

**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, May 06, 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 April 15, 2025**

**B. Accounts Payable Dated May 01, 2025, in the amount of \$537,977.65**

**C. Decision and Reason Statement**

1. Case No. 24-04-OA (Ordinance Amendment) – Certificate of Occupancy
2. Case No. 24-01-ZC (Rezone) 24-01-CPM (Comprehensive Plan Map Amendment) – Gemstone Technology Park

**D. Resolutions**

1. Resolution R33-2025

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT BETWEEN THE CITY OF KUNA, IDAHO AND VETERANS OF FOREIGN WARS.**

2. Resolution R34-2025

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.

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING IDAHO POWER COMPANY EASEMENT AGREEMENT BETWEEN THE CITY OF KUNA (OWNER) AND IDAHO POWER COMPANY (COMPANY).

3. Resolution R35-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC , FOR SABINO’S ROCKY RIDGE PHASE 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R36-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC FOR SABINO’S ROCKY RIDGE PHASE 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R37-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, FOR SABINO’S ROCKY RIDGE PHASE 1 UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R38-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE RELEASE OF DEVELOPMENT AGREEMENT WITH JAPHETH, LLC, AN IDAHO LIMITED LIABILITY COMPANY (“THE OWNER”) AND MIRIAM, LLC, AN IDAHO LIMITED LIABILITY COMPANY (“THE OWNER”) AND THE CITY OF KUNA; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

**4. Public Comment**

**5. External Reports/Proclamations**

A. Mental Health Month Proclamation.

## **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:**

## **8. Ordinances:**

### **A. Consideration to approve Ordinance 2025-14 ACTION ITEM**

- AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:
- MAKING CERTAIN FINDINGS; AND
  - AMENDING CHAPTER 8, PART 12 OF TITLE 5 KUNA CITY CODE CERTIFICATES OF OCCUPANCY; AND
  - PROVIDING A SEVERABILITY CLAUSE; AND
  - DIRECTING THE CITY CLERK; AND
  - PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

## **9. Executive Session:**

## **10. Mayor/Council Announcements:**

## **11. Adjournment:**