



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, March 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 00:00:20)

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Marc Bybee, City Attorney
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Adam Wenger, Public Works Director
Doug Hanson, 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. Nate would you take the roll please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

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 Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:31)

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

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

Mayor Stear Thank you.

3. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:52)

- A. Regular City Council Meeting Minutes Dated March 04, 2025
- B. Accounts Payable Dated March 13, 2025, in the amount of \$1,647,873.14
- C. Final Plat
 - 1. Case No. 25-02-FP (Final Plat) – Paloma Ridge West No. 2
- D. Decision and Reason Statements
 - 1. Case No. 24-02-TE (Time Extension) Gran Prado Subdivision No. 4
 - 2. Case No. 24-04-TE (Time Extension) Fossil Creek Subdivision No. 2
 - 3. Case No. 24-05-OA (Ordinance Amendment) Energy Production and Energy Storage
 - 4. Case No. 25-01-TE (Time Extension) Arroyo Vista No. 2
- E. Resolutions

1. Resolution R26-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- AMENDING THE “ENVISION KUNA” COMPREHNSIVE PLAN FUTURE LAND USE MAP BY AMENDING THE FUTURE LAND USE DESIGNATION OF CERTAIN REAL PROPERTIES, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NO. S1314120891, OWNED BY IDAWY LLC, WITHIN UNICORPORATED AREA OF ADA COUNTY, IDAHO; AND
- ESTABLISHING THE FUTURE LAND USE DESIGNATION OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

2. Resolution R27-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- SETTING FORTH CERTAIN PURPOSES;
- AUTHORIZING THE MAYOR TO EXECUTE THE RESTATED AND AMENDED TEMPORARY AND PERMANENT EASEMENT AGREEMENTS BETWEEN THE CITY OF KUNA AND DURRANT HOME PLACE, LLC
- DIRECTING THE CITY CLERK; AND
- SETTING AN EFFECTIVE DATE

3. Resolution R28-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH J. R. SIMPLOT COMPANY FOR THE LEASE OF THE CITY OF KUNA’S PROPERTY LOCATED AT THE EAST KUNA WASTEWATER FACILITY, SOUTH OF BARKER ROAD, KUNA, IDAHO.

4. Resolution R29-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, FOR PALOMA RIDGE 5 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

Mayor Stear First item is the consent agenda. Any questions or anything you want pulled for discussion?

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

Council Member McPherson Second.

Mayor Stear Motions is made and second. 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 Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And Motion carries

(Timestamp 00:01:01)

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, Biggs, Laraway

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

4. Public Comment

(Timestamp 00:01:20)

Mayor Stear and that takes us to public comment. I did have a couple people sign in. Michael Rocco, if you would just state your name and address for the record, please.

Michael Rocco Thank you, Mayor and City Council. Michael Rocco, 1286 E. Fort Eerie St. in Kuna, ID. I was just looking at the consent agenda and it was looking at the Paloma Ridge and their approval for the plat, and I just wanted to remind the City Council that's a Toll Brothers Development. Obviously, you know, they're going to continue to move forward annexation has been all approved. But again, in September of 2024, we had 12 homeowners come here representing 23 homes as far as how we felt that Toll Brothers was egregious in the way they handled the problems that we were having. And so I just wanted to remind the City Council that the next time Toll Brothers comes for an annexation that you have a long memory. We will certainly be here with many, many people just to represent ourselves subsequently because of the issues that we've had. There were other community members that Toll is building and Star and

other locations that are also having problems. There's a credibility issue and so I just wanted to make that on the record. Thank you.

Council President Bruce Thank you.

Mayor Stear Thank you...Laurie Bremer.

Laurie Bremer Thank you. I'm Laurie Bremer at 461 E. Blue Sky Dr. here in Kuna. My husband, and I, and son have purchased a home here and we just had our first year as of this past November. So we've seen a few seasons, plus we've owned in Nampa, as well. So we're familiar with the irrigation situation. And over at Blue Sky, there is no such a thing, even though the canal is right out our back door. So, that said, when we first purchased, something came up and I was able to talk with somebody from, like, Idaho water? Or... It wasn't the city it was somebody who was part of that irrigation and they come and maintain the property, right beyond our fence. Well, unbeknownst to us and probably our realtor, we own the property and half into that canal. And I thought that was really interesting. We can't build on it, can't plant anything and that's okay. It's a mutual agreement where they come and mow and we have this property that we basically do nothing with; however, because there's an ownership involved with it, I called our State Farm Insurance in Washington State and asked them about this. And of course they had to get back to me because western Washington doesn't have canals, eastern Washington does. So it was new to even our insurance company. Come to find out, there is kind of that little if somebody got hurt because it's our property we could be liable or whatever happens with that. People probably don't even know that that exists so. So I put up a sign, per our insurance company, just to say 'Homeowners Private Property' or whatever, and that got smeared and vandalized. So...and I never pursued it wasn't a big deal because people who walk back there, they're walking their dogs or their kids. It's not a nuisance per se, but it had to do with that legality with our insurance company. So I was wondering, since my sign was ineffective, maybe the City of Kuna can put one up that says 'Hey, welcome, you know, like walk this be responsible or walk on the other side.' I don't know who owns it on the other side of the canal. We're willing... it's not... It sounds really petty, but when it comes to people being injured, yeah, you know how it. So we were wondering if the City could help by posting a little sign that says 'Homeowners Property, Thank you for being responsible. Enjoy. Be responsible.' Something like that. And that would kind of suffice our insurance company, I guess. The other thing that that we have concerned about is apparently there's something about maintaining our sidewalks from weeds and grass and stuff... totally fine with that, but we would like to know how we do. I bought a couple tools and whatever is growing up in between the cracks is really new to me as well as some of the bugs because I'm from a different geographical area. So these weeds, whatever they are, they won't come out and I don't want to use chemicals. So, if the homeowners are responsible for this could potentially be fined, then I want to be on your payroll. And then there's some kind of tool that they came...

City Clerk Nathan Stanley Ma'am, that was your time when the buzzer went off. If you want to finish up your comments. Thank you.

Laurie Bremer Thank you. There's some kind of tool that was left behind when the power company came in with their contractors and marked up sidewalks and streets, and it's still there by our garbage cans, so it'd be nice to have that removed. So anyway, thank you for your time. Appreciate it.

Mayor Stear Okay.

Laurie Bremer Let me know what I can do.

Mayor Stear So I'll get your name and address. We'll get a hold of you and we'll walk you through some of this and figure out what we can do to help.

Laurie Bremer Absolutely. Thank you. Appreciate it.

Mayor Stear That's all I have signed up. Was there anybody else who wished to address council?

[Inaudible]

Mayor Stear Okay. That's fine.

David Wardell David Wardell, 22300 excuse me.

[Brief Silence]

Mayor Stear Thank you very much, You may go ahead. Thank you.

David Wardell *Do I need to start a name again?*

City Clerk Nathan Stanley *Oh, go ahead.*

David Wardell Okay. David Wardell, 2230 E. Condor Ln. in Kuna. My concern is a new building is being built, right now, adjacent to the commercial tire building off of Meridian. And I believe I've sent a letter to each of you regarding this, but I thought I'd come in and make it official, I guess. The... as I was driving by this building at 55 miles an hour and that building is at least 150 yards away from the road, I was able to ascertain that the entire exterior of the building is being put on incorrectly. And just to give you a quick background, I hold 5 inspector certificates issued by the ICC. So I understand what's going on there. The code calls for that mandatory inspection of the laugh, which is the wire works that go on before the cement goes on the stucco, for the stucco. That inspection could not have been done. Because... or it was done by someone who does not know what they were looking at is. It was definitely at 150 yards away, Incorrect. I think some closer drive by and there were a lot more things I noticed that were incorrect. So, then I looked around at some of the other commercial buildings in that area: The pizza place, Arby's, and there's just a variety of errors there. And, somewhere along the line, the

Building Department is not holding up their end. The residential situation is just as bad. I've had people come to me. They've got stucco falling off of their buildings. You can walk up to the wall and just push the stucco back and forth because it's come loose. The siding is rot on the inside from the building side out because there's no sealing around proper sealing around the windows is not addressed, roofing leaks, structural violations, shear panels are not built properly, and I've seen crushed HVAC duct work, so the plumbing could go through. That's illegal. Concrete slabs are sloped incorrectly, and there's more and more and more. It's just rampant throughout this jurisdiction. So my statement is the Building Department is not doing their job. I presume that when you select a building official, he's sworn into office after he's been appointed, they take an oath to support and enforce all the laws. It's not being done. I bring that to your attention and hope that you'll find some way to rectify this and get your building department on the ball because there are a lot of people in this community that are being damaged by it. Thank you.

Mayor Stear Okay. Thank you very much. Yes, and we did get your letters.

Council President Bruce And what...where did he say he was an Inspector from?

Mayor Stear What's that?

Council President Bruce Where did he say he was an inspector from?

Mayor Stear Where did you say you were from?

David Wardell I'm not an official inspector right now, but I hold active certificates.

Council Member Laraway From what State?

Council President Bruce From Idaho?

David Wardell Yeah, well it's the International Code Council.

Council President Bruce I'm just making a note for you.

David Wardell It's the same certificates that everyone accepts. They're the ones that wrote the code book.

Mayor Stear All right, thank you. Was there anybody else who wished to speak to council?

5. External Reports

6. Public Hearings:

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

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

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

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

7. Business Items:

(Timestamp 00:12:17)

- A. Stroebel Pickleball Court Update – Morgan Webb, Deputy Director, Parks and Recreation / Fleet and Facilities. **DISCUSSION ITEM**

(Timestamp 00:12:17)

Mayor Stear All right, that takes us to Business Items. Strobel Pickleball Court Update, Morgan Webb, thank you.

Deputy Parks & Recreation Director Morgan Webb Good evening. For the record, Morgan Webb, Parks and Recreation, Fleet and Facilities, Deputy Director, 371 W. Short Line St. Mayor Council. I would like to give an update on the shovel pickleball courts presentation that was presented by the concerned citizens. These courts are also known as the Indian Creek Pickleball Courts. After receiving the information regarding the courts, our team started to look into what we could do to make improvements to the: landscape, fencing, nets, and the Court's surfacing. For the landscape improvement, we will be removing the landscape around the courts. This will help eliminate shrub debris and the bee problem. We will also be replacing the ground material with a medium-sized rock that will stay in place and not transfer onto the courts. For fencing improvements, it was requested that we provide higher fencing around the courts to help eliminate pickle balls from going over. Installation of a windbreak and realignment of the gates for greater clearance of the ground when opening and closing the gates. Fencing can be very costly, so we will be looking into what we can do now and we will need to budget and what we will need to be budgeting for. For the net improvements we will be re-attaching the bottom of the nets to the court so they stay in place during play. And for the biggest one, the court surfacing improvements, the cracks in the court surface will continue to be an issue that is caused by the design of which the concrete was poured. Resurfacing the courts will only fix the cracks for a short time and the cracks will start to appear again. Having the courts resurfaced is very costly for little to no fix, but we are looking into what we can currently do, for the time being, and what we will have to budget for. In addition to these improvements that were that I just discussed, we have met with two members of the Boise Area Pickleball Association and they gave us great advice in reference locations in the valley to help with future designs. We are working on scheduling a meeting with a resurfacing company to learn about the care and maintenance of the court surfacing. We have learned many things from these courts that we have and will apply to our new and future courts. Some of them being post tension and fiber reinforced concrete, Incorporating higher fencing with entrance gates to each court, wind breaks, shade structures, and providing drinking water near the courts. I will stand by for any questions.

Mayor Stear Any questions from Morgan?

Council President Bruce I do not.

Council Member Biggs Hey, Morgan, just make it may have missed it, but, You've already presented this also to the Indian Creek, I guess HOA, the one that came and made the presentation to us before? The one's who asked us about it?

Deputy Parks & Recreation Director Morgan Webb For the record, Morgan Web. So we have we planned on reaching out tomorrow and sending them what we discussed tonight. We did meet with two members of the Boise Area Pickleball Association. So we have talked with some Members, but tomorrow we'll be reaching out to everyone that presented the concerns.

Council Member Biggs Okay, Great. Thank you.

Mayor Stear All right, thank you for that. I knew that it sounded like there was problems enough that we'd have to budget for fixing a lot of that, but appreciate you doing what you can.

B. Consideration to approve \$20,000 from Contingency for KPD. Mike Fratusco, Kuna Police Chief. ACTION ITEM
(Timestamp 00:15:58)

Mayor Stear Chief Mike Fratusco, for a contingency request.

Chief of Police Mike Fratusco Good evening, Mayor Stear, City Council Members. For the record, Mike Fratusco, Chief of Police, City of Kuna, 793 W 4th St. in Kuna. Due to recent information that has been brought to my attention, I'm requesting \$20,000 of contingency money for overtime. This allocation of funds would be invoiced by the Ada County Sheriff's Office and sent to the City of Kuna for reimbursement. The money will be used for additional Law Enforcement staffing from the from July 28th, 2025 through July 31st, 2025. I have been notified the Hells Angels Motorcycle Club will be arriving in the city of Kuna on July 28th and utilizing the Crooked 8 Event Center. To host their national run. This can bring anywhere from 400 to 800 Hells Angels plus support personnel and smaller motorcycle clubs to the city of Kuna. Kuna Police are currently staffed for their normal patrol shifts and handled day-to-day calls for service. But would not be able to handle the large influx of motorcycle clubs if issues do arise. It is my intention to continue to enforce all traffic laws while they are in our city and make sure all citizens and visitors can enjoy what the city has to offer. The \$20,000 estimate will cover the fully loaded overtime rates of additional staff for the four days the Hells Angels are visiting our City. The deputies utilized for the event will be outside of our normal staffing plan for Kuna days, which starts on August 1st. I will stand for any questions.

Mayor Stear Okay, questions for Chief?

Council Member Laraway Oh, yeah.

Council Member Laraway Chief, chief, chief.

Chief of Police Mike Fratusco Please understand there's some things I will not be able to answer.

Council Member Laraway I understand that. If Kuna Days is putting on Kuna Days, the Chamber of Commerce and all the businesses pay for your overtime, why isn't the Crooked 8 paying for your overtime?

Chief of Police Mike Fratusco Councilman Laraway, for the record, Mike Fratusco, Chief of Police, City of Kuna. This overtime that we're asking for is not for us to be staffed at the Crooked 8 Event Center for their event. This overtime is for the city itself; if that makes sense.

Council Member Laraway Well, aren't they in the city?

Chief of Police Mike Fratusco That is correct, but we won't be at their event. This staffing is for anything that occurs around the city. And to be honest, the Chamber of Commerce does not pay for our overtime for Kuna Days.

Council Member Laraway Correct. I guess. If it's and you've heard this term before, if it's predictable, it's preventable. Why doesn't Ada County should slots free? Narcs are free. Why aren't they preventive in helping out on this?

Chief of Police Mike Fratusco Council Laraway, Chief Fratusco, City of Kuna. This is the city of Kuna issue. This is inside the city. That doesn't mean that the county will not be assisting us. I don't want to get in details on what we're doing, but just know that the county is going to be assisting.

Council Member Laraway I believe it is an Ada County issue. It's not going to stay in Kuna. We all know that and I understand Sheriff's position. But it seems this is falling in our lap and I don't know what permits were required for them to hold this event, Alcohol permits, whatever permits there are. I don't know who approved it. But I don't... this is... Could you imagine what it sounds like when we're given \$20,000 for the Hells Angels? It just doesn't taste very well. That's just opinion.

Chief of Police Mike Fratusco Councilman Laraway, Chief Fratusco. I understand that it is quite a bit of money. It is a four-day event. And I agree that it's not just going to be a city of Kuna, but I'm specifically looking at the city of Kuna. I'm sure the City of Meridian is going to look at the city of Meridian. Boise's going to look at the city of Boise. And unincorporated, like I said, will also assist us. I just don't want to get into those details in an open forum like this.

Council Member Laraway I understand and I have full faith in you. These are not critical questions towards you. There are just situational things that I think that should have been looked at and not put in your lap slowly.

Chief of Police Mike Fratusco Councilman Laraway, just for clarification, this was just found out in the last month. This was not a planned event. This was brought to us recently and we've

been working on it since we got the information. This was nothing that was planned that we knew about, nothing that anybody knew about, just...it just was sprung on us for lack of better terms or words.

Council Member Laraway And I don't know if you can answer this. Are there other agencies assisting or being involved?

Chief of Police Mike Fratusco Councilman Laraway, I'd rather not answer that. Thank you.

Council Member Laraway I understand, thank you.

Mayor Stear Nate, can you give us a little synopsis of how the special events work on private property?

City Clerk Nathan Stanley Yes. Nathan Stanley, City Clerk. So the crooked 8 has not applied for SCP, which is a special event plan permit. I don't imagine they will. SEps are required if there's 500 people or more, they're not going to tell us what the exact number of people are. It would be up to the individual who is renting out the space. Unless the kit kuz or Kody, the Crooked 8 Event Center is supplying alcohol, they would need to acquire a catering permit to expand their footprint from their var that's inside the barn area, but we haven't heard anything yet.

Council Member Laraway And I guess follow up.

Mayor Stear Yeah.

Council Member Laraway Is...What I worry about is if they don't require an alcohol permit. According to this, we're assuming they're going to be 400 to 800, which is going to be exceeding the 500. It would be harder for us to step in and try to shut them down if we find alcohol, it's going to be harder than to prevent this.

City Clerk Nathan Stanley Councilman Laraway, I think it's going to be hard to prevent regardless. But yes. That's kind of where we sit is we have to be in communication with Cody and figure out what his plan is and go from there.

Council Member Laraway Okay, thank you.

Mayor Stear Okay, so part of this is was my request to Chief when I heard that this was happening was I don't want our police, in our city, to be overburdened which could cause problems for the citizens that live here. So I wanted to make sure that the Chief had extra people on hand and I certainly don't want our officers to be putting a position that's uncomfortable... that that they can't handle on their own because there's not enough of them so. So I talked to Chief about this and thought would be a good idea, so.

Chief of Police Mike Fratusco Mayor if I might. I look at things like the Ada County Fair, where overtime is paid to work an event like that, and I look at this event since it is a four-day

event and I can't plan for just a certain time frame of 4 hours here, 4 hours there. I have to look at midday through the entire night, and what could overflow into the downtown area. Traffic's one of our main concerns in this city, and I can tell you, I get lots of complaints on motorcycles blocking roads, running stop signs, stop lights and I end up having to be the one to deal with that. And I just want to make sure that we have the resources there in. Something happens. In all honesty, I hope nothing happens. I hope it's super quiet and I hope that it's just four days of no issues, is my hope, but I have to plan for worst case scenario, if you will.

Council Member Biggs Well, Chief, I can totally appreciate exactly what you're saying. And I appreciate you looking out for safety and everything like that. You know, on the flip side \$20,000 a lot to the community, the taxpayer that we're taking money from, you know, and we're the stewards of that of those funds. And I can't imagine once this does become well, it's already it's the agenda has been posted. So it's only a matter of time, I imagine, until the community catches wind of this and why they're paying \$20,000 potentially. And so it's kind of a double-edged sword, I guess, you could say. Once the once the city catches wind and there might be some backlash, I would imagine that's I don't necessarily against the Crooked 8 or the city for that matter, so. And. I would guess I'm a little conflicted.

Council President Bruce I have a question for Marc.

Mayor Stear Yeah.

Council President Bruce Is there any liability for the Crooked 8 to carry into this burden that they're hosting the event. They're bringing the folks in. Do they carry any burden that would offset what the tax base should have to pay?

City Attorney Marc Bybee Sorry, Marc Bybee, City Attorney. So when you're saying like that, the last part of that kind of threw me off any liability that like.

Council President Bruce Yeah, they're throwing the event.

City Attorney Marc Bybee Yeah, and anybody who owns property, you know, real property and has events or invites and allows people to be on their property, even the city, like we have all these people in here, right? Right now, City has liability for something that might happen to any of the people in this room right now, because we're in a city facility and say, suffer some kind of injury here, depending on how that happened, certainly some liability. So for the people like as far as on their property, certain certainly premises liability for that. But if you're I guess.

Council President Bruce I was thinking more monetary.

City Attorney Marc Bybee It would be monetary in the sense that, like there, they could suffer financial loss for you know, harm suffered to people there.

Council President Bruce I'll...Can we build him for any of this? Let me rephrase that.

City Attorney Marc Bybee I don't have that answer for. I'm curious and I feel like I need to talk with Nate a little bit about the Special Event Permitting process and what they can be held to do or required to do. And I wish I had a better answer for you, but I don't feel like I do right now. But I do see like, you know, the extent if they're seeking security on their property, I think that's one thing. But where it's the city trying to plan for, you know, I think citywide safety, that's kind a separate issue and how to apportion those costs like I understand the Chief's request, but I also understand where the Council is coming from. I don't have an explicit answer as to how you shift the legal responsibility to Crooked 8 for that having the event there allowing it on their property and special event permitting is the most, kind of, logical route as to how they have some kind of responsibility and what could be put on them through there. But I'm not saying I know that to be the case that we can push some responsibility onto them, for this, through that I just would have to take a look.

Mayor Stear So the special event permit is designed such that if someone's having a large event, they are required to come to the City and fill out that, so that if there is extra levels of security needed or whatever the case may be. If they're going to have alcohol licenses or any of that we know about it, the police can know about it, Fire can know about it. But what we don't do is, generally, is to get into people's private business, so...

Council President Bruce I understand.

Mayor Stear Otherwise we're knocking on the doors of people that are having Super Bowl parties when they have excessive cars out and we don't want to do that when it when overstep that bounds. So that was what the special event permit is designed to do. Obviously, we can't make people come in and be honest about it and say they're going to do all these things, but.

Council President Bruce I think there's a little difference in it. You know, we're not having 800 people on motorcycles at the Super Bowl Party.

Mayor Stear Well, I...

Council President Bruce But I get what you're saying, right?

Mayor Stear They may not either.

Council President Bruce I understand, right.

Mayor Stear You know, this is all estimates, so

Council President Bruce So I mean, we want the community to be safe either way.

Mayor Stear That, I mean, that's the case is we need to just make sure people are safe and without overstepping, so...

Council Member Laraway You know, another thing to add into this is. Were. Six one way, half dozen the other. If we deny this we put the community at risk...

Council Member McPherson And our Officers.

Council Member Laraway If we if we approve it, we look like, to me I feel like a hypocrite, approving this to protect the Hells Angels or should I say, protect the community from the Hells Angels, that I don't believe should have been here in the first place. That's just my opinion. So I don't know if they drew a permit or not. As soon as it said 400 to 800 Hells Angels 'Hell no.' That's just my personal opinion.

City Attorney Marc Bybee Mayor, if I might.

Mayor Stear Yep.

City Attorney Marc Bybee Mark Bybee, City Attorney. And so some of what the conversation I'm hearing that like this is have similar conversations with this, like, private with private clients. Obviously not about a Hells Angel of them, but it's like there's, you know, fear or belief of maybe somebody's going to get engaged in wrongful conduct. I think it's kind of what's going on here. And it's like, you know, I'll have clients come to me and seek a civil remedy of how do I prevent wrongful conduct It's like I'm sort of, you know, being able to enforce police power you really can't prevent wrongful conduct. People act wrongfully like they're not really, necessarily regarding, you know, rule of law or other things in place, they behave that. And that's why I think it's identified as wrongful and why we have, you know, laws in place to, I guess, penalize that conduct. But there's some people who just choose to behave in that manner. I don't. Not saying that we know that this group is going to do that. I understand the apprehension and I'm trying to be careful. Say I don't know that that they will do anything like that. But the best you can do, I feel like is okay if you're actually a government entity, have the ability to police which private individuals don't. The struggle I have with private clients can't police, right? You know, so if you expect or have the probability of it coming a way to deal with it is to police the conduct and enforce the laws you have. Because in this context, when I'm getting at their uncle conduct, I think Councilman Laraway's getting that we have, is we Special Event Permit process that they seem like they're maybe inclined to evade or not participate in when maybe they should be. How can we compel them to come to the table and do that. I don't know that we can like. It sounds like they maybe should be, but can we drag somebody in here and make them do that? I don't know that we can, right? Not going to have that. So it's like okay, if it's nonetheless going to happen, how do we plan for it?

Council Member Biggs That's where my public opinion thing might come into play.

Council President Bruce Yeah.

Mayor Stear Well, I can assure you that the Chief is doing everything that he can to make the proper contacts and have communications and all of that. But again, we're at a point where we don't know and so.

Council President Bruce I don't have any other questions. Do you?

Mayor Stear Yes. Yeah.

City Clerk Nathan Stanley One more thing. Nathan Stanley, City Clerk. They still have plenty of time to apply for a permit. So this is not saying that they're not planning on applying for the permit. The permit has to be submitted 21 days before the event.

Council Member Laraway So we don't even know if they're having the event.

City Clerk Nathan Stanley We haven't heard anything in my office directly.

Council Member Laraway *[Inaudible]*

City Clerk Nathan Stanley Correct.

Council Member Biggs So do we wait?

Council President Bruce Let's...I mean. If they don't use it, they don't use it. Then it's just...

Council Member McPherson Yeah, we approve it now so that the Chief is ready on his end should the situation rise.

Council Member Laraway Well, I guess the next question is if they have, if they do put in for a permit, does the city plan on approving it?

Nathan Stanley Mayor Council Nathan Stanley, City Clerk. That would depend on making sure they have all their paperwork in order. I wouldn't be able to answer that without having the permit.

Council Member Laraway So if their paper works in order, we have no say.

Nathan Stanley Correct.

Council Member Laraway Okay.

Mayor Stear But that open communication with Police Department, fire department, everyone else. It gives us a better shot. We can require what we need to require for security and all of those things, so that would be the financial contribution that they would have to put forth in order to have that event and get all the paperwork in order. Well, hopefully they'll do that but I don't know what they would.

Council President Bruce I'm not happy about it, but I think it's right way to go.

Council Member Laraway I think I said we got to protect the citizens, I get that, but I got a question for Chief. Is there going to be a conversation with the with the Master at arms of that group? Because they're the enforcers.

Chief of Police Mike Fratusco Councilman Laraway, for the record, Chief Fratusco, City of Kuna. My goal is to meet with the chapter president here in the state of Idaho and to meet and have a conversation with them.

Chief of Police Mike Fratusco My hope...

Council Member Laraway He lives here, doesn't he?

Mayor Stear So I don't know, you might be getting deep into...

Council President Bruce Yeah.

Mayor Stear We don't need to be doing that publicly. I would ask that you kind of...

Chief of Police Mike Fratusco I will try to meet.

Chief of Police Mike Fratusco...I'm gonna try to meet, but I am trying to...I'm just trying to plan for worst case scenario. Honestly, that \$20,000 is the high mark. It could be far less. It could be nothing's going on, so I cut people out. And. I estimated around \$15-, but I want to be on the safe side and just go towards the \$20- just in case it might be nothing. This is the lead up to Sturgis so that weekend at Kuna Day starts on August 1st. Is the kickoff to Sturgis. So they will all be writing to Sturgis and we know how big of an event that is. I just encourage you guys to look at other cities that have had similar events and see what your thoughts are on it. I just want to do what's right for the community? And be ready for that and what's right for my people.

Council Member Laraway Copy.

Council President Bruce Thank you, Chief. Any other questions?

Council Member McPherson No.

Council President Bruce Biggs? I'm move we approve the consideration for \$20,000 from contingency for the Kuna Police Department.

Council Member McPherson I'll second that.

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? Alright. And that motion carries.

Council President Bruce Didn't have that on my bingo card.

(Timestamp 00:35:58)

Motion To: Approve \$20,000 Contingency Request For The Kuna Police Department

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

8. Ordinances:

(Timestamp 00:36:25)

A. Consideration to approve Ordinance 2025-07 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

(Timestamp 00:36:25)

Mayor Stear All right, Ordinances, 8A. Consideration to approve Ordinance 2025-07. 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 effective date.

Council President Bruce I move we waive the three readings of ordinance 2025-07.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:37:18)

Motion To: Waive 3 Readings Of Ordinance 2025-07

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce I move we approve ordinance 2025-07.

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, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear That Motion carries.

(Timestamp 00:37:34)

Motion To: Approve Ordinance 2025-07

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

Council President Bruce I move we approve the summary publication of Ordinance 2025-07.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:37:57)

Motion To: Approve Summary Publication Of Ordinance 2025-07

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

B. Consideration to approve Ordinance 2025-08 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: LOT ADA COUNTY PARCEL NOS. R3375420100, R3375420200 OWNED BY HAGLER LIVING TRUST 7/30/2024 AND PARCEL NO. R3375420300 OWNED BY DANNIE E HAGLER, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:38:21)

Mayor Stear Let's see, consideration to approve ordinance 2025-08, A municipal rezone ordinance of the City Council of the City of Kuna making certain findings and rezoning certain property, to wit: Ada County parcel numbers R3375420100. R3375420200 Owned by Hagler Living Trust 73024 and parcel number R3375420300 Owned by Danny E Hagler, situated within the corporate limits of the city of Kuna, Ada County, Idaho; and amending the zoning map; and directing the City Engineer and City Clerk; and providing an effective date.

Council President Bruce I move we waive the three readings of ordinance 2025-08.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:39:17)

Motion To: Waive 3 Readings Of Ordinance 2025-08

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Voice Vote

4-0-0

Council President Bruce I move we approve Ordinance 2025-08.

Council Member McPherson Second.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:39:35)

Motion To: Approve Ordinance 2025-08

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Approved Via: Roll Call Vote

4-0-0

9. Executive Session:

(Timestamp 00:39:58)

Mayor Stear We have no need for an executive session.

10. Mayor/Council Announcements:

(Timestamp 00:40:03)

Mayor Stear Anybody have anything they would wish to announce?

Council President Bruce I know it's spring break, so if you know anybody that wants to visit the Capitol, they still have tours available. So if you know anyone.

Mayor Stear Oh, okay.

Council Member Biggs I know someone.

Council President Bruce Yeah, you can send them down.

Council Member Laraway We should job shadow him.

Council Member McPherson Yeah, all three of us.

Council Member Laraway Why not?

Council President Bruce You won't be entertained.

Mayor Stear Do you have an idea of when they're planning on adjourning?

Council President Bruce Well, they hope to be out of there by the end of the month. So, we've got several budgets left, but other than that JFAC just fighting back and forth over it.

Mayor Stear Okay. That's kind of what I'd heard, but...

Council President Bruce Yeah.

11. Adjournment:

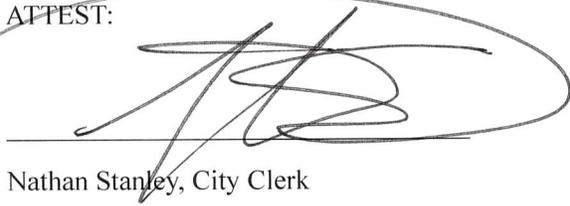
(Timestamp 00:40:44)

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



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 04.01.2025



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



City Council Public Comment Sign-In Sheet
 March 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 <i>Pam Fisco</i>	Name <i>Pam Fisco</i>	Name
Address <i>2049 E W. The Creek St</i>	Address <i>Resolved</i>	Address
City, State, ZIP <i>83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>Compression Break</i>	Topic:	Topic:
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:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:



Name <i>Michael Rocco</i>	Name	Name
Address <i>1786 E. Fort Erie St</i>	Address	Address
City, State, ZIP <i>KUNA 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>Paloua Ridge</i>	Topic:	Topic:
Name <i>Laurie Bremer</i>	Name	Name
Address <i>461 E Blue Sky Dr</i>	Address	Address
City, State, ZIP <i>Kuna, ID 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>canal land / sign and sidewalk maintenance</i>	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name <i>DAVID WARWELL</i>	Name	Name
Address <i>2230 E CONNOR LN</i>	Address	Address
City, State, ZIP <i>KUNA 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>BLDG DEPT</i>	Topic:	Topic:
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: