>0</u>	<u>0</u>	<u>(113,750)</u>
Change in Net Position	17,168	(7,012)	(7,012)	5,715,947
Net Position - Beginning	<u>426,292</u>	<u>0</u>	<u>0</u>	<u>112,712,194</u>
Net Position - Ending	<u>\$ 443,460</u>	<u>\$ (7,012)</u>	<u>\$ (7,012)</u>	<u>\$ 118,428,141</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	\$ 4,578,537	\$ 7,801,529	\$ 2,307,247
Other Receipts	201,035	274,681	54,658
Payments to Suppliers for Goods or Services	(1,162,514)	(1,665,232)	(734,639)
Payments to Employees for Services	(1,236,245)	(1,180,386)	(391,889)
Net Cash Provided (Used) by Operating Activities	<u>2,380,813</u>	<u>5,230,592</u>	<u>1,235,377</u>
Cash Flows From Noncapital			
Financing Activities			
Internal Loans	<u>(7,012)</u>	<u>(7,012)</u>	<u>0</u>
Cash Flows From Capital and Related			
Financing Activities			
Purchases and Construction of Capital Assets	(3,206,190)	(1,468,343)	(974,189)
Proceeds from Sale of Capital Assets	1,152	1,999	0
Capital Grants and Contributions	<u>42,543</u>	<u>28,536</u>	<u>0</u>
Net Cash Used by Capital and Related Financing Activities	<u>(3,162,495)</u>	<u>(1,437,808)</u>	<u>(974,189)</u>
Cash Flows From Investing Activities			
Interest	<u>877,996</u>	<u>791,104</u>	<u>469,508</u>
Net Change in Cash and Cash Equivalents	89,302	4,576,876	730,696
Cash and Cash Equivalents - Beginning	<u>14,644,034</u>	<u>14,253,317</u>	<u>8,797,976</u>
Cash and Cash Equivalents - Ending	<u><u>\$ 14,733,336</u></u>	<u><u>\$ 18,830,193</u></u>	<u><u>\$ 9,528,672</u></u>
Displayed As:			
Cash and Cash Equivalents	<u><u>\$ 14,733,336</u></u>	<u><u>\$ 18,830,193</u></u>	<u><u>\$ 9,528,672</u></u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds			
	Trash	Water East	Sewer East	Total
Cash Flows From Operating Activities				
Receipts from Customers	\$ 3,872,838	\$ 0	\$ 0	\$ 18,560,151
Other Receipts	0	0	0	530,374
Payments to Suppliers for Goods or Services	(3,872,444)	(7,012)	(7,012)	(7,448,853)
Payments to Employees for Services	0	0	0	(2,808,520)
Net Cash Provided (Used) by Operating Activities	394	(7,012)	(7,012)	8,833,152
Cash Flows From Noncapital Financing Activities				
Internal Loans	0	7,012	7,012	0
Cash Flows From Capital and Related Financing Activities				
Purchases and Construction of Capital Assets	0	0	0	(5,648,722)
Proceeds from Sale of Capital Assets	0	0	0	3,151
Capital Contribution	0	0	0	71,079
Net Cash Used by Capital and Related Financing Activities	0	0	0	(5,574,492)
Cash Flows From Investing Activities				
Interest	0	0	0	2,138,608
Net Change in Cash and Cash Equivalents	394	0	0	5,397,268
Cash and Cash Equivalents - Beginning	128,120	0	0	37,823,447
Cash and Cash Equivalents - Ending	<u>\$ 128,514</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 43,220,715</u>
Displayed As:				
Cash and Cash Equivalents	<u>\$ 128,514</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 43,220,715</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 1,444,851	\$ 1,356,709	\$ 750,250
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	1,193,550	3,519,643	468,299
Pension Offset (Expense)	86,798	92,708	25,391
Changes in Assets and Liabilities:			
(Increase) Decrease in Accounts Receivable	(24,695)	(40,574)	0
(Increase) Decrease in Prepaid Items	(11,379)	297	645
(Increase) Decrease in Notes Receivable	0	275	3,039
Increase (Decrease) in Accounts Payable	(384,063)	68,531	(23,316)
Increase (Decrease) in Due to KeyBank LID	0	189,174	0
Increase (Decrease) in Benefits and Wages Payable	13,451	43,829	3,615
Increase (Decrease) in Deposits from Others	62,300	0	0
Increase (Decrease) in Unearned Revenues	0	0	7,454
Net Cash Provided by Operating Activities	<u>\$ 2,380,813</u>	<u>\$ 5,230,592</u>	<u>\$ 1,235,377</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2024

	Business-type Activities - Enterprise Funds			
	Trash	Water East	Sewer East	Total
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating Income (Loss)	\$ 17,168	\$ (7,012)	\$ (7,012)	\$ 3,554,954
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:				
Depreciation	0	0	0	5,181,492
Pension Offset (Expense)	0	0	0	204,897
Changes in Assets and Liabilities:				
(Increase) Decrease in Accounts Receivable	(25,491)	0	0	(90,760)
(Increase) Decrease in Prepaid Items	0	0	0	(10,437)
(Increase) Decrease in Notes Receivable	0	0	0	3,314
Increase (Decrease) in Accounts Payable	8,717	0	0	(330,131)
Increase (Decrease) in Due to KeyBank LID	0	0	0	189,174
Increase (Decrease) in Benefits and Wages Payable	0	0	0	60,895
Increase (Decrease) in Deposits from Others	0	0	0	62,300
Increase (Decrease) in Unearned Revenues	0	0	0	7,454
Net Cash Provided by Operating Activities	<u>\$ 394</u>	<u>\$ (7,012)</u>	<u>\$ (7,012)</u>	<u>\$ 8,833,152</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Fiduciary Net Position -
Fiduciary Funds
September 30, 2024

	Custodial Funds
Assets	
Cash and Cash Equivalents	\$ 2,224,042
Deferred Outflows	0
Liabilities	
Due to Other Governments	379,050
Due to Developers	1,844,992
Total Liabilities	2,224,042
Deferred Inflows	0
Net Position	\$ 0

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Changes in Fiduciary
Net Position - Fiduciary Funds
For the Year Ended September 30, 2024

	<u>Custodial Funds</u>
Additions	
Impact Fee Collections for Other Governments	\$ 4,051,440
Developer Deposit Collections	<u>1,971,861</u>
Total Additions	<u>6,023,301</u>
Deductions	
Payments of Impact Fees to Other Governments	4,051,440
Payments to Developers	<u>1,971,861</u>
Total Deductions	<u>6,023,301</u>
Change in Net Position	0
Net Position - Beginning	<u>0</u>
Net Position - Ending	<u><u>\$ 0</u></u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of City of Kuna, Idaho (the City), which has responsibility and control over all activities related to general operations, parks, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters.

In addition, the City's reporting entity contains a single discrete component – Kuna Urban Renewal Agency (the Agency). The Agency was formed as a separate and distinct legal entity under the Idaho Urban Renewal Law of 1965, as amended. The Commissioners for the Agency were appointed by the City Council. The Agency funds City infrastructure that supports redevelopment, development of bare undeveloped land, and brownfield development (industrial). The financial statements of the Agency can be obtained from the City Treasurer.

The financial statements of the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-wide Statements: The statement of net position and the statement of activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt), are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program or function. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Late Comers' Fee fund.* This fund accumulates monies received for new building permits to reimburse development agreements for oversizing the utility lines when installed in an initial development.
- *Park Impact Fee fund.* This fund accounts for the collection and use of park impact fees.
- *Police Impact Fee fund.* This fund accounts for the collection and use of police impact fees.

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the City government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.
- *Water East fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems in the East side of the City.
- *Sewer East fund.* This fund accounts for the operations and collections of the City's sewer system in the East side of the City.

Fiduciary funds consist of one custodial fund. This fund accounts for monies collected and held for others. The City is responsible for ensuring that all the assets reported in this fund are used for their intended purpose. The City's fiduciary balances are reported in the statement of fiduciary net position and the fiduciary activity is reported in the statement of changes in fiduciary net position.

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, intergovernmental revenues, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are intended to finance. Revenue from intergovernmental revenues, grants, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Fund Balance Reporting in Governmental Funds

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable*. Prepaid items that are permanently precluded from conversion to cash.
- *Restricted*. Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Assigned*. Limitations imposed on balances through intentions of the City Council or a body or official designated by the City Council.
- *Unassigned*. Balances available for any purpose or those funds with a deficit fund balance, such as the Police Impact Fee fund. This fund had a deficit fund balance of \$1,315,211 at year-end.

The remaining fund balance classification (committed) was not in use. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision-making authority, through a formal action (resolution or ordinance). The City Council has authorized the City Treasurer to assign funds. As of September 30, 2024, \$200,000 has been assigned for capital improvement projects.

Under the terms of grant agreements, the City funds certain programs by a combination of grants and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

Details of restricted funds are as follows:

Fund	Purpose	
Park and Police Impact Fees Funds	Fees that are collected at the time a new building permit is issued and restricted by Idaho Code 67-8210 for the development of parks and police facilities as the City continues to grow. Cash is required to be maintained in interest bearing accounts in capital project funds.	\$ 2,567,094
Grant Fund	Opiod settlement funds are required to be spent on high-impact public health programs.	37,331
Late Comers' Fee Fund	Development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers following receipt.	5,942,443
		<u>\$ 8,546,868</u>

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A "Pooled Cash" concept is used in maintaining the cash and investment accounts in the accounting records for most of the City's accounts, while other accounts are not pooled. Under this pooled cash method, cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the cash and investment accounts are considered to be cash and cash equivalents, as even the long-term investments can be converted to cash without significant penalty within a one to two week timeframe. See Note 2.

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements. Investments are stated at fair value as determined by the fair value hierarchy, except non-participating contracts, money market investments, and participating interest-earning contracts with a remaining maturity of one year or less. These are carried at amortized cost.

Receivables

All receivables are shown net of an allowance for uncollectible amounts. The City has estimated \$247 of its account receivables are doubtful.

Property Taxes

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2024, are considered by the City as a receivable. Taxes not collected within 60 days after September 30, 2024, are not considered available for use by the City and are recorded as deferred inflows in the fund financial statements. The levy for the current year is intended to finance operations in the next year, so the current levy is also a deferred inflow in the government-wide financial statements.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Land	\$0	N/A	N/A
Buildings, Improvements, Infrastructure	\$10,000	Straight-Line	5 - 75 Years
Equipment and Vehicles	\$10,000	Straight-Line	5 - 20 Years
Intangibles	\$10,000	Straight-Line	3 - 20 Years

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability (asset), related deferrals, and pension expense (offset), information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2024, the carrying amount of the City's deposits was \$23,353,371 (of which \$202,671 has been allocated to the Kuna Urban Renewal Agency) and the respective bank balances totaled \$23,604,806. \$22,190,454 of the bank balances were insured by the FDIC/NCUA or collateralized through a Letter of Credit with the Federal Home Loan Bank of Des Moines. Included within deposits is \$21,750,352 held at Idaho Central Credit Union in certificates of deposits, with interest rates ranging from 4.47% to 4.69%.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2024, \$1,414,352 of the City's deposits were not covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City and thus were exposed to custodial credit risk.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

2. CASH AND INVESTMENTS (continued)

The City does not have a formal policy limiting its exposure to custodial credit risk. However, the City uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC/NCUA insurance coverage limit of \$250,000 per financial institution:

- Partner with large federally chartered banks with solid histories and strong credit worthiness ratings;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC/NCUA information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee and also offer free high-level data.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. It is the City's policy to prioritize safety of the funds, then probable income to be derived from an investment, and then liquidity of an investment. Investments must meet the following criteria:

- Non-state and non-municipal short-term investments shall have a minimum rating of Prime-1 (P-1) or equivalent.
- Non-state and non-municipal long-term investments shall have a minimum rating of "A" or higher or equivalent by two nationally recognized statistical rating organizations of the Securities and Exchange Commission (SEC).
- State and municipal entity short-term investments shall have a minimum rating of P-1, MIG 1, or VMIG 1, or equivalent.
- State and municipal entity long-term investments shall have a minimum rating of "A."
- Investments in State of Idaho run funds, e.g. the Local Government Investment Pool (LGIP), or the State of Idaho requires no credit rating.
- Investments in the U.S. government or federal agency securities or securities guaranteed by either the U.S. government or a federal agency (excluding government sponsored enterprises) require no credit rating.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City holds funds with Time Value Investments, which are measured at amortized cost or fair value depending on the nature and maturities of these investments. The City also holds funds with the Idaho State Treasurer in the Local Government Investment Pool (the pool). The pool is not rated and is not registered with the Securities and Exchange Commission or any other regulatory body. The pool is valued using the Net Asset Value (NAV) per share method. Investments using the NAV per share method do not have readily obtainable fair values and are, instead, valued based on the City's pro-rata share of the pool's net position. The City values these investments based on information provided by the State of Idaho Treasurer's Office. The State Treasurer does not provide any legally binding guarantees to support

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

2. CASH AND INVESTMENTS (continued)

the value of the shares to participants. Participants have overnight availability to their funds up to \$10 million. Withdrawals of more than \$10 million require three business days' notification.

As of September 30, 2024, the City's investments had the following maturities and are identified in the following fair value hierarchy (valued on a recurring basis):

Investment	Rating	Fair Value Hierarchy	Maturity in Years	
		Level 2	Less Than 1	1-5
US Treasury Bonds	Aaa	\$ 27,150,146	\$ 10,047,364	\$ 17,102,782
Money Market Mutual Funds	Aaa	8,448	8,448	0
External Investment Pool	Not Rated	N/A	24,610,525	0
		<u>\$ 27,158,594</u>	<u>\$ 34,666,337</u>	<u>\$ 17,102,782</u>

Investments under Level 2 are those that are valued using a market approach, which is based on quoted prices for similar assets and liabilities in active markets, inactive markets, or models with observable inputs.

At year-end, the cash and investments were reported in the basic financial statements in the following categories, including \$1,000 in cash kept on hand:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
Cash and cash equivalents/restricted cash	\$ 9,014,995	\$ 14,139,892	\$ 23,154,887	\$ 94,988
Investments categorized as cash equivalents	<u>20,559,242</u>	<u>29,080,823</u>	<u>49,640,065</u>	<u>2,129,054</u>
	<u>\$ 29,574,237</u>	<u>\$ 43,220,715</u>	<u>\$ 72,794,952</u>	<u>\$ 2,224,042</u>

3. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employees after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year's activity and year-end liability is as follows:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	\$ 176,273	\$ 181,939	\$ 184,386	\$ 173,826	\$ 173,826
Business-type Activities	<u>192,866</u>	<u>244,827</u>	<u>230,671</u>	<u>207,022</u>	<u>207,022</u>
	<u>\$ 369,139</u>	<u>\$ 426,766</u>	<u>\$ 415,057</u>	<u>\$ 380,848</u>	<u>\$ 380,848</u>

4. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, and e) worker's compensation, i.e. employee injuries. Commercial insurance policies are purchased to transfer the risk of loss.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

5. DUE FROM OTHER GOVERNMENTAL UNITS OR AGENCIES

Amounts due from other governmental units consist of amounts due from Ada County for agricultural equipment replacement tax of \$56, from the State of Idaho for liquor apportionment of \$63,954, state revenue sharing of \$811,983, and grant reimbursements of \$24,763.

6. TRANSFERS AND INTERFUND BALANCES

Transfer activity for the year was as follows:

\$	351,014	Transfer from the General fund to the Capital Outlay fund to cover costs of capital projects.
	4,000	Transfer from the General fund to the Grant fund to move revenue from a prior year back to the fund it was originally received in.
		Transfer from the Capital Outlay fund to the General fund for the close out of a prior year project.
	<u>2,175</u>	
\$	<u><u>357,189</u></u>	

Amounts due between the funds of the City were as follows:

\$	7,012	Due from the Water East fund to the Water fund to cover fund start-up costs, to be repaid as the City collects utility fees.
	7,012	Due from the Sewer East fund to the Sewer fund to cover fund start-up costs, to be repaid as the City collects utility fees.
		Due from the Police Impact Fee fund to the General fund to cover the cost of the police station construction, to be repaid as the City collects impact fees.
	<u>1,452,374</u>	
\$	<u><u>1,466,398</u></u>	

7. RELATED PARTY TRANSACTIONS

As a discretely presented component unit of the City, the capital assets constructed from Kuna Urban Renewal Agency's (URA) activities are contributed to the City. In the current year, there were no capital assets constructed or contributed to the City. The City did charge the URA \$794 for the use of its personnel and facilities. There were no balances due to or from the City as of September 30, 2024.

8. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan, except by reason of having served on the Board.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

8. PENSION PLAN (continued)

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2024, it was 6.71% for general employees and 9.18% for police and firefighters. The employer contribution rate as a percentage of covered payroll is set by the Retirement Board and was 11.18% for general employees and 13.26% for police and firefighters. Effective July 1, 2024, the employee rates changed to 7.18% for general employees and 10.83% for police and firefighters and the employer rates changed to 11.96% for general employees and 14.65% for police and firefighters. The City's employer contributions were \$444,605 for the year ended September 30, 2024.

Pension Liabilities (Assets), Pension Expense (Offset), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2024, the City reported a liability for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability (asset) was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of June 30, 2024, the City's proportion was .0780917%.

For the year ended September 30, 2024, the City recognized pension expense of \$839,215. At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

8. PENSION PLAN (continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 465,071	\$ 0
Changes in assumptions or other inputs	115,720	0
Net difference between projected and actual earnings on pension plan investments	0	53,023
Changes in the City's proportion and differences between the City's contributions and the City's proportionate contributions	27,894	64,495
City contributions subsequent to the measurement date	110,804	0
Total	<u>\$ 719,489</u>	<u>\$ 117,518</u>

\$110,804 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability (increase to an asset) in the year ending September 30, 2025.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2023, the beginning of the measurement period ended June 30, 2024, is 4.4 years, as well as for the measurement period ended June 30, 2023.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (offset) as follows:

Year Ended September 30,	
2025	\$ 130,356
2026	\$ 533,790
2027	\$ (104,391)
2028	\$ (68,588)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation 2.30%
- Salary increases, including inflation 3.05%
- Investment rate of return, net of investment fees 6.35%
- Cost-of-living adjustments 1.00%

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

8. PENSION PLAN (continued)

Several different sets of mortality rates are used in the valuation for contributing members, members retired for service, and beneficiaries. These rates were adopted for the valuation dated July 1, 2024 using the following tables:

- General Employees and All Beneficiaries - Males Pub-2010 General Tables, increased 11%
- General Employees and All Beneficiaries - Females Pub-2010 General Tables, increased 21%
- Teachers - Males Pub-2010 Teacher Tables, increased 12%
- Teachers - Females Pub-2010 Teacher Tables, increased 21%
- Fire & Police - Males Pub-2010 Safety Tables, increased 21%
- Fire & Police - Females Pub-2010 Safety Tables, increased 26%
- Disabled Members - Males Pub-2010 Disabled Tables, increased 38%
- Disabled Members - Females Pub-2010 Disabled Tables, increased 36%

An experience study was performed for the period 2015 through 2020, which reviewed all economic assumptions. Demographic assumptions, including mortality, were studied for the period 2015 through 2020.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of PERSI's assets. The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns (arithmetic) and reflecting expected volatility and correlation. Capital market assumptions are as follows:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Cash	0.00%	0.00%
Large Cap	18.00%	4.50%
Small/Mid Cap	11.00%	4.70%
International Equity	15.00%	4.50%
Emerging Markets Equity	10.00%	4.90%
Domestic Fixed	20.00%	-0.25%
TIPS	10.00%	-0.30%
Real Estate	8.00%	3.75%
Private Equity	8.00%	6.00%

Discount Rate

The discount rate used to measure the total pension liability was 6.35%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

8. PENSION PLAN (continued)

current contribution rate. Based on these assumptions, the pension plan's net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability (asset). The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the City's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.35%, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1% lower (5.35%) or 1% higher (7.35%) than the current rate:

	<u>1% Decrease (5.35%)</u>	<u>Current Discount Rate (6.35%)</u>	<u>1% Increase (7.35%)</u>
City's proportionate share of the net pension liability (asset)	<u>\$ 5,551,063</u>	<u>\$ 2,921,135</u>	<u>\$ 773,151</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

9. POLLUTION REMEDIATION OBLIGATION

In the current year, the City was deemed obligated for fines imposed by the Idaho Department of Environmental Quality stemming from emission violations at the wastewater treatment plant under the Clean Water Act and are estimated to be \$113,750. The estimated liability was determined based on discussions with the Idaho Department of Environmental Quality and the percentage of imposed fines that another City with similar violations were required to pay. The estimated liability has the potential to change due to factors such as price increases or decreases, changes in technology, or changes in applicable laws or regulations. The possible loss to the City could be as high as \$1,137,500.

10. LONG-TERM OBLIGATIONS

The City has two long-term leases for copiers that meet the criteria to be treated as right-of-use assets. Both leases are for 60 months for a total of \$434 per month. The City also pays for overages on copies and after-hours service. These additional expenditures are treated as ordinary operating costs. It is expected the copiers will be returned at the end of the lease term.

The City has one long-term subscription technology arrangement for fleet software with a term of 36 months with payments of \$13,409 due annually. Variable payments not included in the calculation of the measurement of the subscription liability can include wire transfer fees, depending on how the ACH is initiated. There were no variable payments in the current year.

The City also issues debt via direct placement to reimburse developers for infrastructure transferred for public usage in accordance with the reimbursement agreements for projects within the City. All notes with

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

10. LONG-TERM OBLIGATIONS (continued)

developers have either a five-year repayment term at 5% simple interest or a ten-year repayment term at 4% simple interest, with payments due annually.

Changes in long-term obligations for the year ended September 30, 2024, are as follows:

Description	Maturity	Rate	10/1/2023	Increase	Decrease	09/30/2024	Current
Governmental Activities:							
Leases - Copiers	2028	3.09%	\$ 20,715	\$ 0	\$ (4,633)	\$ 16,082	\$ 4,778
Subscriptions	2026	5.35%	0	24,809	0	24,809	12,081
Developer Notes	2033	4.00%	6,327,993	0	(2,384,278)	3,943,715	866,453
			<u>\$6,348,708</u>	<u>\$ 24,809</u>	<u>\$(2,388,911)</u>	<u>\$ 3,984,606</u>	<u>\$ 883,312</u>

Future minimum repayments for long-term obligations are as follows:

Year Ending September 30,	Governmental Activities					
	Bonds and Notes		Leases		Subscriptions	
	Principal	Interest	Principal	Interest	Principal	Interest
2025	\$ 866,453	\$ 157,749	\$ 4,778	\$ 429	\$ 12,081	\$ 1,328
2026	619,059	136,394	4,927	280	12,728	681
2027	311,232	98,328	5,082	125	0	0
2028	323,681	85,879	1,295	7	0	0
2029	336,629	72,932	0	0	0	0
2030-2033	1,486,661	151,580	0	0	0	0
	<u>\$ 3,943,715</u>	<u>\$ 702,862</u>	<u>\$ 16,082</u>	<u>\$ 841</u>	<u>\$ 24,809</u>	<u>\$ 2,009</u>

11. OTHER COMMITMENTS

The City has four credit cards with credit limits totaling \$30,000. Total available credit on the cards as of September 30, 2024, was \$21,919.

12. CHANGE IN REPORTING ENTITY

The City added two new funds this year – Water East and Sewer East – to segregate and account for utility operations in the eastern boundaries of the City. The City is also now reporting the Police Impact Fee fund as a major fund rather than a nonmajor fund as required by GASBS No. 34 where a fund meets the quantitative criteria to now be considered a major fund. The Grant fund is also now being reported as a nonmajor fund, as it no longer meets the criteria to be reported as a major fund.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

13. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

<u>Governmental Activities:</u>	<u>10/1/2023</u>	<u>Reclass- ifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>09/30/2024</u>
Capital Assets Not Being Depreciated:					
Land	\$ 4,266,960	\$ 0	\$ 0	\$ 0	\$ 4,266,960
Construction in Progress	3,422,625	(3,155,273)	1,022,169	(92,038)	1,197,483
Total Nondepreciable Assets	<u>7,689,585</u>	<u>(3,155,273)</u>	<u>1,022,169</u>	<u>(92,038)</u>	<u>5,464,443</u>
Capital Assets Being Depreciated:					
Buildings	2,884,847	2,021,404	230,799	0	5,137,050
Equipment/Vehicles	2,182,333	71,095	175,541	(90,449)	2,338,520
Improvements/Infrastructure	7,764,446	795,940	406,678	(38,335)	8,928,729
Intangibles	222,442	266,834	108,037	0	597,313
Right-of-Use Assets					
Subscriptions	0	0	38,278	0	38,278
Equipment	24,097	0	0	0	24,097
Total Depreciable Assets	<u>13,078,165</u>	<u>3,155,273</u>	<u>959,333</u>	<u>(128,784)</u>	<u>17,063,987</u>
Less: Accumulated Depreciation					
Buildings	607,336	0	148,891	0	756,227
Equipment/Vehicles	1,355,443	0	228,483	(90,449)	1,493,477
Improvements/Infrastructure	1,142,718	0	334,250	(38,335)	1,438,633
Intangibles	179,888	0	74,550	0	254,438
Right-of-Use Assets					
Subscriptions	0	0	12,341	0	12,341
Equipment	3,605	0	4,819	0	8,424
Total Accumulated Depreciation	<u>3,288,990</u>	<u>0</u>	<u>803,334</u>	<u>(128,784)</u>	<u>3,963,540</u>
Net Depreciable Assets	<u>9,789,175</u>	<u>3,155,273</u>	<u>155,999</u>	<u>0</u>	<u>13,100,447</u>
Capital Assets - Net	<u>\$17,478,760</u>	<u>\$ 0</u>	<u>\$1,178,168</u>	<u>\$ (92,038)</u>	<u>\$18,564,890</u>

Disposals of capital assets in the governmental activities include a contribution of street signaling equipment to ACHD. Depreciation and amortization expense for governmental activities was charged to the functions of the City as follows:

General Government	<u>\$ 803,334</u>

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2024

13. CAPITAL ASSETS (continued)

<u>Business-type Activities:</u>	<u>10/1/2023</u>	<u>Reclass- ifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>09/30/2024</u>
Capital Assets Not Being Depreciated:					
Land	\$ 2,207,531	\$ 0	\$ 0	\$ 0	\$ 2,207,531
Construction in Progress	1,788,196	(1,547,505)	122,556	0	363,247
Total Nondepreciable Assets	<u>3,995,727</u>	<u>(1,547,505)</u>	<u>122,556</u>	<u>0</u>	<u>2,570,778</u>
Capital Assets Being Depreciated:					
Buildings	43,978,003	0	0	0	43,978,003
Equipment/Vehicles	6,263,147	43,346	1,003,183	(805,126)	6,504,550
Improvements/Infrastructure	65,273,414	1,137,436	4,407,946	(235,425)	70,583,371
Intangibles	144,249	366,723	115,037	0	626,009
Total Depreciable Assets	<u>115,658,813</u>	<u>1,547,505</u>	<u>5,526,166</u>	<u>(1,040,551)</u>	<u>121,691,933</u>
Less: Accumulated Depreciation					
Buildings	17,766,042	0	1,451,519	0	19,217,561
Equipment/Vehicles	3,351,953	0	649,537	(805,126)	3,196,364
Improvements/Infrastructure	21,840,038	0	3,022,275	(235,425)	24,626,888
Intangibles	134,634	0	58,161	0	192,795
Total Accumulated Depreciation	<u>43,092,667</u>	<u>0</u>	<u>5,181,492</u>	<u>(1,040,551)</u>	<u>47,233,608</u>
Net Depreciable Assets	<u>72,566,146</u>	<u>1,547,505</u>	<u>344,674</u>	<u>0</u>	<u>74,458,325</u>
Capital Assets - Net	<u>\$76,561,873</u>	<u>\$ 0</u>	<u>\$ 467,230</u>	<u>\$ 0</u>	<u>\$77,029,103</u>

REQUIRED SUPPLEMENTARY INFORMATION

City of Kuna, Idaho
Schedule of Employer's Share of Net Pension Liability (Asset)
PERSI - Base Plan
Last 10 - Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Employer's portion of the net pension liability (asset)	0.078092%	0.078521%	0.082085%	0.076456%	0.080672%	0.073408%	0.067245%	0.065338%	0.058449%	0.053872%
Employer's proportionate share of the net pension liability (asset)	\$ 2,921,134	\$ 3,133,561	\$ 3,233,211	\$ (60,319)	\$ 1,859,330	\$ 837,930	\$ 991,941	\$ 1,027,058	\$ 1,184,916	\$ 709,410
Employer's covered payroll	\$ 3,818,100	\$ 3,361,511	\$ 3,236,995	\$ 2,853,583	\$ 2,861,965	\$ 2,491,955	\$ 2,163,259	\$ 2,029,073	\$ 1,708,869	\$ 1,508,950
Employer's proportional share of the net pension liability (asset) as a percentage of its covered payroll	76.51%	93.22%	99.88%	-2.11%	64.97%	33.63%	45.85%	50.62%	69.34%	47.01%
Plan fiduciary net position as a percentage of the total pension liability (asset)	85.54%	83.83%	83.09%	100.36%	88.22%	93.79%	91.69%	90.68%	87.26%	91.38%

Data reported is measured as of June 30th.

City of Kuna, Idaho
Schedule of Employer Contributions
PERSI - Base Plan
Last 10 - Fiscal Years

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Statutorily required contribution	\$ 444,605	\$ 408,462	\$ 379,748	\$ 343,366	\$ 342,690	\$ 300,675	\$ 254,964	\$ 225,160	\$ 217,319	\$ 173,753
Contributions in relation to the statutorily required contribution	(444,605)	(408,462)	(379,748)	(343,366)	(342,690)	(300,675)	(254,964)	(225,160)	(217,319)	(173,753)
Contribution (deficiency) excess	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Employer's covered payroll	\$ 3,921,714	\$ 3,465,610	\$ 3,180,472	\$ 2,875,762	\$ 2,870,103	\$ 2,626,070	\$ 2,252,065	\$ 1,988,773	\$ 1,919,620	\$ 1,534,916
Contributions as a percentage of covered payroll	11.34%	11.79%	11.94%	11.94%	11.94%	11.45%	11.32%	11.32%	11.32%	11.32%

Data is reported as of September 30th.

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 General Fund
 For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 4,468,842	\$ 4,468,842	\$ 4,596,042	\$ 127,200
Charges for Services	1,970,269	1,970,269	4,297,324	2,327,055
Intergovernmental	3,216,039	3,216,039	3,128,318	(87,721)
Interest	646,024	646,024	955,187	309,163
Other	88,501	88,501	285,783	197,282
Total Revenues	10,389,675	10,389,675	13,262,654	2,872,979
Expenditures				
Current:				
Salaries and Benefits	2,930,780	2,930,780	2,642,874	287,906
Maintenance and Operations	6,070,617	6,070,617	6,655,522	(584,905)
Capital Outlay	18,134,828	18,134,828	228,883	17,905,945
Debt Service:				
Principal	0	0	4,633	(4,633)
Interest	0	0	1,284	(1,284)
Total Expenditures	27,136,225	27,136,225	9,533,196	17,603,029
Excess (Deficiency) of Revenues Over Expenditures	(16,746,550)	(16,746,550)	3,729,458	20,476,008
Other Financing Sources (Uses)				
Disposal of Assets	0	0	4,667	4,667
Debt Issuance	0	0	24,809	24,809
Transfers In	116,774	116,774	2,175	(114,599)
Transfers Out	(1,370,224)	(1,370,224)	(355,014)	1,015,210
Total Other Financing Sources (Uses)	(1,253,450)	(1,253,450)	(323,363)	930,087
Net Change in Fund Balances	(18,000,000)	(18,000,000)	3,406,095	21,406,095
Fund Balances - Beginning	18,000,000	18,000,000	19,517,935	1,517,935
Fund Balances - Ending	\$ 0	\$ 0	\$ 22,924,030	\$ 22,924,030

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 Late Comers' Fee Fund
 For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Charges for Services	\$ 1,143,479	\$ 1,143,479	\$ 4,851,236	\$ 3,707,757
Interest	140,000	140,000	216,353	76,353
Total Revenues	<u>1,283,479</u>	<u>1,283,479</u>	<u>5,067,589</u>	<u>3,784,110</u>
Expenditures				
Current:				
Community and Economic Development	4,100,200	4,100,200	445,688	3,654,512
Debt Service:				
Principal	0	0	2,384,278	(2,384,278)
Interest	0	0	253,120	(253,120)
Contingency	683,279	683,279	0	683,279
Total Expenditures	<u>4,783,479</u>	<u>4,783,479</u>	<u>3,083,086</u>	<u>1,700,393</u>
Net Change in Fund Balances	(3,500,000)	(3,500,000)	1,984,503	5,484,503
Fund Balances - Beginning	3,500,000	3,500,000	3,957,940	457,940
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 5,942,443</u>	<u>\$ 5,942,443</u>

City of Kuna, Idaho
Notes to Required Supplementary Information
For the Year Ended September 30, 2024

1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Proprietary funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.
- F. The budget is adopted on a basis consistent with generally accepted accounting principles.
- G. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

SUPPLEMENTARY INFORMATION

City of Kuna, Idaho
Combining Balance Sheet -
Nonmajor Funds
September 30, 2024

	Grant	<u>Capital Projects</u> Capital Outlay	Total
Assets			
Cash and Cash Equivalents	\$ 12,568	\$ 209,478	\$ 222,046
Receivables, Net:			
Intergovernmental and Grants	24,763	0	24,763
Total Assets	<u>37,331</u>	<u>209,478</u>	<u>246,809</u>
Deferred Outflows	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u><u>\$ 37,331</u></u>	<u><u>\$ 209,478</u></u>	<u><u>\$ 246,809</u></u>
Liabilities			
Accounts Payable	\$ 0	\$ 9,478	\$ 9,478
Deferred Inflows	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balances			
Restricted	37,331	0	37,331
Assigned	0	200,000	200,000
Total Fund Balances	<u>37,331</u>	<u>200,000</u>	<u>237,331</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u><u>\$ 37,331</u></u>	<u><u>\$ 209,478</u></u>	<u><u>\$ 246,809</u></u>

City of Kuna, Idaho
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances – Nonmajor Funds
For the Year Ended September 30, 2024

	Grant	<u>Capital Projects</u> Capital Outlay	Total
Revenues			
Grants and Contributions	\$ 155,988	\$ 0	\$ 155,988
Expenditures			
Current:			
Maintenance and Operations	110,960	0	110,960
Capital Outlay	293,805	351,014	644,819
Total Expenditures	404,765	351,014	755,779
Excess (Deficiency) of Revenues Over Expenditures	<u>(248,777)</u>	<u>(351,014)</u>	<u>(599,791)</u>
Other Financing Sources (Uses)			
Transfers In	4,000	351,014	355,014
Transfers Out	0	(2,175)	(2,175)
Total Other Financing Sources (Uses)	4,000	348,839	352,839
Net Change in Fund Balances	(244,777)	(2,175)	(246,952)
Fund Balances - Beginning	282,108	202,175	484,283
Fund Balances - Ending	<u>\$ 37,331</u>	<u>\$ 200,000</u>	<u>\$ 237,331</u>

OTHER INFORMATION

City of Kuna, Idaho
Supplemental Schedule of Revenues by Source -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2024

	Budget	Actual	Variance
Property Taxes			
Taxes	\$ 4,465,842	\$ 4,589,960	\$ 124,118
Interest and Penalties	3,000	6,082	3,082
	<u>4,468,842</u>	<u>4,596,042</u>	<u>127,200</u>
Licenses and Permits			
Business Licenses	2,500	3,994	1,494
Liquor Licenses	5,000	7,769	2,769
Beer Licenses	2,500	2,770	270
Wine Licenses	2,000	2,705	705
Dog Licenses	6,000	7,720	1,720
Catering Permits	500	1,174	674
Vendor Permits	950	2,702	1,752
	<u>19,450</u>	<u>28,834</u>	<u>9,384</u>
Intergovernmental			
State Liquor Apportionment	315,000	307,315	(7,685)
Sales Tax Revenue Sharing - County	225	225	0
Sales Tax Revenue Sharing - State	2,900,814	2,820,778	(80,036)
	<u>3,216,039</u>	<u>3,128,318</u>	<u>(87,721)</u>
Other			
Administration Fees	263,909	422,824	158,915
Franchise Fees	540,415	583,595	43,180
Rental Charges	12,000	37,910	25,910
Fine Distribution	48,000	62,823	14,823
Interest	646,024	955,187	309,163
Miscellaneous	40,501	222,960	182,459
Planning and Zoning	1,084,995	3,190,521	2,105,526
RV Dump	4,500	4,996	496
Event Fees	45,000	28,644	(16,356)
	<u>2,685,344</u>	<u>5,509,460</u>	<u>2,824,116</u>
Other Financing Sources			
Disposal of Assets	0	4,667	4,667
Debt Issuance	0	24,809	24,809
	<u>0</u>	<u>29,476</u>	<u>29,476</u>
Total Revenue	<u>\$ 10,389,675</u>	<u>\$ 13,292,130</u>	<u>\$ 2,902,455</u>

City of Kuna, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2024

	Budget	Actual	Variance
Salaries and Benefits			
FICA	\$ 130,451	\$ 106,901	\$ 23,550
Group Life Insurance	1,254	618	636
Group Medical Insurance	358,274	351,292	6,982
Mayor and City Council Salaries	117,122	115,081	2,041
Medicare	30,509	25,011	5,498
Pension	249,498	201,024	48,474
Seasonal Salaries	144,792	1,910	142,882
Staff Salaries	1,842,138	1,832,122	10,016
Unemployment	23,500	2,245	21,255
Workman's Compensation	33,242	6,670	26,572
	<u>2,930,780</u>	<u>2,642,874</u>	<u>287,906</u>
Maintenance and Operations			
Ada County Sheriff	3,792,887	3,702,212	90,675
Animal Control	153,636	153,636	0
Bank Fees	67,000	60,149	6,851
Cleaning Offices	23,500	13,720	9,780
Code Enforcement	3,000	0	3,000
Contract Services	367,392	1,344,321	(976,929)
Donations Expenditure	30,000	15,265	14,735
Dues and Memberships	97,668	83,470	14,198
Elections	1,500	0	1,500
Legal Publications	30,000	16,604	13,396
Liability Insurance	18,724	18,724	0
Maintenance and Repair	418,750	378,463	40,287
Meetings	26,050	7,475	18,575
Miscellaneous	159,260	184,212	(24,952)
Supplies	93,600	56,031	37,569
Postage and Billing	34,500	32,816	1,684
Professional Services	240,500	196,609	43,891
Rent - City Hall	3,500	1,782	1,718
Rent - Equipment	118,500	119,068	(568)
Telephone	35,900	32,695	3,205
Training	37,100	19,381	17,719
Travel and Membership Dues	12,700	9,323	3,377
Uniforms	9,450	8,942	508
Utilities	202,000	144,561	57,439
Vehicle Expenditure	93,500	56,063	37,437
	<u>6,070,617</u>	<u>6,655,522</u>	<u>(584,905)</u>
Capital Outlay	<u>18,134,828</u>	<u>228,883</u>	<u>17,905,945</u>
Debt Service			
Principal	0	4,633	(4,633)
Interest	0	1,284	(1,284)
	<u>0</u>	<u>5,917</u>	<u>(5,917)</u>
Total Expenditures	<u>\$ 27,136,225</u>	<u>\$ 9,533,196</u>	<u>\$ 17,603,029</u>

INTERNAL CONTROL AND COMPLIANCE REPORT

Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com



**Independent Auditor's Report on Internal Control Over Financial Reporting and on
Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance With Government Auditing Standards**

To the Honorable Mayor
and City Council
City of Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho (the City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 24, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
February 24, 2025

Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com



February 25, 2025

To the Board of Commissioners
Kuna Urban Renewal Agency

We have audited the financial statements of the governmental activities and the fund information of Kuna Urban Renewal Agency for the year ended September 30, 2024. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 4, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Kuna Urban Renewal Agency are described in the notes to the financial statements. No new accounting policies were adopted that had any effect on the Agency and the application of existing policies was not changed during 2024. We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting both the governmental activities and the fund financial statements was:

Management's estimate of the property tax receivable and related deferral is based on management's knowledge of the receivable and related deferral. We evaluated the key factors and assumptions used to develop the property tax receivable and related deferral in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The schedule attached to the management representation letter summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. We found no other misstatements that needed to be provided to management to correct.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated February 25, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the budgetary comparison schedules, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the information and use of the Board of Commissioners and management of Kuna Urban Renewal Agency, and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Bailey & Co.

**KUNA URBAN
RENEWAL AGENCY**

Audited Financial Statements and
Required Supplementary Information

For the Year Ended September 30, 2024

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Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com



Independent Auditor's Report

To the Board of Commissioners
Kuna Urban Renewal Agency

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the fund information of Kuna Urban Renewal Agency (the Agency), a component unit of City of Kuna, Idaho, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the fund information of Kuna Urban Renewal Agency as of September 30, 2024, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion,

forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The Agency has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated February 25, 2025, on our consideration of the Agency's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.

Bailey & Co.

Nampa, Idaho
February 25, 2025

Kuna Urban Renewal Agency
Statement of Net Position
September 30, 2024

	<u>Governmental Activities</u>
Assets	
Current Assets:	
Cash and Cash Equivalents	\$ 949,668
Receivables, Net:	
Property Taxes	577,075
Interest	3,058
Total Current Assets	<u>1,529,801</u>
Noncurrent Assets:	
Capital Assets:	
Intangibles, Net	201,680
Total Assets	<u><u>1,731,481</u></u>
Deferred Outflows	<u>0</u>
Liabilities	
Current Liabilities:	
Accounts Payable	<u>25</u>
Deferred Inflows	
Property Tax Revenue	<u>573,108</u>
Net Position	
Net Investment in Capital Assets	201,680
Restricted	956,668
Total Net Position	<u><u>\$ 1,158,348</u></u>

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Statement of Activities
For the Year Ended September 30, 2024

		Program Revenues			Net (Expense) Revenue and Changes in Net Position - Governmental Activities
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental Activities					
General Government	\$ 23,440	\$ 0	\$ 0	\$ 0	\$ (23,440)
Total Governmental Activities	<u>\$ 23,440</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>(23,440)</u>
General Revenues:					
					484,397
					24,225
					<u>508,622</u>
					485,182
					673,166
					<u>\$ 1,158,348</u>

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency

Balance Sheet -
Governmental Funds
September 30, 2024

	West District	East District	Total
Assets			
Cash and Cash Equivalents	\$ 941,440	\$ 8,228	\$ 949,668
Receivables, Net:			
Property Taxes	512,943	64,132	577,075
Interest	3,058	0	3,058
Total Assets	1,457,441	72,360	1,529,801
Deferred Outflows	0	0	0
Total Assets and Deferred Outflows	\$ 1,457,441	\$ 72,360	\$ 1,529,801
Liabilities			
Accounts Payable	\$ 25	\$ 0	\$ 25
Deferred Inflows			
Unavailable Property Tax Revenue	512,352	64,132	576,484
Fund Balances			
Restricted	945,064	8,228	953,292
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 1,457,441	\$ 72,360	\$ 1,529,801

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Reconciliation of the Balance Sheet of the Governmental
Funds to the Statement of Net Position
September 30, 2024

Total Fund Balances - Governmental Funds	\$	953,292

Amounts reported for governmental activities in the statement of net position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Construction in Progress	\$	0	
Intangibles, Net of \$33,459 Accumulated Depreciation		201,680	
			201,680

Some of the property taxes receivable are not available to pay for current period expenditures and are, therefore, considered unavailable in the funds. However, in the government-wide statements, only the portion of the receivable that is for future periods is reported as deferred inflows.

3,376

Total Net Position - Governmental Activities	\$	1,158,348

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds
For the Year Ended September 30, 2024

	West District	East District	Total
Revenues			
Property Taxes	\$ 474,630	\$ 9,364	\$ 483,994
Interest Earnings	24,225	0	24,225
Total Revenues	<u>498,855</u>	<u>9,364</u>	<u>508,219</u>
Expenditures			
Current:			
General Government:			
Administrative	1,207	541	1,748
Legal and Professional	9,340	595	9,935
Total Expenditures	<u>10,547</u>	<u>1,136</u>	<u>11,683</u>
Net Change in Fund Balances	488,308	8,228	496,536
Fund Balances - Beginning	456,756	0	456,756
Fund Balances - Ending	<u>\$ 945,064</u>	<u>\$ 8,228</u>	<u>\$ 953,292</u>

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of the Governmental Funds
to the Statement of Activities
For the Year Ended September 30, 2024

Total Net Change in Fund Balances - Governmental Funds	\$	496,536

Amounts reported for governmental activities in the statement of activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$	0	
Depreciation Expense		(11,757)	(11,757)

Some of the property tax revenues are not available to pay for current period expenditures and are, therefore, considered unavailable in the funds. However, in the government-wide statements, only the portion of the revenue that is for future periods is reported as deferred inflows. This accounts for the change in these unavailable revenues.

		403
Change in Net Position of Governmental Activities	\$	485,182

The accompanying notes are an integral
part of the financial statements

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Kuna Urban Renewal Agency (the Agency) is a separate and distinct legal entity of City of Kuna, Idaho (the City) created by and existing under the Idaho Urban Renewal Law of 1965, as amended. The Commissioners for the Agency were appointed by the City Council. The Agency funds infrastructure that supports redevelopment, development of bare undeveloped land, and brownfield development (industrial).

For financial reporting purposes, in conformity with governmental accounting standards, the Agency is included as a discretely presented component unit in the City's financial statements. The Agency provides urban renewal services to the City and its citizens. These statements present only the funds of the Agency and are not intended to present the financial position and results of operations of the City in conformity with generally accepted accounting principles.

The financial statements of the Agency have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Agency's accounting policies are described below.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements (the statement of net position and the statement of activities) report financial information about the Agency as a whole, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. The Agency's activities only consist of governmental activities, which are generally financed through taxes, intergovernmental revenues, and other non-exchange transactions.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the Agency's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the Agency's programs, such as personnel and accounting (but not interest on long-term debt), are allocated to programs based on their percentage of total expenses.
- Program revenues include (a) charges paid by the recipients of goods or services offered by a program or function and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program or function. Revenues that are not classified as program revenues, including property taxes, are presented as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are intended to finance. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The fund financial statements provide information about the Agency's funds, which consists of only governmental funds. The Agency reports the following major governmental funds:

- *West District fund.* This fund accounts for general and administrative activities of the Agency and the urban renewal activities that occur in the western revenue allocation area of the Agency.
- *East District fund.* This fund accounts for urban renewal activities that occur in the eastern revenue allocation area of the Agency.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the Agency considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payments are made.

Property Taxes

The Agency has no direct taxing power. When the Agency was reinstated in 2020, this established the base year for property values. The property taxes the Agency receives in years after the base year are calculated on the increase in property values subsequent to the base year. This is known as tax increment revenue. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1.

The Agency receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the Agency as of September 30, 2024, are considered by the Agency as a receivable. Taxes not collected within 60 days after September 30, 2024, are not considered available for use by the Agency and are recorded as deferred inflows in the fund financial statements. The tax charges for the current year are intended to finance operations in the next year, so the current tax charges are also a deferred inflow in the government-wide financial statements.

Risk Management

As a component unit of City of Kuna, Idaho, the Agency is exposed to various risks of loss related to theft of, damage to, or destruction of assets. The City and the Agency participate in a public entity risk pool, Idaho Counties Risk Management Pool (ICRMP), for property and liability insurance. The City's and the Agency's exposure to loss from their participation in ICRMP is limited to the extent of their deductible only.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received. Intra-entity assets contributed are reported at their carrying value.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements are shown below:

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2024

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Nondepreciable Assets	\$5,000	N/A	N/A
Buildings and Improvements	\$5,000	Straight-Line	5 - 75 Years
Equipment and Vehicles	\$5,000	Straight-Line	5 - 20 Years
Intangibles	\$5,000	Straight-Line	3 - 20 Years

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Cash Equivalents and Investments

All amounts included in cash and investment accounts are considered cash equivalents, as even the long-term investments can be converted to cash without significant penalty within a one-to-two-week timeframe. The Agency's cash and investments are pooled, so each fund has equity in the pooled amount.

Idaho Code authorizes the Agency to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements. Investments are stated at fair value as determined by the fair value hierarchy, except non-participating contracts, money market investments, and participating interest-earning contracts with a remaining maturity of one year or less. These are carried at amortized cost.

Fund Balance Reporting in Governmental Funds

The Agency uses the restricted fund balance category in the governmental fund balance sheet. Restricted fund balances are defined as balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.

The remaining fund balance classifications (nonspendable, committed, assigned, and unassigned) were not applicable for the current fiscal year. However, if there had been committed funds, these amounts would have been decided by the Board of Commissioners, the Agency's highest level of decision making authority, through a resolution. The Board of Commissioners would also have the authority to assign funds or authorize another official to do so.

When both restricted and unrestricted resources are available for use, it is the Agency's intent to use restricted amounts first, followed by committed, assigned, then unassigned amounts. The majority of the Agency's resources come from property taxes that are restricted for urban renewal projects and related operations, as defined by Idaho Statute.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2024

2. CASH AND INVESTMENTS

Deposits

The majority of the Agency's bank balances are held within the City of Kuna, Idaho's pooled accounts. As of September 30, 2024, the carrying amount of the Agency's share of the deposits was \$202,671 and the Agency's share of the respective bank balances totaled \$202,754. \$202,040 of the Agency's share of the bank balances were insured or collateralized.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2024, \$714 of the Agency's share of deposits were not covered by the NCUA, FDIC, or by collateral held by the Agency's agent or pledging financial institution's trust department or agent in the name of the Agency, and thus were exposed to custodial credit risk.

The Agency does not have a formal policy limiting its exposure to custodial credit risk. However, the Agency uses the following procedures to mitigate the bank default risk of loss associated with the Agency's demand deposits which exceed the FDIC/NCUA insurance coverage limit of \$250,000 per financial institution:

- Partner with large federally chartered banks with solid histories and strong credit worthiness ratings;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC/NCUA information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data.

Custodial Credit Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. It is the Agency's policy to prioritize safety of the funds, then probable income to be derived from an investment, and then liquidity of an investment. Investments must meet the following criteria:

- Non-state and non-municipal short-term investments shall have a minimum rating of Prime-1 (P-1) or equivalent.
- Non-state and non-municipal long-term investments shall have a minimum rating of "A" or higher or equivalent by two nationally recognized statistical rating organizations of the Securities and Exchange Commission (SEC).
- State and municipal entity short-term investments shall have a minimum rating of P-1, MIG 1, or VMIG 1, or equivalent.
- State and municipal entity long-term investments shall have a minimum rating of "A."
- Investments in State of Idaho run funds, e.g. the Local Government Investment Pool (LGIP), or the State of Idaho requires no credit rating.
- Investments in the U.S. government or federal agency securities or securities guaranteed by either the U.S. government or a federal agency (excluding government sponsored enterprises) require no credit rating.

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2024

2. CASH AND INVESTMENTS (continued)

Interest Rate Risk

The Agency does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The Agency (via funds pooled with the City of Kuna, Idaho) holds funds with Time Value Investments, which are measured at amortized cost or fair value depending on the nature and maturities of these investments. The Agency also holds funds with the Idaho State Treasurer. Funds held at the Idaho State Treasurer are in the Local Government Investment Pool (the pool). The pool is not rated and is not registered with the Securities and Exchange Commission or any other regulatory body. The pool is valued using the Net Asset Value (NAV) per share method. Investments using the NAV per share method do not have readily obtainable fair values and are, instead, valued based on the Agency's pro-rata share of the pool's net position. The Agency values these investments based on information provided by the State of Idaho Treasurer's Office. The State Treasurer does not provide any legally binding guarantee to support the value of the shares to participants. Participants have overnight availability to their funds up to \$10 million. Withdrawals of more than \$10 million require three business days' notification.

As of September 30, 2024, the Agency's investments had the following maturities:

Investment	Rating	Level 2	Maturity in Years	
			Less than 1	1 - 5
US Treasury Bonds	Aaa	\$ 14,707	\$ 6,559	\$ 8,148
Money Market Mutual Funds	Aaa	5	5	0
External Investment Pool	Not Rated	N/A	732,285	0
		<u>\$ 14,712</u>	<u>\$ 738,849</u>	<u>\$ 8,148</u>

At year-end, cash and cash equivalents were reported in the basic financial statements in the following categories:

	Governmental Activities
Cash and Cash Equivalents	\$ 202,671
Investments Categorized as Cash Equivalents	<u>746,997</u>
	<u>\$ 949,668</u>

3. RELATED PARTY TRANSACTIONS

The Agency is a component unit of City of Kuna, Idaho. The capital assets constructed from the Agency's activities are contributed to the City. In the current year, there were no capital assets constructed or contributed to the City. The City did charge the Agency \$794 for the use of its personnel and facilities. There were no balances due to or from the City as of September 30, 2024.

Kuna Urban Renewal Agency
Notes to Financial Statements
For the Year Ended September 30, 2024

4. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024, was as follows:

Governmental Activities:	10/1/2023	Restate- ment	Additions	Disposals	09/30/2024
Capital Assets Not Being Depreciated:					
Construction in Progress	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total Nondepreciable Assets	0	0	0	0	0
Capital Assets Being Depreciated:					
Intangibles	235,139	0	0	0	235,139
Total Depreciable Assets	235,139	0	0	0	235,139
Less: Accumulated Depreciation					
Intangibles	21,702	0	11,757	0	33,459
Total Accumulated Depreciation	21,702	0	11,757	0	33,459
Net Depreciable Assets	213,437	0	(11,757)	0	201,680
Capital Assets - Net	<u>\$ 213,437</u>	<u>\$ 0</u>	<u>\$ (11,757)</u>	<u>\$ 0</u>	<u>\$ 201,680</u>

Depreciation expense for governmental activities was charged to the functions of the Agency as follows:

General Government	<u>\$ 11,757</u>

REQUIRED SUPPLEMENTARY INFORMATION

Kuna Urban Renewal Agency
 Budgetary (GAAP Basis) Comparison Schedule
 West District
 For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 400,320	\$ 400,320	\$ 474,630	\$ 74,310
Interest Earnings	0	0	24,225	24,225
Total Revenues	400,320	400,320	498,855	98,535
Expenditures				
Current:				
General Government:				
Administrative	14,000	14,000	1,207	12,793
Legal and Professional	15,000	15,000	9,340	5,660
Capital Outlay	300,000	300,000	0	300,000
Contingency	471,320	471,320	0	471,320
Total Expenditures	800,320	800,320	10,547	789,773
Net Change in Fund Balances	(400,000)	(400,000)	488,308	888,308
Fund Balances - Beginning	400,000	400,000	456,756	56,756
Fund Balances - Ending	\$ 0	\$ 0	\$ 945,064	\$ 945,064

Kuna Urban Renewal Agency
 Budgetary (GAAP Basis) Comparison Schedule
 East District
 For the Year Ended September 30, 2024

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 75,100	\$ 75,100	\$ 9,364	\$ (65,736)
Expenditures				
Current:				
General Government:				
Administrative	14,000	14,000	541	13,459
Legal and Professional	10,000	10,000	595	9,405
Contingency	51,100	51,100	0	51,100
Total Expenditures	75,100	75,100	1,136	73,964
Net Change in Fund Balances	0	0	8,228	8,228
Fund Balances - Beginning	0	0	0	0
Fund Balances - Ending	\$ 0	\$ 0	\$ 8,228	\$ 8,228

Kuna, Idaho Urban Renewal Agency
Notes to Required Supplementary Information
For the Year Ended September 30, 2024

1. BUDGETS AND BUDGETARY ACCOUNTING
 - A. The Agency is required by Idaho State Code to adopt an annual appropriated budget and must be provided to the City of Kuna, Idaho by September 1 of each year.
 - B. Prior to September 1, the budget is legally enacted through passage at a board meeting.
 - C. The budget is adopted on a basis consistent with generally accepted accounting principles (GAAP).
 - D. Formal budgetary integration is employed as a management control device during the year.

INTERNAL CONTROL AND COMPLIANCE REPORT

Weston Flamm, CPA
Cassie Zattiero, CPA

812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com



**Independent Auditor's Report on Internal Control Over Financial Reporting
and on Compliance and Other Matters Based on an Audit of Financial
Statements Performed in Accordance With *Government Auditing Standards***

To the Board of Commissioners
Kuna Urban Renewal Agency

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the fund information of Kuna Urban Renewal Agency (the Agency), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, and have issued our report thereon dated February 25, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Kuna Urban Renewal Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Agency's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
February 25, 2025

CASE NO. 24-05-OA (ORDINANCE AMENDMENT)

ENERGY PRODUCTION AND ENERGY STORAGE

Planner: Doug Hanson

dhanson@kunaaid.gov

208-287-1771

**ALL APPLICATION MATERIALS: 24-05-OA ENERGY
PRODUCTION AND ENERGY STORAGE**

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



December 4, 2024

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Kuna City Code Text Amendment – Narrative **UPDATED**

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include modifications to the Development Regulations Code for Energy Facilities. Text changes are as follows:

1. KCC 5-2-3: Proposing new definitions for:
 - a. Energy Production Facility, Renewable Sources
 - b. Energy Storage Facility
 - c. Public Service Facility
 - d. Public Uses
 - e. Substation (Distribution)
 - f. Substation (Source)
 - g. Transmission Lines
 - h. Transmission Lines (High Voltage)
2. KCC 5-8-503: Proposing changes to the Schedule of Land Use Regulations.
3. KCC 5-8-1004: Proposing additional application requirements Energy Production Facilities, Renewable Sources and Energy Storage Facilities to include: decommissioning plan, fire protection plan, and emergency response plan.

Sincerely,

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

Doug Hanson
Planning & Zoning Director



November 14, 2024

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Kuna City Code Text Amendment - Narrative

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include modifications to the Development Regulations Code for Certificates of Occupancy. Text changes are as follows:

1. KCC 5-8-503: Proposing change on the Schedule of Land Use Regulations changing "Energy System, Production Through Renewable Sources" to "Energy Production and Energy Storage Facilities".
2. KCC 5-8-1004: Proposing additional application requirements from Energy Production and Energy Storage Facilities to include: decommissioning plan, fire protection plan, and emergency response plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson", is written over a light blue circular stamp.

Doug Hanson
Planning & Zoning Director

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF	)	Case No.: 24-05-OA (Ordinance
	)	Amendment) Energy Production and
THE CITY OF KUNA	)	Energy Storage
	)	
Ordinance Amendment to Title 5,	)	
Development Regulations of Kuna City	)	DECISION AND REASONED
Code.	)	STATEMENT.

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for Public Hearing on January 14, 2025, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on January 28, 2025, for formal adoption of the Commission recommendation.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Ordinance Amendment Application (Case No. 24-05-OA) is hereby *Recommended Approval*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

I. List of Exhibits.

	<i>Withdrawn</i>	<i>Refused</i>	<i>Admitted</i>
DRAFT Energy Production and Energy Storage REDLINES 11.14.2024			X
DRAFT Energy Production and Energy Storage REDLINES 12.04.24.pdf			X
NARRATIVE UPDATED			X
NARRATIVE			X
PROPOSED CHANGES MATRIX UPDATED			X

PROPOSED CHANGES MATRIX			X
AGENCY TRANSMITTAL UPDATED			X
AGENCY TRANSMITTAL			X
PROOF OF PUBLICATION PZ 1.14.2025			X
IDAHO POWER E-MAIL 11.14.2024			X
IDAHO POWER LETTER 11.29.2024			X
IDAHO POWER LETTER 12.05.2024			X
KUNA RURAL FIRE DISTRICT			X

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission January 14, 2025, hearing are as follows, to-wit:

- a. City Staff:
Doug Hanson, Planning & Zoning Director
- b. Appearing in Favor:
- c. Appearing Neutral:
- d. Appearing in Opposition:

SECTION 4 REASONED STATEMENT

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 - 1. Title 5 Kuna City Code, Development Regulations
- b. Relevant Statutory Provisions.
 - 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6511 – Zoning Ordinance
- c. Pertinent Constitutional Provisions

II. Factual Findings

a. Procedural Findings:

Agency Comments Request	December 4, 2024.
Idaho Press Newspaper Published Hearing Notice Commission	Published on December 20, 2024.
Commission Public Hearing	Held on January 14, 2025.
Commission Written Decision and Reasoned Statement Entered	Entered January 28, 2025.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission's Factual Findings on Relevant Contested Fact.

1. None.

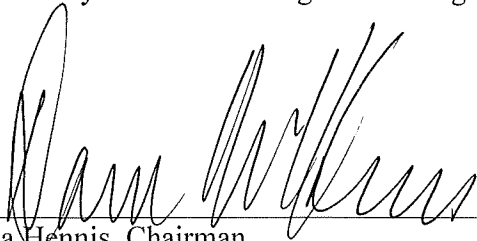
III. Rationale for the Decision Based Upon Facts and Relevant Criteria and Standards Considered.

It is the rationale of the Commission that the Ordinance Amendment provided greater clarification and specificity for energy and power related projects.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 28th day of January 2025.



Dana Hennis, Chairman

Proposed Development Regulations Code Text Amendments		
KCC Section	Topic	Reason for Change
5-2-3	General Definitions	Proposing new definitions for: a. Energy Production Facility, Renewable Sources b. Energy Storage Facility c. Public Service Facility d. Public Uses e. Substation (Distribution) f. Substation (Source) g. Transmission Lines h. Transmission Lines (High Voltage)
5-8-503	Schedule of Land Use Regulations	Changing “Energy System, Production Through Renewable Sources” to “Energy Production Facility, Renewable Sources”and the addition of "Energy Storage Facility" Removing "Power Plant" from the M-1 zone.
5-8-1004	Provisions for Unique Land Uses	Adding additional application requirements from Energy Production Facility, Renewable Sources and Energy Storage Facilities to include: a decommissioning plan to require that equipment will be removed from the facility site and disposed at the conclusion of operation, a fire protetion plan to be approved by the applicable fire authority, an emergency response plan outlining procedures during emergency conditions.

Proposed Development Regulations Code Text Amendments		
KCC Section	Topic	Reason for Change
5-8-503	Schedule of Land Use Regulations	Changing “Energy System, Production Through Renewable Sources” to “Energy Production and Energy Storage Facilities”.
5-8-1004	Provisions for Unique Land Uses	Adding additional application requirements from Energy Production and Energy Storage Facilities to include: a decommissioning plan to require that equipment will be removed from the facility site and disposed at the conclusion of operation, a fire protection plan to be approved by the applicable fire authority, an emergency response plan outlining procedures during emergency conditions.

5-2-3: GENERAL DEFINITIONS:

For all purposes of this title the words or phrases which appear in all capital letters and are in italics shall have the meaning and shall refer to the definition herein in this section stated unless: the context otherwise requires, or in the event there are additional definitions contained in other chapters of this title that apply to a particular chapter of this title or part thereof,

ACCESSORY DWELLING UNIT, IN-LAW QUARTERS: A smaller, independent, clearly subordinate residential dwelling unit located on the same lot as a stand-alone, single-family home.

ACCESSORY USE OR STRUCTURE: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

ADULT ORIENTED BUSINESS: An establishment or business primarily or substantially intended to appeal to the prurient interests of patrons, owners or workers, including, but not limited to adult book, video and/or amusement stores, adult entertainment facilities, adult motels and adult spas.

- A. Adult book, video and/or amusement store: An establishment or business having "sexual devices" and/or printed, recorded or electronic images, such as, but not limited to magazines, books, pictures, photographs, videos, films or digital media that are characterized or distinguished from other similar media because of their emphasis on matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas" as a substantial or significant portion of its inventory, stock or sales.
- B. Adult entertainment facility: An establishment or business providing, allowing or presenting "specific sexual activities" or "specified anatomical areas" in a live format, or providing, allowing or presenting matter depicting, describing or relating to "specific sexual activities" or "specified anatomical areas" via some presentation media.
- C. Performance activity: Any act or series of acts by one (1) or more persons intended to entertain, entice or arouse any of the performers or any other person. Such activities include, but are not limited to: Stripping, dancing and modeling.
- D. Sexual device: A device or object designed or used primarily to provide direct sexual stimulation to the male or female genitals or anus.
- E. Specific sexual activities: Any act containing or producing human genitals, male or female, in a state of sexual stimulation or arousal; human, masturbation, sexual intercourse, oral sex, anal sex, or any other sexual act; touching, fondling or manipulating male or female genitals, the pubic region, buttocks or female breast.
- F. Specified anatomical areas: Human genitals, pubic region, buttocks or the female breast below a point immediately above the areola, and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

AFFECTED PERSON: A person who is entitled to notice of a proceeding governed by this title and whose substantial rights may be prejudiced by a final decision.

AGRICULTURE: The use of land that includes but is not limited to: farming; dairying; pasturage; agriculture; horticulture; floriculture; viticulture; animal and poultry husbandry; and the necessary accessory uses for packing, treating or storing produce.

AGRI-TAINMENT: An income-generating farm enterprise operated for the enjoyment and education of the public. Possible events or activities include (but not limited to): Bed and breakfast; pick-your-own/local-grocery-sale; hayrides; maze (hay, corn or otherwise as determined by the Planning and Zoning Director); pumpkin patch; orchard tours; petting zoo; general store; workshops and seminars; festivals; camps; trails; cabins; picnic; museums; and games.

AGRITOURISM: Agricultural uses, such as farms, ranches, and vineyards that, through promotion and advertising, facilities and activities, seek to attract visitors, guests, vacationers or events.

AIRPORT/HELIPORT: Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie down areas, hangars and other necessary buildings.

ALTER: To change; make or become different.

AMERICANS with DISABILITIES ACT (ADA): Means and refers to the ADA Amendments Act of 2008, which is codified at 42 U.S.C. 12101 et seq. The ADA provides civil rights protections to individuals with disabilities that are like those provided to individuals on the basis of race, sex, national origin and religion. It guarantees equal opportunity for individuals with disabilities in employment, public accommodations, transportation, state and local government services, and telecommunications.

AMUSEMENT CENTER (indoor/outdoor): Facility or location with amusement rides, games, play areas and other activities; offering entertainment to the general public for a fee. This use includes but is not limited to coin-operated amusement devices, miniature golf course, bowling alley, driving ranges or similar uses as determined by the Planning and Zoning Director.

ANIMAL BOARDING: Any place of business providing for the housing and care of small animals, not owned by the owner of said business, on a temporary basis for a fee, including, but not limited to, the boarding, grooming, or training of dogs.

ANIMAL GROOMING: A facility which provides brushing, clipping or cleaning services for small animals, for a fee; not to include overnight holding.

ANIMAL HOSPITAL (VETERINARY CLINIC): An establishment for the care and treatment of the diseases or injuries of domestic animals, including surgical services, and where animals may be boarded during their convalescence.

ANIMAL SHELTER: A facility which cares for stray, abandoned, or unwanted animals and seeks to find permanent homes for them.

APPLIANCE REPAIR: The reconditioning of inoperable household appliances, including refrigerators, washing machines, dishwashers, or similar appliances.

AQUACULTURE: The propagation, rearing and harvesting of aquatic organisms or plants in controlled or selected environments, and the subsequent processing, packing and marketing; this may include a fish farm.

AQUARIUM: A facility where aquatic exhibits are displayed.

ARBORETUM: A place where many kinds of trees and shrubs are grown for exhibition or study.

ARCHERY RANGE: An indoor/outdoor facility that may include buildings or structures used for target practice with bows and arrows.

AREA OF CITY IMPACT (ACI): Required by Idaho Code § 67-6526. Idaho Code requires cities to specify an area outside the City Limits which it expects to annex or is part of the trade area. Land use authority for this area is negotiated between the City and County. The Kuna ACI is defined as the unincorporated land mass which lies contiguous to the city of Kuna, having as its closest boundary to the city, the City Limits of Kuna, as they now exist or as they may be altered by future Annexation of land to the city of Kuna.

ART GALLERY: An establishment that conducts the display and/or retail sale of artwork; may include studio facilities for creation of artistic works.

ART STUDIO: A workspace for one or more artisans that is limited to the creation of artistic works and sale of works created on premises, but not including the use of a blast furnace or kiln larger than one hundred twenty (120) volts.

ASSISTED LIVING/RETIREMENT LIVING/CONGREGATE LIVING: Communities designed to provide residents assistance with basic activities of daily living such as bathing, grooming, dressing, medication assistance and/or reminders, etc. Assisted living communities differ from nursing homes in that they do not offer complex medical services.

AUCTION SALES: The sale of items to the highest bidder.

AUDITORIUM: An area of the theater, concert hall, or other public building in which the audience sits or is used for public gatherings.

AUTOMOBILE DEALERSHIP/RENTAL: A facility, land area, or other premises principally used to display, sell, rent, lease and/or finance new or used automobiles; vans; trailers; trucks; recreational vehicles; boats or motorcycles. May include vehicle preparation, warranty, or repair work conducted as an accessory use.

AUTOMOBILE DETAILING: A facility that provides interior/exterior cleaning of automobiles and provides automobile-related services such as applying paint protectors; installation of aftermarket accessories; tinting; alarms; spoilers; headlight covers or similar items. Engine degreasing or similar services shall not be included.

AUTOMOBILE DETAILING (Mobile): A mobile unit that provides interior and exterior cleaning and polishing of automobile(s) solely at customer's location.

AUTOMOBILE PAINT/BODY SHOP: A facility for collision repair services including body/frame/fender straightening or repair, and painting in an appropriate paint booth.

AUTOMOBILE REPAIR SHOP: A Commercial establishment designed or used for the maintenance or repair of automobiles only. Maintenance may include, tune-ups, oil changes, lubrication, brake and muffler repair, tires, or other similar routine maintenance functions. This definition shall not include paint, bodywork, dismantling or salvage.

Exception: An individual may repair an automobile they own (including engine or transmission repair) provided the owner is limited to working on one (1) automobile at a time. When the automobile is not being worked on, it, and any parts and equipment, shall be enclosed or screened from the view of any street, and the vehicle shall not to be parked upon a street.

BABYSITTING: The act of caring for children for compensation while the parents or usual guardians are absent. If it is performed in the child's own home or all the children are of relation to each other, this definition shall not be restricted as to the number of children. If performed in the babysitter's home for children who are not all of relations, this definition of babysitting shall be restricted to three (3) children, not any of whom are related. Babysitting is further defined as being performed on a sporadic basis and not on a regular basis. It is not to be confused with the definition of a "CHILD CARE FACILITY."

BAKERY or BAKED GOODS STORE: A facility in which bread or cakes and the like are created and sold on-site.

BANK and/or CREDIT UNION/SAVINGS AND LOANS: A financial establishment for the custody, loan, or exchange of money; for the extension of credit; facilitating the transferring of funds.

BARBER SHOP: A business which offers haircuts as its primary service.

BASEMENT: That portion of a building all or partly underground but having at least one-half of its height, the distance between the ceiling and the floor, below the average level of the adjoining ground.

BEAUTY PARLOR/SALON: A facility, where personal cosmetology services are provided including hair care, nail care, and skin care for compensation. Also see "PERSONAL SERVICES."

BED AND BREAKFAST FACILITY: An owner-occupied establishment that offers sleeping accommodations to lodgers in ten (10) or fewer guest rooms, offering overnight or temporary lodging for the general public and may provide meals, for compensation.

BEEKEEPER: A person who keeps honey bees for the purposes of securing commodities such as honey; beeswax; pollen; pollinating fruits and vegetables; raising queens and bees for sale to other farmers; and/or for purposes satisfying natural scientific curiosity.

BEVERAGE PROCESSING AND PRODUCTION: A facility where beverages are processed, bottled and/or distributed to retailers or wholesalers for resale on or off the premises, including the mechanized assembly line production of such goods.

BICYCLE LANE/PATHWAY: Any road, street, path or way which in some manner, is specifically designated as being open to bicycle travel, regardless of whether the facility is designed for the exclusive use of bicycles or is to be shared with other transportation modes.

BICYCLE ROUTE: A segment of a system of bikeways designed by the jurisdiction having authority, with appropriate directional and informational markers, with or without specific bicycle route numbers.

BICYCLE SHOP: A small business specializing in bicycle sales, repair/maintenance and parts.

BLOCK: A group of lots, tracts or parcels within well-defined boundaries, usually streets.

BOOKSTORE: An establishment where literature is sold.

BOTANICAL GARDEN: A public and/or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables or ornamental plants.

BOWLING ALLEY: An establishment that devotes more than fifty (50) percent of its gross floor area to bowling lanes, equipment and playing area.

BREWERY: The use of on-site manufacturing for beer or malt liquor. The use may include ancillary sale or dispensing of beer or malt liquor, by the drink or glass.

BUFFER: A vegetated strip or berm that helps to absorb excess stormwater; reduce the amount of pollutants entering creeks, streams and natural areas; or mitigate aesthetic impacts of a project. Also, a strip of land or type of landscaping created to separate and protect one (1) type of land use from another; for example, a screen, planting, fencing to insulate the surroundings from the noise, smoke, or visual aspects of a competing use.

BUILDING: Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind.

BUILDING, HEIGHT: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the top of building walls for gable, hip and gambrel roofs.

BUILDING MATERIAL, SALES AND SERVICES: See *HOME IMPROVEMENT CENTER*.

BUILDING, PRINCIPAL: A building in which the main or principal use of the lot on which said building is situated, is conducted.

BUILDING SETBACK LINE: An imaginary line established by the Zoning Regulations of this title that requires all buildings to be set back a certain distance from lot lines.

BUILDING SITE: An area proposed or provided and improved by grading, filling, excavation or other means for erecting pads for buildings.

BUTCHER SHOP: A commercial establishment which retails or wholesales meat products.

CALL CENTER: A telephone service facility set-up to handle a large number of (usually) both inbound and outbound calls.

CAMPGROUND: A premises upon which two (2) or more parking sites are located, established or maintained for occupancy for a tent, or other shelter arrangements or devices, recreational vehicle space or a seasonal cabin.

CAR WASH: A site for the washing and cleaning of passenger vehicles, recreational vehicles or other light duty equipment. Automated car wash facilities are mechanical facilities for washing; waxing; and/or vacuuming of automobiles. Self-service car washes are facilities in which the customer provides labor and where no self-propelled wash racks are provided. Truck Washes are for the washing of heavy trucks and buses.

CARNIVAL/CIRCUS: A temporary outdoor amusement activity at which amusement systems and/or games are placed, in addition to food and other entertainment.

CATERING: A business that provides for the preparation, storage and delivery of food and food utensils for off-premises consumption.

CELL TOWER: A structure on which equipment is installed for the transmission of wireless analog or digital signals over long distances through antennas and satellites.

CEMETERY: Land used or intended to be used for the burial of human or animal dead, including crematories, mausoleums and mortuaries, necessary sales, and maintenance facilities; perpetual care and maintenance of the grounds and all associated items/areas, is provided.

CHANGE OF USE: Whenever a use on a property or structure is expanded or enlarged, or substantial refurbishment of a parking lot.

CHILD CARE FACILITIES: Any home, structure, or place where nonmedical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing child care is required to obtain and maintain a Special Use Permit, and a State of Idaho basic day care license. There are three (3) types of child care facilities:

- A. Home child care: A child care facility which provides care for six (6) or fewer children throughout the day. Owner/operator shall reside within the home.
- B. Group child care: A child care facility which provides care for seven (7) to twelve (12) children throughout the day. Owner/operator shall reside within the home in all residential zoning districts.
- C. Child care center: A child care center which provides care for more than thirteen (13) children throughout the day. It should be noted that, in determining the type of child care facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative. No occupants shall reside within the center.

CHURCH: A structure used for religious worship by the public.

CIRCULATION: Systems, structures, and physical improvements for the movement of people, goods, water, air, sewage, or power by such means as streets, highways, railways, waterways, towers, airways, pipes, or conduits, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

CITY: City of Kuna, Ada County, Idaho.

CLERGY: Persons ordained to perform religious duties.

CLINIC: A building, other than a hospital, used for the care, diagnosis and treatment of sick, ailing, infirm or injured persons, and those who are in need of medical and/or surgical attention, but which building does not provide board, room or regular hospital care and services.

CLUBHOUSE: A building or portion thereof, or premises owned and/or operated by an organized association of persons for a social, literary, political, educational or recreational purpose, primarily for the exclusive use of members and their guests, but still not including any organization, group or association, where the principal activity of which is to render a service usually and ordinarily carried on as a business.

COMMENCEMENT OF CONSTRUCTION: The construction of the first permanent structure on a site as approved, or off-site improvements intended to primarily benefit said site. On-site improvements include: the pouring of slab or footings; installation of pilings; construction of columns or any other work beyond excavation. Off-site improvements include: installing major infrastructure improvements; payment of prepaid sewer hookup or LID EDUs; sewer lines; water lines; pressurized irrigation lines; well stations; lift stations; pump stations; roads; and other utilities intended to serve the site. Permanent construction does not include land preparation, such as clearing, grading, and filling or excavation for a basement, footings, piers, or foundations; or the erection of temporary forms.

COMMERCIAL: A land use or other activity involving the sale of goods or services to others for a profit.

COMMISSION: The City Planning and Zoning Commission.

COMMUNITY: An area consisting of residential, institutional, and commercial uses; and/or a group of persons living in a particular area, sharing a common identity.

COMMUNITY CENTER: A building used as a place of meeting, recreation or social activity and not operated for profit.

COMMUNITY CHARACTER: The features that define the built and natural environment within the community help to create its character. These include historic buildings; natural stream corridors; woodlands; green spaces; residential neighborhoods of different types; building density and orientation (auto- or pedestrian-oriented); and the scale and quantity of signage.

COMMUNITY/URBAN GARDEN: A private or public shared green space which is planned, designed, built and maintained by community members, for the use and enjoyment of the entire community. Community gardens may be used for the cultivation of fruits, vegetables or plants individual gardeners and/or the surrounding community.

COMPREHENSIVE PLAN FUTURE LAND USE MAP: A map showing the present and future land use designation of property/properties; typically referred to as the FLUM.

COMPREHENSIVE PLAN: The adopted official statement of a legislative body (City Council) of a local government, as required by Idaho Code § 67-6508, that sets forth (via words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social and economic development that occurs within its planning jurisdiction and that includes a unified physical design for the public/private development of the area.

CONTRACTOR'S FACILITY: An office, shop and/or an open area used by a contractor for the storage of materials, vehicles and/or equipment, behind an enclosed fence.

CONVENIENCE STORE (not to include fuel pumps): A small retail establishment, usually located within or associated with another use, that offers for sale convenience goods, such as prepackaged food items, tobacco, periodicals, and other household goods.

COPY CENTER: A facility for the reproduction of written or graphic materials on a custom order basis, for individuals or businesses. Typical processes include: photocopying; blueprinting; and facsimile sending and receiving; limited computer programs and/or internet access; but not to include offset printing.

CORRECTIONAL FACILITY: A publicly or privately operated facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for a violation of civil or criminal law. Such facilities include an adult or juvenile detention center, jail or prison.

COUNCIL: The City Council, which is the governing body of the city, composed of elected officials.

COUNTY RECORDER: The Office of the Ada County Recorder.

COVENANT: A written binding agreement, promise or pledge.

CULVERT: A pipe, conduit or similar enclosed structure which carries water under or through an embankment; bridge; roadway; driveway; pedestrian walk or other structure.

DAIRY: An area of land on which cows are kept for the purpose of producing dairy products in commercial quantities, including the related buildings, equipment and processes.

DAIRY PRODUCTS PROCESSING: A facility for the processing of raw milk into consumer dairy products.

DATA PROCESSING FACILITY: Facilities where electronic data is processed by employees, including, without limitation, data entry; storage; conversion or analysis; maintenance or compiling of documents; subscription and credit card transaction processing; telephone sales; collections; mail orders; catalog sales; and mailing list preparation.

DEDICATION: The voluntary setting apart of land or interest in land by the landowner, for use by the public, and accepted by the City in a manner recognized by Idaho Law.

DELICATESSEN: A store selling cold cuts, cheeses, and/or a variety of salads, usually from a counter or section within a supermarket or grocery store, and are consumed off premises.

DENSITY: Density measures the amount of development located on a tract of land. For residential development, density is usually expressed as the number of housing units per acre. For non-residential development, density is usually expressed as the gross square footage of a building per acre (e.g., ten thousand (10,000) square feet per acre).

- A. Gross density: The number of dwelling units per acre of total land to be developed, including public right-of-way.
- B. Net density: The number of dwelling units per acre of land, only including the land devoted to residential uses, excluding public right-of-way.

DEPARTMENT: The planning and zoning department.

DESIGN STANDARDS: A set of guidelines/standards defining parameters to be followed in a site or building design/development plan.

DEVELOPER: The person or legal entity presenting an application to the City involving the development of real property. This person entity may or may not be the owner of the land that is the subject of their application, but if not the owner must have received authorization from the legal owner to present a development application to the City.

DEVELOPMENT: The act of bringing about growth; making a material change in the use or appearance of a structure or land; dividing land into two (2) or more parcels; or creating or terminating rights of access.

DIRECTOR: The Planning and Zoning Director (inclusive of the Director's designee).

DISABLED VEHICLE: Any motor vehicle not in an operative condition, not currently licensed, parked on any street or alley, or motor vehicle parts and accessories left on a street or alley for a period of two (2) consecutive weeks.

DISPATCH CENTER: A form of logistics, as used in the taxi courier, service delivery industries or emergency services, whereby clients are matched to vehicles according to the order in which the client and the proximity of vehicles to each other correlates.

DISTILLERY: A facility where alcoholic beverages are produced.

DISTRIBUTION CENTER: A use where goods are received and/or stored for delivery to the ultimate customer at remote locations.

DIVERSITY: The condition of having or being composed of differing elements; implies the mixture of land use and/or densities within a given area.

DOG DAYCARE FACILITY: A facility providing services as a canine daycare for all or part of a day, obedience classes, training, grooming, or behavioral counseling, however no overnight boarding is permitted.

DRIVE-IN THEATER: An area which provides patrons a service of watching plays and movies from their automobiles.

DRIVE-THROUGH BUSINESS: A type of service provided by a business that allows customers to purchase products without leaving their vehicles. Such business may include: banks, pharmacies, restaurants or smoke shops.

DRIVEWAY: A minor private way used by vehicles and/or pedestrians to access a single lot or facility; or used for common access to multifamily dwelling facilities.

DRY-CLEANER: A place of business which launders or dry-cleans articles of clothing dropped off, or other fabrics, using the non-flammable dry-cleaning solvent tetrachlorethylene or similar non-flammable solvents.

DRY-CLEANING PLANT: An industrial facility where fabrics are cleaned with substantially nonaqueous, organic solvents or by conventional washing, also, where fabric may be dyed.

DUSTLESS MATERIALS: Hard surfaces used for driveways, loading and parking, including: concrete; asphalt; pavers; and bricks.

DWELLING: A building or part thereof, containing living, sleeping, housekeeping accommodations, and sanitary facilities for occupancy.

DWELLING, CONDOMINIUM: A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas and facilities.

DWELLING, DUPLEX: A building designed as a single structure on a single lot, containing two (2) separate living units, each of which is designed to be occupied by individuals/families. Each unit shall have its own individual entrance.

DWELLING, MULTIFAMILY: A dwelling containing three (3) or more dwelling units on one (1) lot, containing separate living units; includes apartments, four-plex, etc.

DWELLING, ROWHOUSE/TOWNHOME: A series of dwelling units attached in a horizontal row, located on individual lots, but joined along a single lot line, each of which is completely separated from the other by an unpierced wall extending from ground to roof.

DWELLING, SINGLE-FAMILY: A detached building on a single lot designed to house one (1) single-family unit.

DWELLING UNIT: A single unit providing complete, independent living facilities for one (1) or more persons/families, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

EASEMENT: An interest in real property generally established in a recorded real estate document, on a recorded Plat, or in some (less common) instances granted by statute, to reserve, convey or dedicate the use of land for a specialized or limited purpose, without transfer of fee title. Such specified uses may include: transportation facilities; utilities; access; stormwater drainage, etc.

EMERGENCY CARE FACILITY/CLINIC: Medical or dental offices which provide professional services, or which have designated facilities for providing emergency medical care to the general public without appointment. An "emergency care facility," in contrast to a "hospital," does not provide overnight care or boarding of patients.

ENERGY ~~SYSTEM, PRODUCTION THROUGH RENEWABLE SOURCES~~ PRODUCTION FACILITY, RENEWABLE SOURCES: Any facility or installation such as a windmill, hydroelectric unit or solar farm, which is designed and intended to produce energy from natural forces such as wind, water, sunlight, or geothermal heat, or from biomass. -A facility that converts power into electrical energy to service the electrical grid through non-renewable energy sources such as fossil fuels and nuclear power is prohibited within city limits.

ENERGY STORAGE FACILITY: A facility or installation with one or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time to the electrical grid.

ENGINEER: Any person who is licensed in the state to practice professional engineering.

EQUIPMENT SALES/RENTAL/SERVICE: The sale, rental or service of equipment with a gross unloaded weight of three thousand (3,000) pounds or more; vehicles with a gross unloaded weight of eight thousand five hundred (8,500) pounds or more; tools; agricultural implements; and/or construction/heavy equipment, such as front-end loaders, dump trucks and other commercial vehicles.

EVENT CENTER: A public or privately owned structure for the purposes of public performances or events which may include: private receptions or parties; sports games/tournaments; concerts; or similar attractions that generally generate heavy traffic. Accessory uses may include: concessions; offices; museums; parks; training or practice facilities; stores; restaurants; heliports; structured parking facilities; and patron parking facilities.

EXHIBITION HALL: A facility to display items of interest to the public.

FAIRGROUNDS: An area of land upon which fairs or exhibitions are held; excludes racetracks and motorized contests.

FAMILY: One (1), two (2), or more persons living together as a single housekeeping unit, in a dwelling as distinguished from a group occupying a boarding house, lodging house, motel or hotel.

FARM ANIMALS: Those animals commonly associated with a farm or performing work in an agricultural setting. Unless otherwise defined, such animals shall include: members of the equine family (horses, mules); bovine family (cows, bulls); sheep; poultry (chickens, turkeys); fowl (ducks, geese); swine (including potbellied pigs); goats; bees; llamas; alpacas; and other animals associated with a farm or ranch.

FARM MACHINERY/TRAILER SALES AND REPAIR: Establishments selling, renting, or repairing agricultural machinery, equipment, and supplies for use in farming/ranching activities.

FARMER'S MARKET: A building or open area in which stalls or sales areas are set aside, rented, or otherwise provided for use by individuals, tenants, or businesses engaged in the seasonal sale of vegetables, fruits, or other agricultural products.

FEEDLOT: A lot or parcel on which livestock are fed intensively in order to fatten for market. This definition does not include short-term holding pens for auction facilities or meatpacking establishments.

FEED STORE: A retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery.

FINANCIAL INSTITUTION/SERVICE: Any business and/or building wherein the primary occupation is concerned with such federal or state-regulated businesses and/or the exchange of currency; including banks, credit unions, savings and loans, and investment companies, but excluding retail sales and offices.

FLOODPLAIN: Lands, which are within the floodway and the floodway fringe.

FLOOD, 100-YEAR: A flood with a one (1) percent chance of occurring in any given year. This is the flood most commonly used for regulatory purposes.

FLORIST: A business that sells and arranges cut flowers or potted plants, which are not grown on site.

FOOD PANTRY: A distribution center that receives donated food stuffs and disperses the items to hungry families.

FOOD PROCESSING: The preparation, processing, or canning and packaging of food products. Example of activities include but is not limited to: dairy products, fruit and vegetable canning, baked goods, etc. This term does not include beverage processing, the killing or processing of animals and animal waste, nor a restaurant preparing food for consumption by patrons on the premises, carry out, and/or delivery.

FOOD TRUCK COURT: A property used or developed to accommodate one (1) or more food trucks as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities. Food truck courts must have a valid certificate of occupancy in addition to all other applicable permits and inspections.

FRATERNITY/SORORITY/DORMITORY/RESIDENTIAL HALL: A large facility that consists primarily of sleeping and residential quarters for large numbers of students; and shall be affiliated with an institution of higher education.

FREIGHT TERMINAL: An area and building(s) where cargo is stored and where railroad cars, aircraft, and/or trucks, (including tractors and trailer units), load and unloads cargo for shipment or distribution on a regular basis, and which may include facilities for the temporary storage of loads prior to shipment and facilities for the maintenance of transport vehicles.

FUEL SALES: Sales made directly to the consumer of the automobile fuel product; this does not include fuel sales at a convenience store.

FUNERAL HOME: An establishment engaged in undertaking services such as preparing the dead for burial or cremation; arranging and managing funeral services, viewings and wakes.

FURNITURE RESTORATION/REFINISHING: An establishment that provides a service to restore, renew, repurpose, revive or re-establish furniture.

FURNITURE SHOP: A retail facility which provides a service for the sale of movable articles such as tables, chairs, desks or cabinets, required for use or ornament in a home, office or the like.

GOLF COURSE: A facility providing for the playing of golf, whether private or public, on a tract of land laid out with at least nine (9) holes and improved with tees, greens, fairways and hazards. A golf course may include a clubhouse, restrooms, driving range and shelters as accessory uses. A golf course may provide additional services customarily furnished such as swimming, outdoor recreation, and related retail sales, which may include a restaurant and cocktail lounge, if approved as part of the required Special Use Permit.

GRAZING/RAISING/FARM ANIMALS: A method of animal husbandry whereby livestock are allowed to consume wild vegetations in order to convert grass and other forages into meat, milk, wool and other animal products, often on land unsuitable for farming. These animals are commonly associated with a farm or performing work in an agricultural setting.

GREENBELT/GREENWAY: An open area, which may be cultivated or maintained in a natural state, surrounding development, or used as a buffer between land uses, or to mark the edge of an urban or developed area. Also, a series of connected open spaces that may follow natural features such as ravines, creeks, or streams.

GROCERY STORE: Stores where most of the floor area is devoted to the display and sale of food products, to be consumed off-site, and typically offers other home care and personal care products.

GROUP HOME: A residential building housing no more than eight (8) service-dependent or developmentally disabled persons living with professional staff who function as caregivers; usually for persons who are undergoing treatment or rehabilitation and constitutes a single housekeeping unit in which residents share responsibilities, meals, and recreation.

HANDICRAFT: The production items from materials, such as cloth, lace, wool, wood, glass, metal, leather, or similar, but not including food items, which are either made to order or involve considerable handwork. The term does not include cabinet making, cabinet assembly or the use of mechanized assembly line production.

HARDSHIP: A restriction on property so unreasonable that it results in arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner/user.

HEALTH/ATHLETIC CLUB: An establishment that provides exercise facilities such as running, jogging, aerobics, weight lifting, court sports, and swimming, as well as, locker rooms, showers, massage room, saunas, and related accessory uses.

HEALTH AUTHORITY: The Central District Health Department or the Idaho Department of Health and Welfare, that has jurisdictional authority.

HIGHWAY: A street or roadway which serves a high volume of traffic, or is designated as such by an appropriate state or federal agency.

HOME IMPROVEMENT CENTER: A location providing for the retail sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of structures, including lawn and garden supplies, or small equipment/tool rentals.

HOME OCCUPATION: A use incidental and secondary to a property's primary residential use, which shall not change the residential character of the property or the neighborhood, and shall meet all applicable local and legal requirements.

HOSPITAL: An establishment licensed by the Idaho Department of Health, providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured.

HOTEL or MOTEL: An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service.

IMPACT FEES: A fee, levied by local government on new development, so that the new development pays a proportionate share of the cost of the facilities needed to service that development; these include Police, Fire, and Parks.

IMPLEMENTATION: Actions, procedures, or techniques that carries out the Comprehensive Plan policy from concept to reality, through establishing a standard. Each policy is linked to a specific action-oriented implementation program.

IMPOUND YARD: A lot or parcel where vehicles are held or stored on a temporary basis, not to exceed forty-five (45) days, while awaiting claim by titleholders or their agents, or awaiting insurance adjustment.

IMPROVEMENT: Any alteration to the land or other physical construction associated with subdivision and building site developments.

INCINERATION OF GARBAGE, DEAD ANIMALS OR REFUSE: A facility which burns garbage, dead animals or refuse to ashes via combustion.

INDUSTRY, LIGHT: A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing. Food and Beverage Processing and Production are excluded from this definition.

INDUSTRY, HEAVY: A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials; a use engaged in the storage of, or manufacturing processes utilizing, flammable or explosive materials; or the storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions, including, but not limited to animal products, milling and refining. Food and Beverage Processing and Production are excluded from this definition.

INFRASTRUCTURE: Facilities and services needed to sustain industry, Commercial and Residential activities (e.g., water, sewer, streets, roads, fire stations, parks, etc.).

INFILL: Development or redevelopment of land that has been bypassed, remained vacant, unincorporated and/or is underused within areas that are surrounded by or in close proximity to areas that are substantially or fully developed, as determined by the Planning and Zoning Director, within Kuna City.

INSTITUTION: An establishment designed to aid individuals in need of mental, therapeutic, rehabilitative, counseling, or other correctional services.

JUNK: Any old rags, sacks, bottles, cans, papers, metals, automobiles, trucks, machinery, bicycles or similar, which are collected, bought, sold, or otherwise dealt in, after being dismantled or taken apart, or other articles commonly known as "junk."

JUNK DEALER/SHOPS: Any person or retail location that buys, exchanges, collects, receives, stores, or sells any article defined as junk.

JUNKYARDS: Any lot, parcel, structure, building or combination of the same, on/in which junk is stored, collected, processed or converted.

KENNEL, COMMERCIAL: Any premises where dogs/cats over the age of six (6) months, are owned, kept, or harbored for the use of breeding for sale. All kennels shall be registered with the Idaho Humane Society and acquire the applicable licensing from the City Clerk's office.

KITCHEN: Any room principally used, intended, or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

KCC: The Kuna City Code which is the official city code of the City of Kuna.

LABORATORY: A facility for scientific laboratory analysis of natural resources, medical resources, and manufactured materials. The scientific analysis is generally performed for an outside customer, to support the work of that customer. This category includes: Environmental laboratories for the analysis of air, water and soil; medical or veterinary laboratories for the analysis of blood, tissue, or other human medical or animal products. Forensic laboratories for analysis of evidence in support of law enforcement agencies would also be included in this category.

LANDING AREA/STRIP: An improved hard-surface pad or runway without normal air base or airport facilities, used for the landing/taking off of aircraft.

LAND USE: A description of how land is occupied or utilized.

LAUNDROMAT: A facility where patrons wash, dry, or dry-clean clothing or other fabrics in machines operated by the patron.

LIBRARY: A public, nonprofit facility in which literary, musical, artistic, or reference materials such as books, manuscripts, computers, recordings, films, or similar are kept for the use by or loaning to patrons for purpose of study, reference and recreation.

LIQUOR STORE: An establishment engaged in the sale of alcoholic beverages for off-premises consumption.

LIVESTOCK SALES: The private sale of nondomestic animals through an agreed upon transaction; not to include a Commercial livestock market and/or auction.

LOADING SPACE, OFF-STREET: Space logically and conveniently located for freight-like pick-ups and deliveries, scaled to be accessible to a variety of delivery vehicles, where public parking is not permitted. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

LOCKSMITH: A facility or person who provides a service of making, mending and/or repairing locks, and/or makes keys for locks.

LOT: For the purpose of this title, the terms lot and parcel are interchangeable. A lot is a parcel of land, sufficient to meet minimum size requirements for its zoning designation; meets coverage and area requirements, and provides such yards and other open spaces as are herein required. Such lot shall meet current requirements reflected in the Official Height and Area Standards (see KCC 5-8-503) and consists of:

- A. Lot area: The area of any lot shall be determined exclusive of streets, highways, alleys, roads, irrigation easements or other rights-of-way.
- B. Lot coverage: The area of a lot which is occupied by the principal building, buildings or accessory buildings and the horizontally projected area of the lot. The ratio is expressed as a percentage. This includes the total area of the lot covered by the roof of any enclosed or unenclosed building, including eaves and overhangs; temporary structures less than two-hundred (200) square feet, such as garden sheds, are not included.
- C. Lot frontage: The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under the definition of "YARD" in this section.
- D. Lot Line, front: The property line dividing a lot from a public or private street and from which the required front setback has been measured.

LOT, FLAG: A lot in the shape of a flag on a pole or similar design. A flag lot shall have a minimum frontage of thirty (30) feet on a public street. For multiple lots within a flag lot configuration, the private common (or shared) driveway shall be relied upon for access and shall serve a maximum of three (3) lots.

LOT, INTERIOR: A lot with only one (1) frontage on a street.

LOT LINE ADJUSTMENT: Moving a property line to add or subtract an area no greater than fifteen (15) percent of a property's width or length, whichever is more restrictive, to another lot.

LOT LINES: Property lines bounding the lot.

LOT, MINIMUM AREA OF: The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

LOT OF RECORD: A lot which is part of a subdivision, recorded in the office of the Ada County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

LOT SPLIT, PUBLIC UTILITY: Dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot.

LOT TYPES: Terminology used in this title with reference to lots is as follows:

- A. Corner lot: A lot located at the intersection of two (2) or more streets.
- B. Interior lot: A lot with only one (1) frontage on a street.
- C. Through lot: A lot, other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots.
- D. Reversed frontage lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

MAINTAIN: Supports, keeps, or continues in an existing state or condition without decline.

MANUFACTURED HOME: A structure constructed according to HUD manufactured home construction and safety standards, transportable in one (1) or more sections, which: a) in the traveling mode, is eight (8) body feet or more in width or is forty (40) body feet or more in length; or b) when erected on-site, is one thousand (1,000) or more square feet in size; and c) is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities; and d) includes the plumbing, heating, air conditioning, and electrical systems contained therein; provided, however, that such term shall include any structure which meets all the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under 42 USC 5401.

MANUFACTURED HOME PARK: Any site or tract of land under single ownership, upon which two (2) or more manufactured home dwellings are parked, including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such park.

MARINE SALES/RENTAL: Display, sale and/or rental of new or used boats, jet skis, wave runners, or other marine vessels and trailers, and incidental uses to marine activities.

MASSAGE THERAPY: A person licensed by the State of Idaho, that provides manipulative exercises on the human body for a variety of health-related purposes, including the relief of pain, rehabilitate sports injuries, reduce stress, increase relaxation, address anxiety and depression, and aid in general wellness.

MAUSOLEUM: A building containing above-ground tombs.

MIXED USE DEVELOPMENT: Development incorporating innovative design and a compatible mixture of land uses that promote walkability, strengthen a sense of community and provides for diverse employment, housing and transportation options to all segments of population. Utilizing the Planned Unit Development process, Mixed use development shall contain two (2) or more different land uses, including office, commercial, public, institutional, light industrial, residential and/or agriculture, that are combined vertically and/or horizontally in an integrated development project with a cohesive physical design. Mixed residential (multi-family, single-family, townhomes, condos, etc.) are encouraged, however they do not satisfy the intent of a mixed-use development.

MONUMENT: Any permanent marker either of concrete, stone, galvanized iron pipe or iron or steel rods, used to identify any tract, parcel, lot or street lines, as specified in I.C. § 50-1303.

MORTUARY: A place for the storage of the dead prior to burial or cremation.

MUSEUM: A building in which objects of historical, scientific, artistic or cultural interest are stored and exhibited.

NEIGHBORHOOD CENTER: An area that is central to the surrounding developments. A neighborhood center is an appropriate place for churches, small-scale commercial buildings, civic buildings and parks. In addition, these areas accommodate higher density housing; encouraging a mix of uses under one (1) roof, such as, the placement of a residential use over a retail use.

NONCONFORMING USE: A use that lawfully existed prior to the effective date of this title but does not now conform to the allowed uses for the district in which it is located.

NON-PROFIT ORGANIZATION: Any person(s), partnership, association, corporation, or other group whose activities are conducted for unselfish, civic or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group.

NURSERY(GREENHOUSE): Land, building, structure or a combination thereof for raising, storage, cultivation, and/or transplanting of live trees, shrubs or plants offered for retail sale on the premises, including products used for gardening or landscaping. Also referred to as greenhouse.

NURSING HOME [also known as: Skilled Nursing Facility (SNF), care home, rest home]: A facility providing skilled care of residents. It is a place of residence for individuals who are chronically/incurably ill, aged, or infirm and require constant nursing care, and where their meals, lodging, and care is provided for compensation. Residents in a Skilled Nursing Facility may also receive physical, occupational, and other rehabilitative therapies following an accident or illness.

OBJECTIVE: The objective statement defines the meaning of the goal, describes how to accomplish the goal, and suggests a method of accomplishing it. It advances a specific purpose or element of a goal.

OFFICE: A room, group of rooms, or structure used for conducting the affairs of a business, profession, service industry, or government. Uses incidental, such as medical and dental testing and diagnostic services, are permitted in conjunction with medical and dental offices.

OFFICE (HOME OCCUPATION): A business within a dwelling in which there is no more than one (1) customer coming or going from the dwelling at any time.

OFFICE, TEMPORARY REAL ESTATE SUBDIVISION SALES: Temporary sales office within a subdivision to market the homes for sale. The temporary status shall not exceed two (2) years.

OPEN SPACE: Any substantially open land that is predominantly lacking in structural development and open to the sky, which may be on the same lot with a building. The open space area may include, natural areas, wetlands and open water areas, wildlife habitats, swimming pools and tennis courts, and other recreational facilities that the City Council deems permissible. Streets, private parking areas, structures for habitation, buffer areas along classified roads, endcaps, and the like shall not be included.

ORCHARD/TREE CROP: A tract and/or piece of land planted with fruit trees or trees grown for the use of wood products or produce.

OWNERSHIP: The individual, firm, association, syndicate, partnership or corporation having legal or equitable title to; has charge, care or control of; or any interest in a location, structure, and/or parcel.

PARCEL: A parcel, tract, lot, and/or other legally described real property.

PARK MANAGEMENT: The person, or persons, who owns or has charge, care or control of a manufactured home park.

PARK STREET: The street that affords principal means of access to individual manufactured home lots or auxiliary buildings.

PARKING SPACE: An improved usable space for the parking of motor-driven vehicles, other than large vehicles, in a public or private parking area or building. Parking spaces shall have one hundred eighty (180) square feet of surface area constructed of an all-weather surface area that has been approved by the City Engineer, and/or other public agencies with jurisdiction.

PARKING SPACE, OFF-STREET: For the purpose of this title, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley, and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

PAWNSHOPS and MOTOR VEHICLE PAWNSHOPS: Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances of money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property. This does not include federal/state licensed lending institutions.

PAYDAY LOANS/CHARTER INSTITUTIONS: A monetary loan provided to borrowers based on collateral, that must be paid in full on the date specified in an agreement signed by both parties. The loan amounts granted are based on how much money the borrower grosses each pay period.

PEDESTRIAN PATHWAY: An improved path separates and protected from vehicular traffic, which is used solely for pedestrian foot-traffic.

PERFORMANCE BOND or SURETY BOND: A financial guarantee by a subdivider or developer with the city in the amount of the estimated construction cost, guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the agreement.

PERMIT or LICENSE: A document issued by the city authority, permitting the applicant to undertake certain activities.

PERSON: The definition of "PERSON" is set forth in KCC § 1-3-2 and such definition shall apply to this title. Interchangeable with individual(s).

PERSONAL SERVICES: Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barbershops, beauty parlors/salons and similar activities.

PETS, DOMESTIC: A tame animal or fowl customarily kept by humans for companionship or pleasure, and is dependent on people for food and shelter; this includes dogs, cats, canaries, and similar pets.

PHARMACY: A facility which provides a service where medical drugs are prepared, dispensed and sold.

PLANETARIUM: A domed building in which images of stars, planets and constellations are projected for public entertainment or education.

PLANNED UNIT DEVELOPMENT (PUD): A project with a single owner or a group of owners acting jointly, involving a related group of residences, businesses, or industries and associated uses. Planned as a single-entity, the project is subject to development and regulations as one (1) land-use unit rather than as an aggregation of individual buildings located on separate lots. The PUD includes usable, functional open space for the mutual benefit of the entire tract, and is designed to provide variety and diversity through the variation of normal zoning and subdivision standards, so that maximum long-range benefits can be gained, and the unique features of the development or site are preserved and enhanced, while still being in harmony with the surrounding neighborhood. Approval of a PUD does not eliminate the requirements of subdividing and recording a plat.

PLAT: The drawing, mapping or planning of a subdivision, cemetery, town site or other tract of land or a replating of such, including certifications, descriptions and approvals:

- A. Preliminary plat: The first formal presentation by drawings, of a proposed development; and
- B. Final plat: The final and formal presentation by drawings of an approved development, the original and one (1) copy of which is filed with the County Clerk and Recorder.

POULTRY/FOWL: Domestic birds, such as chickens, turkeys, ducks, or geese, raised for meat, eggs or gardening purposes.

POWER PLANT: A facility that converts one (1) or more energy sources, including but not limited to, water powers, fossil fuels, nuclear power, or solar power, into electrical energy or steam. Any plant facility and equipment for the purposes of producing, generating, transmitting, delivering or furnishing electricity for the production of power.

PRESCHOOL: A facility for organized educational instruction for children who have not reached the enrollment age for kindergarten.

PROFESSIONAL ACTIVITIES: The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects and engineers, or similar professions.

PUBLIC LAND: Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

PUBLIC SERVICE FACILITY: Buildings; ~~power plants~~; distribution substations; source substations; transmission lines; water treatment plants; sewage disposal; ~~recreation areas~~; and other structures that are owned or leased by a governmental body or public entity which provides service to the public.

PUBLIC USES: Government-owned facilities to which the public has access such as, public parks; recreational areas, cultural and service buildings; but not including public land or buildings devoted solely to the storage and maintenance of equipment and materials or the disposal of refuse.

PUBLIC UTILITIES: Refers to key facilities, types and levels of the following: potable water; pressurized or gravity irrigation; sanitary facilities; storm drainage facilities; government administrative services; energy and other services deemed necessary by the community for the enjoyment of urban life.

PUBLIC UTILITY LOT: A lot that exclusively contains public and private physical infrastructure which is a physical component of an integrated public or private system which provides water, sewer, irrigation, electrical grid and or telecommunication service to the public.

PUBLIC UTILITY STRUCTURES: Any underground public utility facility; utility poles; wires; anchors; guys; and other supporting devices, including appurtenant electrical equipment and hardware.

PUBLISHING: An activity of preparing and issuing books, journals, software and other materials for sale.

RECREATIONAL VEHICLE/CAMP TRAILER PARK AND/OR TENT CAMPSITES: A lot or parcel intended for occupancy by recreational vehicles, travel trailers, and/or tent sites for travel, recreational, or vacation usage for short periods of time.

RECYCLING CENTER/STAGING AREA: A building that is not a salvage yard or junkyard, in which recoverable resource materials, such as paper products, glassware, and metal cans, are collected, sorted, flattened, crushed, or bundled prior to shipment to others who use such resource materials to manufacture new products.

RECYCLING PLANT: A facility that is not a salvage yard or junkyard, where recyclable materials are reprocessed, and treated into new products and/or raw materials.

REPAIR SERVICE(S): An establishment primarily engaged in the provision of repairs to individuals rather than businesses, excluding automotive and equipment style repairs. Typical uses include appliance repair; shoe repair; watch or jewelry repair; musical instrument repair; or similar.

RESEARCH AND DEVELOPMENT FACILITY: A use engaged in research and development, testing, assembly, repair, and manufacturing in the following industries: biotechnology, pharmaceuticals, medical instrumentation or supplies, communications and information technology, electronics and instrumentation, and computer hardware and software. Office, warehousing, wholesaling, and distribution of the finished products produced at the site are allowed as part of this use if the use falls within the above-listed industries.

RESERVE STRIP: A strip of land between a partial street and adjacent property, which is reserved or held in public ownership for future street extension or widening.

RETAIL SALES AND SERVICE: The sale, service and on-premises incidental production or assembly of general merchandise for direct use or consumption [by] the general public, but not including the sale to another business for resale purposes.

REVIEW: An inspection or examination for the purpose of evaluation and the rendering of an opinion or decision. Review by the City may involve public hearings, public meetings, administrative decisions, formal approval or denial of development proposals, etc., as provided for in City ordinances.

RIDING SCHOOL (ACADEMY) or STABLE: An establishment where horses or similar (pony, donkey, mule, burro), are boarded and cared for, and where instruction in riding, jumping, and showing is offered, and where horses or similar, may be hired for riding or instruction; or any place that regularly buys, sells, or trains the above animals, including: a small racetrack, trotting track, or rodeo.

RIGHT-OF-WAY: A strip of land dedicated for use as a public way. In addition to the roadway, it normally includes streets, sidewalks, irrigation, curbs, lawn strips, lighting, drainage facilities and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts, bridges and other public utilities or service areas.

ROADSIDE STAND: A temporary structure designed or used for the display or sale of agricultural and related products, the majority of which have been grown on adjacent land.

SALES, WHOLESALE: The sale of products, to anyone other than the end user of the products, for resale.

SANITARY LANDFILL: An area or site where waste is isolated from the surrounding environment, usually buried between layers of earth.

SCHOOL: An educational institution for the teaching of academics, skills or trades:

- A. **Alternative:** A school established to provide instructional courses to eligible at-risk youth so they can earn a high school diploma. Alternative schools are required to offer programs that are clearly designed to serve at-risk students.
- B. **Charter:** A school that is authorized by Idaho Code § 33-5201 et seq. to deliver public education in Idaho with equal access and authority to participate in all State and Federal programs to the same extent as a traditional public school, irrespective of the instructional delivery method.
- C. **Magnet:** Free public elementary and secondary schools of choice operated by school districts. These schools have a specific instructional theme, curriculum or instruction method that is used throughout the school. That theme may be around a content area

such as humanities or science, technology, engineering and math (STEM). It may use instructional method such as dual immersion language or specific curriculum focus, i.e., International Baccalaureate. The school may have limited enrollment and may require students to apply for admission into the school.

- D. Private: Non-profit or for-profit educational organizations that are operated independent of the public education system; in most cases, there is a charge for students to attend. Private schools are not regulated or licensed by the Idaho State Department of Education.
- E. Trade/Vocational: A specialized instructional establishment that provides on-site training of business, commercial and/or trade skills such as accounting, data processing and computer repair.
- F. Traditional Public: Any school existing or to be built that is operated and controlled by a school district within the State of Idaho; including elementary, middle and high schools. These schools are usually supported by a governmental agency and/or at taxpayers' expense.
- G. Virtual: Either a public charter school or a traditional public school that delivers a full-time, sequential program of synchronous and/or asynchronous instruction primarily through the use of technology via the internet in a distributed environment. Per Idaho Code § 33-5202A, a school classified as virtual must have an online component to their school with online lessons and tools for student and data management.

SEAT: For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) linear inches of benches, pews or space for loose chairs.

SENIOR HOUSING: A broad term that is used to describe any type of living facilities that are maintained for the use of people who have reached the age of retirement. There are different types of senior housing, with each type designed to meet the needs of seniors in various states of health and with different levels of activity; except those that provide skilled nursing care, or provide meals.

SETBACK LINE: A line established by these zoning regulations, generally parallel with and measured from the lot line, defining the limits of a yard in which no building or structure may be located, except as may be provided in said regulations.

SEWER CONNECTION: The connection consisting of all pipes, fittings and appurtenances from the drain outlet of manufactured homes, residences, Commercial or Industrial buildings, to the corresponding sewer main line tee of the sewage system serving the manufactured home park, residential, Commercial or Industrial buildings.

SHELTER: A facility that provides temporary protective sanctuary for victims of crime or abuse, including emergency housing during crisis intervention for individuals, or the homeless.

SHOOTING RANGE (Indoor): The use of a structure for archery and/or the discharging of firearms for the purposes of target practice or temporary competitions.

SHOOTING RANGE (Outdoor): The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions.

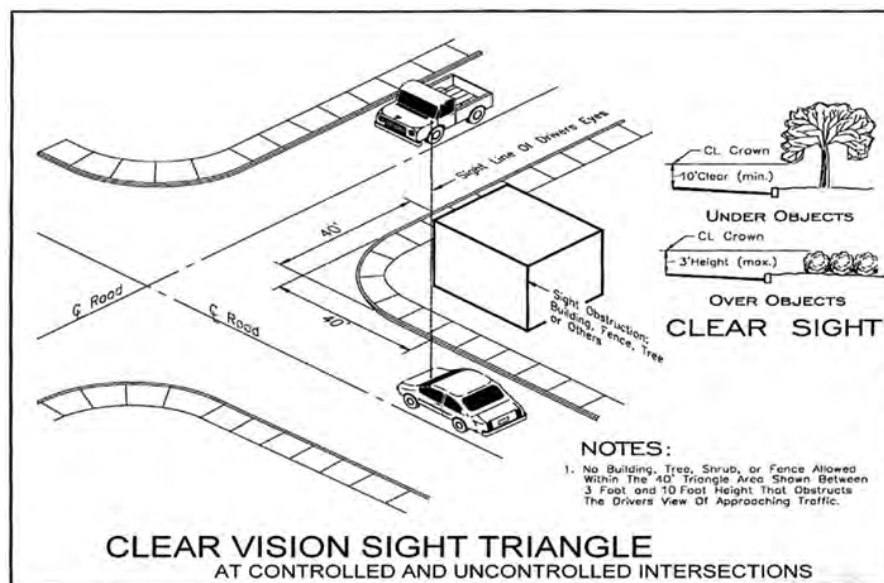
SHOPPING CENTER: A group of commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery is separated from customer access, aesthetic considerations and protection from the elements.

SIDEWALK: An improved pedestrian surface portion of the road right-of-way, outside of the roadway.

SIGN: Any device used for visual communication, designed to inform or attract the attention of persons not on the premises on which the sign is located.

- A. Sign, on-premises: Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
- B. Sign, off-premises: Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such sign is located.
- C. Sign, illuminated: Any sign illuminated by electricity, gas or other artificial light including reflecting or phosphorescent light.
- D. Sign, lighting device: Any light, string of lights or group of lights located or arranged so as to cast illumination on a sign.
- E. Sign, projecting: Any sign which projects from the exterior of a building.

SIGHT TRIANGLE (CLEAR VISION TRIANGLE): The triangular area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines (or right-of-way line and curb or edge of driveway).



SMALL ENGINE REPAIR: An establishment that maintains and repairs low-power internal combustion engines (gasoline/petrol) or electric engines. This includes, but is not limited to, chain saws, string trimmers, leaf blowers, snow blowers, lawn mowers, and wood chippers.

SPECIAL USE: A special use permitted within a district, other than a principally permitted use, requiring a special use permit and approval of the Commission. Special uses permitted in each district are listed in the official schedule of district regulations found in Kuna City Code Part 8 of Chapter 8 of this title.

SPORTS ARENA: A place or building for contests or shows; such as, theater, musical performances, or sporting events.

STANDARD: Shall be the specifications (minimum requirements) as specified in this title or as officially adopted by the City.

STATE: The State of Idaho.

STORAGE FACILITY: An area which provides a short-term or long-term parking or storage of patron items inside or outside of the business.

STORY: That part of a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between the floor and the ceiling immediately above it.

STREET: A right-of-way which provides vehicular and pedestrian access to adjacent properties, the dedication of which has been officially accepted. The term "street" also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, lane, place and other such terms.

- A. **Alley:** A public right-of-way with an improved driving surface intended to provide a secondary means of transportation circulation access. An alleyway shall be a minimum width of twenty (20) feet, measured from the adjoining property lines. Substandard alley widths and alley driveway entrances shall be improved to the city's and ACHD's standards as a condition of a zoning or subdivision land use application.
- B. **Minor:** A street other than the main thoroughfare or collector street, that has the primary purpose of providing access to abutting properties.
- C. **Collector:** A street designated on the Comprehensive Land Use Map for the purpose of carrying traffic from minor streets to other collector streets and/or arterial streets.
- D. **Arterial:** A street designated on the Comprehensive Land Use Map for the purpose of carrying fast and/or heavy traffic.
- E. **Private:** A street that is not publicly owned and maintained, and provides access only to the private user(s).
- F. **Loop:** A minor street with both terminal points on the same street of origin.
- G. **Cul-de-sac:** A street with a single common ingress/egress with a turnaround space at its terminus.
- H. **Frontage:** A minor street, parallel to and adjacent to an arterial street to provide access to abutting properties.

- I. *Partial*: A dedicated right-of-way providing only a portion of the required street width, usually along the edge of a subdivision or tract of land.
- J. *Principal arterial*: Principal arterials carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, manufactured homes, walls, fences and billboards.

STUDIO; DANCE, MUSIC, VOICE: A facility where persons study the performing arts.

SUBDIVIDER: A subdivider shall be deemed to be the individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that executes the application and initiates proceedings for the subdivision of land in accordance with the provisions of this Code. The subdivider need not be the owner of the property; however, he shall be an agent of the owner or have sufficient proprietary rights in the property to represent the owner. A subdivider may also be referred to in this title as a "Developer."

SUBDIVISION: The division or redivision of a lot, tract, or parcel of land into more than three (3) parts, for the purpose of transfer of ownership or development; which shall also include the dedication of a public street and the addition to. However, this Code shall not apply to any of the following:

- A. An adjustment of lot lines as shown on a recorded plat which does not reduce the area, frontage, width, depth or building setback lines of each building site below the minimum zoning requirements, and does not change the original number of lots in any block of the recorded plat;
- B. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property;
- C. The unwilling sale of land as a result of legal condemnation as defined and allowed in the Idaho Code;
- D. Widening of existing streets to conform to the Comprehensive Plan;
- E. The acquisition of street rights-of-way by a public agency in conformance with the Comprehensive Plan;
- F. The exchange of land for the purpose of straightening property boundaries which does not result in the change of the present land usage; and
- G. A Public Utility Lot.

SUBSTATION (Distribution): Converts transmission voltages (138 kV) to distribution voltages (12.5 kV to 34.5 kV) that serve local loads, such as homes and businesses, throughout the community.

SUBSTATION (Source): Converts high-voltage transmission lines (230 kV and above) to lower voltages (138 kV). Acts as a power source for distribution substations.

SUPPLY YARD: A commercial establishment storing and offering for sale building supplies, street supplies, coal, heavy equipment, feed and grain, and similar goods.

SURVEYOR: Any person who is licensed in the state as a public land surveyor to do professional surveying in which they establish official land boundaries.

SWALE: A natural or man-made depression or wide, shallow ditch used to temporarily store, route, or filter runoff.

SWAP MEET (FLEA MARKET): A building or open area in which stalls or sales areas are set aside, rented or otherwise provided for use by individuals, tenants or businesses engaged in retail trade. The sale of merchandise may include secondhand items, specialty items, hand crafted items and home-grown products.

TATTOO/BODY PIERCING PARLOR: An establishment for a tattoo artist and/or body piercer to perform a service to apply permanent decorative body art; typically learned via apprenticeship under an established artist. Properly equipped parlors shall have biohazard containers for any objects that have come into contact with blood or bodily fluids, sharps container for old needles, and an autoclave for sterilizing tools.

TAVERN/BAR/LOUNGE/NIGHTCLUB: A place where the sale and service of alcoholic beverages are sold by the drink, where meals are not required.

TAXIDERMY: A facility where the art of preparing, stuffing the skins of animals, and mounting to appear life-like, is practiced.

TERMINAL TRUCK YARD: A facility for the receipt, transfer, short-term storage and dispatching of goods transported by truck. Included in the use type would be express and other mail and package distribution facilities, including such facilities operated by the U.S. Post Office.

THEATER: A building or part of a building used to show motion pictures or for drama, dance, musical, or other like performances.

TO AND THROUGH: The act of bringing services (water, sewer, pressurized irrigation) to a site and continuing said services through the entire site to a point certain.

TRAINING FACILITY: A private or public establishment that provides training and instruction for law enforcement, security companies, military, fire safety, and accessory facilities including but not limited to, dining, accommodations, classrooms, indoor/outdoor shooting range, motor course, and fire suppression simulations. This may include tactical training for private individuals.

TRANSITIONAL HOME: A type of housing for persons currently under the supervision of the State Board of Corrections or other similar agency, that are in the later stages of serving a sentence and are being transitioned back to free society.

TRANSMISSION LINES: Electrical circuits used to transfer power (138 kV) from source substations to distribution substations and between distribution substations.

TRANSMISSION LINES (High Voltage): Electrical circuits used to transfer large amounts of power (230 kV and above) long distances.

TREE FARM: Any parcel of land used to raise or harvest trees for wood products such as lumber, posts and poles, fuel wood, nurseries or Christmas trees where forest products are sold on-site or transported to market.

TRUCK (SEMI) AND TRAILER REPAIR FACILITY: A facility designed for the maintenance of semi-trucks and trailers. Maintenance may include, tune-ups, oil changes, lubrication, tire alignments, detailing and warranty work, minimal waste disposal, brake repair, tires, or other similar routine maintenance functions.

TRUCK STOP: A commercial facility which may provide a service station; rest (parking); store, often with ready-made food; showers; and other services to motorists and truck drivers.

TRUCK WASH: A facility for the washing of commercial vehicles.

URBAN: All population and territory within the boundaries of urbanized areas, and the urban portion of places outside of the urbanized area, that have a decennial census population of two thousand five hundred (2,500) or more. (US Census Bureau)

USE: The purpose for which land or a building is designated, arranged or intended, or for which it is occupied or maintained, let or leased.

UTILITIES: All lines and facility installations for conducting water, sewage, gas, communications, electricity, television, irrigation, stormwater and similar facilities, providing service to and used by the public.

VARIANCE: A relief from certain standards as set forth in Chapter 11 of this title and as enabled and defined by Idaho Code section 67-6516.

VEHICLE (AUTOMOBILE/MOTOR VEHICLE): Any self-propelled vehicle designed primarily for transportation of persons or goods along public streets, alleys, or other public ways. This shall include, automobile, truck, motorcycle, recreational vehicle, personal recreation item or as otherwise defined in I.C. § 49-123, which includes every device in, upon, or by which any person or property is or may be transported or drawn (e.g., travel trailers) upon a public highway, excepting devices moved by human power or used exclusively upon stationary rails or tracks.

VEHICLE, COMMERCIAL: Any currently licensed and operable motor vehicle with a gross vehicle weight rating over twenty-six thousand (26,000) pounds and as defined by I.C. § 49-123.

VEHICLE EMISSIONS TESTING: A measurement preformed on motor vehicles, required by Idaho law and Idaho Department of Environmental Quality [DEQ] compliances, to prevent issuing valid vehicle registration if an excessive amount of waste fumes is produced during typical use.

VETERINARY CLINIC: See Animal Hospital.

VICINITY MAP: A one (1) inch = three hundred (300) feet scale drawing which sets forth by dimensions or other means, the relationship of the proposed development to other nearby developments or landmarks, and community facilities and services within the general area, in order to better locate and orient the area in question.

WALKWAY: A right-of-way dedicated for public use that is not within a street right-of-way, to facilitate pedestrian access though a subdivision block by means of a hard surface path, any portion of a parking area restricted to the exclusive use of pedestrian travel.

WAREHOUSE: An enclosed structure for the storage of goods for distribution or transfer to another location.

WATER CONNECTION: The connection consisting of all pipes, fittings and appurtenances from the water riser pipe to the water inlet pipe of the distribution system within a residence.

WATER RISER PIPE: That portion of the water supply system that extends vertically to the ground elevation and terminates at a designated point at each home lot.

WETLANDS: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

WOOD PROCESSING: A facility that provides a production of forest products, such as pulp and paper, construction materials, and tall oil; including firewood. Paper engineering is a subfield of wood processing.

WRECKING YARD: Any premises used for the storage, dismantling or sale of either used motor vehicles, trailers or machinery.

YARD: A required open space, other than a court, unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward; provided, accessories, ornaments and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility.

- A. Yard, front: A yard extending between side lot lines across the front of a lot and from the front lot line, to the front of the principal building.
- B. Yard, rear: A yard extending between side lot lines across the rear of a lot and from the rear lot line, to the rear of principal buildings.
- C. Yard, interior side: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.
- D. Yard, street side: A yard extending from the principal building to the secondary street that adjoins the lot between the lines establishing the front and rear yards.

ZONING: Local codes regulating the use and development of property. The zoning ordinance divides a community into land use districts or "zones," represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

ZONING PERMIT: A document issued by the Director authorizing the uses of land and structures, and the characteristics of the uses.

5-8-503: OFFICIAL SCHEDULE OF DISTRICT LAND USE REGULATIONS:

- A. *Determining Where Land Uses Are Allowed:*
 - 1. Find the land use in subsection B of this section.

2. Read across the schedule until either a "P" or "S" appears. If a "P" appears, the use is considered a permitted use in the corresponding zoning district it appears in. If a "S" appears, the use is only allowed in the corresponding zoning district it appears in upon the issuance of a Special Use Permit in accordance with Chapter 8, Part 8, of this title.
3. If a "P" or "S" do not appear under a district, that use is not allowed in that district.
4. Many of the land uses identified in the land use table are defined in Chapter 2 of this title. In the event the definition is not listed there, please refer to staff's copy of, "A Planners Dictionary" edited by Michael Davidson and Fay Dolnick, American Planning Association Planning Advisory Service for land use definition. If the term sought is not found in either location, the City staff may refer to another Treasure Valley jurisdiction's terminology for land use definition.
5. In the event that a land use is unlisted, the Director, or their designee, shall interpret appropriate zoning district for land uses not specifically identified in the land use table and determine their placement status in a particular zone by comparing the requested land use to similar type uses on the land use table.
6. When several land uses are proposed to be combined together on a land use parcel or need to be reconciled to determine their placement in a zone, the most intensive land use shall be considered as the primary activity and relied upon for establishing zoning placement status.

B. Schedule of Land Use Regulations:

Land Uses	Zoning Districts													
	A	R-2	R-4	R-6	R-8	R-12	R-20	C-1	C-2	C-3	CBD	M-1	M-2	P
Agriculture	P	P												P
Accessory Dwelling Unit (aka mother-in-law quarters) 7	S	S	S	S	S									
Accessory Use	P							P	P	P	P	P	P	P
Adult Oriented Business									S					
Agri-tainment	P	P												P
Agritourism	P	P												P
Airport, Landing Strip, Heliport	S												S	S
Amusement Center (Indoor)								S	P	P				
Amusement Center (Outdoor)									S	S		S		S
Animal Boarding	S													
Animal Grooming	P	P1	S1	S1	S1			P	P	P	P			
Animal Hospital	P							S	S	P		P	P	S
Animal Shelter	S									S		S	S	P
Appliance Repair								P	P	P		P		
Aquaculture	P												S	S
Aquarium								P	P	P		P		P
Arboretum	P	P												P
Archery Range	P							P	P	P		P		P

Art Gallery								P	P	P	P			
Assisted Living, Retirement Living, Congregate Living					S	S	S	P	P					
Auction Sales	S								S	P		P		
Auditorium									P	P		S		P
Automobile Body, Paint Shop									S	S		P	P	
Automobile Dealership/Rental								S	P	P		P		
Automobile Detailing								P	P	P		P	P	
Automobile Detailing (Mobile)		S1	S1	S1	S1	S1	S1	P	P	P		P		
Automobile Repair Shop								S	P	P		P	P	
Bakery or Baked Goods Store		S1	S1	S1	S1	S1	S1	P	P	P	P	P		
Bank, Credit Union, Savings & Loan								P	P	P	P	P		
Beauty Salon/Barber Shop/Nail Technician		S1	S1	S1	S1			P	P	P	P	P		
Bed and Breakfast	S	S												
Beekeeping (Hives)	P	P	S	S								P	P	P
Berry and Bush Crop/Vineyard	P	P										P		P
Beverage Processing and Production/Distillery 5									S	S		P	P	
Bicycle Shop								P	P	P	P	P		
Billboards	S												S	
Bookstore								P	P	P	P			
Botanical Garden	P	S						P	S					P
Bowling Alley								P	P	P	P	P		
Brewery/Winery 5	P							S	P	P	P	P	P	
Butcher Shop								P	P	P	S	P		
Call Center								S	S	P	P	P		
Car Wash								P	P	P	S	P		
Carnival/Circus (Temporary)	P							P	P	P		P		P
Catering		S1	S1	S1	S1	S1	S1	P	P	P	P	P		
Cell Tower	S	S								S		S	P	P
Cemetery or Mausoleum	P	S	S	S	S	S	S	S						P
Child Care, Center (13+ children) 6								P	P	S				
Child Care, Group (7—12 children) 6		S2	S2	S2	S2			P	S					
Child Care, Home (1—6 children) 6		S2	S2	S2	S2									
Church or Place of Worship	S	S	S	S	S	S	S	P	P	P	P			
Community Center								P	P	P	P	P		P
Community/Urban Garden	P	P	P	P	P	P	P	P			P	P		P
Contractor Facility & Yard	S									S		P	P	
Convenience Store (Including fuel sales)								P	P	P	P	P	P	
Correctional Facility 7-33										S		S	S	S
Dairy Product Processing 7-53	P											S	P	
Data Processing Facility									S	P		P	P	
Dispatch Center 34-47								S	P	P		P		

Distribution Center 15-26-53										S		P	P	
Dog Daycare Facility	P	S							S	S		P		
Drive-in Theater	S							S	S	S		S		P
Driving School								P	P	P	P	P		P
Dry Cleaners								P	P	P	S	P		
Dry-Cleaning Plant 53												S	P	
Dwelling, Condominium				S	P	P	P				S 3			
Dwelling, Duplex		S	P	P	P	P	P							
Dwelling, Multifamily/Apartments (3 or more units under one roof)					S	P	P				S3			
Dwelling, Rowhouse/Townhome				S	P	P	P							
Dwelling, Single-Family	P	P	P	P	P	P	P							
Emergency Care Facility/Clinic								P	P	P	P	P		
Energy ~~Production Facility, System, Production Through~~ Renewable Sources	S											S	S	S
<u>Energy Storage Facility</u>	<u>S</u>											<u>S</u>	<u>S</u>	<u>S</u>
Equipment Sales and Rental (Light Equipment)	S								P	P		P	P	
Equipment Sales (Large and Heavy Equipment)										S		P	P	
Event Center								S	P	P	P	P		P
Fairground	P	S										S		P
Farm Animals	P	P										S	P	P
Farm Machinery and Trailer Sales and Repair	S								S	S		P	P	
Farmer's Market	S							P	P		P			P
Feed Store	S							P	P	P		P		
Feedlot or Dairy	S													
Flea Market (Permanent)								S	S	S		S		
Flea Market/Swap Meet (Temporary)								P	P	P	P			P
Florist	P	P1	S1	S1	S1			P	P	P	P			
Food Pantry	P							P	P	P				
Food Processing Facility										S		P	P	
Food Truck Court								S	S	S	S			
Fraternity/Sorority/Dormitory/Residential Hall						S	S	S	S	S		S		
Freight Terminal												S	S	
Fuel Sales (Excluding convenience stores)								S	S	S	S	P	P	
Funeral Home/ Mortuary								P	P					
Furniture Restoration/Refinishing								S	P	P		P		
Golf Course and Country Club	S	S	S	S	S	S	S	P						P

Poultry Hatcheries	P												S	S	
Power Plant													S	S	
Preschool		S	S	S	S	S	S	S	S	S					
Printing, Blueprinting, and/or Mapping Services								P	P	P	P	P	P	P	
Public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Service Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Publishing								P	P	P	P	P			
Radio and TV Stations								P	P	P	S	P			
Railroad Buildings, Yard and Equipment	S											P	P		
Recreational Vehicle/Camp Trailer Park and/or camping Sites	S														P
Recycle Center/Recycle Staging Area										S		P	P		
Recycling Plant												S	P		
Regional Sewage and Waste Treatment Plant	S	S											S	S	
Repair Services (Small)		S1	S1	S1	S1			P	P		P	P			
Research and Development Facility									S	S	S	P	P		
Restaurant								P	P	P	P	P			
Restaurant with Bar 5								S	S	S	S	S			
Retail Stores/ Services								P	P	P	P	P			
Riding Arenas/Stables/Schools	P	S													
Roadside Stands, Seasonal	P	P						P	P	P	P				P
Sales									S	S		P			
Sanitary Landfill													S	S	
School (College/University/Trade)								S	S	S		S			S
School (Elementary, Middle and High School)		S	S	S	S	S	S	S	S	S					S
Senior Housing				S	S	P	P								
Shelter					S	S	S	S							S
Shoe Repair		S1	S1	S1	S1	S1	S1	P	P	P	P	P	P	P	
Shooting Range (Indoor)									S	P		P	P		
Shooting Range (Outdoor)	S												S	S	
Shopping Center								P	P	P					
Sign Shop								P	P	P		P	P		
Small Engine Repair	P	S1	S1	S1				P	P			P			
Sports Arena								S	S	S	S	S			S
Storage Facility (public/private) • 10 acres or more												S	S		
Storage Facility (public/private) • 5 to 10 acres									S	S		S	S		

Storage Facility (public/private) • 2 to 5 acres									S	S		S	S	
Storage Facility (public/private) • Up to 2 acres								S	S	S		S	S	
Studio (Art, Dance, Music, Voice, Photographer, etc.)		P1	P1	P1	P1	S	S	P	P	P	P			
Swimming Pool		P	P	P	P	P	P	P	P		S			P
Tattoo Parlors/Body Piercing Establishment								P	P	P	P			
Bar/Nightclub/Lounge 5								S	S	S	S	S		
Taxi Services									S			P		
Taxidermy	P	P1	S1					S	P	P		P	P	
Terminal Yard Trucking												S	S	
Theater								P	P	P	P			
Training Facility	S											S	S	
Transitional Home		S	S	S	S									
Travel Agency		P1	P1	P1	P1	P1	P1	P	P	P	P			
Truck (Semi) and Tractor Repair Facility	S									S		P	P	
Tree Farm	P	P								S		P	P	P
Truck Stop												S	S	
Truck Wash												P	P	
Upholstery Shop		P1	P1	S1	S1			P	P	P		P		
Vehicle Emission Testing Facility								P	P	P	P	P	P	
Veterinary Clinic	S	S						P	P	P		P		
Warehousing										S		P	P	
Wedding Chapel	P	S						P	P	P	P			
Zoo	S									S		S		P

LAND USE TABLE NOTES:

1. Subject to the home occupation, accessory use standards set forth in section 5-8-1004-K of this title.
2. Owner/Operator occupancy required for permitted daycares in residential Zoning Districts.
3. Multifamily and Condominium dwelling units shall only exist on secondary levels. The main/ground floor shall not be used for any residential purposes.
4. Up to five (5) animals allowed; however, no roosters are permitted.
5. Alcoholic beverages require city licensure according to the provisions of Title 3, Chapter 1, of Kuna City Code. Consumption of alcohol on-premises is prohibited within three hundred (300) feet of a school or place of worship as measured from the primary entrance, unless the city council provides relief from that distance

requirement. The three-hundred-foot distance separation requirement does not apply to temporary beer and wine licenses procured by way of catering license.

6. Child care facilities require a minimum of forty (40) square feet of usable indoor space per child and eighty (80) square feet of usable outdoor space per child.

7. Subject to additional Equivalent Dwelling Unit (EDU) Evaluation.

5-8-1004: PROVISIONS FOR UNIQUE LAND USES:

Certain unique land uses pose special problems that may have detrimental influences on surrounding land uses. The following performance standards for such unique land uses shall be adhered to in addition to all other provisions in this title:

- A. *Accessory building*: An accessory building shall not be located in the front yard setback area of the lot's primary building or placed closer than five (5) feet from any side or rear yard setback area.
- B. *Agriculture (buffer area)*: A buffer area shall be maintained as an untilled filler strip or in natural vegetation for placement between the tilled ground and the normal high water elevation of any surface water areas, according to the chart schedules.

Average Slope of Land Between Tilled Land and Normal High Water Elevation (Percent)	Width of Strip Between Tilled Land and Normal High Water Elevation (Feet Along Surface of Ground)
0—4	20
5—9	50
10—14	90
15 and over	110

1. Will be maintained to minimize soil erosion, sedimentation, contamination and nutrient enrichment of ground and surface water.
- C. *Animal clinic, animal hospital, veterinary office, animal shelter and kennel*: These types of animal care facilities shall be located in the appropriate zoning district, a minimum distance of three hundred (300) feet from residences, hotels and motels and similar type uses. The director may modify this distance separation standard if the animals are completely housed in soundproof structures that effectively screen them from the aforementioned uses and provided that action is in keeping with the city's animal control ordinance.
- D. *Animal commercial feedlots, meatpacking, processing plant, distribution center, freight terminal, incineration, bottling plant, rendering plant and slaughterhouse facilities*: These types of facilities and associated operations shall be located in the appropriate zoning district, a minimum distance of six hundred (600) feet from any residence or residential zoning district. These facilities shall have a minimum setback of thirty (30) feet from any property line and be designed and located with consideration for noise and odor impacts upon the surrounding properties.

- E. *The storage of bulk flammable liquids and gases for resale, fuel yard and explosive storage:* These types of storage facilities shall be located in the appropriate zoning district at least six hundred (600) feet from any residential district, residences, public or quasi public facility, religious institution, hotels and motels.
 - 1. Will be erected subject to the approval of the fire chief.
 - 2. Will have suitable loading and unloading spaces and off-street parking facilities subject to the approval of the fire chief.
- F. *Chemicals, pesticide, fertilizer storage and manufacturing:* Storage and manufacturing facilities shall be located in the appropriate zoning district at least three hundred (300) feet from residential districts and residential uses located in the zone. The facilities shall meet the permitting agencies' health and safety standards.
- G. *Contractor's yard, lumberyard and supply yard:* The yard shall be located in the appropriate zoning district, a minimum distance of three hundred (300) feet from any residence and surrounded on all sides by a properly constructed, and city approved, six-foot-high solid fence or masonry wall.
- H. *Drive-in restaurant:*
 - 1. Will be enclosed on the property line with landscaping and fencing, except for ingress and egress, to prevent trash from moving onto other properties.
 - 2. Will have a six-foot-high sight obscuring fence along the property lines that adjoin a residence.
 - 3. Will provide for adequate trash receptacles.
 - 4. Will avoid the direction of night-lighting toward any residence.
- I. *Filling, grading, lagooning, dredging or other earthmoving activity:*
 - 1. Will result in the smallest amount of bare ground exposed for the shortest time feasible.
 - 2. Will provide temporary groundcover, such as mulch.
 - 3. Will use diversions, silting, basins, terraces and other methods to trap sediment.
 - 4. Will provide lagooning in such a manner as to avoid creation of fish trap conditions.
 - 5. Will not restrict a floodway, channel or natural drainage way.
 - 6. Will construct and stabilize sides and bottom of cuts, fills, channels and artificial watercourses to prevent erosion or soil failure.
 - 7. Will not have below grade elevation except for drainage ways within fifty (50) feet of any lot line or public right-of-way.
 - 8. Will restore topsoil or loam to a depth of not less than four (4) inches.
- J. *Natural resources, mineral extraction, processing and storage (pertaining to gravel pits, rock quarries, sand and clay pits and other natural resources extracted for commercial gain):* These types of operations shall be sited and permitted in the M-3

zoning district, according to the permitting agencies' health and safety standards. The operator shall submit a reclamation strategy to the city as part of the permitting process, with provisions for setting aside a sufficient layer of overburden to be placed timely over subterranean waters exposed through such activity.

K. *Home occupation:* Authorized home occupations are permitted in any dwelling unit subject to the following provisions:

1. *Home occupations permitted:* Home occupations include, but are not limited to the following:
 - a. Artists, authors, sculptors.
 - b. Home office for outside salesperson, not to include retail sales or personal visits.
 - c. Dressmakers, seamstresses and tailors.
 - d. Family daycare homes.
 - e. Home crafts, and instruction in arts and crafts, limited to not more than four (4) participants.
 - f. Music or dancing teachers, provided that the instruction shall be limited to four (4) pupils at one (1) time, except for occasional groups.
2. *Home occupations not permitted:*
 - a. Auto repair, minor or major.
 - b. Cabinet shop.
 - c. Gift shop.
 - d. Painting of vehicles, trailers or boats.
 - e. Photo developing, retail.
3. *Use limitations:* An occupation which does not comply with the following criteria shall not be deemed a "home occupation":
 - a. Not more than one (1) person, other than members of a family residing on the premises, shall be engaged in such occupation.
 - b. The use of the dwelling unit shall be clearly incidental and subordinate to its occupants.
 - c. No outdoor storage shall be permitted.
 - d. No visible signs.
 - e. There shall be no other exterior indication of the home occupation.
 - f. No home occupation shall be conducted in such a manner, and/or no materials or mechanical equipment shall be used which will be detrimental to the residential use of said residence or cause a nuisance to surrounding residences because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.

- g. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front or side yard.
 - h. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises.
 - i. The occupation shall be conducted only in the dwelling unit and not in a building which is detached from the dwelling unit unless a conditional use permit is obtained.
 - j. The occupation shall not generate more than ten (10) vehicle trips to and from the premises daily.
4. *Special use permit required:* The following home occupations may be permitted upon issuance of a special use permit by the planning and zoning commission:
- a. Conduct a home occupation in an accessory building.
 - b. Swimming classes in a home pool.
 - c. Barber and beauty shops.
 - d. Photographer.
5. *Determine valid home occupation:* The following criteria shall be used by the commission to determine a valid home occupation:
- a. Conditions of subsections K:3:a through K:3:j of this section.
 - b. The area of the necessary building used shall be no larger than one-fourth of the gross area of one (1) floor of the dwelling.
 - c. Swimming instructions shall be limited to four (4) pupils per class, between the hours of 8:00 a.m. and 6:00 p.m.
- L. *Outdoor storage of commercial and industrial type materials:* These storage materials shall be screened from the view of adjoining residences and/or residentially zoned districts and relying on the city's design review committee or the planning and zoning commission for screening evaluation purposes. The outdoor storage of these materials is prohibited within the front yard setback area.
- M. *Riding stables, arenas and schools:* Equestrian related facilities shall be located in the appropriate zoning district a minimum one hundred (100) feet from any residence and set back a distance of thirty (30) feet from any property line. These facilities and their supporting areas shall be sited on the property with consideration for noise and odor impact upon the adjoining properties.
1. *Commercial stable/riding arena:*
- a. Any establishment that meets one (1) or more of the following criteria shall be deemed a commercial use and shall require special use approval:
 - (1) The riding arena is open to the general public, a homeowners' association or a club.

- (2) The riding arena is for private use, but is enclosed within a structure that exceeds twenty-four (24) feet in height and/or the total area of the structure exceeds two thousand (2,000) square feet.
 - (3) The riding arena can be rented by an individual or group.
 - (4) Spectator seating for more than fifty (50) people is provided at the arena.
 - (5) Retail sales accessory to the stables or riding arena are conducted on the site.
 - (6) Group lessons are provided to the general public for a fee.
- b. All commercial riding arenas and commercial stables shall provide sufficient parking and turnaround areas for horse trailers; such areas shall be designed to preclude vehicles from backing out into a roadway.
- c. Minimum property size for commercial stables or commercial riding arenas shall be five (5) acres.
- d. Only off-site catering is permitted, and must be approved by Central District Health Department (CDHD).
2. *Private stables:* A detached accessory building or structure for the keeping of one (1) or more horses or cows owned and used by the occupant of the premises and not for remuneration, hire or sale.
- N. *Rifle, pistol and archery range:* These sporting facility uses shall be located in the appropriate zoning districts and designed with a backstop that meets city approval. Outdoor facilities shall be designed to avoid a line of fire that is directed towards any residence or business within a one-mile range or other distance separation that meets city approval and sporting standards.
- O. *Sanitary landfill:* A sanitary landfill shall be located in the appropriate zoning district and separated from residential zoning districts and/or residential uses, a minimum distance of one thousand three hundred twenty (1,320) feet (one-fourth mile) and the actual site location determined after review of site plans and pertinent analysis by the approving authorities.
- P. *Wrecking yard, junkyard, vehicle salvage storage yard and impound yard:* These yards shall be located in the appropriate zoning districts and separated from residential zoning districts and/or residential uses a minimum distance of six hundred (600) feet. These yards will be completely enclosed by a six-foot-high, sight-obscuring fence and sited in such a fashion as not to be seen from any public right-of-way. The physical location of these type uses shall be determined by the approving authorities' evaluation of site plans and other health and safety factors.
 1. Will be completely enclosed by a solid six-foot-high, sight-obscuring fence.
 2. Will not result in the storage of automobile, junk or salvage material that is visible from any public right-of-way.
 3. Will not result in the storage of automobiles that exceed the height of the fence.

4. Will have such landscaping that is appropriate with the surrounding area.
- Q. *Power transmission:* Power lines transmitting two hundred thirty (230) Kilovolts (kV) of electrical energy up to five hundred (500) kV shall be centered within an eight-hundred-foot-wide utility easement; power lines transmitting greater than five hundred (500) kV of electrical power shall be centered in a one thousand three hundred twenty-foot-wide utility easement. No residential dwelling shall be placed within four hundred (400) feet of a two hundred thirty (230) to five hundred (500) kV power line or six hundred sixty (660) feet of a five hundred (500) to eight hundred (800) kV power line. Distance separations for other habitable structures shall be determined on a case-by-case basis.

R. *Energy Production Facilities, Renewable Sources and Energy Storage Facilities:*
These facilities shall require special use permit approval in zoning districts as set forth in section 5-8-503 of this title.

1. Application Requirements:

- a. A decommissioning plan that includes, but is not limited to, the anticipated life of the ground equipment, disposal methods of the equipment, the way the site will be restored, and the timeline for the removal of the ground equipment following the cessation of operations or irreparable damage to equipment. The applicant shall also provide the method in which the panels or components will be recycled at the end of their useful life. Decommissioning shall be completed in accordance with the approved decommissioning plan.
- b. A fire protection plan that provides fire protection measures and describes fire suppression methods for the construction and operation of the energy project. The applicable fire authority shall approve the fire protection plan prior to application submittal to the city.
- c. An emergency response plan that outlines procedures for safe shutdown, de-energizing or isolation of equipment and systems under emergency conditions.

2. Use Exceptions:

- a. Energy Storage facilities may be permitted as an accessory and subordinate use to distribution and source substations.
- b. Where energy storage facilities are utilized as an accessory use a decommissioning plan, fire protection plan, and emergency response plan shall be required.

Doug Hanson

From: Maffuccio, Jeff <JMaffuccio@idahopower.com>
Sent: Thursday, November 14, 2024 8:37 AM
To: Doug Hanson
Cc: Dickerson, Paris
Subject: Proposed Energy Production and Energy Storage Facilities Ordinance Changes

Doug,

I received notice of the proposed ordinance changes, KCC 5-8-503 and KCC 5-8-1004 for *energy production and energy storage facilities*. [Communication site - 24-05-OA ENERGY PRODUCTION AND ENERGY STORAGE - All Documents](#)

Idaho Power requests the revised land use category be considered as a special use in all zones, similar to *public service facilities*. Although KCC 5-8-503.A.6 seems to address the following concern, this consideration would remove any potential confusion or conflict if, for example, Idaho Power were to request a *energy production and energy storage facility* (battery storage) within a *public service facility* (electrical substation). Otherwise, I see no issue with these proposed changes or the application requirements.

Please let me know if you would prefer Idaho Power submit a formal agency comment letter. Thank you,

Jeff Maffuccio

Facility Siting Coordinator

Idaho Power | Engineering and Construction

Office 208-388-2402 | Mobile 208-859-3718

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November 29, 2024

Doug Hanson, Director
Development Services
751 West 4th Street
Kuna, Idaho 83634

Idaho Power's Comments on the Proposed Ordinance Amendment 24-05-OA, *Energy Production and Energy Storage Facilities*

Dear Doug,

Idaho Power values its deep relationship with Kuna. For over 100 years, we have supplied energy to the farms, ranches, businesses, and homes that have fueled economic growth and vitality in Kuna. Considering that longstanding partnership and our service to your community, we appreciate the opportunity to comment on the proposed 24-05-OA changes to Kuna City Code (KCC) 5-8-503 and 5-8-1004, for *Energy Production and Energy Storage Facilities*.

Idaho Power's General Comments

Every ten years, Idaho Power collaborates with local leaders and community stakeholders to develop, or update, regional Electrical Plans. In March 2023, Idaho Power published the Eastern Treasure Valley Electrical Plan (ETVEP)¹, which considers the area's growth and electrical needs over the next 20 years and anticipates upgrades in Kuna and surrounding areas of Ada County. One of its findings within the ETVEP is that Idaho Power must maintain flexibility to address growth. Upgrades will include distribution substations (typically 3 to 5 acres in total area), transmission/source substations (typically 8 to 10 acres), sub-transmission lines (typically 138-kilovolts) and transmission lines (typically 230-kilovolts).

Every two years, Idaho Power works with regional leaders, regulators, and stakeholders to project the energy needed to serve its growing number of customers over the next 20 years. This robust process helps identify the best way to ensure that energy provides the reliable and affordable service that our customers expect. Idaho Power filed its 2023 Integrated Resource Plan (IRP) with its regulatory agencies in September 2023. As outlined in this report, Idaho Power's peak load is expected to grow by approximately 80 megawatts (MW) per year, or 1,500 MW over the next 20 years.

To meet this growing demand, Idaho Power's IRP includes new, cost-effective resources to meet the growth expectations. Idaho Power's system may incorporate resources such as solar, wind, battery storage, natural gas conversions, hydrogen, energy efficiency and geothermal. In Idaho Power's experience, energy projects undergo robust review and design processes before authorization, and subsequently meet rigorous construction, electrical, and operating standards.

¹ [2023–24 Eastern Treasure Valley Electrical Plan Update](#)

Idaho Power's Recommendations

Idaho Power respectfully requests that *Energy Production and Energy Storage Facilities* be considered as Special Uses in all zones, with the same review and consideration as *Public Service Facilities*. To meet the needs expressed above, Idaho Power may consider battery storage inside, or adjacent to, distribution substations as a reliable and cost-effective resource to offset customer needs during peak energy usage. Although KCC 5-8-503.A (6) addresses this concern, clarification would remove confusion or conflict if, for example, Idaho Power were to request an *Energy Production and Energy Storage Facility* (such as battery storage) as a component of a *Public Service Facility* (such as distribution substation).

The ETVEP defines the following facilities that would be considered under the *Public Service Facility* land use category, and Idaho Power suggests those definitions are added to the *Public Facility* or *Public Utility Structures* definition in KCC 5-2-3:

- Distribution substations: Converts transmission voltages (138 kV) to distribution voltages (12.5 kV to 34.5 kV) that serve local loads, such as homes and businesses, throughout the community.
- Transmission/Source substations: Converts high-voltage transmission lines (230 kV and above) to lower voltages (138 kV). Acts as a power source for distribution substations.
- Transmission lines: Electrical circuits used to transfer power (138 kV) from source substations to distribution substations and between distribution substations.
- High-Voltage Transmission lines: Electrical circuits used to transfer large amounts of power (230 kV and above) long distances.

Idaho Power agrees *Energy Production and Energy Storage Facility* and *Public Service Facilities* should be separate and disparate land uses. *Energy Production and Energy Storage Facilities* should benefit Idaho Power's customers in Kuna, whether by Idaho Power or a "third-party" developer. Idaho Power may purchase the energy or the facility from "third-party" developers or may only be a connection point to the electrical grid as required by the Federal Energy Regulatory Commission. Idaho Power will continue to own and operate all *Public Service Facilities* in Kuna as regulated by the Idaho Public Utility Commission.

Finally, Idaho Power is supportive of the application requirements in 5-8-1004.R. Plans for emergency response, fire protection and decommissioning are critical to the safe and successful operations and maintenance of energy production and energy storage facilities.

Thank you in advance for your consideration. Please contact me with any questions at 208-388-2402 or jmaffuccio@idahopower.com.

Regards,



Jeffrey Maffuccio
Idaho Power Company
Facility Siting Coordinator



December 5, 2024

Doug Hanson, Director
Development Services
751 West 4th Street
Kuna, Idaho 83634

Idaho Power's Comments on the Updated Proposed Ordinance Amendment 24-05-OA, *Energy Production and Energy Storage Facilities*

Dear Doug,

Idaho Power values its deep relationship with Kuna. For over 100 years, we have supplied energy to the farms, ranches, businesses, and homes that have fueled economic growth and vitality in Kuna. Considering that longstanding partnership and our service to your community.

Idaho Power is appreciative for the opportunity to comment on the *initial* (November 11, 2024) proposed 24-05-OA changes to Kuna City Code (KCC) 5-8-503 and 5-8-1004, along with the revised definitions, in KCC 5-2-3, that better describe the facilities that Idaho Power owns and operates in Kuna. Idaho Power is agreeable with the *updated* (December 4, 2024) version of this ordinance amendment.

Thank you in advance for your consideration. Please contact me with any questions at 208-388-2402 or jmaffuccio@idahopower.com.

Regards,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Jeffrey Maffuccio
Idaho Power Company
Facility Siting Coordinator

Doug Hanson

From: T.J. Lawrence <tlawrence@kunafire.com>
Sent: Wednesday, December 4, 2024 1:35 PM
To: Doug Hanson
Cc: Scott Arellano; Krystal Hinkle
Subject: RE: City of Kuna Request for Comment Case No. 24-05-OA (Ordinance Amendment)
 Energy Production and Energy Storage Facilities

Doug,

I see no issues with the proposed changes.

Thank you,

T.J. Lawrence
 Fire Chief
 Kuna Rural Fire District
 PO Box 607
 Kuna, Idaho 83634
 Station 1:(208)922-1144
 Fax:(208)922-1982



From: Doug Hanson <dhanson@kunaaid.gov>
Sent: Wednesday, December 4, 2024 8:58 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gis@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Brandon Medica) <bmedica@meridiancity.org>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWoffice <PWoffice@kunaaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; T.J. Lawrence <tlawrence@kunafire.com>

Cc: Troy Behunin <tbehunin@kunaaid.gov>; Topacio Irish <TlIrish@kunaaid.gov>; Morgan Treasure <mtreasure@kunaaid.gov>; Jessica Reid <jhall@kunaaid.gov>

Subject: City of Kuna Request for Comment Case No. 24-05-OA (Ordinance Amendment) Energy Production and Energy Storage Facilities

Agency Transmittal Updated – December 4 ,2024

Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBER:	 <u>24-05-OA ENERGY PRODUCTION AND ENERGY STORAGE</u>
PROJECT DESCRIPTION	The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application. The text changes include modifications to the Development Regulations Code for Energy Production and Energy Storage. Text changes are as follows: 1. KCC 5-2-3: Proposing new definitions for: a. Energy Production Facility, Renewable Sources b. Energy Storage Facility c. Public Service Facility d. Public Uses e. Substation (Distribution) f. Substation (Source) g. Transmission Lines h. Transmission Lines (High Voltage) 2. KCC 5-8-503: Proposing changes to the Schedule of Land Use Regulations. 3. KCC 5-8-1004: Proposing additional application requirements Energy Production Facilities, Renewable Sources and Energy Storage Facilities to include: decommissioning plan, fire protection plan, and emergency response plan.
APPLICANT	City of Kuna 751 W 4 th Street, Kuna, ID 83634
SCHEDULED HEARING DATE	Tuesday, January 14, 2024 , at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaaid.gov

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- No response within **15 business days** will indicate you have no objection or comments regarding this project.
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.



751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

Doug Hanson

Planning & Zoning Director

City of Kuna | Development Services

Phone: 208-287-1771

Email: dhanson@kunaid.gov

www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

CASE NO. 24-04-S

SKYLAR RANCH SUBDIVISION

Planner: Troy Behunin

TBehunin@KunaID.gov

Phone: 208.922.5546

ALL APPLICATION MATERIALS: [24-04-S: for the SKYLAR RANCH SUBDIVISION](#)

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



**CITY OF KUNA:
CITY COUNCIL
STAFF MEMO**

City Council Staff Memo

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Skylar Ranch Sub. No. 2		Application Number:		24-04-S		
Date:	03/04/2025		Staff Contact:		Troy Behunin		
Owner(s)/Applicant:	Skylar Ranch, LLC - Owner		Applicant Contact:		924 3rd Street So, Ste. B Nampa, ID 83651		
Representative:	William-Mason & Associates		Representative Contact:		Staff@masonandassociates.us		

Purpose

Applicant requests Preliminary Plat approval for approx. 8.52 acres already zoned R-6 (Medium Residential Density) and to subdivide the site into 32 single-family lots and 4 common lots. The site is located at 1085 W Oak Tree Dr. Kuna, ID, near the intersection of School Ave. and Ardell Road (APN; R7977410300).

Statement of Fact

Parcel Number(s):	R7977410300
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential
Current Zoning:	R-4 & R-6 (Medium Residential Density)
Proposed Zoning:	No Change Remains R-6, Medium Density Residential
Development Area:	8.52 acres
Adjacent Zoning Districts:	North: R-4 (Med. Den. Res.) and RR (Rural Residential); East: R-4 (Medium Residential) and C-1 (Neighborhood Commercial); South: R-6 (Medium Residential); West: R-4 (Medium Residential),
Adjacent Street(s) Existing & Proposed:	North: None; East: School Avenue (Existing); South: Ardell Road (Existing); West: Countryside Ave. (Existing)
Internal Street(s) Existing & Proposed:	Public Streets Proposed.
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential on the City's Future Land Use Map (FLUM). This parcel is currently zoned R-4 and R-6. The proposed zoning and land use for the subject site agrees with the FLUM of the City of Kuna.

The Comprehensive Plan identifies Kuna's land uses will support a desirable, distinctive and well-designed community.

The Comprehensive Plan identifies the goal to encourage development of housing options and strong neighborhoods (Goal 3 D) and encourages housing types for all citizens (Objective 3 D.1).

The Comprehensive Plan encourages development of housing needs to meet demand, creation of neighborhoods connected through sidewalks, pathways, on-street and transit infrastructure (Goal 3 D, Goal 4 B & Goal 4 D).

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

The Comprehensive Plan promotes a connected street network incorporating collectors and crossings for neighborhood connectivity, while expanding classified roads and preserving Rights-of-Way (Goal 4 D).

Staff Analysis

The applicant submitted a request for a Preliminary Plat in order to subdivide the subject site. The proposal appears to comply with the FLUM with the current zone of R-4 and R-6; and to subdivide the 8.52 ac. into 32 buildable lots, and 4 common lots with a proposed gross density of 3.76 Dwelling Units an Acre (DUA) and Net Density proposed at 5.10 DUA.

The Council approved a Development Agreement for the property on 06.21.2022 and the proposed Preliminary Plat conforms to that approval.

The Kuna Pathways Master Plan call for a pedestrian path on the east side of the site along the canal. Applicant shall install a paved 10 foot walk be placed along the west side of the canal as required in Kuna City Code.

Recommended Conditions of Approval

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with *KCC 5-10-13-B-1-b*.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall install a sign at the terminus of the proposed stub street stating; "this road will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.
4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with *KCC 5-8-1117-D-6*.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503*.
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).

9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat [(LP) as submitted in Dec. 2024 and (PP) 11.14.24] will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B*.
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22*.
16. Compliance with *I.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9-203-J*, a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. In accordance with *R90-2022*, once the Danskin Sewer Force Main is completed, 40 Equivalent Dwelling Units (EDU's) may be issued on a Phase-by-Phase basis.
24. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are

required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- A. The City Engineer shall approve all sewer connections.
 - B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
 - E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
 - G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
25. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
 26. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
 27. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3*. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
 28. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
 29. Developer/Owner/Applicant shall increase pathway common lots to a minimum of 20 feet wide.
 30. Applicant shall install a paved 10 foot walk along the west side of the canal on Lot 11, Block 2.
 31. Developer/Owner/Applicant shall add "Direct Access to Ardell Road is Strictly Prohibited" on the Final Plat.
 32. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**RESOLUTION NO. R22-2025
CITY OF KUNA, IDAHO**

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R54-2024; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

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

1. Section 7-6-3A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system connection fees by resolution of City Council; and
2. Section 7-6-4A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system monthly user rates, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council; and
3. It is necessary to amend and reform City Council Resolution No. R54-2024.

Section 2: Actions:

NOW THEREFORE BE IT RESOLVED that Resolution No. R54-2024 is hereby superseded, amended, and reformed to read as follows:

2.1 SEWER CONNECTION FEES

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

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

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

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

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

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

2.2 SEWER USER CHARGES

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

- A. Monthly Use Fee:** Sewer Use Fees for City residents shall be forty-one dollars and thirty-five cents (\$41.35) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons user equivalent as measured via the winter average method. The winter average method is the

average of usage during November, December, January, and February. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence, and has completed an application with the City, shall be billed at a rate of thirty-one dollars and fifty-one cents (\$31.51) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons as calculated via the winter average method. Use fees for residential users not annexed into City limits shall be forty-one dollars and thirty-five cents (\$41.35) per equivalent dwelling unit plus five dollars (\$5.00) per thousand gallons of metered usage above zero gallons. Commercial metered usage for users with $\frac{3}{4}$ " to 1 $\frac{1}{2}$ " service lines shall be billed a base amount of forty-one dollars and thirty-five cents (\$41.35) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with 2" or greater service lines shall be billed a base amount of two hundred ninety-four dollars and five cents (\$294.05) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after.

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

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

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

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

2.3 NEW CONSTRUCTION

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

2.4 OTHER CHARGES

- A. Connection Fees (Outside City Limits):** Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not

legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

- B. Damage Repair Costs:** Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.
- C. Short Notice Line Location Charges:** The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

2.5 EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees, as presented in this resolution and as set forth in **Exhibit “A”** attached hereto and incorporated herein by reference, shall be in effect upon passage of this resolution, that Sewer User Charges shall be in effect beginning with the March 1, 2025 billing cycle, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 4th day of March, 2025.

APPROVED BY THE MAYOR of the City of Kuna, this 4th day of March, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

EXHIBIT A TO RESOLUTION RXX-2025
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE March 1, 2025

Note: Sewer User Charges effective beginning with the March 1, 2025 billing cycle.

Residential	○ Monthly Base Rate: \$41.35 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Senior Residential	○ Monthly Base Rate: \$31.51 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Residential, Not Annexed	○ Monthly Base Rate: \$41.35 ○ 1st Tier (>0 gallons): \$5.00 per 1,000 gals
$\frac{3}{4}$ " – 1 $\frac{1}{2}$ " Commercial	○ Monthly Base Rate: \$41.35 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals
2" or greater Commercial	○ Monthly Base Rate: \$294.05 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals



**City of Kuna
PUBLIC HEARING NOTICE
A Hearing to Consider Adopting
Resolution No. R22-2025**

NOTICE IS HEREBY GIVEN that the Kuna City Council will hold a public hearing to take public testimony concerning proposed Resolution No. R22-2025 adding a new Sewer Fee.

Resolution No. R22-2025

The City has made available to the public, upon request, the following: copies of the proposed resolution. Please contact the Kuna City Clerk's Office at (208) 387-7726 if you would like to view the proposed resolution.

The public hearing will be held **Tuesday, March 4, 2025 at 6:00 p.m.** or as soon as can be heard, in the Council Chambers, Kuna City Hall, 751 W. 4th Street, Kuna, ID 83634.

The public is invited to provide written or oral testimony for Council's consideration. Written testimony (letters) must be submitted to the Kuna City Clerk by **Thursday, February 27, 2025 at 5:00 p.m.** to be included in the Council packets for review. Written testimony and documents may be dropped off at City Hall or mailed to P.O. Box 13, Kuna, ID 83634.

All persons wishing to testify must state their name and residential address. No person shall speak until recognized by the Mayor. A three (3) minute time limit will be placed on all testimonies.

Please do not contact anyone who would be involved in the decision making process, which would include City Council Members, or the Mayor, as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodation(s), please contact the Kuna City Clerk's Office before the meeting at (208) 922-5546.

Nathan Stanley
Kuna City Clerk

Published February 21st and 28th 2025



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

MEMO

Date: March 4, 2025
From: Doug Hanson, Planning & Zoning Director
To: Kuna City Council
RE: 2025 Kuna Prioritization Request Form

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department seeks your approval for the proposed "2025 Kuna Prioritization Request Form" to inform the next update to Ada County Highway District's (ACHD) Five-Year Plan (FYP), formerly called the Integrated Five-Year Work Plan.

Enclosed you will find:

1. Redlined version of the 2025 Kuna Prioritization Request Form, detailing changes from 2024 prioritization requests
2. Public outreach results gathered by ACHD
3. Proposed Resolution

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Hanson". The signature is stylized with a large, sweeping "D" and a cursive "Hanson".

Doug Hanson
Planning & Zoning Director



2025 Kuna Prioritization Request Form

Updates based on Adopted 2025-2029 IFYWP *

2025 Priority Ranking	2024 Priority Ranking	2020 Priority Ranking	Agency Project Name	Agency Project Description	Current IFYWP Status			ACHD Update	ACHD Implementation Project Name
					Design YR	ROW YR	Const YR		
Roads & Intersections - CIP Projects (Arterials) Only									
2	2		Deer Flat Rd and Kay St <i>**moved from Unprogrammed to Programmed list</i>	Install a roundabout or signalization with pedestrian crossing to address continued traffic flow. Add a left turn lane from Kay onto Deer Flat.	2029-2030	Future	Future	Project programmed to be designed in 2029-2030.	Deer Flat Rd and Kay St
under construction		1	SH 69 (Avalon Rd) and Kay St	~~Install a signal and a pedestrian crossing at the intersection of SH69 and Kay St.~~	Future	Future	2026	ACHD to continue coordinating with the City on the development and implementation of this project.	Avalon St and Kay St
4		2	Ten Mile Rd and Deer Flat Rd	Install an expandable single-lane roundabout in accordance with the Ten Mile Corridor Intersection Analysis and the 2016 CIP.	2023-2024	2028	2029	Project programmed to be constructed in 2029.	Ten Mile Corridor A: Ten Mile Rd and Deer Flat Rd
3		3	Ten Mile Rd and Lake Hazel Rd	Widen intersection to 3/4 lanes on Ten Mile and 3/4 lanes on Lake Hazel in accordance with the 2016 CIP. (City request for a roundabout will be evaluated during the design phase of this project.)	2022-2023	2027	2028	Project programmed to be constructed in 2028.	Ten Mile Corridor A: Ten Mile Rd and Lake Hazel Rd
5		N/A	Ten Mile Rd and Columbia Rd	Install a single-lane expandable roundabout in accordance with the Ten Mile Corridor Intersection Analysis.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029.	Ten Mile Corridor B: Ten Mile Rd and Columbia Rd
	6		~~Ten Mile Rd, Hubbard Rd / Columbia Rd~~	~~Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.~~	Not Programmed	Not Programmed	Not Programmed	Project deferred.	Ten Mile Corridor C: Ten Mile Rd, Hubbard Rd / Columbia Rd
	N/A		~~Ten Mile Rd, Deer Flat Rd / Hubbard Rd~~	~~Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.~~	Not Programmed	Not Programmed	Not Programmed	Project deferred.	Ten Mile Corridor C: Ten Mile Rd, Deer Flat Rd / Hubbard Rd
6		N/A	Ten Mile Rd and Hubbard Rd	Widen or add roundabout to the Ten Mile Rd and Hubbard Rd intersection, including curb, gutter and sidewalk as per the 2020 CIP.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029.	Ten Mile Corridor B: Ten Mile Rd and Hubbard Rd
	N/A		~~Ten Mile Rd, Columbia Rd / Lake Hazel Rd~~	~~Widen Ten Mile Rd to 5 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.~~	Not Programmed	Not Programmed	Not Programmed	Project deferred.	Ten Mile Corridor D: Ten Mile Rd, Columbia Rd / Lake Hazel Rd
1		N/A	Avalon St/Bridge Ave, Ten Mile/Main St	Widen Avalon St and Bridge Ave to 3 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	2029-2030	Future	Future	Project programmed for design in 2029-2030.	Kuna Improvements D - Avalon St, Ten Mile Rd / School Ave
8	1	2	Swan Falls Bridge (Swan Falls Rd and Shortline St)	Install a new bridge over Indian Creek and Union Pacific Railroad on Swan Falls Rd in accordance with the Kuna Crossing Feasibility and Implementation Plan.	Not Programmed	Not Programmed	Not Programmed	Project scoped in 2024 to determine either at-grade or overpass. Included in ACHD's Master Street Map. Project to occur in accordance with the Kuna Crossing and Feasible and Implementation Plan.	Swan Falls Railroad Overpass
7	3		Deer Flat Rd, Kay Ave to Sailer	Construct pedestrian facilities on the south side of Deer Flat between Kay and Sailer	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Deer Flat Rd, Kay St / Sailer Way
13	4	7	Kuna Rd / S Cloverdale Rd	Determine if a signal is warranted due to traffic flow at the intersection. Design and construct a wider intersection, turn lanes, and street lights.	Not Programmed	Not Programmed	Not Programmed	ACHD Traffic Engineering does not recommend signal installation at this time. Does not currently meet warrants. 2024-No change since last update.	Kuna Rd and Cloverdale Rd
	5	N/A	~~Avalon St/Bridge Ave, Ten Mile/Main St~~	~~Widen Avalon St and Bridge Ave to 3 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.~~	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avalon St/ Bridge Ave, School Ave / Avenue D
9	6	N/A	Bridge Ave, Avalon St and Shortline St	Add roundabout to the Bridge Ave, Avalon St and Shortline St intersection, including curb, gutter and sidewalk as per the Master Street Map	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avalon St/ Bridge Ave, School Ave / Avenue D
10	7		Linder Rd., Deer Flat Rd./Hubbard Rd	Bike lane to provide safe area for students going between the Kuna High School and to Swan Falls High School	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd Bike Facility, Deer Flat Rd / Lake Hazel Rd
11	7 (8) *please use whole numbers/d o not break into A, B, C, etc		Linder Rd., Hubbard Rd/Columbia Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd Bike Facility, Deer Flat Rd / Lake Hazel Rd
12	7 (9)		Linder Rd., Columbia Rd/Lake Hazel Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd Bike Facility, Deer Flat Rd / Lake Hazel Rd
Community Programs - Collectors & Local Roadways									
		2	Swan Falls Rd and Indian Creek Pathway Pedestrian Crossing	Install an enhanced pedestrian crossing on Swan Falls Rd at the Indian Creek Pathway.	Non-ACHD-Project	Non-ACHD-Project	Non-ACHD-Project	City of Kuna is lead of this project development.	Swan Falls Rd and Indian Creek Pedestrian Crossing
constructed		1	Linder Ave/Avalon St, 2nd St/ Orchard St	Install an interim asphalt pathway with extruded curb on the north side of Linder Ave/Avalon St within existing right-of-way. Includes an enhanced pedestrian crossing (rectangular rapid flashing beacon) and curb ramps on Avalon St at Orchard (west side).	2024	2025	2027	Project programmed to be constructed in 2027.	Kuna Improvements A: Linder Ave, Swan Falls Rd / 02nd St, Avalon St, Swan Falls Rd / Orchard Ave - Maintenance

6		N/A	Bikeway Signage	Community improvement project which includes establishing six (6) new bikeway corridors as per the adopted Bike Master Plan. Project includes the Cloverdale-Five Mile Bikeway, Columbia / Camas St, the Camas-Vinnell Bikeway, Cloverdale Rd / Targee St, the Manitou Bikeway, University / Howard, Boise Street Bikeway, School Ave Bikeway and the Kuna Downtown Bikeway. Project includes wayfinding/bikeway signage.	2026	N/A	2027		Bikeway Signage (2027)
2		N/A	Kay Ave, Deerflat Road/Trophy St	Complete unimproved 750 ft road section on Kay Avenue from Deer Flat Road to Trophy St	N/A	N/A	N/A		Bikeway Signage (2027)

***Programming status is subject to change.**

GIS Number	ObjectID	GlobalID	Submitted Date and Time	Name	Email	Project Name:	Project Description:	How important is this project to you?	Please explain your ranking of this project.	NP Area
200385	369	b5f2a848-9f40-4	1/10/2025 20:58	Anthony Giannell	agiannell@gmail.com	Arterial & Collector Capital Maintenance (2025)	Maintenance project which includes pavement rehabilitation and upgraded pedestrian ramps on identified arterial and collector roads as part of ACHD's Pavement Management Program. Project funded through House Bill 312. In-house design. Segments included: Hubbard Rd, Ten Mile Rd to Meridian Rd and includes filling select sidewalk gaps along the corridor.	1 - Important	I live right off Hubbard, at Kay ave. There is a large, approved subdivision at the corner of Hubbard and Meridian Rd. spanning all the way up to Colombia Rd. Part of the requirements for this subdivision is to widen and improve Hubbard road from Meridian Rd to Ten Mile. It doesn't make sense for ACHD to spend 4.5 million dollars just to repair the road when it will need to be completely re-done shortly after. A better use of money would be to align with the subdivision on Hubbard's upgrades.	Kuna
101890	131	1ea5545c-6265-4	1/8/2025 18:51	Elizabeth Kuntz	elizajane120@gmail.com	Avalon St and Kay St	Intersection improvement project which includes signaling the intersection as well as adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval). Project includes enhanced pedestrian facilities and intersection lighting. *This project construction is being led by the City of Kuna.	1 - Important	Putting a signal light at this intersection is imperative. We've seen an increase in pedestrians as well as cars in the last couple of years and it's becoming dangerous.	Kuna
101890	161	92519979-a2ea-4	1/8/2025 19:34	Zack Tucker	zktucker@gmail.com	Avalon St and Kay St	Intersection improvement project which includes signaling the intersection as well as adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval). Project includes enhanced pedestrian facilities and intersection lighting. *This project construction is being led by the City of Kuna.	1 - Important	There is often a lot of traffic congestion in this area. Making left turns is very challenging and dangerous.	Kuna
101890	169	5ffc95fc-72ce-4c	1/8/2025 19:56	KC White	kmingledorff@yahoo.com	Avalon St and Kay St	Intersection improvement project which includes signaling the intersection as well as adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval). Project includes enhanced pedestrian facilities and intersection lighting. *This project construction is being led by the City of Kuna.	1 - Important	This intersection is very difficult to navigate as is. More signals for pedestrians should help.	Kuna
101890	185	990edfb9-9e9a-4	1/8/2025 20:31	Sandy	skgrdnr@gmail.com	Avalon St and Kay St	Intersection improvement project which includes signaling the intersection as well as adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval). Project includes enhanced pedestrian facilities and intersection lighting. *This project construction is being led by the City of Kuna.	1 - Important	This definitely needs to be done. I'm surprised there haven't been more accidents. Making a left hand turn is almost impossible at times	Kuna
104310	173	b5377b43-5dff-4	1/8/2025 20:07	KC White	kmingledorff@yahoo.com	Bikeway Signage (2027)	Community improvement project which includes establishing six (6) new bikeway corridors as per the adopted Bike Master Plan. Project includes the Cloverdale-Five Mile Bikeway, Columbia / Camas St, the Camas-Vinnell Bikeway, Cloverdale Rd / Targee St, the Manitou Bikeway, University / Howard, Boise Street Bikeway, School Ave Bikeway and the Kuna Downtown Bikeway. Project includes wayfinding/bikeway signage.	1 - Important	Safe places to ride bikes is very important. It's so dangerous here for anyone that's not in a car.	Boise Central Bench, Boise Southwest, Kuna
104310	353	2c628779-31c4-4	1/10/2025 14:13	Tashua McCall	tashua123@aol.com	Bikeway Signage (2027)	Community improvement project which includes establishing six (6) new bikeway corridors as per the adopted Bike Master Plan. Project includes the Cloverdale-Five Mile Bikeway, Columbia / Camas St, the Camas-Vinnell Bikeway, Cloverdale Rd / Targee St, the Manitou Bikeway, University / Howard, Boise Street Bikeway, School Ave Bikeway and the Kuna Downtown Bikeway. Project includes wayfinding/bikeway signage.	1 - Important	I strongly encourage a crosswalk that has a light at School and Avalon. There has already been one person hit by a car at this intersection. There are now flags to cross but I have witnessed (and experienced) cars not stopping or having to slam on their breaks when someone is already in the crosswalk. The speed limit is 25 mph but that is not always followed. I personally have counted 5 cars from one lane and 2 in the other proceed as I stood there waving the flag trying to cross with my dogs.	Boise Central Bench, Boise Southwest, Kuna
104310	440	3bdc9fae-25aa-4	1/17/2025 2:56	Jill Lostra	Jillstar@pm.me	Bikeway Signage (2027)	Community improvement project which includes establishing six (6) new bikeway corridors as per the adopted Bike Master Plan. Project includes the Cloverdale-Five Mile Bikeway, Columbia / Camas St, the Camas-Vinnell Bikeway, Cloverdale Rd / Targee St, the Manitou Bikeway, University / Howard, Boise Street Bikeway, School Ave Bikeway and the Kuna Downtown Bikeway. Project includes wayfinding/bikeway signage.	1 - Important	I am concerned about this bike project in connection with the Five Mile corridor project and Sandpiper road. Due to future difficulties turning left onto Five Mile with a new cross light, I am suggesting an alternate bike route. Rather than riding on Camas to Kingfisher to Sandpiper and trying to cross Five Mile to Martingale, a new path could be Camas to Clear Creek Drive to W Smoke Ranch Drive and using the existing cross light. This would be safer for cars and bikes. Please contact me.	Boise Central Bench, Boise Southwest, Kuna
104310	498	f14479aa-2f38-4	1/23/2025 21:30	Marisa Keith	mkeithboise@gmail.com	Bikeway Signage (2027)	Community improvement project which includes establishing six (6) new bikeway corridors as per the adopted Bike Master Plan. Project includes the Cloverdale-Five Mile Bikeway, Columbia / Camas St, the Camas-Vinnell Bikeway, Cloverdale Rd / Targee St, the Manitou Bikeway, University / Howard, Boise Street Bikeway, School Ave Bikeway and the Kuna Downtown Bikeway. Project includes wayfinding/bikeway signage.	1 - Important	The intersection of Lizaso and Overland could use a ped crossing ASAP, even if the rest of the bikeway cannot be completed.	Boise Central Bench, Boise Southwest, Kuna
102471	187	ad5ff697-02f8-4	1/8/2025 20:35	Sandy	skgrdnr@gmail.com	Deer Flat Rd and Kay St	Intersection improvement project which includes constructing a roundabout or signal as per the 2020 CIP. Project includes enhanced pedestrian/bike facilities, pedestrian crossing and a left turn lane from Kay onto Deer Flat.	1 - Important	A stop light would be the best solution. This project needs to be moved up. This area is very dangerous and cannot handle all the traffic	Kuna
102471	351	47f9818f-f9e3-4	1/10/2025 14:05	Raychel	Raychvb@hotmail.com	Deer Flat Rd and Kay St	Intersection improvement project which includes constructing a roundabout or signal as per the 2020 CIP. Project includes enhanced pedestrian/bike facilities, pedestrian crossing and a left turn lane from Kay onto Deer Flat.	1 - Important	Also Kay north needs to be finished to Huddard	Kuna
211980	263	b429eee4-28a6-6	1/9/2025 3:33	Kodiak B	gambit18@msn.com	Kay Ave, Deer Flat Rd / Hubbard Rd	Community improvement project to construct curb, gutter, and sidewalk along Kay Ave, from Avalon St to Deer Flat Rd, as per the Kuna Neighborhood Plan. Project to include additional bike and pedestrian facilities as appropriate.	2 - Neutral	Deer Flat is too busy for the single stop sign. Its dangerous turning left. Kay needs to connect to Deer Flat, and there should be a light (not a road about!)	Kuna
200235	170	90728793-4602-4	1/8/2025 19:58	KC White	kmingledorff@yahoo.com	Kuna Improvements A: Linder Ave, Swan Falls Rd / 02nd St; Avalon St, Swan Falls Rd / Orchard Ave	Community improvement project which includes constructing enhanced pedestrian facilities (pathway) on the north side of the roadway. Project also includes upgraded ADA ramps and road rehabilitation. *As per the interagency agreement for the Urban Renewal Agency of the City of Kuna, effective date of January 1, 2021, this project is eligible for additional funding.	1 - Important	I am neutral on this project but I do think kay street needs to be finished connecting Hubbard to Deer Flat. It is like a block short ...	Kuna
200255	172	2d3be7f7-c6ff-4	1/8/2025 20:04	KC White	kmingledorff@yahoo.com	Kuna Improvements D: Avalon St, Ten Mile Rd / School Ave	Community improvement project which includes constructing enhanced pedestrian facilities on the south side of the roadway, upgraded ADA ramps and street lights. *Need for bulb-out & traffic calming treatments/locations will be evaluated during the design phase of the project.	1 - Important	This area is an accident waiting to happen. Pathways for pedestrians are very much needed.	Kuna
200577	290	c15af4cb-564a-4	1/9/2025 12:57	Kevin Mertens	kmertens2004@yahoo.com	Kuna Rd and Cloverdale Rd	Intersection improvement project to construct a single-lane roundabout. Reconstruct/widen approaches.	1 - Important	This intersection (as well as Kuna Rd and Cloverdale Rd) is not large enough for the cattle trucks and large semi's that use it regularly. Cattle trucks run 24/7 to CS Beef.They cannot make the turn without opposing traffic backing up or completely clearing one leg of the intersection.Additionally, the Meta site has significantly increased traffic through this intersection and along Kuna Rd and the Cloverdale between Kuna and Kuna-Mora.Kuna Rd is also a mess.The paving they did out there is bad.	Kuna
208979	43	1176c483-3491-4	1/8/2025 17:32	Christopher S Wilson	stillman57@gmail.com	Owyhee St, Cedar Ave / Bridge St	Community improvement project to construct curb, gutter, and sidewalk on both sides of Owyhee Street, between Avalon and Cedar.	1 - Important	This is one of the oldest nationhood in Kuna. All of us that live on Owyhee Street having been asking for one sidewalk on this street for over 30 years please get it done now. Note we don't need sidewalks on both sides of the street. We also have been asking for pressurized irrigation as well. The existing flood irrigation is in disrepair it does not work correctly anymore and is very waste full with our water resources.	Kuna
209619	92	c9c18947-bd6e-4	1/8/2025 18:15	Grace Denman	gedenman@gmail.com	Pedestrian Crossing Safety Access Projects	Install four (4) enhanced pedestrian projects at various locations. Two pedestrian hybrid beacons (PHB's) at Beacon St and Grant Ave & at Linder Rd and Ardell Rd. Two rectangular rapid flashing beacons (RRFB's) at Alworth St and 50th St & at Hill Rd and Edgewood Ln.	1 - Important	Thanks	Boise Southeast, Eagle, Garden City, Kuna
209619	93	26707f57-4297-4	1/8/2025 18:17	Grace Denman	gedenman@gmail.com	Pedestrian Crossing Safety Access Projects	Install four (4) enhanced pedestrian projects at various locations. Two pedestrian hybrid beacons (PHB's) at Beacon St and Grant Ave & at Linder Rd and Ardell Rd. Two rectangular rapid flashing beacons (RRFB's) at Alworth St and 50th St & at Hill Rd and Edgewood Ln.	1 - Important	Pedestrian safety improvements are much needed.	Boise Southeast, Eagle, Garden City, Kuna
IN205-44	355	f1a5060f-4150-4	1/10/2025 14:13	Raychel	Raychvb@hotmail.com	Ten Mile Corridor A: Ten Mile Rd and Deer Flat Rd	Intersection improvement project which includes constructing a single-lane expandable roundabout as per the Ten Mile Corridor Intersection Analysis and the adopted 2020 Capital Improvement Plan (CIP). Project includes enhanced pedestrian/bike facilities.	3 - Not Important	Enhancing pedestrian safety is a critical need.	Kuna
200286	356	2a80f463-6cc3-4	1/10/2025 14:24	Raychel	Raychvb@hotmail.com	Ten Mile Corridor B: Ten Mile Rd and Columbia Rd	Intersection improvement project which includes constructing a single-lane expandable roundabout as per the Ten Mile Corridor Analysis and the adopted 2020 Capital Improvement Plan (CIP). Project includes adding APS (accessible pedestrian signal) with LPI (leading pedestrian interval), enhanced pedestrian/bike facilities and intersection lighting.	3 - Not Important	I live in the area and use the four way stop multiple times a day. There is no need for a roundabout! Usually the intersection is clear in all directions. The intersection at Ten mile and Hubbard is worse at rushhour. A single lane roundabout will only make the traffic worse as most cars are going straight, which means traffic trying to enter from Deerflat (on either end) will back up and create longer wait times. A real crosswalks/better pedestrian paths are needed but nothing else.	Kuna

**RESOLUTION NO. R23-2025
CITY OF KUNA, IDAHO**

**CITY OF KUNA IDAHO'S
2025 TRANSPORTATION PRIORITY
REQUEST TO THE ADA COUNTY HIGHWAY DISTRICT**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE TRANSPORTATION PROJECT PRIORITY LIST TITLED “2025 KUNA PRIORITIZATION REQUEST FORM” AS THE OFFICIAL TRANSPORTATION PROJECT PRIORITY LIST FOR THE CITY OF KUNA, IDAHO FOR THE ADA COUNTY HIGHWAY DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT THE DOCUMENT TO ACHD; AND HEREBY REPEALING ALL PREVIOUS TRANSPORTATION PROJECT PRIORITY LISTS.

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

1. The City Council hereby approves the “2025 Kuna Prioritization Request Form” attached hereto as EXHIBIT A;
2. The City Clerk is hereby authorized to transmit the document to the Ada County Highway District;
3. All previous Transportation Project Priority lists for the city of Kuna, Idaho are hereby repealed.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of March 2025

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of March 2025

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk



2025 Kuna Prioritization Request Form

Updates based on Adopted 2025-2029 IFYWP *

EXHIBIT A

2025 Priority Ranking	2024 Priority Ranking	2020 Priority Ranking	Agency Project Name	Agency Project Description	Current IFYWP Status			ACHD Update	ACHD Implementation Project Name
						Design YR	ROW YR		
Roads & Intersections - <i>CIP Projects (Arterials) Only</i>									
1		N/A	Avalon St/Bridge Ave, Ten Mile/Main St	Widen Avalon St and Bridge Ave to 3 lanes with curb, gutter, sidewalk, and bike lanes in accordance with the Master Street Map and Planned Arterial Network.	2029-2030	Future	Future	Project programmed for design in 2029-2030 .	Kuna Improvements D - Avalon St, Ten Mile Rd / School Ave
2	2		Deer Flat Rd and Kay St <i>**moved from Unprogrammed to Programmed list</i>	Install a roundabout or signalization with pedestrian crossing to address continued traffic flow. Add a left turn lane from Kay onto Deer Flat.	2029-2030	Future	Future	Project programmed to be designed in 2029-2030 .	Deer Flat Rd and Kay St
3		3	Ten Mile Rd and Lake Hazel Rd	Widen intersection to 3/4 lanes on Ten Mile and 3/4 lanes on Lake Hazel in accordance with the 2016 CIP. (City request for a roundabout will be evaluated during the design phase of this project.)	2022-2023	2027	2028	Project programmed to be constructed in 2028 .	Ten Mile Corridor A: Ten Mile Rd and Lake Hazel Rd
4		2	Ten Mile Rd and Deer Flat Rd	Install an expandable single-lane roundabout in accordance with the Ten Mile Corridor Intersection Analysis and the 2016 CIP.	2023-2024	2028	2029	Project programmed to be constructed in 2029 .	Ten Mile Corridor A: Ten Mile Rd and Deer Flat Rd
5		N/A	Ten Mile Rd and Columbia Rd	Install a single-lane expandable roundabout in accordance with the Ten Mile Corridor Intersection Analysis.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029 .	Ten Mile Corridor B: Ten Mile Rd and Columbia Rd
6		N/A	Ten Mile Rd and Hubbard Rd	Widen or add roundabout to the Ten Mile Rd and Hubbard Rd intersection, including curb, gutter and sidewalk as per the 2020 CIP.	2028-2029	Future	Future	Project programmed to be designed in 2028-2029 .	Ten Mile Corridor B: Ten Mile Rd and Hubbard Rd
7	3		Deer Flat Rd, Kay Ave to Sailer	Construct pedestrian facilities on the south side of Deer Flat between Kay and Sailer	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Deer Flat Rd, Kay St / Sailer Way
8	1	2	Swan Falls Bridge (Swan Falls Rd and Shortline St)	Install a new bridge over Indian Creek and Union Pacific Railroad on Swan Falls Rd in accordance with the Kuna Crossing Feasibility and Implementation Plan.	Not Programmed	Not Programmed	Not Programmed	Project scoped in 2024 to determine either at-grade or overpass. Included in ACHD's Master Street Map. Project to occur in accordance with the Kuna Crossing and Feasible and Implementation Plan.	Swan Falls Railroad Overpass
9	6	N/A	Bridge Ave, Avalon St and Shortline St	Add roundabout to the Bridge Ave, Avalon St and Shortline St intersection, including curb, gutter and sidewalk as per the Master Street Map	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avalon St/ Bridge Ave, School Ave / Avenue D
10	7		Linder Rd., Deer Flat Rd./Hubbard Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd Bike Facility, Deer Flat Rd / Lake Hazel Rd
11	7 (8) <i>*please use whole numbers/d o not break into A, B, C, etc</i>		Linder Rd., Hubbard Rd/Columbia Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd Bike Facility, Deer Flat Rd / Lake Hazel Rd
12	7 (9)		Linder Rd., Columbia Rd/Lake Hazel Rd	Bike lane to provide safe area for students going between the Kuna High School and tSwan Falls High School	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Linder Rd Bike Facility, Deer Flat Rd / Lake Hazel Rd
13	4	7	Kuna Rd / S Cloverdale Rd	Determine if a signal is warranted due to traffic flow at the intersection. Design and construct a wider intersection, turn lanes, and street lights.	Not Programmed	Not Programmed	Not Programmed	ACHD Traffic Engineering does not recommend signal installation at this time. Does not currently meet warrants. 2024-No change since last update.	Kuna Rd and Cloverdale Rd
Community Programs - <i>Collectors & Local Roadways</i>									
1		8	Avalon St, Ten Mile Rd / School Ave	Install an interim asphalt pathway on the along the Southside of Avalon within existing right-of-way from Ten Mile Rd to School Ave. to cover sidewalk gaps until permanant improvements can be constructed.	2029-2030	Future	Future	Project programmed to be designed in 2029-2030 .	Kuna Improvements D: Avalon St, Ten Mile Rd / School Ave
2		N/A	Kay Ave, Deerflat Road/Trophy St	Complete unimproved 750 ft road section on Kay Avenue from Deer Flat Road to Trophy St	N/A	N/A	N/A		N/A
3		8	Linder Rd, Main St/ Deer Flat Rd	Complete curb, gutter, detached sidewalk and bike lanes on both sides of Linder Rd, between 4th St (Linder/Main/3rd project limits) to Deer Flat Rd. Project will construct a Rectangular Rapid Flashing Beacon at Porter St.	2021-2022	2022-2024	2025	Project programmed to be constructed in 2025 .	Linder Rd, Main St / Deer Flat Rd
4		N/A	Linder Rd, 4th St/ Art Ct.	Install an interim asphalt pathway on the along Linder Ave within existing right-of-way from 4th Avenue to W. Art Ct to cover sidewalk gaps until permanent improvements can be constructed.	2021-2022	2022-2024	2025	Project programmed to be constructed in 2025 .	Linder Rd, Main St / Deer Flat Rd
5		N/A	E 2nd St, Linder Rd/Orchard Ave	Construct curb, gutter, and sidewalk on both or either side of E 2nd St from Linder Rd to Orchard Ave.	2021-2023	2024	2027	Project programmed to be constructed in 2027 .	Kuna Pavement and Pedestrian Improvements (2025)

6		N/A	Bikeway Signage	Community improvement project which includes establishing six (6) new bikeway corridors as per the adopted Bike Master Plan. Project includes the Cloverdale-Five Mile Bikeway, Columbia / Camas St, the Camas-Vinnell Bikeway, Cloverdale Rd / Targee St, the Manitou Bikeway, University / Howard, Boise Street Bikeway, School Ave Bikeway and the Kuna Downtown Bikeway. Project includes wayfinding/bikeway signage.	2026	N/A	2027		Bikeway Signage (2027)
7		9	Ten Mile Rd and Deer Flat Rd Pedestrian Crossing	Deer Install an enhanced pedestrian crossing on Ten Mile Rd at Deer Flat Rd.	2023-2024	2028	2029	Project programmed to be constructed in 2029 .	Ten Mile Corridor A: Ten Mile Rd and Deer Flat Rd
8		N/A	Porter Street/ Fremont Middle School	Enhanced pedestrian crossing at current student crossing on Porter Street and Cambrick Drive.	2027	2028	2029	Project programmed to be constructed in 2029 .	Kuna Improvements C: Porter St and Cambrick Dr Pedestrian Crossing
9		N/A	Porter Street/ Fremont Middle School	Additional street lighting very dark on E Porter Street - school area very dark.	2027	2028	2029	Project programmed to be constructed in 2029 . Lighting to be including with pedestrian crossing project.	Kuna Improvements C: Porter St and Cambrick Dr Pedestrian Crossing
10		3	Avenue B, south of Main St	185' of sidewalk on the west side of Ave. B, to connect senior center to downtown.	2026-2027	2028	Future	Project programmed to be designed in 2026-2027 .	Kuna Improvements B: Avenue B, 02nd St / Main St
11		5	Ave B, Main St / 4th St	Construct curb, gutter, and sidewalk on both sides of Ave B, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	2026-2027	2027	Future	Project programmed to be designed in 2026-2027 .	Kuna Improvements B: Avenue B, Main St / 4th St
12		6	Ave B, 2nd St / Main St	Construct curb, gutter, and sidewalk on both sides of Ave B, between 2nd St and Main St in accordance with the Kuna Downtown Corridor Plan.	2026-2027	2027	Future	Project programmed to be designed in 2026-2027 .	Kuna Improvements B: Avenue B, 02nd St / Main St
13		6	Ave D, Main St/ 4th St	Construct curb, gutter, and sidewalk on both sides of Ave D, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	2026-2027	2028	Future	Project programmed to be designed in 2026-2027 .	Kuna Improvements B: Avenue D, Main St / 04th St
14		4	Ave A, Main St / 4th St	Construct curb, gutter, and sidewalk on both sides of Ave A, between Main St and 4th St in accordance with the Kuna Downtown Corridor Plan.	2027	2028	Future	Project programmed to be designed in 2027 .	Kuna Improvements C: Avenue A, Main St / 4th St
15		13	2nd St, Ave D / Avalon St	Install bike lanes in accordance with the Kuna Downtown Corridor Plan.	2028-2029	N/A	Future	Project programmed to be designed in 2028-2029 .	Kuna Improvements D: 02nd St, Avenue C / Linder Ave
16		10	2nd St-Linder to Ave C	Traffic calming measures including lighting	2029-2030	N/A	Future	Project programmed to be designed in 2029-2030 .	Kuna Improvements D: 02nd St, Avenue C / Linder Ave
17	1		2nd St, Linder/Ave D	Construct curb, gutter, and sidewalk on both sides of 2nd St, between Linder and Avenue D in accordance with the Kuna Downtown Corridor Plan.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	02nd St, Avenue D / Linder Rd
18	2	7	Ave C, 2nd St / Main St	Construct curb, gutter, and sidewalk on both sides of Ave C, between 2nd St and Main St in accordance with the Kuna Downtown Corridor Plan.	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Avenue C, 02nd St / Main St
19	3	N/A	E 3rd St, Linder Rd/Orchard Ave	Construct curb, gutter, and sidewalk on both or either side of E 3rd St from Linder Rd to Orchard Ave.	Not Programmed	Not Programmed	Not Programmed	Project scoped. To be evaluated and prioritized for possible inclusion into future IFYWP updates.	03rd St, Linder Rd / Orchard Ave
20	5		Owyhee Steet, Avalon/Cedar	Construct curb, gutter, and sidewalk on both sides of Owyhee Street, between Avalon and Cedar.	Not Programmed	Not Programmed	Not Programmed	To be evaluated and prioritized for possible inclusion into future IFYWP updates.	Owyhee St, Cedar Ave / Bridge St

***Programming status is subject to change.**

**ORDINANCE NO. 2025-05
CITY OF KUNA**

AN ORDINANCE OF THE CITY OF KUNA, ADA COUNTY, IDAHO:

- **ADDING A NEW CHAPTER 19 TO TITLE 1 OF KUNA CITY CODE, TO DESIGNATE POSITIONS WHICH WILL BE APPOINTED BY THE MAYOR;**
- **PROVIDING FOR SAVINGS AND SEVERABILITY;**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING FOR AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO:

Section 1: Amendment: That Title 1, of the Kuna City Code be amended to include a new Chapter 19 to read as follows:

CHAPTER 19 – APPOINTED OFFICIALS

1-19-1: Designation of Appointed Officials:

The following staff positions within the City are hereby designated as appointed officials: city clerk, city treasurer, city attorney, public works director, police chief, human resources director, planning and zoning director, economic development director, and parks and recreation director.

1-19-2: Authority for Appointment and Removal:

- A. *Appointment:* Appointed official positions designated within this Chapter may be filled through appointment by the Mayor, with the consent of the Council. The Council shall be deemed to have consented to an appointment upon a vote of a majority of the then present quorum of the Council.
- B. *Removal:* Any person serving as an appointed official as designated within this Chapter may be removed by the Mayor for any cause deemed sufficient; such removal shall be by the affirmative vote of one-half plus one of the members of the City Council. The City Council may, by the unanimous vote of all its members, upon their own initiative, remove any appointed official in accordance with Idaho Code Section 50-206.

1-19-2: Process for Appointment and Removal:

The procedures for appointment and removal of appointed officials are set forth within the City's personnel manual, which is titled "Kuna Idaho Personnel Manual."

Section 2: Savings and Severability Clause: It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause, or phrase of this Ordinance is held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3: Directing the City Clerk: The City Clerk is directed to file this Ordinance in the official records of the City and to provide a copy to the City's online codifier for inclusion in the published version of City Code.

Section 4: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

PASSED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, THIS ____ DAY OF MARCH, 2025.

Approved:

By _____
Joe L. Stear, Mayor

Attest:

By _____
Nathan Stanley, City Clerk

**RESOLUTION NO. R19-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO:

- **PROVIDING CERTAIN FINDINGS**
- **APPROVING THE ADDITION OF SECTION 1.6 TO THE KUNA IDAHO PERSONNEL MANUAL TO DEFINE THE PROCESS OF SELECTING APPOINTED OFFICIALS;**
- **AUTHORIZING THE CHANGES TO THE MANUAL;**
- **DIRECTING THE HR DIRECTOR; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: Findings.

- 1.1** Idaho Code § 50-204 provides that the mayor of a city in Idaho has the authority to appoint “with the consent of council” persons to service in certain officer positions within the City.
- 1.2** However, I.C. § 50-204 does not provide a description as to how the Mayor’s appointment authority coincides with the Council’s consent authority, nor does it proscribe a process for the Mayor and Council to exercise these powers.
- 1.3** This lack of clarity has led to confusion and disagreement regarding the appropriate process for appointing persons to serve as City officers.
- 1.4** In order to resolve the confusion and disagreement described above, it is in the best interest of the City for there to be a process in which the Mayor selects a candidate to be presented to the Council for an appointed position.
- 1.5** Mayor and Council desire to find the most-qualified candidates to be appointed in such positions, and a written process will help accomplish that objective.

Section 2: City Policy Amendment. That City’s personnel policy entitled *Kuna Idaho Personnel Manual* be amended to include a new Section 6 in Chapter 1 (i.e. Section 1.6) to read as follows:

Section 1.6 APPOINTED CITY STAFF POSITIONS

1.6.1 Idaho Code § 50-206, as well as Kuna City Code § 1-19.1 designate certain official positions within the city as Appointed Officials. This section of policy code identifies the procedures for appointment and removal of persons or legal entities to serve in appointed official positions.

1.6.1 Process for Appointment:

1.6.1.1 City Staff positions requiring appointment are designated in Kuna City Code, and in some instances the Idaho Code. Before the Mayor seeks the consent of the City Council for an appointment, the procedure outlined in this Section shall take place.

1.6.1.2 The City HR Director will publish the open position, and collect responsive applications. After the application period expires, the HR Director and Mayor will collaborate to review the submitted applications and select applicants for interviews.

1.6.1.3 Selected applicants will participate in a two-interview process. The first interview will be conducted by the HR Director and the Mayor. The second interview will be conducted by the HR Director, the Mayor, and all Department Directors. The Department Directors are not required to be part of the interview panel, but are invited to participate.

1.6.1.4 After interviews are conducted, the HR Director will prepare a report that describes the process used in selecting applicants and a recommended candidate, and summarizes important information including the number of applicants, the number of interviewed individuals, and application information for each of the interviewed candidates. The report will detail which candidate the Mayor recommends for appointment and will be presented to the City Council in Executive Session. City Council members may provide feedback to the Mayor in Executive Session.

1.6.1.5 After receiving City Council feedback, the Mayor will make a selection and extend an offer of employment and appointment to a candidate. The candidate shall be deemed appointed upon acceptance of the Mayor's offer.

1.6.1.6 After extending an offer of employment appointment, the Mayor shall seek the consent of the Council to appoint the identified individual, which consent shall be deemed given upon an affirmative vote of a majority of a quorum of the Council. Council consent may be obtained at any meeting of the Council, including the meeting where the executive session described in Section 1.6.1.5 above is held.

1.6.1.7 Once the candidate is appointed, and the appointment is consented to, the new employee must complete the Employment Start-Up requirements in Chapter 2.

1.6.3 Process for Removal.

1.6.3.1 As set out in City Code, there are mechanisms by which a person serving as an appointed official may be removed from their appointment. They include removal by the Mayor and Council, or removal by unanimous action of the Council.

1.6.3.2 In the event either the Mayor, or a member of the Council desires to remove a person serving as an appointed official, they shall first call for an Executive Session to discuss such potential action.

1.6.3.3 Following the executive session:

1.6.3.3.1 The Mayor may take action to remove the person serving as an appointed official for any cause deemed sufficient by the Mayor. In such circumstances, the Mayor shall meet with the person and notify them of his/her decision to remove the person from their position. Thereafter, a business item shall be placed on the next regular or special City Council meeting agenda for vote by the Council to affirm or reject the Mayor's decision. In the intervening time between the Mayor notifying the person of their removal, and the Council vote, the person shall be on paid administrative leave. Following an affirmative vote by the Council, the person's employment shall be deemed terminated, and the Mayor shall provide written notice to the person of this action; or

1.6.3.3.2 A business item may be placed on the next regular or special City Council meeting agenda for the Council to take action to remove the person from their appointed position by unanimous vote. In such circumstances, on the same date the City Council agenda is posted, the Mayor shall place the person on paid administrative leave pending the Council's vote. Following a unanimous vote by the Council, the person's employment shall be deemed terminated, and the Mayor shall provide written notice of this action.

Section 3: Directing HR Director. The City HR Director is directed to update the *Kuna Idaho Personnel Manual* to include the language in Section 2 of this Resolution as Section 1.6 of the manual. Additionally, any language in the *Kuna Idaho Personnel Manual* that currently refers to "Version August 2023" shall be updated to read "Version January 2025." Following this Resolution, only the current version of the manual should be distributed to City personnel to avoid confusion regarding current City policy.

Section 4: Effective Date. The policy set forth in Section 2 of this Resolution shall be effective on the date this Resolution is passed by the Council.

PASSED BY THE COUNCIL of Kuna, Idaho this _____ day of March, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this _____ day of March, 2025.

Approved:

Joe L. Stear, Mayor

Attest:

Nathan Stanley, City Clerk

**ORDINANCE NO. 2025-06
CITY OF KUNA
ZONING ORDINANCE AMENDMENT**

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

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING CHAPTER 4, SECTION 4 OF TITLE 5 KUNA CITY CODE DECISION MAKING AUTHORITY PROCESS TABLE; AND**
- **AMENDING CHAPTER 9, PART 2 OF TITLE 5 KUNA CITY CODE SUBDIVISION APPROVAL PROCESS; AND**
- **AMENDING CHAPTER 10, SECTION 8 OF TITLE 5 KUNA CITY CODE COMPLETION TIME; AND**
- **AMENDING CHAPTER 10, SECTION 13 OF TITLE 5 KUNA CITY CODE LANDSCAPE BUFFER WIDTH BASED ON ROADWAY CLASSIFICATION; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: Findings.

- 1.1** The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of Section 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Development Regulations Code.
- 1.2** The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on November 12, 2024, as required by Sections 67-6511 and 67-6509, Idaho Code, considered the amendments made by this ordinance, and entered findings (approved by the Commission on November 26, 2024) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Development Regulations Code be approved.
- 1.3** The Kuna City Council, pursuant to public notice as required by law, held a public hearing on February 18, 2025, on the Legislative Proposal for Amendments to the Kuna Development Regulations Code, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code § 5-4-9 the City Council made findings (approved on March 4, 2025) and determined that the legislative proposal for amendments to the Kuna Development Regulations Code be approved.

- 1.4** It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-4-9(F), to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Development Regulations Code.

Section 2: That Chapter 4, Section 4 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-4-4: DECISION MAKING AUTHORITY AND PROCESS TABLE:

- A. The following table provides guidance concerning the Application and decision-making process provided for in this title:

Application Type	Decision-Making Body		Process				
	Recommending Body	Decision-Making Body	Administrative Approval	Pre-Application Meeting	Neighborhood Meeting	Public Meeting	Public Hearing
Annexation and/or Rezone	PZ	CC		X	X		X
Alternative Compliance	NONE	D	X				
Design Review - Administrative	NONE	D	X				
Design Review	D	PZ		X		X	
Comprehensive Plan Amendment	PZ	CC		X			X
Development Agreement/Modification	D	CC		X	X		X
Final Plat/Modification	D	CC				X	
Approved Landscape Plan Modification	NONE	D	X				
Lot Line Adjustment	NONE	D	X				
Lot Split	NONE	D	X				
Non-Conforming Use Extension	NONE	D	X				
Planned Unit Development (PUD)	PZ	CC		X	X		X
Combination/Short Plat (5 lots or less)	PZ	CC		X	X		X
Preliminary Plat	PZ	CC		X	X		X
Sign - Design Review	NONE	D	X				
Special Use Permit (SUP)	D	PZ		X	X		X
Time Extension, Director	NONE	D	X				

Time Extension, Council	D	CC				X	
Text/Ordinance Amendment	PZ	CC		X			X
Vacation - Exempt per I.C. § 50-1306A (5)	NONE	D	X				
Vacation - Rights-of- Way (ROW)	D	CC				X	
Vacation - All others	PZ	CC		X	X		X
Variance	PZ	CC		X	X		X
D = Director	PZ = Planning and Zoning Commission		CC = City Council		X = Required		

Section 3: That Chapter 9, Part 2 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-9-201: SUBDIVISION APPROVAL REQUIRED:

Any person desiring to create a "subdivision" as defined in Chapter 2 of this title shall submit all necessary applications to the Director. No final plat shall be filed with the county recorder of improvements made on the property until the plat has been acted upon by the Commission and approved by the Council. No lots shall be sold until the plat has been recorded in the office of the county recorder.

5-9-202: PREAPPLICATION MEETING:

- A. *Sketch plan:* The subdivider shall contact the Director and city engineer to set up a time and date to review and comment on the proposed subdivision. The preplat interview shall include at least one (1) copy of a sketch plan. The sketch plan shall include the entire developmental scheme of the proposed subdivision in schematic form and include the following:
 - 1. The general layout and approximate dimensions of streets, blocks and lots in sketch form;
 - 2. The existing conditions and characteristics of the land on and adjacent to the proposed subdivision site; and
 - 3. The areas set aside for schools, parks and other public facilities.
- B. *Fee:* The fee must be established by the city council.

5-9-203: PRELIMINARY PLAT:

- A. *Application:* The subdivider shall file with the planning staff a completed subdivision application form to include all pertinent data required in this chapter or as may be required due to a complementary land use application.
- B. *Combining preliminary and final plats:* The applicant may request that the subdivision application be processed as both a preliminary and final plat if all the following criteria are met:
 - 1. The proposed subdivision does not exceed five (5) lots;
 - 2. No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and
 - 3. All required information for both preliminary and final plat is complete and in an acceptable form.
- C. *Content of preliminary plat:* The contents of the preliminary plat and related information shall be in such a form as required by the Director; however, the subdivider shall provide any additional maps or data deemed necessary by the commission.

The subdivider shall provide the planning department the following information:

1. A copy of the completed application.
 2. A copy of the preliminary plat of the proposed subdivision, drawn in accordance with this title's requirements; each copy of the preliminary plat shall be on specified paper, with dimensions not less than twenty-four (24) inches by thirty-six (36) inches, and drawn to a scale not less than one (1) inch to one hundred (100) feet, to include the date drafted, the person drafting the document and north arrow. Any other scale requires prior authorization from city staff. North shall be oriented to the top or to the left on a landscape orientated plan.
 3. A copy of the preliminary plat of the proposed subdivision on eleven-inch by seventeen-inch (11"x17") paper.
 4. Specific information as requested pertaining to any special development areas, such as hillside, planned unit development, floodplain, cemetery, large scale development, hazardous and unique areas of development.
- D. *Requirement of preliminary plats:* The following shall be shown on the preliminary plat or shall be submitted separately:
1. The name of the proposed subdivision;
 2. The names, addresses and telephone numbers of the subdivider, subdivider's representative, engineer of record or surveyor who prepared the plat;
 3. The legal description of the subdivision prepared by a licensed engineer or land surveyor;
 4. All preliminary plats must be sealed by a licensed engineer or land surveyor;
 5. A general narrative about the proposed subdivision;
 6. A map of the entire area scheduled for development to include any adjoining lands in the same ownership;
 7. A vicinity map showing the relationship of the proposed plat to the surrounding area (one-half-mile minimum radius, scale optional);
 8. A three-hundred-foot scaled vicinity map showing the preliminary plat, proposed lots, boundaries, rights-of-way and adjoining parcels within three hundred (300) feet on eight and one-half inch by eleven-inch (8½"X11") paper;
 9. The ownership, land use and existing zoning of the proposed subdivision and the adjacent lands within three hundred (300) feet of the outside preliminary plat property dimensions;
 10. Streets, street names, rights-of-way and roadway widths, including adjoining streets and roadways within three hundred (300) feet of the outside preliminary plat property dimensions;
 11. Lot lines and blocks showing the dimensions to the nearest foot and numbers of each;
 12. Contour lines, shown at five-foot intervals where land slope is greater than ten (10) percent and at two-foot intervals where land slope is ten (10) percent or less, referenced to an established bench mark, including location and elevation;

13. All proposed or existing utilities, including, but not limited to, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culverts, water mains, fire hydrants, pressure irrigation and street lights. Specifically, the utility information shall include:
 - a. Proposed pipe sizes and for gravity pipelines, flow direction, invert depths at manholes, manhole locations, and any other information required to clarify the proposed system.
 - b. A description of the proposed method of handling stormwater generated by the development, including the size and location of facilities. The subdivider shall provide preliminary report runoff calculations for the development along with conceptual plans of the proposed facilities.
 - c. Vicinity map showing the relationship of the proposed plat to the surrounding surface water features (one-half mile minimum radius) including, but not limited to, all irrigation ditches, drainages, etc.
 - d. All off-site improvements required to service the development.
14. Any dedications to the public and/or easements, together with a statement of location, dimensions and purpose of each;
15. A draft agreement between the developer and city specifying the duties and obligations of the developer and the city in maintaining stormwater retention areas;
16. Provide a common lot/open space table to include: Location, size in acres, uses and ownership of each common lot;
17. Provide hydro and soils reports that are no more than twelve (12) months old;
18. Provide a site data table on the cover sheet to include the following information:
 - a. Total site acreage.
 - b. Current zoning.
 - c. Proposed zoning.
 - d. Utility providers.
 - e. Protection services.
 - f. School district.
 - g. Irrigation district.
 - h. Total lots.
 - i. Average lot size.
 - j. Total common lots.
 - k. Density (for PUDs provide each density and overall).
19. Any additional required information for special developments as specified in Chapter 5 of this title.

E. *Application procedures:* For application procedures, see Chapter 4 of this of this title.

- F. *Commission's findings:* In determining the acceptance of a proposed subdivision, the commission shall consider the objectives of this chapter to include the following:
 - 1. The conformance of the subdivision with the comprehensive plan;
 - 2. The availability of public services to accommodate the proposed development;
 - 3. The continuity of the proposed development with the capital improvement program;
 - 4. The public's capability to provide supporting services to the proposed development; and
 - 5. Other health, safety and environmental considerations.
- G. *Action on preliminary plat:* The Commission may recommend approval, conditional approval, disapproval or table the preliminary plat for additional information. These noted alternatives shall be initiated within forty-five (45) days of the date of the regular meeting at which the plat is first considered by the Commission. The action and the reasons for such recommended action shall be stated in writing by the Commission, and forwarded to the applicant by the Director.
- H. *Administrative processing:* The Director shall also forward a statement of the action taken and the reasons for such action, together with a copy of the preliminary plat to the Council for their approval at the next regularly scheduled meeting. Upon the Council's granting or denying a preliminary plat, the Council shall specify:
 - 1. The ordinance and standards used in evaluating the application;
 - 2. The reasons for approval or denial; and
 - 3. The actions, if any, that the applicant could take to obtain a permit.
- I. *Action on combined preliminary and final plat:* If the Commission's conclusion is favorable to the subdivider's request for the subdivision to be considered both as a preliminary and final plat, then a recommendation shall be forwarded to the Council in the same manner specified for a final plat. The Commission may recommend that the combined application be approved, approved conditionally, or disapproved.
- J. *Approval period:*
 - 1. A preliminary plat approval shall be valid for two (2) years from the date of approval of the final written decision by the Council, unless extended as provided for in KCC 5-9-205.
- K. *Fee schedule:* Fees associated with preliminary plats may be reviewed and updated by the Council from time to time.

5-9-204: FINAL PLAT:

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

- A. *Application:* After the approval or conditional approval of the preliminary plat by the Council, the subdivider may cause the subdivision, or any part thereof, to be surveyed

and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the planning staff the following:

1. Final plat application along with a title report that is less than six (6) months old, warranty deed or other acceptable evidence, including but not limited to an affidavit that demonstrates the subdivider's ownership or legal interest in the land included in the final plat.
 2. Payment of fees equivalent to the amount of material and labors expended by city staff for plat review. Fees shall be paid for all costs associated with the review of the preliminary plat, final plat and construction drawings. The subdivider will be notified of the amount owed and the basis for the fees charged. All plat related fees shall be paid prior to city approval.
 3. Three (3) paper copies (twenty-four (24) inches by thirty-six (36) inches) and a digital copy in a PDF format of the final plat and signature page.
 4. Three (3) paper copies and a digital copy in a PDF format of the final engineering construction drawings for streets, water, sewer, sidewalk, pressure irrigation and other public improvements as provided for in KCC § 5-9-402.
 5. Other items as specified, and required by the City during the application process.
- B. *Content of final plat:* The final plat shall be in compliance with all items required in Idaho Code Title 50, Chapter 13; the final plat shall include the following:
1. Final plat check-off list with all items completed;
 2. Proof of current ownership of the real property by subdivider or written consent of the final plat owners of record;
 3. All easements shall be shown on all lot lines for lots in the subdivision;
 4. All subdivisions that contain a homeowners' association shall have the following language: "The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment";
 5. Other information the Director, city engineer or city attorney deem necessary to establish ownership and signing authority;
 6. A statement and other supporting evidence demonstrating the final plat conform to the approved preliminary plat;
 7. A statement of compliance with provisions of this chapter;
 8. A statement confirming that the final plat meets established engineering practices and local standards.
- C. *Planning staff review:*
1. The Director shall certify, and date stamp the application for purpose of establishing its completeness relative to all noted final plat requirements.

2. The Director shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the Director or assigned person determines there are substantial differences between the preliminary and final plat, the subdivider may be required to amend for final plat and submit it to the Council as it was portrayed at the time of the preliminary plat process.
 3. After the Director's determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the Director or assigned person shall place the final plat on the council agenda within forty-five (45) days from its receipt and acceptance. Acknowledgement of final plat acceptance shall be conveyed by way of written confirmation.
- D. *Agency review:* The Director or assigned person shall transmit final plat documents to other reviewing city staff and agencies for evaluation and comment. The reviewer shall evaluate the final plat improvements for consistency with construction standards, health protocols, cost estimates and legal requirements.
1. *City engineer review:* The city engineer shall review final plats and will not sign the final plat Mylar if any City Code violations exist on the subject property at the time of requested signature. The final plat may not be recorded until signed by the City engineer.
- E. *Council action:* At the public meeting scheduled for the final plat review the Council shall consider comments from agencies. The Council shall approve, approve conditionally, disapprove the final plat or table it for purposes of acquiring and reviewing additional information and then approve, approve conditionally or disapprove the final plat after review of this supplementary information within thirty (30) days of the date of the regular meeting at which the plat is first considered. A copy of the approved plat shall be filed with the Planning and Zoning Department. Upon granting or denying the final plat, the Council shall specify:
1. The ordinance and standards relied upon to evaluate the application;
 2. The reasons for approval or denial; and
 3. The action(s), if any, the applicant could take to obtain a permit.
- F. *Approval period:*
1. The final subdivision plat shall be filed with the county recorder within two (2) years after the Council's signing of the final written decision, the plat approval shall become null and void unless prior to the two (2) year expiration date the subdivider applies for a time extension as provided in KCC 5-9-205.
- G. *Prior to requesting the city engineer's signature on the final plat Mylar, the developer shall either:*
1. Provide the necessary documentation to show that all required improvements, infrastructure, public utilities, public improvements, have been installed and conditions of approval have been met and inspected and approved by the City; including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the

dedication request, and memorandum from the city engineer has been issued stating as much; or

2. Provide the necessary documentation to show that the required improvements and conditions that have not been completed have approved financial guarantees, as provided for in this section and KCC § 5-9-402.
 3. The city engineer shall not sign, nor release the final plat for recording until the City has received the financial guarantee, as provided for in KCC § 5-9-402 in compliance with the provisions of this chapter and the Council has approved the final plat.
- H. The following items are not eligible for financial guarantees as provided for in KCC § 5-9-402 and shall be completed by the subdivider and inspected and approved by the city engineer and/or their legal designee and other approving agencies, prior to the subdivider submitting for final plat approval:
1. Construction of the domestic water system, including successful pressure testing. Bacteria tests and final City of Kuna inspections and approvals may be delayed until roadways are completed;
 2. Installation of fire hydrants according to the current International Fire Code standards and supporting fire flows according to standards established by the Fire District;
 3. Construction of the sanitary sewer system with evidence of acceptable pipe sloping and, completion of all work within the base of the manholes. However, the pressure test and television camera inspection, followed by any additional City of Kuna inspections and approvals must be completed prior to the paving of the all-weather roadway;
 4. Construction of pressurized irrigation to city standards, including successful pressure testing regardless of incorporation into the city's pressurized irrigation system;
 5. Construction of permanent roads shall be complete to the extent that all road base is installed such that it provides a temporary all-weather road service to all buildings to be constructed pursuant to subsection G(1) above. These improvements shall be to ACHD and City of Kuna standards and receive the Fire District's approval. If the permanent roads are not improved to this level of completion, then construction of temporary roads with an all-weather road surface shall be installed to service all buildings, subject to approval from the Fire District;
 6. For items 1. through 4. above, the city engineer's approval shall be in the form of a memorandum confirming the completion of the items;
 7. The subdivider shall dedicate all sanitary sewer and domestic water facilities and provide all applicable documentation as required by the city engineer.
- I. The following items may provide the necessary financial guarantees as provided for in KCC § 5-9-402, and as approved by the city engineer, city attorney and Director, and

adopted by the Council. The subdivider shall pay any additional fees associated with the request for financial guarantees, as approved and adopted by the Council.

1. Completion of the construction of an all-around weather road system built to ACHD specifications, and subject to the Kuna Fire District and Ada County Highway District (ACHD) inspections and approvals. The City shall review the financial guarantees provided for by and between the developer and ACHD, and the city attorney shall determine if the City's interests are adequately protected.
 2. Installation of street signs followed by city engineer, Kuna Fire District and ACHD inspections and approvals.
 3. Installation of required landscaping, amenities and improvements.
 4. Construction of that portion of the pressure irrigation system that will be dedicated to the city by the subdivider. Said system shall be tested by the subdivider, and inspected and approved by the city's engineering staff.
 5. Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.
 6. The city engineer shall monitor the construction of any improvements or conditions that are being constructed pursuant to the financial guarantees of KCC § 5-9-402.
 7. If the city attorney determines that it is necessary, any improvement or condition that is being constructed pursuant to the financial guarantees of KCC § 5-9-402 shall be recorded against the property in a development agreement, as approved and adopted by the city council.
 8. The developer may construct up to three (3) model homes if the project size is up to fifty (50) acres, or up to five (5) model homes if the project size is greater than fifty (50) acres. The developer shall be solely responsible for locating the model home within any required City setbacks and easements. As provided for in subsection 9, below, no certificate of occupancy shall be issued on any of the model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.
 9. Other than the model homes constructed in subsection 8, no other homes may be constructed, and no certificate of occupancy shall be issued until all improvements and conditions that are subject to a financial guarantee are completed, inspected and approved by the appropriate agencies.
- J. Prior to the roads being paved and the sidewalks being constructed, the City must receive documentation requesting that the system be annexed into the Kuna Municipal Irrigation System if annexation is applicable. All applicable fees must be submitted with the annexation request. The annexation of water rights to the City in sufficient quantities to offset the subdivisions potential water demands as determined by the city engineer.
- K. *Method of recording:* After the Council grants final plat approval and subject to the prepayment of recording fees, posting an acceptable irrevocable guarantee and the

inclusion of the following signatures on the final plat, the applicant shall submit the final plat to the county recorder for recording:

1. Certification and signature of the Council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the Council; and
3. Certification of the sanitation restrictions on the face of the plat pursuant to I.C. § 50-1326.

5-9-205: TIME EXTENSIONS AND REINSTATEMENT:

- A. Approval of a preliminary plat, combined preliminary and final plat, or final plat shall become null and void if the applicant fails to obtain the City Engineer's signature on the final plat within two (2) years of the approval of the preliminary plat or the combined preliminary and final plat or final plat.
- B. In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if signed by the City Engineer within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval.
- C. Upon written request and filing by the applicant prior to the termination of the period in accord with subsections (A) and (B) of this section, the director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or final plat to comply with the current provisions of this title.
- D. Application for time extension.
 1. Subdivider shall file an application with the Planning and Zoning Department on the form provided by the Planning and Zoning Department and pay the applicable fee.
 2. Subdivider shall pay any balance due on the original preliminary plat application, including city engineering fees, inspection fees, irrigation fees, or other required fees or past due balances owed to the City that are due from a predecessor in interest to the development.
 3. As required by the application, resubmit an updated preliminary, combined preliminary and final plat or final plat with any modifications.
 4. The resubmitted plat shall be subject to all rules or regulations that have been adopted since the preliminary plat was initially approved.
 5. If a City ordinance or regulation has been adopted since the original preliminary plat was approved and that ordinance or regulatory change would require

significant alteration to improvements previously installed and approved, as determined by the city engineer, the city engineer may recommend to the Council relieve the subdivider from following such changed regulation. The Council has the discretion to allow such deviation from amended regulations, provided they do not affect public health or safety.

6. As required by the application, provide a basis for the extension request. The Director shall determine if there is a good cause basis for the granting of the extension, which decision shall be appealable to the Council.
 7. The application may also require any additional information that the Planning and Zoning Department deems necessary.
 8. The Director may require additional conditions of approval for the extension, including changes or amendments to the Kuna City Code or other requirements of any other regulatory body.
 9. The application, when deemed complete by the Director, shall be set before the Council for formal action to approve or deny the request for time extension.
- E. If a preliminary plat extension also includes phasing, the granting of the extension shall also reset the time schedule for all remaining phases. However, if the proposal is to modify or change the order of the phasing that contains any phasing requirement, such as a swimming pool or other amenities, the change may only be approved by the city council.
- F. If a preliminary plat approval has expired and the subdivider has commenced construction, as defined in KCC § 5-2-3, the preliminary plat approval may be reinstated by a decision the Director considering the following:
1. Subdivider shall file an application with the Planning and Zoning Department on the form provided by the Planning and Zoning Department and pay the applicable fee.
 2. Subdivider shall pay any balance due on the original preliminary plat application, including city engineering fees, inspection fees, irrigation fees, or other required fees or past due balances owed to the City that are due from a predecessor in interest to the development.
 3. As required by the application, resubmit an updated preliminary plat with any modifications.
 4. The resubmitted plat shall be subject to all rules or regulations that have been adopted since the preliminary plat was initially approved.
 5. If a city ordinance or regulation has been adopted since the original preliminary plat was approved and that ordinance or regulatory change would require significant alteration, as determined by the city engineer, to improvements previously installed and approved, the city engineer may recommend to the Council relieve the subdivider from following such changed regulation. The Council has the discretion to allow such deviation from amended regulations, provided they do not affect public health or safety.

6. As required by the application, provide a basis for the extension request. The Director shall determine if there is a good cause/basis for the granting of the extension, which decision shall be appealable to the Council.
7. The application may also require any additional information that the Planning and Zoning Department deems necessary.
8. The Director may require additional conditions of approval for the extension, including changes or amendments to the Kuna City Code or other requirements of any other regulatory body.

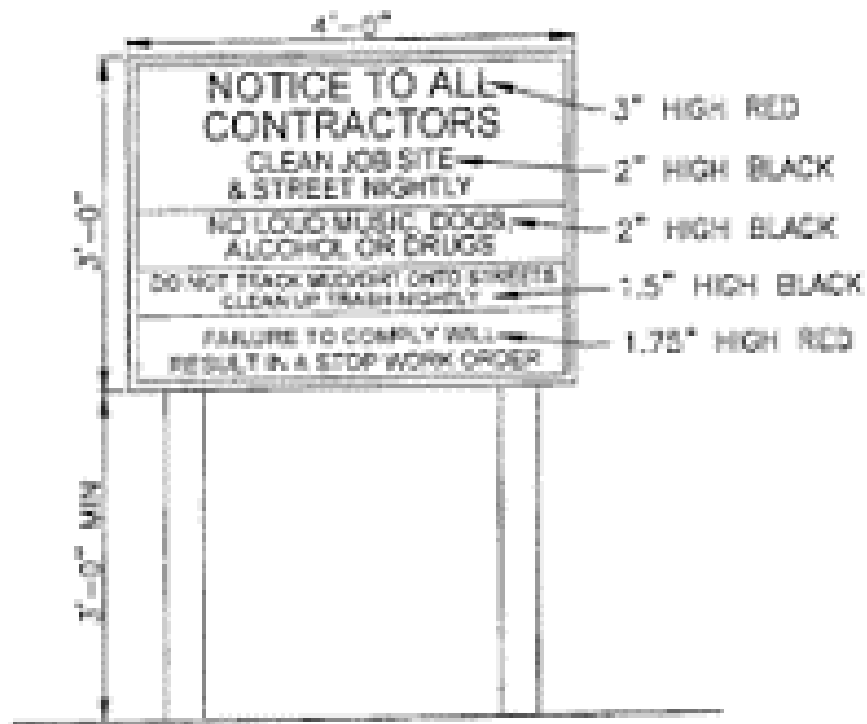
5-9-206: CONDITIONS FOR ISSUANCE OF BUILDING PERMIT:

No lots shall be sold, transferred or constructed upon until the plat has been recorded in the office of the county recorder and a certified copy thereof has been returned to the city.

In addition, no building permit will be issued until the following conditions are met:

- A. A reproducible Mylar copy of the recorded plat front and back is filed with the city clerk;
- B. Written acceptance of all installed water, public sewer, septic system, pressure irrigation is provided by the city;
- C. Written acceptance of all roadway, storm drainage facilities, fire hydrants, street lighting and entrance landscaping is provided to the city;
- D. All fees have been paid in full;
- E. All special documents such as easements, covenants, etc., have been recorded and a recorded copy furnished to the city clerk;
- F. All developments will post the following construction sign at the entrance of the subdivisions which states:

NOTICE TO ALL CONTRACTORS, CLEAN JOB SITE & STREET NIGHTLY, NO LOUD MUSIC, DOGS, ALCOHOL OR DRUGS, DO NOT TRACK MUD/DIRT ONTO STREETS, CLEAN UP TRASH NIGHTLY, FAILURE TO COMPLY WILL RESULT IN A STOP WORK ORDER.



5-9-207: CHANGES MADE AFTER APPROVAL AND PRIOR TO RECORDING:

If changes are made to the plat following approval of the city prior to recording, a copy of the revised plat shall be submitted to the city for review and approval prior to recording. Building permits will not be issued on a development whose plat was modified following approval by the city.

Section 4: That Chapter 10, Section 8 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

The Director may authorize a delay in the completion of planting if a surety bond for one hundred twenty-five (125) percent of the cost of installation and materials is provided to the city.

Section 5: That Chapter 10, Section 13 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

Landscape buffer widths intended to separate public right-of-way from land uses are determined based on the city's adopted Entryway Corridor Overlay and Street Circulation Map, corresponding street typologies identified in Kuna City Code "Subdivision Regulation Design Standard Specifications" found at KCC § 5-9-304, and various landscape buffering provisions found at Chapter 10 of this title. ACHD's street typologies also serve as a basis for establishing landscape buffer widths.

A.

Classification of Street Abutting Subject Property	Minimum Depth of Landscape Buffer	Minimum Number of Trees Per One Hundred Linear Feet	Minimum Number of Shrubs Per One Hundred Linear Feet
Expressway, Highway or Entryway Corridor abutting a residential district	40 feet	2 shade 3 evergreen	12
Expressway, Highway or Entryway Corridor abutting a commercial or industrial district	30 feet	2 shade 3 evergreen	12
Arterial or Section Line Road abutting a residential district	25 feet	2 shade 3 evergreen	12
Arterial or Section Line Road abutting a commercial or industrial district	15 feet	1 shade 1 evergreen	15

Collector or Mid-Mile Section Road abutting a residential district	20 feet	2 shade 3 evergreen	12
Collector or Mid-Mile Section Road abutting a commercial or industrial district	12 feet	1 shade 1 evergreen	15
Local or Quarter Section Road abutting a residential district	N/A	N/A	N/A
Local or Quarter Section Road abutting a commercial or industrial district	N/A	N/A	N/A

Note: Each required shade tree may be substituted with two (2) flowering/ornamental trees; provided that, not more than fifty (50) percent of the shade trees are substituted.

B. Related transportation considerations:

1. *Sidewalk placement and construction:*

a. A person initiating development along an expressway, highway or entry corridor shall install a ten-foot sidewalk placed in a public use easement that is separated a minimum of fifteen (15) feet from the property line.

b. A person initiating development along an arterial or section line road shall install an eight-foot detached sidewalk. The sidewalk shall be located within the public right-of-way with a four-foot to eight-foot irrigated planter strip measured from front of sidewalk.

c. A person initiating development along a collector or mid-mile section road shall install an eight-foot detached sidewalk. The sidewalk shall be located within the public right-of-way separated from the public vertical curb (or its alignment) by a four- to eight-foot-wide irrigated planter strip.

d. A person initiating development along a quarter section or local roadway shall install a five-foot attached or detached sidewalk, except where the average street lot frontage for the block is more than one hundred (100) feet in width, in which instance a sidewalk is only required on one (1) side of the street, unless the Director determines there is an overriding health or safety concern that would require sidewalk placement on both sides of the street. The sidewalk shall be located within the public right-of-way.

e. The placement of a sidewalk outside the public right-of-way requires city approval and installation within a public easement. Sidewalks shall be constructed to be in compliance with the Americans with Disabilities Act (ADA) accessibility guidelines found in Section 504 of the Rehabilitation Act.

2. *Stormwater considerations:* Vertical curb and gutter shall be installed on all functionally classified streets, excluding Expressway, highway, entry corridor, arterial, or section line roads. Rolled curbing and gutter shall be installed on all nonfunctionally classified streets. The use of

drainage swales for stormwater conveyance purposes in lieu of curb and gutter is prohibited within the Kuna city limits, unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer - see KCC § 5-9-402.B.17.

Section 6: Severability Provision

This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 7: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 8: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

This space intentionally left blank.

ADOPTED this ____ day of _____, 2025.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk