



**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, June 03, 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 May 20, 2025**
- B. Accounts Payable Dated May 28, 2025, in the amount of \$735,825.59**
- C. New Alcohol License**
  - 1. The Southern – Alcohol Beverage License Application**
- D. Decision and Reason Statements**
  - 1. Case No. 25-05-TE (Time Extension) – Gran Prado No. 4 Time Extension**
  - 2. Case No. 24-07-S (Subdivision) 24-10-AN (Annexation) – Paloma Ridge S**
  - 3. Case No. 25-01-S (Subdivision) – Trails End Estates**
  - 4. Case No. 25-01-CPM DESRI – Jasper Solar**
- E. Resolutions**
  - 1. Resolution R42-2025**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT BETWEEN THE**

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ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA FOR ROADWAY  
CONSTRUCTION/ WATER AND SEWER CONSTRUCTION.

2. Resolution R43-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING  
RESOLUTION NO. R90-2018 APPOINTING ONE (1) NEW MEMBER TO THE KUNA  
ARTS COMMISSION.

**4. Public Comment**

**5. External Reports**

- A. Elder Abuse Awareness Month Proclamation.
- B. Outstanding Citizen Award – David C. Lyon. – Mayor Stear

**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:**

**9. Executive Session:**

**10. Mayor/Council Announcements:**

**11. Adjournment:**

**OFFICIALS**

Joe Stear, Mayor  
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 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, May 20, 2025**

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

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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 00:00:18)*

**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  
 Nancy Stauffer, Human Resources Director  
 Nathan Stanley, City Clerk

**Mayor Stear** Nathan would you take the roll, please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Here.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Here.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

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**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 00:00:30)*

**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**

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**A.** Regular City Council Meeting Minutes Dated May 06, 2025

**B.** Accounts Payable Dated May 15, 2025, in the amount of \$1,636,187.60

**C.** Final Plats

1. Case No. 25-03-FP (Final Plat) Bellaro Springs No. 1
2. Case No. 25-04-FP (Final Plat) Bellaro Springs No. 2
3. Case No. 25-07-FP (Final Plat) Ashton Estates No. 8

**D.** Decision and Reason Statement

1. Case No. 25-05-TE (Time Extension) Linrock Subdivision

**E.** Resolutions

1. Resolution R39-2025

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN; AND AUTHORIZING THE MAYOR TO EXECUTE THE OFFER TO PURCHASE REAL PROPERTY, PUBLIC RIGHT-OF-WAY WARRANTY DEED AND ACCEPTANCE FROM RLG PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY (GRANTOR) AND CITY OF KUNA (GRANTEE) FOR PUBLIC ROAD RIGHT-OF-WAY AND CONSTRUCTION PURPOSES, INCLUDING ALL PUBLIC**

UTILITY USES ATTENDANT TO PUBLIC RIGHT-OF-WAY USE. AND THE CITY OF KUNA; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE AND EXECUTION.

2. Resolution R40-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- PROVIDING RECITALS AND FINDINGS; AND
- APPOINTING A NEW COMMISSIONER TO SEAT NO. 1; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.
- 

**Mayor Stear** First item is the consent agenda, any questions or comments or anything you want pulled for discussion?

**Council Member McPherson** I'm good.

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

**Council Member Laraway** Second.

**Mayor Stear** We have a motion and a second for approval. 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 that motion carries.

*(Timestamp 00:01:05)*

**Motion To:** Approve The Consent Agenda, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

#### 4. Public Comment

(Timestamp 00:01:27)

**Mayor Stear** Next up, we have public comment. Is there anybody who wishes to address the Council tonight? Okay.

#### 5. External Reports/Proclamations

#### 6. Public Hearings:

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(Timestamp 00:01:40)

- A.** Consideration to approve Case No. 24-10-AN (Annexation), 24-07-S (Preliminary Plat) – Applicant requests Annexation and Preliminary Plat Approval to subdivide an approx.. 3.31-acre parcel. Marina Lundy, Planner **ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

(Timestamp 00:01:40)

**Mayor Stear** Well, then that takes us right to public hearings. Consideration to approve case #24-10-AN and 24-07-S Marina. Welcome your first time in doing this in front of Council, right?

**Planner Marina Lundy** Yes, that's correct.

**Mayor Stear** Alright.

**Planner Marina Lundy** Good evening, Mayor Stear and Members of the Council. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat and annexation approval for approximately 3.31 acres as R-4 zoning and to subdivide the site into six single-family lots and one common lot. The site is located at 8780 S Linder Rd. Meridian, ID and near West Columbia Rd. And West Hubbard Rd. Staff would like to note the project will be directly integrated and connected to the existing Paloma Ridge subdivision via W Velvet Leaf Ct. This will be developing an underutilized parcel and upon annexation, the project would not require any significant extension to the city, sanitary sewer, or water services. Upon annexation, the project should be considered orderly development, as the proposed zoning designation matches the neighboring Paloma Ridge Subdivision and can connect to municipal services located within Paloma Ridge subdivision. The project will include a pathway that integrates into the walking path within Paloma Ridge and Paloma Ridge West, and that in total will be approximately 6500 feet connecting West Columbia Rd. To South Linder Road and staff has reviewed the proposed annexation and pre plat for compliance with Kuna City

Code, Idaho Statutes 50-222, 67-65, and the Kuna Comprehensive Plan, and should the Council approve the annexation and pre plat staff recommends the applicant be subject to the proposed conditions. I'll be here for any questions that you have about the application and the applicant is present tonight and has prepared a presentation.

**Mayor Stear** Questions from Marina?

**Council Member Laraway** Yes.

**Mayor Stear** Okay, thank you.

**Council Member Laraway** Give me one minute.

**Mayor Stear** Yeah.

**Council Member Laraway** The one question I had was, there were some complaints about flooding in the earlier subdivision portion. And I'm just wondering what did Toll Brothers do to try to correct that versus adding more lots and might having more flooding problems? Because the homeowners got left with the sandbags.

**Planner Marina Lundy** I am actually not aware...

**City Clerk Nathan Stanley** Councilman Laraway, that was a separate subdivision for those flooding complaints came in.

**Council Member Laraway** Wasn't it Toll Brothers though?

**City Clerk Nathan Stanley** Same builder, separate subdivision. Just for the record.

**Council Member Laraway** Right, same builder.

**Planner Marina Lundy** I'm not aware of any updates or anything regarding flooding, but I know that the applicant with Toll Brothers is here tonight. He might be able to answer that, but I'm not positive if any changes have been made.

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

**Mayor Stear** Anything further? Yeah, the applicant would like to. You may have the floor please.

**Kyle Pruitt, Toll Brothers** *Good evening MR. Mayor, Council Members. My name is Kyle...Sorry, excuse me, I apologize.* Once again, Mr. Mayor and Members of Council. My name is Kyle Pruitt. I'm the land entitlement manager for the Idaho Division of Toll Brothers, located at 3103 W Cheryl Drive in Meridian, ID. before you tonight, I'd like to thank Marina also for her initial presentation on the project, her coordination on this project has been greatly appreciated. Again, this is for a preliminary plat to annex and annexation of Paloma Ridge South Subdivision. *I do you have a presentation. Is this a presentation for Marina or do I need to go to any other tabs?*

**City Clerk Nathan Stanley** No, you can control it just like PDF.

**Kyle Pruitt, Toll Brothers** *Just here. Okay, perfect. Hopefully Okay, there we go. Sorry about that, everybody.* Again, this is where Paloma Ridge South subdivision. I think we can kind of skip over some of these items because a lot of these have been already incorporated into the already existing Palmer Ridge

subdivision, which this is adjacent to, and it's surrounded by on two sides and also across the street on the West, which is plumber Ridge West Subdivision. But it has also been incorporated into the HOA and within Toll Brothers, we do consider. Paloma Ridge and Paloma Ridge West, essentially the same subdivision. But again, this is the parcel that is located to the South. *Excuse me, I can go down there. Perfect right here.* So again this is located to the southwest of Paloma Ridge subdivision. It's approximately 3 acres. And we propose building 6 single-family residential homes on the subject site. And we are not asking for any deviations from current R-4 zoning designation as that is what we are requesting to be annexed into the city as. I have added some on this slide here that you can see I've added in parentheses for the property size. This property size is 3.31 acres. I've added in parentheses, Paloma Ridge as a whole, so if this is integrated in the project and we'd consider it for all intensive intents and purposes Paloma Ridge that that would bring the entire site up to 138 acres total units. We would be looking at 354. This portion of the project because it's six homes on just over 3 acres, we're looking at a density specifically for this at 1.8 acres. So would bring the project as a whole to 3.4

For this these homes will have a significantly larger lot size at about 13,000 square feet and the collection that we would put here is actually our largest floor plans that we offer within the subdivision. An Average home is about 2400 square feet. So larger homes, larger lots and one quality of life aspect of this that I would like to point out is that we currently do have an extensive trail network that goes around the exterior of the site and those that the pathway plan it runs along both the painter lateral and the Kuna Canal. So, essentially this would help integrate it would complete the pathway to the south along the Kuna canal and then it would connect it to Linder. So, that that would create a more complete pathway network because it did dead end just to the east side of the...of this property so that would complete that connection to the West and add a complete pathway for the subdivision.

So currently with Paloma Ridge, we do have three more phases left to record. We're planning on recording or hoping to record Paloma Ridge West #2, which we consider phase eight of the project this summer. We would then complete and record at phase nine in this December and then we would then record hopefully phase 10 in January and then this if all things go as planned, we would hope to record this plat next summer to finalize the subdivision. We also Paloma Ridge did incorporate approximately 8 acres of commercial. I believe it's 5 lots that are currently... Hoping, hoping to sell at any point and then this would be again, this would be Phase 11 to closeout the subdivision. Again, we did offer some open space again with the, with the, the continuation of the pathway, I believe it's about a little bit less than half an acre of open space, which because of the small size of this, there's technically not a required open space through city code but we are at about 11% Just for this site.

Going through my notes from our initial pre application meeting with the city, one change that I was going to propose to the city was that we did show that our trees along that pathway along Kuna Canal we do show those on the South side of our pathway. I did have a note from Troy and City staff asking us to move those to the north side of the pathway. So I guess from what you see here that is just one change that that wasn't oversight on my part. It was not incorporated into this current plan. So if the city would like, we would still like to move those trees from the South side of the pathway to the north as requested by staff over at our pre-application meeting. It just was not incorporated tonight. And again, that's an oversight on my on my part. So I'd like to apologize.

Again, this site will feature our *[Inaudible]* collection. They are largest homes offered in the site. There's five different floor plans, three single story, 2 two story plans and each a range of exterior elevations, and that is all I have for you tonight. And I'll stand for any questions.

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

**Council Member Biggs** Not at this time.

**Council Member McPherson** No.

**Council President Bruce** Did you have any questions?

**Council Member Laraway** I still have the same concerns as when I spoke earlier.

**Kyle Pruitt, Toll Brothers** Absolutely. So I believe the subdivision that you were speaking on was Sterling Ranch Subdivision and I did speak with our, he's essentially a warranty manager for Toll Brothers and you know we can't point to a specific issue that hey, when it comes to inspections, because we have to go through a couple different inspections, both internally with Toll brothers. We have at least two inspections that includes A crawl space and we have to go through a city inspection before we get a certificate of occupancy. And unless there is a weather event that brings a significant amount of moisture. You're not going to catch that issue because unless you know, unless that water is seeping down into the ground and then it hits clay and then it rather than seeping, you know, keep going down into, into the ground, it's going to start spreading when it hits that clay and go, unfortunately into crawl spaces. To my understanding at Paloma Ridge Subdivision, we do have not had any water incursion issues in any crawl spaces so far and we've sold over 100 homes. I'm not entirely sure how many we've closed on, but to my knowledge he was not aware of any water incursion problems at Paloma Ridge. We did have water incursion at Sterling Ranch. We absolutely did. And to my understanding, sump pumps were installed, and even I'm not entirely sure how many French drains, but I believe some homeowners did take it upon themselves since all French drains, that's not something that is typically offered with each home by the builder. But as these concerns you know, did progress. I know that some homeowners I can't speak for them, but I it's my understanding that some did install French drains. On the home to help divert that water, unfortunately it just diverts the water at that level. So if it hits Clay again, it's going to do the same. And hit that clay, spread out and go into crawl spaces. To my understanding, and again I can't. I can't speak for these homeowners, but our my warranty manager did let me know that outside of these extreme weather events, it seems that the sump pumps did do their job and that there hasn't been at least recently, not that I'm aware of or that he was aware of There hasn't been any reoccurring recently...Incursion issues. Now again, I don't think there's been any major weather events recently in Kuna that would cause those issues, but outside of those weather events, to my understanding, those issues have been addressed. But again, I can't, I cannot speak for those homeowners. I haven't spoken to each one, but I know our warranty department has been in contact with them and I believe they did try to do some mitigation efforts outside of that normal one year warranty period, which comes standard for Toll Brothers. And that's what I have for you.

**Council Member Laraway** And I understand everything you said. I guess my concern is we had...There was about 10 to 12, homeowners that had the flooding problem. And unfortunately, to my knowledge that I can remember all of them said Toll brothers did not step up and help. They were left to buy the sump pumps. They were left to get all that done themselves. It was all in the homeowners.

**Kyle Pruitt, Toll Brothers** Commissioner Laraway, I wish again, I wish I could... I wish I had. My warranty manager here with me today because he would be able to speak on each of those cases, and again to my understanding, that outside of these weather events, his issue should be cleared up either with the sump pumps and again. We... our wish is that those never happen and according to the warranty management these happen in less than, I'd say less than 5% of our homes overall. And he said sometimes when you look at even just one block, it may skip two homes and maybe hey, this lot heading cruise problems, this lot of heading conversion problems, whether it's clay, whatever type of material that home was built on, it'll skip a house and then the next two might have incursion problems, he said it's kind of a flip of a coin. Hopefully, it doesn't hit very often. Again, he'd say less than 5% of those homes throughout our subdivisions and the Valley have had incursion problems, and again we did go out and solve some pumps and I know Some home buyers did do it themselves. I wish I had that statistic for you for which we did and which they did when it was in the warranty period. I don't have those statistics and details for you. I know that Toll Brothers did something to try to help. I'm not sure how many of those folks, if you would like those details, I can go on and go out and get that for you.

**Council Member Laraway** Just another question I have for you is during the excavation and development of these properties, of the whole subdivision itself, do they not go down to find out where the how deep the clay is? That's a that's an educational question I'm asking.

**Kyle Pruitt, Toll Brothers** And that's that would be an education question for me as well. Unfortunately, I'm not the engineer who worked on the project either. And I'm sure those are details that we could find for you because again, I could probably talk to our engineer and say hey for these earlier phases of Sterling Ranch, because we have different engineers working different projects, I could probably find that information for you. I don't have it for you tonight, but that's something I can check...

**Council Member Laraway** Just trying to avoid problems.

**Kyle Pruitt, Toll Brothers** Oh, absolutely. And again, Toll brothers wants to avoid those problems as well. It's not our intention to cause any sort of headache for these homeowners. It's not, because it's a headache for us, too, and we don't we, you know that is not our intention. We want to do a good job for these folks moving in. So...

**Council Member Laraway** Thank you.

**Kyle Pruitt, Toll Brothers** Thank you.

**Council Member Biggs** I'd just like to add, and I can appreciate everything that you're not in in your explanation, but when we, when we say extreme weather, this is Idaho, we got to expect you can get anything from a well, We even had a hurricane I think last year came up here but to me it's a relationship with the community and when we had dozens of people show up to express their concern about this and everyone had the same concern and it seemed like my impression anyway, that fell on deaf ears. I have a concern about that with the relationship with the Community, when you come back, you know for another for another project, this one obviously fits a small puzzle piece to what has already been approved. But it give me a little bit of pause now when, if, if some things like this are going to maybe be looked past to is it a quality control issue? Is it a warranty issue? Did they not meet the one year and then we just let them out to let them out to dry. I get the rules. May may have been followed, but again it's a

community relationship. When you have that many people with the same complaint. And I think just to, I guess, follow on what Councilman Laraway saying. So I just want to say.

**Kyle Pruitt, Toll Brothers** Absolutely. Completely understandable. Again, we will again we want to do a good job for these folks.

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Kuna Development Services, Planning & Zoning Director. just so the Council is aware, when Winfield Springs or Sterling Ranch was initially approved in the mid 2000-teens, there were different requirements for preliminary plat submittals. Since that has occurred and the code changes have happened, we now require a geotechnical report to be submitted with primary plots so we can see if they have surveyed the site. They've taken core samples, they know what the ground is composed of and this application does have a geotechnical evaluation within the materials.

**Council Member Laraway** Question for Doug, since you just brought that up, is that a procedure that's now blanket on all subdivisions?

**Planning & Zoning Director Doug Hanson** Yeah. For the record, Doug Hanson. yes, that is required for every preliminary plat submittal.

**Council Member Laraway** Thank you.

**Mayor Stear** Okay, further question.

**Council Member Laraway** No, thank you.

**Kyle Pruitt, Toll Brothers** Thank you very much.

**Mayor Stear** All right, this is the public hearing. I didn't have anybody sign up to testify in this matter, is there someone who would like to? Only an uncapped pen. Oh, you got a pen? Mr. Rocco, you may have the floor, please.

**Michael Rocco** Councilman Laraway, thank you for having a long memory. Thank you. Thank you all for having a long memory. We I would, I would implore you to not approve this annexation. And I would, as he mentioned, I would have the engineer come in from when it was Sterling Ranch and maybe have the warranty manager come in also because as you remember there was about 12 homeowners that came in. There's 25 homes that are affected and they still have problems. There's people that have spent over \$30,000 for remediation. What Toll did was a very ancillary, it was just they threw in a couple of pumps. There was really never that concern. And you know, also they built Timber Mist four or five years earlier, and now Timber Mist people because we were getting so much attention as to the problems we were having. The Timber Mist, which is a toll development, also has crawl space problems because of that the it then it goes out a little bit further and there's people in Star and we're out of Kuna now. But there's a development that started there currently building that is having and there's. There's really no resolution. So again, I'm just I'm. I'm just here to just implore you to just delay this until they can actually answer a little more thoroughly. Thank you.

**Council President Bruce** Mr. Rocco, can You state your name and address for the record?

**Michael Rocco** Thank you, Michael Rockwell, 1286 E Fort Eerie St. in Kuna.

**Council President Bruce** Thank you, Sir.

**Mayor Stear** Okay, anybody else who wishes to testify in this matter? Okay, seeing none.

**Council President Bruce** I move we close evidence presentation and move to deliberation.

**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? Motion carries.

*(Timestamp 00:20:45)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** Mr. Marc? Do you...?

**Planning & Zoning Director** Rebuttal. There's a rebuttal opportunity for the applicant.

**Mayor Stear** Yes, sorry about that, Rebuttal.

**City Attorney Marc Bybee** And since we closed, you'd have to reopen. Sorry.

**Council President Bruce** I move we open evidence presentation and allow for the developer to his rebuttal time.

**Council Member Biggs** Second.

**Mayor Stear** Motion made and seconded. We didn't vote on the last one, does that? No, we didn't vote on it. Or did we? We did.

**Council President Bruce** We did.

**Council Member Biggs** We did.

**Mayor Stear** All right. All in favor, say aye.

**All Council Members** Aye.

**Mayor Stear** All opposed? Motion carried. Here we go.

*(Timestamp 00:21:20)*

**Motion To:** Open Evidence Presentation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Kyle Pruitt, Toll Brothers** All right. Again, this is Kyle Pruitt, 3103 W Cheryl. Dr. Meridian, ID 83642. And again, to speak, to the previous subdivisions. I'm sure with there are some geotechnical reports I may be able to find. I'm not. I'm unfortunately not entirely sure if we have them for each of the subdivisions. We do have one for Paloma Ridge that I can pull for you. I'm secondly, to my understanding, after speaking again with the warranty manager, the sump pumps and they when it comes to water incursion, there is no magical fix it button. This will never happen again. The sump pumps will assist in keeping those crawl spaces dry. That is the main thing and especially when it comes to builder, when we do the landscaping, the main thing is grading those help push that water away from the home. And I know sometimes and again this is no fault of the homeowner themselves, but when other, you know, landscapers come in and sell landscaping. Maybe the grading wasn't done correctly. The builder, unless we installed ourselves, we're just unsure of that. But again the sub pumps are a way to help alleviate those water incursion problems. The French drains are another way to help with the water incursion problems, but again, those are unsolved at a certain level and there is no magical fix it button. But those are things that can be done to help alleviate those issues. And again Toll Brothers had done and I empathize with those homeowners and throwing ranch, I'm not sure how many of those things we can make go away at the end of the day, the issues with whether vents will happen and again it's. You know that I'm. I'm just not sure that we can ever keep it from not happening again. The sump pumps are a way to do it or the water or the French drains are a way to do it. But outside of that, I don't. I'm not sure how many other steps can be taken to alleviate that issue specifically.

**Mayor Stear** Okay, any further questions?

**Council Member Laraway** Yes, again, I'll follow up with same thing and then you're saying that the homeowners... What kind of bothers me about this is?, the homeowners have to take care of everything and Toll Brothers turned a blind eye, even though the complaints were brought to their attention. If it's predictable, it's preventable. That's what I'm looking at as far as what are we going to do different to protect the citizens of Kuna , you know, from buying a dream home and turning out to be a nightmare? This could cost them 30,000 plus. What is Toll brothers doing different? And as you have another, I think 80 acres on Columbia near 69 that you're looking at also.

**Kyle Pruitt, Toll Brothers** Again, the most that I can say now is that we are going to adhere to city code. We're going to do all of our at our inspections to make sure that these homes are built to the quality and the code of the City of Kuna and to Toll Brothers. I can go back and ask our warranty manager to see

what kind of correspondence we can pull up for these homeowners at Sterling Ranch to see what was done because unfortunately I'm not sure of each step that was taken with these homeowners. I can find out for you but at this time I don't have those specifics for each homeowner. And I want to say that if it was within the warranty through period and beyond, and even slightly beyond, I can't give an exact number, but I do know that our warranty manager does a good job to try and help folks as much as he possibly can. And I'd like to say that we, we did some things to help address that. And I can find those specifics for you.

**Council Member Laraway** And please understand I am not downgrading the quality of your home, I'm talking about the excavation portion of this before foundations were poured. That's where the concern is.

**Kyle Pruitt, Toll Brothers** Absolutely. Absolutely. Yeah.

**Council Member Laraway** Thank you.

**Kyle Pruitt, Toll Brothers** Thank you.

**Mayor Stear** Okay, anything further?

**Council President Bruce** Now I move we close the evidence presentation and move to deliberation.

**Council Member Laraway** 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? Motion carries.

*(Timestamp 00:25:33)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Mayor Stear** Well, I must say I am surprised that it's 5% of homes. I had no idea.

**Council President Bruce** Do you want you want to start or do you have any thoughts or?

**Council Member Biggs** Well, I I'm I don't know. I just I think I'd like to hear the answers about the commitment to, you know, Sterling Ranch owners if there's going to be doesn't, I mean by City Code,

there's like Doug explained, it sounds like that issue has been resolved but doesn't resolve what happened to the Sterling Ranch Owners by the builder.

**City Attorney Marc Bybee** Marc Bybee, City attorney. I feel like I have to weigh in here because I am...I'm quite concerned that we're going to possibly decide an application about this plat and about whether this plat complies with city code based on events that have happened in a separate subdivision entirely unrelated to this plat. This is about a plat applications or about whether they've satisfied their requirements of city code with their they complied with process, whether designs of the plat are appropriate and adding this criteria goes outside of you know, holding them to the standards of city code. You're basically saying you have to satisfy the homeowners in a separate subdivision, you have to deal with these warranty claims and I don't... I don't find that to be consistent with how LLUPA works, how your city code works. And so I'm concerned about applying that type of standard to approval of a plat on an entirely different project. So that's my advice. I'd dissuade you from using that as a decision-making criteria on this application.

**Council Member Laraway** May I say something?

**Mayor Stear** Yes, go ahead.

**Council Member Laraway** I kind of disagree with you because here's what I... here's my point. It might be a separate subdivision. It might be different phase, but we are turning over homes that are built by the same builder that caused that problem. So if we can't protect based on allowing certain. I'm not gonna use any negative word if a certain builders that have a history of poor products. I don't see that being wrong.

**City Attorney Marc Bybee** I guess I'd point back and say what criteria of city code have they not applied or complied with in your plating process? That's how it respond. Because you're saying there's a problem with the prior product. So in this application, how is their application not in compliance with city codes and standards?

**Council Member Laraway** I guess I'm losing the logic in this. Is that the same builder we had people in this audience months ago? Complaining and talking about the flooding that existed in their home. Mm-hmm. That was built by this builder. So there has to be some... I understand what you're saying is all the boxes have been checked. But if we're here to prevent stuff from happening, it seems feasible that we should be able to do that.

**City Attorney Marc Bybee** And your if you there's a decision to deny a plat, it needs to be based on not complying with the procedures and requirements of what is needed to get a preliminary plat approved. And I think when you talk about this issue, maybe it has to do with a grading issue, an excavation issue as you cited, that's I don't see that as a plating problem that has to do with the turning of the dirt at the construction phase and we're talking about a plat approval and I guess if there's errors in the plat with gradient, I don't know enough about plat designs this other say whether or not they have grading plans and elevation plans that would be an engineer question. And so if there's a serious flaw in that that causes... that doesn't comply with code that causes these incursion issues that's one thing, and if your staff is telling you that, okay, but if it's a construction and excavation process that happened in an entirely different neighborhood and we're going to say that now this plat doesn't comply with City Code because of that, I don't see the connection that doesn't that those. There's a factual disconnect between flood incursion in another neighborhood for issues that I don't or for reasons I don't think are even clear to this

Council. I don't think those facts are in the record. I don't see how that connects to denial of a plat for non-technical compliance with your code requirements.

**Council Member Laraway** Yeah. The only comfort I find in this is that Doug had brought up that they have changed the standard for this excavation and with samples you brought up. That's my only saving grace that I see in this. That's that changed something in the process. So thank you. And I understand what you're saying.

**Council President Bruce** I have a question.

**Mayor Stear** Yes.

**Council President Bruce** I understand what you're saying as well as we're just looking at the legal aspect of it, it meets all the criteria to approve the plat. If we have a developer who has had the history of things like this, what can the city do to kind of mitigate that impact on the homeowner or citizen moving forward? Is there something that we can do as a, as a community, as a city, that that holds them accountable for the future projects, not looking back at any, but we say, hey, we see a history of this, you know, in the in the Valley area, we would like to protect our residents rather than just saying....?

**City Attorney Marc Bybee** Again Marc Bybee, City Attorney. Part of the problem with your question for me is I'm not an engineer and you're asking, I think, largely for an engineering answer, but there is a legal component to it as well, and it's basically putting like because you need to understand from an engineering perspective why the incursions happen, right? And I know enough about water incursions that a single answer is not the answer to all water incursions, right and to crawl spaces and so understanding you know, is this an actual... was it something with design? Is it something else causing it as are even in that neighborhood all the incursions the same thing. So under understanding, you know what is causing the problem I think is the is the first component and then adopting ordinances that you know require design standards and those types of things that would prevent that issue from occurring again, but without yeah, just from.

**Council President Bruce** And I'm just asking in a broader sense, right?

**City Attorney Marc Bybee** The first component would be investigation of the issue to understand it thoroughly to then actually put in ordinances that actually address it, because otherwise, if we're just trying to fix it from a legal perspective, we're just throwing out ordinances that might not do anything.

**Council President Bruce** Yeah, that might be right.

**Mayor Stear** And I think that's the issue with this particular one that we rollback to is that Some were reported during the warranty period. And the reasoning for the intrusion was never answered. There was never. There was never anything done and there were there were some pumps put in and things like that, but there was never an answer to the question as to why it happened in the first place. So I think that's why this one came up and why it's going to continue to come up. Anything further?

**Council President Bruce** Councilmen Laraway, do you have any other questions?

**Council Member Biggs** I guess I'll throw this part out there at the quality control part. You know, in the in the aftermath. So if it meets standards at the time of bill or when they're putting in the in the plat application and the house falls down, hypothetically speaking. And then then it happens again and again

and again. We're going back to the original question. I think Councilman Laraway had, or I think that you brought up was that how do we hold that particular builder...

**Council President Bruce** Accountable.

**Council Member Biggs** And I don't know that answer. Other than modifying code for, you know...

**Council President Bruce** And it's something we could look into for, you know, for...

**Council Member McPherson** Well, and it's been addressed with their Geotechnical survey's they do.

**Council President Bruce** Do you have anything further?

**Council Member McPherson** No, I think we need to keep the focus on what's in front of us, not something bad that happened elsewhere.

**Council President Bruce** Yeah.

**Council Member McPherson** I think we're getting too far off. I understand everyone's point to that, but the point is this 6 houses in the corner of the fill in this subdivision.

**Council President Bruce** I agree.

**Council Member McPherson** And I get it. I mean there is an issue there. We still need to address. It'd be great to get all that info from Mr. Pruitt, but...

**Council President Bruce** Yeah. Councilman Biggs? Councilman Laraway? Well, I mean, if we have...I think Mark does speak to you know, a lot to...What are your thoughts?

**Council Member Laraway** Well, I guess... I understand what her attorney is saying. I kind of disagree, but I understand what he's saying. But if this problem didn't happen once it happened 12 times, I'm sure that numbers give or take because I don't remember the whole. Accountability. But if again, I'm trying to look at this logic, if the if the warranty on these homes are one year. And they have a product that they know is very good one year is fine. Why wouldn't they give two-year warranties on these on these houses?

**Council President Bruce** And I think that's a question that they would have to decide. You know something...

**Council Member Laraway** Yeah. We can't make them.

**Council President Bruce** And if and if we look at where we're at, they meet all the requirements for sewer schools, water. Plat. They've checked all the boxes, so even if we were to deny it, I think we're putting ourselves in more of a pickle than not. It should be something that we should get some information on, I think.

**Council Member Laraway** And if anything has come from this case is I hope that the developer, his representatives, take this information back and understand what we're talking about and try to make things better in the future.

**Council President Bruce** I agree.

**Mayor Stear** Okay.

**City Attorney Marc Bybee** If I may, Marc Bybee, City attorney. I think something of my help here is when I hear you, Councilman Laraway, discussing this, keep in mind. We're at subdivision phase. We're at platting phase. I think it gets confused here because the at the end developer is also Toll or end builder. Sorry not end developer and builder. And at a planning phase, the Council is approving a drawing of where street improvements will go, where or where boundary lots will be drawn. Doug, you might need to weigh in and correct me on this. I think there's a drainage plan component with this as well. And so those are the things that are getting approved right now. And so you're talking about other things too that I think come in at building inspection when it's the builder. Granted it's a Toll organization that builds, but we're talking about right now, what are you approving a drawing of lines of future improvements and parcel locations. Whereas when we get into these other things, the building permit phase, the building inspection phase, they're going to be the builders going to be dealing with these issues. And yes, if there's a drainage plan right now thing that would be relevant, I think to this discussion, if there's a problem with the drainage plan. But if the drainage plan is appropriate and it's accepted by the city engineer approved. These things, these other things that are happening, you're talking about a building phase, right? Yes, it's a Toll entity that builds unless they change their business model and let somebody else build on their parcels. But. I don't expect that to be the case, since but it will be building permit, building inspection phase. I don't know if that helps kind of add some structure around the thoughts you're having, but I thought I want, I wanted to offer that.

**Council Member Laraway** Thank you.

**Council President Bruce** I don't have anything else. I move we approve case #24-10-AN and 24-07-S.

**Council Member McPherson** Second.

**Mayor Stear** We have a motion and a second for approval. Is there any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:38:48)*

**Motion To:** Approve Case #24-AN And #24-07-S

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

- B.** Consideration to approve Case No. 25-01-S (Preliminary Plat) – Applicant requests Preliminary Plat approval to subdivide an approx.. 7.95-acre parcel. Marina Lundy, Planner  
**ACTION ITEM**

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*(Timestamp 00:39:17)*

**Mayor Stear** That brings us to consideration to approve the Case 25-01-S Preliminary Plat. Marina, again

**Council President Bruce** She's busy tonight.

**Planner Marina Lundy** Good evening, Mr. Mayor, and members of Council. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests Preliminary Plat approval for approximately 7.95 acres already zoned R-4 for Medium Density Residential and to subdivide the site into 17 residential lots with three common lots. One dwelling unit is currently being constructed and, if the application is approved this will... this evening, that will be incorporated into the subdivision and three common lots. The site is located at 360 South Stroble Road. And Staff has reviewed the proposed preplat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the... should you approve the application, staff recommends the applicant be subject to the proposed recommendation... recommended conditions as outlined in the staff report and I'll be here if you have any questions and the applicant is present tonight as well.

**Mayor Stear** Questions?

**Council Member Laraway** No.

**Mayor Stear** All right. Thank you. And if the applicant would like to step up.

**Charlie Tipton** Good Evening, City Council. Charlie Tipton, applicant and homeowner. As Marina said, this is 7.95 acres. We originally sought to wer... Me and my husband personally building our house on it, and are doing the subdivision in part because in dealing with City Engineers and everybody, they've asked that if we tap into City sewer, we do it for the entire future growth of the property. We originally sought to have the northern road be more in the center of the parcel and we were desiring 8, almost acre lots. ACHD after comments and working with them has asked that we consider continue Odyssey all the way to the north. For that reason if you look at the plat we had to add a few more, few more lots, unfortunately, just to offset that cost. But we really are as homeowners in the subdivision trying to give back as much as we can to the City in this development. So you'll see there's Greenbelt access and a path that extends all the way around to continue it up. We've tried to make the lots as big as possible. Our average density is 2.39 and we were giving back almost half an acre through a park and Greenbelt access. Yeah. So if you have any questions. I'm here to answer those, but I hope it satisfies the City's plan for some diversity in residences.

**Mayor Stear** Okay, questions for the applicant?

**Council President Bruce** No, ma'am. Thank you.

**Mayor Stear** All right, Thank you. All right, this is a public hearing, and I have Sid Anderson sign up to testify. Is there anybody else who wishes to testify in this matter that didn't get a chance to sign in? Go ahead, Sir, you may have the floor.

**Sid Anderson** Good Evening, Mayor, Council Members, Sid Anderson, 2500 East Rock Falls Lane. I live and own the property adjacent to this project and as was stated originally, the applicants had planned to do 8 lots. But because of ACHD requirements, they had to add significantly more road than they had anticipated and so they added more lots to offset the cost. I simply bring that up again just to remind everybody how much, how often our regulations make us end up having the same products in the end and obviously these are still larger than most lots in Kuna, nearly a half-acre until you subtract the roads and common lots. But it does... This project does increase the diversity of housing stock within the Kuna and it does fit the rural nature of the Community we have there. And for that I support it and I'll answer any questions if you have any.

**Mayor Stear** Any questions for Mr. Anderson?

**Council Member Biggs** No, Sir.

**Council President Bruce** Thank you. Thank you, Mr. Anderson.

**Mayor Stear** All right. Anybody have anything else they wanted to testify on this? Okay, seeing none.

**Council President Bruce** I actually had a question for the applicant.

**Mayor Stear** Too late. Just kidding.

**Council Member Laraway** The bell went off.

**Mayor Stear** Council Member Bruce, you may have the floor.

**Council President Bruce** What is the time frame for construction with this project?

**Charlie Tipton** So we are personally holding the loan, so we want to move as quick as possible. We've already submitted all of our engineer drawings to City for approval. So, as soon as this is approved we hope to work hand in hand and get done by the end of the summer, would be our goal.

**Council President Bruce** Okay.

**Charlie Tipton** Absent that, we're going to have some issues.

**Council President Bruce** Thank you.

**Mayor Stear** Okay.

**Council President Bruce** ACHD strikes again. I move we close evidence presentation and move to deliberation.

**Council Member Biggs** 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? That motion carries.

*(Timestamp 00:44:31)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council Member Biggs** I drive by this one almost every day and I said that there's a house out there being constructed in that area. Pretty big, pretty nice. Nice area. It's right across from the pickleball courts.

**Council Member Laraway** Yeah, I'm just glad to see R-4s. I don't think we have enough of them in this town.

**Council President Bruce** I didn't have anything else to say. I think she's going to live on the project if it's her surrounding areas. I didn't see any...

*[Short Pause]*

**Council President Bruce** Okay, I move we approve case #25-01-S.

**Council Member Laraway** 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? That motion carries.

**Council President Bruce** Thank you.

(Timestamp 00:45:52)

**Motion To:** Approve Case #25-01-S

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**C. Consideration to approve Case No. 25-01-CPM (Comprehensive Plan Map Amendment) for Jasper Solar – Troy Behunin, Senior Planner. ACTION ITEM**

Applicant requests a comprehensive plan map amendment to remove this land from the Kuna Area of City Impact Boundary (ACI). The request includes seven (7) parcels and approx. 876381 acres, in the eastern part of the Kuna ACI Boundary within Sections 29, 30, 31 and 32, T2N, R2E.

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

(Timestamp 00:46:20)

**Mayor Stear** And that takes us to approval consideration to approve case #25-01-CPM Comprehensive Plan Map Amendment for Jasper Solar. Troy Beunin, Behunin.

**Senior Planner Troy Behunin** Close enough. Good evening, Mr. Mayor, and members of the Council. For the record, Troy Behunin, Kuna Development Services Department. So the application before you this evening is requesting a Comprehensive Plan Map Amendment of the City of Kuna. In order to remove the proposed lands within the application from the Kuna area of city impact boundary, also known as the ACI. This request includes 7 total parcels, which covers approximately 876 acres, most of which is owned by the Department of Corrections or the BLM. And this is located in the Eastern part of the Kuna ACI boundary. I would like to emphasize that this request is only to amend the Comprehensive Plan Map. It does not include a land use component. That's all I have for the Council. The applicant is here. They have a presentation. And I will be here for any questions that you might have.

**Mayor Stear** Okay. Any questions for Troy? All right. Thank you if the applicant would like to come forward.

**Caitlin Clancy, DESRI** Just to make sure I can... Hi everyone. My name is Caitlin Clancy. I work for DESRI and I live at 262 East 2nd St., Unit 3E, New York, New York. I'm here today to talk to you about a request for a Comprehensive Plan Map Amendment for development of the Jasper Solar Project. Troy has been a huge help throughout this process, and I want to say thank you for his introduction today in order to ask for this Comprehensive Plan Map Amendment, I'm going to first tell you about our company, DESRI, and then about the Jasper Solar Project specifically. And finally, about the benefits of the project to Ada County. I do want to reiterate that we will be going through an Ada County permitting process

later on should we be approved for this map amendment. And so that will be an actual approval of the project itself.

So just to give you a sense of DESRI, we are a nationwide renewable energy developer, owner, and operator. We construct, operate, and own our projects over typically a 40-year life. Both solar and wind, as well as battery storage. As long-term owners, we are invested in the quality of our projects and the relationships that we have with the local communities. So, we work from day one to get to know our neighbors, to make sure that our project fits in, is built with quality, is not going to cause any sort of erosion, flooding, you know, neighboring impacts to our host communities. We have about 11 gigawatts of operating in construction or contracted projects across 25 states, give or take, and 75 projects. More specifically, I can show you a map of our projects. Here, we have a big presence out West. I personally work out West along with my colleague, Megan Knutson, here. And sorry, I realized I just forgot to introduce my team. But this is Megan Knutson from DESRI and then Nate Jones from SWCA, our environmental consultant for the project. But yes, I mostly work out West. As you can see here, we have a big focus in Utah. We are the largest solar owner and operator in Utah. We also have a project in Eastern Idaho called the Power County Wind Projects. This was actually our first, you know, completion of development and start of construction back in 2011.

So just to talk a little bit about the project specifically, I know this font is a bit small for everyone to see. But this is a 150-megawatt solar plus 150-megawatt 4-hour battery project. And it's located over at the intersection of Kuna Mora Road and South Pleasant Valley Road. As Troy mentioned, this project is sited on 1500 acres of land in total. 1,000 of which are leased from the Idaho Department of Corrections. We don't have any BLM lands in this project, but everything that we are seeking to remove from Kuna's Area of City Impact belongs to the Department of Corrections. This project is probably looking at like a mid-2027 start of construction with a late 2028 start of operations date. We are working through the interconnect process and are almost complete with Idaho Power, seeking to connect pretty much on site adjacent to a substation that is owned by Idaho Power at the Meta Data Center. In this map you can see there's a little construction area in the Southwest corner; that's actually the Meta Data Center. The imagery just wasn't up to date, but we've also completed all of our environmental and other, you know, geotechnical studies for the project to date. No anticipated impact to wetlands, special status species, or any cultural artifacts. So, this map just shows you the boundary of Kuna's Area of City Impact in orange and then our project parcels are shown in orange outline. So, you can see roughly half the project, or 877 acres, fall within Kuna's ACI, whereas the other half falls East of South Pleasant Valley Road and is not included. Currently, these Department of Corrections parcels, since they are technically state land, they don't generate any property tax revenue for Kuna or the county. So, removing them from the ACI will not have an impact to Kuna's property tax base. We are also not seeking to change the zoning here. This is going to stay zoned as Rural Preservation land and will instead just be under the jurisdiction generally of the county. The reasoning for that is since the county requires centralized power facilities to not be located within an ACI of any town. I think that was mainly it here, but on the next slide I know this is pretty zoomed out but the blue parcels are what is Kuna city limits whereas the orange is the ACI. So this project is about 7 miles from here, 7 miles East, kind of in a... I would say more industrial part of the county near the Meta Data Center, a couple of gun clubs, and the beef processing plant out there.

To talk through the benefits to Ada County, as you all have seen, I'm sure there are a ton of data centers and other large loads coming to the area. Jasper Solar seeks to provide clean, reliable power through, you

know, solar project with a stored battery which will help to alleviate some of that evening load as well. Additionally, this project is going to supply about 150 to 200 construction jobs for about a year and a half. As well as up to three, probably three exactly actually based on the size, full time site tech positions throughout the 40-year life of the project. Additionally, as I mentioned before. There's no property tax being paid on roughly two-thirds of the parcels making up this project. Right now, the solar project will generate property tax revenues via a gross receipts tax, which is a state code, 3.5% of the project's revenues, which is then redistributed to Ada County. As we've been told, pretty much along the current parcel allocation, so some of that will go to Kuna resources such as the Kuna schools, Kuna Cemetery, Kuna Library. I would say also solar projects use very little water, especially during operations. Obviously, during any construction there is water use to mitigate dust spread, anything like that. This will not really use any water during operations of the project. Additionally, we are required by Ada County to provide a veg management plan. Sorry, vegetation management plan and also you know, run off grading drainage, similar things via our building permit eventually. I think that was pretty much everything that I had today. Our contact information can be found here. If you guys have any follow up questions but happy to take any questions now.

**Mayor Stear** Okay, questions for the applicant, yes.

**Council Member Laraway** I have an educational question. On the solar panels that you put up, is there any history of the solar panels generating fire hazards?

**Caitlin Clancy, DESRI** So typically the solar panels, if you and let me see if I can pull up a photo of one. So this is smaller, but you can see they're dark colored and that's designed to basically absorb sunlight to transfer that energy into the grid rather than reflecting, causing a fire on nearby infrastructure. Anything like that. The panels themselves. I don't have a technical background, and I don't know exactly how... We haven't had any history of starting fires that way, but also in terms of vegetation on the site. We keep that pretty well kept so as to avoid fires like that. We don't get let our vegetation get out of hand and touch the infrastructure.

**Council Member Laraway** Second question I have for you, the land that you're getting from BLM and Idaho Corrections, are you leasing that?

**Caitlin Clancy, DESRI** Yeah. So just to clarify, we don't have any land that is owned by the BLM in the project, but, the Idaho Department of Corrections Land is leased, yes.

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

**Mayor Stear** Okay, further questions?

**Council Member Biggs** I have a quick question.

**Mayor Stear** Go ahead.

**Council Member Biggs** You mentioned that the power of this nature, I guess isn't allowed inside a City's Area of Impact... Okay. This... so that was the... that was the reason, it was a little fast. Sorry, I was trying to write it down.

**Caitlin Clancy, DESRI** Sorry. Yeah, yeah. Ada County doesn't allow a CUP application for any centralized power facility which solar, I think it's above 20 megawatts, falls within. So, we can't apply for CUP without first going through this process.

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

**Mayor Stear** Okay. Further questions?

**Council President Bruce** Not for the applicant.

**Caitlin Clancy, DESRI** Thank you, all.

**Mayor Stear** Thank you. 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? Okay, seeing none.

**Council President Bruce** I have a question for Doug. If you don't mind.

**Mayor Stear** Yes, Council Member Bruce.

**Council President Bruce** We're not approving this project, so why? I'm confused that we're looking at all the information on the project when we're not approving the project is that normal?

**Planning and Zoning Director Doug Hanson** Yeah. So, for the record, Doug Hanson, Planning and Zoning Director. So, the applicant provided solar information within their presentation, but truly all we're looking at is the removal of these parcels from our Area of City Impact. Area of City Impacts are established to identify areas that you are likely to annex in the near future and to be able to provide services too, at this point, the city can do neither. So that's why we recommended to the applicant that they submit an application to be removed from our ACI and that's really what we're looking at tonight.

**Council President Bruce** Okay. Because...alright.

**Mayor Stear** Good, anything further?

**Council President Bruce** Greg, or Councilman McPherson.

**Council Member McPherson** *[Inaudible]*

**Council President Bruce** I move we close evidence presentation and move to deliberation.

**Council President 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? That motion carries.

*(Timestamp 00:59:02)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

*[Brief Silence]*

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

**Council Member Laraway** I do not. I don't... I look at it as if the land, most of the land, belongs to BLN and Department of Corrections, it's not like it's ever going to be a future benefit for us that I can foresee.

**Mayor Stear** I don't think there's anything we could ever do with that property anyways.

**Council Member Laraway** No, unless the prison builds another prison on it, but.

**Council President Bruce** It leaves it to Ada County to make a decision.

**Mayor Stear** Right.

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

**Council President Bruce** I move we approve case #25-01-CPM, the Comprehensive Plan Map Amendment.

**Council Member Biggs** Second.

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

*(Timestamp 01:00:12)*

**Motion To:** Approve Case #25-01-CPM

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

## 7. Business Items:

(Timestamp 01:00:36)

- A.** Consideration to approve Case No. 25-06-TE (Time Extension) Gran Prado No. 4. Marina Lundy, Planner **ACTION ITEM**

(Timestamp 01:00:36)

**Mayor Stear** And that takes us to Business Item 7A Consideration.... Consideration to approve case #26-06-TE, Grand Prado #4, Marina Lundy.

**City Clerk Nathan Stanley** Mayor, I just wanted to make for the record. It's case number 25-06-TE.

**Mayor Stear** Oh, 25-06-TE. Okay.

**Planner Marina Lundy** Good evening, Mr. Mayor, and members of the Council for the record Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests time extension approval for Grand Prado #4, which is approximately 15.46 acres with an R-4 zone and will consist of 51 buildable lots and 10 common lots. The site is located at South Bitter Creek Ave. near the intersection of Amity Road and South Ten Mile. Staff would like to note that a time extension was previously approved by Council on May 7, 2024, and the application was submitted prior... this application was submitted prior to the expiration date of May 7th, 2025. The applicant is requesting their second time extension due to unforeseen delays involving coordination with the City and Ada County Highway District on design changes and additional coordination with Idaho Power on a transformer location. The requested time extension should provide them with the time to complete the necessary development improvements and record the final plat for Phase 4. The construction drawings are approved by the regulatory agencies and construction is substantially underway. The final plat application was approved by Council on March 4th, 2025. And Staff has reviewed the proposed time extension for compliance with Kuna City Code, and should the Council approve the application, Staff recommends the applicant be subject to the proposed conditions as outlined in the Staff Report. The applicant is present tonight and I will also be here for any questions that you have.

**Mayor Stear** Okay. Questions?

**Council Member Biggs** I have a question. What was the... I guess, what are their issues with the City, the coordination with the City?

**Planner Marina Lundy** I believe that that was just moving through with all of the ACHD design changes and getting approval through that process, making sure that everything complied properly.

**Planning and Zoning Director Doug Hanson** For the record, Doug Hansen, Planning and Zoning Director and Adam Wenger can correct me if I'm wrong, but there was also some coordination involved with us going through the construction drawings on this phase, in particular with the county subdivision to the north, so that did cause some delays.

**Council President Bruce** I have a question.

**Mayor Stear** Yes, Council Member Bruce.

**Council President Bruce** So we've already approved an extension once, was there an extension provided previous to us voting on one? I know that we... this may be for Doug actually.

**Planning and Zoning Director Doug Hanson** For the record, Doug Hanson. So, there was an... a time extension previously approved by you, with recent code changes. Any time extension that you hear, it's coming before you because this is the second request, or a subsequent request.

**Council President Bruce** Because I think we updated our code to where you could approve one...

**Council Member Biggs** The first year, right.

**Council President Bruce** The first year. And then we start approving them after that. So, are we on the third one? Or are we on the second one?

**Planning and Zoning Director Doug Hanson** For the record, Doug Hansen, Planning and Zoning, this is the second request. Staff would also note as a part of that code change, time extensions used to be good for one year. They are now good for two years. Because we were finding that just the timelines in general, their ability to mobilize and build out a subdivision, one year which is not enough to complete it based off of our review timelines and them actually making the improvements.

**Council President Bruce** I didn't mean to cut you off.

**Planner Marina Lundy** Oh, no, you're good.

**Council Member McPherson** He does it all the time.

**Council President Bruce** I have no further questions.

**Mayor Stear** Okay, anything further?

**Council President Bruce** I mean, I guess since it's Doug's fault.

**Council Member McPherson** Yeah. No. No, you know which section this is, it's difficult because of the connection of that other sub and all that

**Council President Bruce** Right. I don't see any issue with it. Do you, anyone else? I move we approve case #25-06-TE.

**Council Member Biggs** Second.

**Mayor Stear** Motion is made and seconded to approve case #25-06-TE. Is there any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 01:05:06)*

**Motion To:** Approve Case #25-06-TE

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

- B.** Consideration to approve Decision and Reasoned Statement Case No. 24-01-CPM (Comprehensive Plan Map Amendment), 24-01-ZC (Rezone) – Gemstone Technology Park. Doug Hanson, Planning and Zoning Director **ACTION ITEM**

*(Timestamp 01:05:39)*

**Mayor Stear** That takes us to item B, consideration to approve the Decision and Reasoned Statement Case #24-01-CPM. Comprehensive Plan Map Amendment, 24-01-ZC, Rezone Gemstone Technology. Doug Hanson.

**Planning and Zoning Director Doug Hanson** For the record, Doug Hansen, Planning and Zoning Director. No formal presentation prepared for you this evening. This is just the Decision and Reason Statement for the Gemstone Technology Park. Traditionally, you will see these on the Consent Agenda, but it was moved, and it was previously tabled for us to get the MOU's signed by Diode as a condition of approval. And we are here to answer any questions you may have.

**Mayor Stear** And those have been signed now so.

**Council Member Laraway** You say they have, or they haven't.

**Mayor Stear** What's that?

**Council Member Laraway** You say they have, or they have not been signed?

**Mayor Stear** They have been signed. Except for the next item on the agenda is for you to permit me to sign them, but that they have been signed by the applicant.

**Council President Bruce** Go ahead.

**Council Member Biggs** Oh, the letter that that came in from the school district today, that wasn't in the packet. I don't know how we need add it into the...

**Mayor Stear** Well, it wasn't added into the packet, no, because it was, it was sent....

**Council Member Biggs** Today. Right, I didn't know if we had...

**Mayor Stear** And it's really not part of the Reasoned Statement so. That was just that was sent to you and so I forwarded it... or it was sent to me and I handed it off to you because I couldn't tell by the way they

sent it, who they had sent it to. So that's why you received it this evening. However, it didn't receive mine until this morning.

**City Attorney Marc Bybee** Marc Bybee, City Attorney.

**Mayor Stear** Marc Bybee.

**City Attorney Marc Bybee** I just offer that you're approving, basically, a written version of the decision you've already made right? And the decision you already made is based on the record of proceedings that occurred in the public hearing. And so those late submissions like that are outside of that public hearing process. And so that's why it's not and it was late for this meeting. It was definitely not part of the public hearing and I point this out because if this case were, you know, to get reviewed in any regard, meaning to like a judicial review or something like that, the record is the public hearing record and the written decision. It's not things that happen outside of it. And so that's important that our decisions be based on what was presented during the public hearing.

**Council President Bruce** And I have a question if I could.

**Mayor Stear** Yes.

**Council President Bruce** Since we approved this project, I've had several folks reach out to me about different things. If I made a motion to do a reconsideration on these case numbers, since we haven't finished this project, could that be voted on? I looked through the Roberts Rules section. Since we haven't, you know, expedited out of our committee, since it's not finished. Could I make that motion?

**City Attorney Marc Bybee** Marc Bybee, City Attorney. In regards to Robert... Roberts Rules, the City has not formally adopted Roberts Rules and they don't govern your procedure process. You... you follow. I... kind of something like Roberts Rules but not Roberts Rules. As far as in City Code, does it like, the Council as a whole voted. Well, obviously there well, you voted on the application. Not everybody voted to approve. That's what I'm saying. But this was already gone through that process and so I am not aware of any, any motion or option that you have to essentially undo a vote that you already did. Yeah, I just don't. I'm not aware of that in order.

**Council President Bruce** So, so what rules are we governed by as a Council then?

**City Attorney Marc Bybee** As far as like your procedural rules, I think there are some procedural rules in City Code, fairly limited though. But it's... I mean, most city councils in the entire state follow some they... they just follow something that kind of looks like Roberts Rules, but I'm not aware of any council that's actually formally adopted and said we follow their Rules of Procedure, those procedure in order. And so as far as do you have authority as a council member to make that motion to to reconsider, I'm aware in your City Code that... and in State Code that applicants and affected persons have the ability to seek reconsideration after a written decision. But for a council member to do that pre... actually issuing the written decision, that's a novel question to me.

**Council President Bruce** And I was looking through it just because it said we haven't, you know, finished the actual... We haven't approved the final decision, so it was still before the committee and so that's why I was asking. I was just curious.

**City Attorney Marc Bybee** Yeah, and I'd say...

**Council President Bruce** So you answered some of my question as well. Once the final statements issued and the other folks could have an, an option to it.

**City Attorney Marc Bybee** Okay.

**Council President Bruce** I don't have anything further.

**Mayor Stear** Okay, further comment?

**Council President Bruce** Someone want to make a motion. You can go ahead.

01:11:05 **Council Member McPherson** Oh, sure. Make sure I'm on the right one here. I would move we approve the Decision and Reasoned Statement Case #24-01-CPM, #24-01-ZC.

**Council Member Laraway** Second.

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

**Council Members** Aye.

**Mayor Stear** Any opposed?

**Council Members** Nay.

*(Timestamp 01:11:05)*

**Motion To:** Approve The Decision And Reasoned Statement (Findings of Fact And Conclusions Of Law And Order) For Case #24-01-CPM And #24-01-ZC

**Motion By:** Council Member McPherson

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

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

**Members Absent:** None

**Via:** Voice Vote

**2-2-0**

*[A Roll Call Vote On This Motion Was Requested, The Final Vote And Resolution For This Motion Appears On Page 30 Of These Minutes]*

**Mayor Stear** Nate, 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** Nay.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** No.

**Mayor Stear** And...

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** And Mayor Stear, Aye. And that motion carries.

*(Timestamp 01:11:05)*

**Motion To:** Approve The Decision And Reasoned Statement (Findings of Fact And Conclusions Of Law And Order) For Case #24-01-CPM And #24-01-ZC

**Motion By:** Council Member McPherson

**Seconded By:** Council Member Laraway

**Further Discussion:** None

**Members Voting Aye:** Council Members Laraway, McPherson, Mayor Stear

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

**Members Absent:** None

**Via:** Roll Call Vote

**3-2-0**

**B.1. Resolution R41-2025 Authorizing the Mayor to Sign MOU Voluntary Police Contribution – Gemstone Project. ACTION ITEM**

*(Timestamp 01:12:24)*

**Mayor Stear** That takes us to B1, Resolution R41-2025, Authorizing the Mayor to Sign the MOU Voluntary Police Contribution for Gemstone Project. And they have been signed again by...

**Council President Bruce** Do you have anything? I move we approve resolution R41-2025.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to... for approval. Is 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 01:12:29)

**Motion To:** Approve Resolution R41-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Laraway, McPherson, Mayor Stear

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

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

**8. Ordinances:**

**9. Executive Session:**

**10. Mayor/Council Announcements:**

(Timestamp 01:12:46)

**Mayor Stear** And that is all we have on the agenda for tonight. Does Council have any announcements?

**Council President Bruce** I saw your... Did you go to the school the other day, Mr. Mayor? Was that the school you were at?

**Mayor Stear** Yeah, I got to go to a couple different things. Judging a science fair at the middle school. What else did I go for...something else. I did have the honor of going to Sun Valley Monday before last to speak to the Idaho State Fire Commissioner Association at their conference and I was actually president of that association about 12 years ago. So, 13 years ago maybe so, it was nice to see those folks again.

**Council President Bruce** I did attend the Housing Committee, which was interesting. You know, we had the Mayor of Star was there, several mayors from different areas, just trying to deal with housing for workforce. You can always go back and listen to that. I think they replay it so. Interesting to hear what different cities are doing to deal with their workforce issues. And then the fire OPS training. I don't know if I talked to you since then, that was wild. Kicked my behind like a lot.

**Council Member McPherson** Told you so.

**Council President Bruce** Like a lot.

**Council President Bruce** It's, you know, you're not only trying to carry a hose and to put out a fire, you're trying not to trip over it at the same time, so.

**Mayor Stear** And so what did that do to give you an appreciation for firefighters?

**Council President Bruce** A good bit, yeah.

**Council Member Laraway** Firefighters, really.

**Council President Bruce** Yeah. That's the fire. Yeah, well..

**Mayor Stear** and it's... The purpose of that actually they've, they've done that quite a few years, but it was to give people an opportunity to go in and actually see what they do in fire situations. They did it at the training center in Meridian and...

**Council President Bruce** Yeah.

**Mayor Stear** Tell them what all you did.

**Council President Bruce** Yeah. Well, we did the the four story ladder climb on the ladder truck, we broke into or what do they call it entry... forced entry for commercial and residential. So that was... and they kept saying that just get you tickets to the show. You know, you climb the ladder that's just a ticket to the show. Break down the door. It's just a ticket to the show. CPR in the back of an ambulance, just to take it to the show. And so, you know, if any of you pass out over here and have to ambulance ride, I can perform CPR in the back.

**Mayor Stear** While it's moving and going around.

**Council President Bruce** While it's moving.

**Mayor Stear** They drive a little crazy.

**Council President Bruce** Yeah, they do drive crazy. So it was good. It was a good experience. If you ever get a chance to.

**Council Member Laraway** And the firefighters have to have an axe or something like that... Police use their foot.

**Council President Bruce** Called a Halligan tool.

**Council Member Laraway** I want some recognition for the guys in blue.

**Council President Bruce** That's all I had. It was. It was a good experience.

**Mayor Stear** Glad you had the opportunity to do it. It's a cool thing.

**Council Member Laraway** And I don't know if everybody read this, but out of 100 cities in the United States, Kuna is #51 as far as growth.

**Council President Bruce** 8% if you look at the COMPASS report.

**Council Member Laraway** Caldwell beat us out just a hair.

**Council Member McPherson** I believe it.

**Council President Bruce** Star, Star's up there.

**Council Member Biggs** Meridian's on there too.

**Mayor Stear** I've told Mayor Chadwick he can have that bonus distinction...

**Council Member Laraway** Trevor, Trevor would probably take it.

**Council President Bruce** He's at 9%, Star's at 9% growth. So, well, thank you.

**11. Adjournment:**

*(Timestamp 01:16:16)*

**Mayor Stear** All right. Thank you. Meeting is adjourned.

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Joe L. Stear, Mayor

ATTEST:

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Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk & Cortnee Manning, City Clerk's Office*

*Date Approved: CCM 06.03.2025*

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
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	204042063-00	20833	<u>IRRIGATION FITTINGS AND MISC ITEMS FOR DRIP LINES AT PATAGONIA, S. CAHILL, MAY '25</u>	05/22/2025	192.69	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 204042063-00:						192.69	.00					
1461	2M COMPANY, INC.	204042089-00	20839	<u>SPRINKLER PARTS FOR PATAGONIA, B.VILLANUEVA, MAY '25</u>	05/22/2025	252.75	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 204042089-00:						252.75	.00					
Total 2M COMPANY, INC.:						445.44	.00					
<b>ABC STAMP, SIGNS &amp; AWARDS</b>												
277	ABC STAMP, SIGNS & AWARDS	0579769	20734	<u>NAME PLATE FOR TARYN VILLANUEVA, J. MILLER, MAY '25- ADMIN</u>	05/12/2025	22.32	.00	01-6165 OFFICE SUPPLIES	0	5/25		
277	ABC STAMP, SIGNS & AWARDS	0579769	20734	<u>NAME PLATE FOR TARYN VILLANUEVA, J. MILLER, MAY '25- SEWER</u>	05/12/2025	.99	.00	21-6165 OFFICE SUPPLIES	0	5/25		
277	ABC STAMP, SIGNS & AWARDS	0579769	20734	<u>NAME PLATE FOR TARYN VILLANUEVA, J. MILLER, MAY '25- P.I</u>	05/12/2025	.49	.00	25-6165 OFFICE SUPPLIES	0	5/25		
277	ABC STAMP, SIGNS & AWARDS	0579769	20734	<u>NAME PLATE FOR TARYN VILLANUEVA, J. MILLER, MAY '25- WATER</u>	05/12/2025	.99	.00	20-6165 OFFICE SUPPLIES	0	5/25		
Total 0579769:						24.79	.00					
Total ABC STAMP, SIGNS & AWARDS:						24.79	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 5/16/2025-5/29/2025

Page: 2  
May 28, 2025 03:30PM

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
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19366		<u>SHOP RENT FOR MAY '25 - ADMIN</u>	05/15/2025	148.50	148.50	01-6211 RENT - BUILDINGS & LAND	1004	5/25	05/16/2025	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19366		<u>SHOP RENT FOR MAY '25 - WATER</u>	05/15/2025	126.00	126.00	20-6211 RENT - BUILDINGS & LAND	0	5/25	05/16/2025	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19366		<u>SHOP RENT FOR MAY '25 - SEWER</u>	05/15/2025	121.50	121.50	21-6211 RENT - BUILDINGS & LAND	0	5/25	05/16/2025	
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19366		<u>SHOP RENT FOR MAY '25 - P.I.</u>	05/15/2025	54.00	54.00	25-6211 RENT - BUILDINGS & LAND	0	5/25	05/16/2025	
Total 19366:						450.00	450.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	450.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	05232025CPA		<u>PROSECUTORIAL SERVICES FOR JUNE 2025</u>	05/23/2025	6,429.33	.00	01-6203 PROSECUTORIAL SERVICES	0	5/25		
Total 05232025CPA:						6,429.33	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						6,429.33	.00					
<b>AGRI-LINES IRRIGATION, INC.</b>												
1066	AGRI-LINES IRRIGATION, INC.	INV136663	20867	<u>REPLACE CENTER DRIVES FOR PIVOTS AT THE FARM, T. FLEMING, MAY '25</u>	05/27/2025	3,180.00	.00	21-6090 FARM EXPENDITURES	0	5/25		
Total INV136663:						3,180.00	.00					
Total AGRI-LINES IRRIGATION, INC.:						3,180.00	.00					
<b>ALLIANCE MEDICAL GROUP LLC</b>												
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - P.I.</u>	05/16/2025	7.00	7.00	25-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 5/16/2025-5/29/2025

Page: 3  
May 28, 2025 03:30PM

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
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - P&amp;Z, P.I</u>	05/16/2025	.70	.70	25-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - WATER</u>	05/16/2025	28.00	28.00	20-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - PUBLIC WORKS, SEWER</u>	05/16/2025	14.70	14.70	21-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - P&amp;Z, SEWER</u>	05/16/2025	1.40	1.40	21-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - PARKS</u>	05/16/2025	140.00	140.00	01-5950 TEAM BUILDING, ONBOARDING	1004	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - PUBLIC WORKS, P.I</u>	05/16/2025	5.60	5.60	25-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - PUBLIC WORKS, WATER</u>	05/16/2025	14.70	14.70	20-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - P&amp;Z</u>	05/16/2025	31.50	31.50	01-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
2072	ALLIANCE MEDICAL GROUP LLC	8773-051225		<u>EMPLOYEE DRUG SCREENING, APR 2025 - P&amp;Z, WATER</u>	05/16/2025	1.40	1.40	20-5950 TEAM BUILDING, ONBOARDING	0	5/25	05/23/2025	
Total 8773-051225:						245.00	245.00					
Total ALLIANCE MEDICAL GROUP LLC:						245.00	245.00					
<b>ALPHA HOME PEST CONTROL, LLC</b>												
1804	ALPHA HOME PEST CONTROL, LLC	102253		<u>QUARTERLY PEST CONTROL FOR SENIOR CENTER, APR '25</u>	04/04/2025	95.00	95.00	01-6140 MAINT. & REPAIR BUILDING	1001	5/25	05/16/2025	

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Total 102253:						95.00	95.00					
1804	ALPHA HOME PEST CONTROL, LLC	102985		<u>QUARTERLY PEST CONTROL, KPD, MAY '25</u>	05/13/2025	150.00	150.00	01-6140 MAINT. & REPAIR BUILDING	0	5/25	05/16/2025	
Total 102985:						150.00	150.00					
Total ALPHA HOME PEST CONTROL, LLC:						245.00	245.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	200013238	20817	<u>2025 AIC CONFERENCE AND AWARD BANQUET GALA TICKETS FOR MAYOR STEAR &amp; Z. MONTENEGRO, MAY '25</u>	05/20/2025	750.00	750.00	01-6155 MEETINGS/COMMITTEES	0	5/25	05/23/2025	
Total 200013238:						750.00	750.00					
Total ASSOCIATION OF IDAHO CITIES:						750.00	750.00					
<b>AWP INC</b>												
2184	AWP INC	H0009529		<u>TRAFFIC CONTROL FOR HOMETOWN FAIR, MAY 25</u>	05/23/2025	1,479.96	.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25		
Total H0009529:						1,479.96	.00					
Total AWP INC:						1,479.96	.00					
<b>BOISE RIVER DOOR &amp; GLASS INC</b>												
2092	BOISE RIVER DOOR & GLASS INC	14769		<u>REMOVAL AND RE-INSTALLATION OF AUTOMATIC DOOR OPERATORS AT CITY HALL, J. ADAMS, MAY '25</u>	05/16/2025	900.00	.00	01-6140 MAINT. & REPAIR BUILDING	0	5/25		
Total 14769:						900.00	.00					
Total BOISE RIVER DOOR & GLASS INC:						900.00	.00					

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<b>BSN SPORTS, LLC</b>												
1739	BSN SPORTS, LLC	929868083		<u>4 REPLACEMENT BASKETBALL NETS AT FARM PARK, A. GOODWIN, MAY '25</u>	05/22/2025	25.00	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 929868083:						25.00	.00					
Total BSN SPORTS, LLC:						25.00	.00					
<b>CAMPBELL TRACTOR &amp; IMPLEMENT COMPANY</b>												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N01080	20860	<u>BELT FOR PARKS GATOR, J. DURHAM, MAY '25</u>	05/27/2025	149.73	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total N01080:						149.73	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						149.73	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	333971613050		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL. 05/07/2025-06/06/2025 - P &amp; Z</u>	05/07/2025	8.03	8.03	01-6255 TELEPHONE EXPENSE	1003	5/25	05/23/2025	
62	CENTURYLINK	333971613050		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL. 05/07/2025-06/06/2025 - ADMIN</u>	05/07/2025	22.47	22.47	01-6255 TELEPHONE EXPENSE	0	5/25	05/23/2025	
62	CENTURYLINK	333971613050		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL. 05/07/2025-06/06/2025 - P.I.</u>	05/07/2025	8.02	8.02	25-6255 TELEPHONE EXPENSE	0	5/25	05/23/2025	
62	CENTURYLINK	333971613050		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL. 05/07/2025-06/06/2025 - WATER</u>	05/07/2025	20.87	20.87	20-6255 TELEPHONE EXPENSE	0	5/25	05/23/2025	
62	CENTURYLINK	333971613050		<u>DEDICATED LANDLINE TO ELAVATOR AT CITY HALL. 05/07/2025-06/06/2025 - SEWER</u>	05/07/2025	20.87	20.87	21-6255 TELEPHONE EXPENSE	0	5/25	05/23/2025	
Total 33397161305072025:						80.26	80.26					

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Total CENTURYLINK:						80.26	80.26					
<b>CHRISTENSEN INC</b>												
2186	CHRISTENSEN INC	0708695-IN		<u>UNLEADED FUEL FOR FUEL STATION AT TREATMENT PLANT, MAY '25</u>	05/19/2025	4,162.47	.00	21-6300 FUEL	0	5/25		
Total 0708695-IN:						4,162.47	.00					
Total CHRISTENSEN INC:						4,162.47	.00					
<b>CHRISTOPHER BURRIS GONZALES</b>												
2323	CHRISTOPHER BURRIS GONZALES	1441		<u>REMAINING BALANCE DUE FOR SURFACING OF PATAGONIA PICKLEBALL COURT, M. WEBB, MAY '25</u>	05/16/2025	8,854.03	8,854.03	50-6045 CONTINGENCY	0	5/25	05/19/2025	
Total 1441:						8,854.03	8,854.03					
Total CHRISTOPHER BURRIS GONZALES:						8,854.03	8,854.03					
<b>CLOVERDALE NURSERY</b>												
725	CLOVERDALE NURSERY	330028	20819	<u>TREES FOR PATAGONIA AND WEED BARRIER STAKES, J. PEREZ, MAY '25</u>	05/20/2025	1,489.00	.00	50-6045 CONTINGENCY	0	5/25		
Total 330028:						1,489.00	.00					
Total CLOVERDALE NURSERY:						1,489.00	.00					
<b>CMIT SOLUTIONS CORP</b>												
2014	CMIT SOLUTIONS CORP	10894		<u>NEW DELL PC, MONITORS AND WIRELESS KEYBOARD AND MOUSE COMBO FOR S. BARKER, MAY '25</u>	05/21/2025	1,677.20	.00	01-6141 IT SMALL EQUIPMENT	0	5/25		
Total 10894:						1,677.20	.00					
Total CMIT SOLUTIONS CORP:						1,677.20	.00					

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<b>COMMERCIAL TIRE INC</b>												
2204	COMMERCIAL TIRE INC	45-29294	20828	<u>TIRES AND WHEELS FOR WEED BURNER AT META, S. HARMON, MAY '25 - WATER</u>	05/21/2025	191.95	.00	<u>27-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
2204	COMMERCIAL TIRE INC	45-29294	20828	<u>TIRES AND WHEELS FOR WEED BURNER AT META, S. HARMON, MAY '25 - SEWER</u>	05/21/2025	191.95	.00	<u>28-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
Total 45-29294:						383.90	.00					
Total COMMERCIAL TIRE INC:						383.90	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	W873524	20756	<u>WATER METERS AND GASKETS, J. OSBORN, MAY '25</u>	05/13/2025	5,222.03	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/25		
Total W873524:						5,222.03	.00					
63	CORE & MAIN LP	W963385	20756	<u>WATER METERS AND GASKETS, J. OSBORN, MAY '25</u>	05/13/2025	40,757.20	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	5/25		
Total W963385:						40,757.20	.00					
63	CORE & MAIN LP	W980373	20770	<u>FIRE HYDRANT METERS, T. FLEMING, MAY '25</u>	05/15/2025	5,391.66	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/25		
Total W980373:						5,391.66	.00					
Total CORE & MAIN LP:						51,370.89	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	9503	20813	<u>TROUBLE SHOOTING NETWORK ISSUES AT PLANT, T. FLEMING, MAY '25</u>	05/19/2025	840.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25		
Total 9503:						840.00	.00					

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147	CUSTOM ELECTRIC, INC.	9506	20821	<u>TROUBLE SHOOTING LIFT STATION AT MEMORY #1 LIFT STATION, T. FLEMING, MAY '25</u>	05/20/2025	280.00	.00	21-6150 M & R - SYSTEM	0	5/25		
Total 9506:						280.00	.00					
Total CUSTOM ELECTRIC, INC.:						1,120.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	1051	20847	<u>MAINTENANCE SUPPLIES FOR CHEM SHED, B. REED, MAY '25</u>	05/23/2025	221.91	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 1051:						221.91	.00					
75	D & B SUPPLY	1526	20836	<u>ADAPTERS AND CLAMPS, FOR PATAGONIA, S. CAHILL, MAY '25</u>	05/22/2025	23.45	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 1526:						23.45	.00					
75	D & B SUPPLY	1731	20844	<u>DRILL BIT, J. DURHAM, MAY '25</u>	05/23/2025	19.99	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 1731:						19.99	.00					
75	D & B SUPPLY	1775	20851	<u>VINEGAR AND CLEANING SUPPLIES FOR SPLASH PAD, J. LORENTZ, MAY '25</u>	05/23/2025	33.36	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 1775:						33.36	.00					
75	D & B SUPPLY	312	20809	<u>PARTS FOR THE SPRAY RIG, B. REED, MAY '25</u>	05/19/2025	38.07	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 312:						38.07	.00					
75	D & B SUPPLY	355	20810	<u>1/2 INCH SPRINKLER PLUGS, D. ABBOTT, MAY '25</u>	05/19/2025	19.90	.00	01-6150 M & R - SYSTEM	1004	5/25		

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Total 355:						19.90	.00					
75	D & B SUPPLY	7617	20854	<u>PARTS FOR PATAGONIA, S. CAHILL, MAY '25</u>	05/23/2025	18.41	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 7617:						18.41	.00					
75	D & B SUPPLY	9098	20769	<u>IRRIGATION VALVES FOR STOCK, D. ABBOTT, MAY '25</u>	05/14/2025	59.97	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 9098:						59.97	.00					
75	D & B SUPPLY	9399	20789	<u>INSECT CONTROL SPRAY, PRUNERS AND POTTING SOIL FOR FLOWERS, A. GOODWIN, MAY '25</u>	05/15/2025	67.95	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 9399:						67.95	.00					
Total D & B SUPPLY:						503.01	.00					
<b>DELL MARKETING L.P.</b>												
1466	DELL MARKETING L.P.	10816163606	20757	<u>DELL LAPTOP PLUS DOCKING STATION FOR NEW LOCATOR: CHRIS COUCH, M. BORZICK, MAY '25 - P.I.</u>	05/12/2025	539.27	.00	25-6141 IT SMALL EQUIPMENT	0	5/25		
1466	DELL MARKETING L.P.	10816163606	20757	<u>DELL LAPTOP PLUS DOCKING STATION FOR NEW LOCATOR: CHRIS COUCH, M. BORZICK, MAY '25 - SEWER</u>	05/12/2025	1,415.60	.00	21-6141 IT SMALL EQUIPMENT	0	5/25		
1466	DELL MARKETING L.P.	10816163606	20757	<u>DELL LAPTOP PLUS DOCKING STATION FOR NEW LOCATOR: CHRIS COUCH, M. BORZICK, MAY '25 - WATER</u>	05/12/2025	1,415.60	.00	20-6141 IT SMALL EQUIPMENT	0	5/25		
Total 10816163606:						3,370.47	.00					



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				<u>3122R790356. CITY HALL, MAY '25 - ADMIN</u>	05/16/2025	56.43	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
2291	DEX IMAGING LLC	AR13303504		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 &amp; 3122R790356. CITY HALL, MAY '25 - SEWER</u>	05/16/2025	52.40	.00	<u>21-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
2291	DEX IMAGING LLC	AR13303504		<u>CONTRACT OVERAGE CHARGES, MODEL #IMC4500, SERIAL #3122R790389 &amp; 3122R790356. CITY HALL, MAY '25 - P.I.</u>	05/16/2025	20.14	.00	<u>25-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
Total AR13303504:						635.46	.00					
2291	DEX IMAGING LLC	AR13303505		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAY '25 - ADMIN</u>	05/16/2025	181.74	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
2291	DEX IMAGING LLC	AR13303505		<u>CONTRACT LEASE CHARGE, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAY '25</u>	05/16/2025	47.99	.00	<u>01-6212 RENT - EQUIPMENT</u>	0	5/25		
2291	DEX IMAGING LLC	AR13303505		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAY '25 - P.I.</u>	05/16/2025	1.91	.00	<u>25-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
2291	DEX IMAGING LLC	AR13303505		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAY '25 - WATER</u>	05/16/2025	3.83	.00	<u>20-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
2291	DEX IMAGING LLC	AR13303505		<u>CONTRACT OVERAGE CHARGES, MODEL #BPC535WR, SERIAL #43010858, CLERKS OFFICE, MAY '25 - SEWER</u>	05/16/2025	3.83	.00	<u>21-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		

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Total AR13303505:						239.30	.00					
2291	DEX IMAGING LLC	AR13310372		<u>CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON, MAY '25 - SEWER</u>	05/16/2025	1.41	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25		
2291	DEX IMAGING LLC	AR13310372		<u>CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON, MAY '25 - P.I.</u>	05/16/2025	.37	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25		
2291	DEX IMAGING LLC	AR13310372		<u>CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON, MAY '25 - ADMIN</u>	05/16/2025	1.07	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25		
2291	DEX IMAGING LLC	AR13310372		<u>CONTRACT OVERAGE CHARGES, MODEL #M406DN, SERIAL #JPBDC08926, B. JACKSON, MAY '25 - WATER</u>	05/16/2025	1.41	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25		
Total AR13310372:						4.26	.00					
Total DEX IMAGING LLC:						1,072.61	.00					
<b>DYNA PARTS LLC</b>												
2115	DYNA PARTS LLC	317364	20793	<u>BATTERIES FOR WATER PUMP AND ITEMS FOR VEHICLE CLEANING, MAY'25 - PARKS</u>	05/15/2025	112.77	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		
Total 317364:						112.77	.00					
2115	DYNA PARTS LLC	317428	20806	<u>2 HYDRUAULIC FILTERS FOR BELT PRESS, L. VEGA, MAY 25</u>	05/19/2025	21.74	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	5/25		
Total 317428:						21.74	.00					
2115	DYNA PARTS LLC	317490	20818	<u>ROCKER SWITCH, J.DURHAM, MAY'25</u>	05/20/2025	19.32	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/25		

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Total 317490:						19.32	.00					
2115	DYNA PARTS LLC	317585	20826	<u>FILTERS FOR PARKS SKID STEER, J. DURHAM, MAY 25</u>	05/21/2025	61.46	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/25		
Total 317585:						61.46	.00					
2115	DYNA PARTS LLC	317608	20830	<u>AIR FILTERS FOR PARKS SKIDSTEER, J. DURHAM, MAY '25</u>	05/21/2025	41.09	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/25		
Total 317608:						41.09	.00					
2115	DYNA PARTS LLC	317680	20842	<u>HEATER MOTOR FOR PARKS TRUCK #45, J. DURHAM, MAY '25</u>	05/22/2025	18.72	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	5/25		
Total 317680:						18.72	.00					
2115	DYNA PARTS LLC	317822	20866	<u>AIR DOOR ACTUATOR FOR WATER TRUCK 27, J. DURHAM, MAY 25- P.I</u>	05/27/2025	4.13	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2115	DYNA PARTS LLC	317822	20866	<u>AIR DOOR ACTUATOR FOR WATER TRUCK 27, J. DURHAM, MAY 25- WATER</u>	05/27/2025	16.53	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
Total 317822:						20.66	.00					
2115	DYNA PARTS LLC	837235	20795	<u>GREASE FOR THE BELT PRESS, W.HANCOCK, MAY'25</u>	05/16/2025	55.02	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25		
Total 837235:						55.02	.00					
Total DYNA PARTS LLC:						350.78	.00					

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<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	12507705	20820	<u>HOSE FITTINGS AND PROPANE TANK FOR WEED BURNER FOR META, T. FLEMING, MAY '25 - WATER</u>	05/20/2025	1,084.64	1,084.64	<u>27-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25	05/23/2025	
1731	ED STAUB & SONS PETROLEUM, INC	12507705	20820	<u>HOSE FITTINGS AND PROPANE TANK FOR WEED BURNER FOR META, T. FLEMING, MAY '25 - SEWER</u>	05/20/2025	1,084.64	1,084.64	<u>28-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25	05/23/2025	
Total 12507705:						2,169.28	2,169.28					
Total ED STAUB & SONS PETROLEUM, INC:						2,169.28	2,169.28					
<b>ELAM &amp; BURKE</b>												
796	ELAM & BURKE	214614		<u>LEGAL SERVICES, GENERAL REPRESENTATION, 04/30/25 - KUNA URBAN RENEWAL</u>	04/30/2025	75.00	75.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	5/25	05/23/2025	
Total 214614:						75.00	75.00					
Total ELAM & BURKE:						75.00	75.00					
<b>FAIRBANK EQUIPMENT INC</b>												
2269	FAIRBANK EQUIPMENT INC	S2575520.001	20803	<u>PARTS FOR THE SPRAY RIG, B. REED, MAY '25</u>	05/19/2025	393.91	393.91	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/25	05/23/2025	
Total S2575520.001:						393.91	393.91					
Total FAIRBANK EQUIPMENT INC:						393.91	393.91					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0922587	20705	<u>6 INCH PIPE GRIPPER PLUG, R. JONES, MAY '25</u>	05/13/2025	30.83	.00	<u>25-6115 MAINT. &amp; REPAIR-SYSTEM-GRAVITY</u>	0	5/25		
Total 0922587:						30.83	.00					

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Total FERGUSON ENTERPRISES INC:						30.83	.00					
<b>FERGUSON ENTERPRISES LLC</b>												
1045	FERGUSON ENTERPRISES LLC	WW062725-1		<u>3 FACE SHIELDS FOR KUNA EAST META. ORIGINAL INVOICE \$157.56 BILLED FOR 6. SHOULD'VE ONLY BEEN BILLED FOR 3. SHORT PAID OK PER MICHELLE BISHOP, D. CROSSLEY, MAY '25</u>	05/06/2025	78.78	.00	27-6230 SAFETY TRAINING & EQUIPMENT	0	5/25		
Total WW062725-1:						78.78	.00					
Total FERGUSON ENTERPRISES LLC:						78.78	.00					
<b>FRANZ WITTE LANDSCAPE CONTRACTING INC</b>												
2278	FRANZ WITTE LANDSCAPE CONTRACTING INC	96372		<u>20 BUTTERFLY BUSHES/TREES FOR PATAGONIA, B. WITHROW, MAY '25</u>	05/20/2025	1,040.00	.00	50-6045 CONTINGENCY	0	5/25		
Total 96372:						1,040.00	.00					
Total FRANZ WITTE LANDSCAPE CONTRACTING INC:						1,040.00	.00					
<b>GREEN'S SAND &amp; GRAVEL</b>												
536	GREEN'S SAND & GRAVEL	75	20718	<u>TOP SOIL FOR PARKS, R. WARWICK, MAY '25</u>	05/15/2025	350.00	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 75:						350.00	.00					
Total GREEN'S SAND & GRAVEL:						350.00	.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	I7003513	20750	<u>HOSE AND PIPE, M. DAVILA, MAY '25</u>	05/12/2025	133.34	.00	25-6115 MAINT & REPAIR-SYSTEM-GRAVITY	0	5/25		
Total I7003513:						133.34	.00					



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				<u>437AACC2, MAY '25</u>	05/19/2025	-7.08	.00	01-6175 SMALL TOOLS	1004	5/25		
Total 12BFD1DC:						-7.08	.00					
1312	HARBOR FREIGHT TOOLS	437AACC2	20786	<u>GLOVES FOR FLEET, J. DURHAM, MAY '25 - ADMIN</u>	05/19/2025	22.25	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
1312	HARBOR FREIGHT TOOLS	437AACC2	20786	<u>GLOVES FOR FLEET, J. DURHAM, MAY '25 - WATER</u>	05/19/2025	8.90	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
1312	HARBOR FREIGHT TOOLS	437AACC2	20786	<u>TOOLS FOR FACILITIES, J. DURHAM, MAY '25</u>	05/19/2025	80.54	.00	01-6175 SMALL TOOLS	1004	5/25		
1312	HARBOR FREIGHT TOOLS	437AACC2	20786	<u>GLOVES FOR FLEET, J. DURHAM, MAY '25 - SEWER</u>	05/19/2025	8.90	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
1312	HARBOR FREIGHT TOOLS	437AACC2	20786	<u>GLOVES FOR FLEET, J. DURHAM, MAY '25 - P.I.</u>	05/19/2025	4.44	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/25		
Total 437AACC2:						125.03	.00					
Total HARBOR FREIGHT TOOLS:						117.95	.00					
<b>HD SUPPLY INC</b>												
265	HD SUPPLY INC	INV00715026	20814	<u>WASH BOTTLES &amp; METALLIC STIRRING STICKS FOR LAB AT META, U. RAMIREZ, MAY '25</u>	05/19/2025	160.90	.00	28-6150 M & R - SYSTEM	0	5/25		
Total INV00715026:						160.90	.00					
Total HD SUPPLY INC:						160.90	.00					
<b>ICON ENTERPRISES, INC.</b>												
1631	ICON ENTERPRISES, INC.	333476		<u>MUNICODE FULL SERVICE CODE ONLINE, 06/01/25-05/31/26 - SEWER</u>	06/01/2025	294.84	.00	21-6052 CONTRACT SERVICES	0	5/25		



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				<u>VILLANUEVA, MAY '25</u>	05/12/2025	38.86	38.86	01-6125 <u>LEGAL PUBLICATIONS</u>	1003	5/25	05/16/2025	
Total 56365:						38.86	38.86					
1802	IDAHO PRESS TRIBUNE, LLC	56505	20741	<u>AD #635866, LEGAL NOTICE, ORDINANCE 2025-13 AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, N. STANLEY MAY '25</u>	05/14/2025	451.24	451.24	25-6125 <u>LEGAL PUBLICATIONS</u>	0	5/25	05/16/2025	
Total 56505:						451.24	451.24					
1802	IDAHO PRESS TRIBUNE, LLC	56506	20741	<u>AD #635874, LEGAL NOTICE, ORDINANCE 2025-12 AMENDING THE EXTERIOR BOUNDARIES OF KUNA MUNICIPAL IRRIGATION SYSTEM, N. STANLEY, MAY '25</u>	05/14/2025	491.14	491.14	25-6125 <u>LEGAL PUBLICATIONS</u>	0	5/25	05/16/2025	
Total 56506:						491.14	491.14					
Total IDAHO PRESS TRIBUNE, LLC:						981.24	981.24					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482195000050		<u>NATURAL GAS CONSUMPTION AT NWWTP, 04/04/25-05/02/25 - P.I.</u>	05/05/2025	145.14	145.14	25-6290 <u>UTILITIES EXPENSE</u>	0	5/25	05/16/2025	
37	INTERMOUNTAIN GAS CO	482195000050		<u>NATURAL GAS CONSUMPTION AT NWWTP, 04/04/25-05/02/25 - WATER</u>	05/05/2025	380.97	380.97	20-6290 <u>UTILITIES EXPENSE</u>	0	5/25	05/16/2025	
37	INTERMOUNTAIN GAS CO	482195000050		<u>NATURAL GAS CONSUMPTION AT NWWTP, 04/04/25-05/02/25 - SEWER</u>	05/05/2025	380.97	380.97	21-6290 <u>UTILITIES EXPENSE</u>	0	5/25	05/16/2025	
Total 48219500005052025:						907.08	907.08					
Total INTERMOUNTAIN GAS CO:						907.08	907.08					

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<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	05092025-051		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 05/09/2025-05/15/2025</u>	05/16/2025	-19,065.19	-19,065.19	01-4170 <u>FRANCHISE FEES</u>	0	5/25	05/16/2025	
230	J & M SANITATION, INC.	05092025-051		<u>SANITATION RECEIPT TRANSFER. 05/09/2025- 05/15/2025</u>	05/16/2025	192,967.50	192,967.50	26-7000 SOLID <u>WASTE SERVICE FEES</u>	0	5/25	05/16/2025	
Total 05092025-05152025:						173,902.31	173,902.31					
230	J & M SANITATION, INC.	05162025-052		<u>SANITATION RECEIPT TRANSFER. 05/16/2025- 05/22/2025</u>	05/23/2025	48,277.31	48,277.31	26-7000 SOLID <u>WASTE SERVICE FEES</u>	0	5/25	05/23/2025	
230	J & M SANITATION, INC.	05162025-052		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES. 05/16/2025-05/22/2025</u>	05/23/2025	-4,769.80	-4,769.80	01-4170 <u>FRANCHISE FEES</u>	0	5/25	05/23/2025	
Total 05162025-05222025:						43,507.51	43,507.51					
Total J & M SANITATION, INC.:						217,409.82	217,409.82					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0251089		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - SEWER</u>	04/15/2025	1,013.04	1,013.04	21-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251089		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - FALCON CREST 6</u>	04/15/2025	1,013.04	1,013.04	20-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251089		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - P.I.</u>	04/15/2025	385.92	385.92	25-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
Total 0251089:						2,412.00	2,412.00					
429	KELLER ASSOCIATES, INC.	0251090		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - FALCON CREST 7-8 - SEWER</u>	04/15/2025	1,651.44	1,651.44	21-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	



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				- <u>FALCON CREST 9 - P.I.</u>	04/15/2025	370.56	370.56	25-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251093		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - FALCON CREST 9 - WATER</u>	04/15/2025	972.72	972.72	20-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
Total 0251093:						2,316.00	2,316.00					
429	KELLER ASSOCIATES, INC.	0251094		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - LEDGESTONE PLAZA 2 - P.I.</u>	04/15/2025	388.48	388.48	25-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251094		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - LEDGESTONE PLAZA 2 - WATER</u>	04/15/2025	1,019.76	1,019.76	20-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251094		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - LEDGESTONE PLAZA 2 - SEWER</u>	04/15/2025	1,019.76	1,019.76	21-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
Total 0251094:						2,428.00	2,428.00					
429	KELLER ASSOCIATES, INC.	0251096		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - FALCO CATENA - P.I.</u>	04/15/2025	800.00	800.00	25-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251096		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - FALCO CATENA - WATER</u>	04/15/2025	2,100.00	2,100.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251096		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - FALCO CATENA - SEWER</u>	04/15/2025	2,100.00	2,100.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	
Total 0251096:						5,000.00	5,000.00					
429	KELLER ASSOCIATES, INC.	0251140		<u>PROFESSIONAL SERVICES FROM 02/23/25-03/31/25 - KUNA - GOLF VILLAGES 5 - SEWER</u>	04/15/2025	966.00	966.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	5/25	05/16/2025	

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429	KELLER ASSOCIATES, INC.	0251140		<u>PROFESSIONAL SERVICES</u> <u>FROM 02/23/25-03/31/25 - KUNA</u> <u>- GOLF VILLAGES 5 - WATER</u>	04/15/2025	966.00	966.00	20-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251140		<u>PROFESSIONAL SERVICES</u> <u>FROM 02/23/25-03/31/25 - KUNA</u> <u>- GOLF VILLAGES 5 - P.I.</u>	04/15/2025	368.00	368.00	25-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25	05/16/2025	
Total 0251140:						2,300.00	2,300.00					
429	KELLER ASSOCIATES, INC.	0251141		<u>PROFESSIONAL SERVICES</u> <u>FROM 02/23/25-03/31/25 - KUNA</u> <u>- GOLF VILLAGES 6 - SEWER</u>	04/15/2025	878.64	878.64	21-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251141		<u>PROFESSIONAL SERVICES</u> <u>FROM 02/23/25-03/31/25 - KUNA</u> <u>- GOLF VILLAGES 6 - P.I.</u>	04/15/2025	334.72	334.72	25-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25	05/16/2025	
429	KELLER ASSOCIATES, INC.	0251141		<u>PROFESSIONAL SERVICES</u> <u>FROM 02/23/25-03/31/25 - KUNA</u> <u>- GOLF VILLAGES 6 - WATER</u>	04/15/2025	878.64	878.64	20-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25	05/16/2025	
Total 0251141:						2,092.00	2,092.00					
429	KELLER ASSOCIATES, INC.	0251156		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- AVALON &amp; KAY TRAFFIC</u> <u>SIGNAL</u>	05/15/2025	650.00	.00	03-6355 <u>TRANSPORTATION</u> <u>EXPENDITURES</u>	0	5/25		
Total 0251156:						650.00	.00					
429	KELLER ASSOCIATES, INC.	0251358		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- CITY ENGINEER - BASE</u> <u>NUMBER</u>	05/15/2025	3,428.75	.00	21-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
Total 0251358:						3,428.75	.00					
429	KELLER ASSOCIATES, INC.	0251359		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- DEVELOPMENT PLAN REVIEW</u> <u>SUPPORT - WATER</u>	05/15/2025	2,337.30	.00	20-6202 <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		

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429	KELLER ASSOCIATES, INC.	0251359		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT - SEWER	05/15/2025	2,337.30	.00	21-6202 PROFESSIONAL SERVICES	0	5/25		
429	KELLER ASSOCIATES, INC.	0251359		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - DEVELOPMENT PLAN REVIEW SUPPORT - P.I.	05/15/2025	890.40	.00	25-6202 PROFESSIONAL SERVICES	0	5/25		
Total 0251359:						5,565.00	.00					
429	KELLER ASSOCIATES, INC.	0251425		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - SABINOS ROCKY RIDGE 3 - P.I.	05/15/2025	273.60	.00	25-6202 PROFESSIONAL SERVICES	0	5/25		
429	KELLER ASSOCIATES, INC.	0251425		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - SABINOS ROCKY RIDGE 3 - SEWER	05/15/2025	718.20	.00	21-6202 PROFESSIONAL SERVICES	0	5/25		
429	KELLER ASSOCIATES, INC.	0251425		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - SABINOS ROCKY RIDGE 3 - WATER	05/15/2025	718.20	.00	20-6202 PROFESSIONAL SERVICES	0	5/25		
Total 0251425:						1,710.00	.00					
429	KELLER ASSOCIATES, INC.	0251426		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - LEDGESTONE 4 - WATER	05/15/2025	735.00	.00	20-6202 PROFESSIONAL SERVICES	0	5/25		
429	KELLER ASSOCIATES, INC.	0251426		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - LEDGESTONE 4 - P.I.	05/15/2025	280.00	.00	25-6202 PROFESSIONAL SERVICES	0	5/25		
429	KELLER ASSOCIATES, INC.	0251426		PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - LEDGESTONE 4 - SEWER	05/15/2025	735.00	.00	21-6202 PROFESSIONAL SERVICES	0	5/25		
Total 0251426:						1,750.00	.00					

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429	KELLER ASSOCIATES, INC.	0251427		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- PATAGONIA EAST 2 - P.I.</u>	05/15/2025	429.44	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251427		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- PATAGONIA EAST 2 - SEWER</u>	05/15/2025	1,127.28	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251427		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- PATAGONIA EAST 2 - WATER</u>	05/15/2025	1,127.28	.00	<u>20-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
Total 0251427:						2,684.00	.00					
429	KELLER ASSOCIATES, INC.	0251428		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- MADRONE VILLAGES - P.I.</u>	05/15/2025	499.20	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251428		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- MADRONE VILLAGES - WATER</u>	05/15/2025	1,310.40	.00	<u>20-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251428		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- MADRONE VILLAGES -</u> <u>SEWER</u>	05/15/2025	1,310.40	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
Total 0251428:						3,120.00	.00					
429	KELLER ASSOCIATES, INC.	0251429		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- ARROYO VISTA 3 - P.I.</u>	05/15/2025	795.20	.00	<u>25-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251429		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- ARROYO VISTA 3 - SEWER</u>	05/15/2025	2,087.40	.00	<u>21-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251429		<u>PROFESSIONAL SERVICES</u> <u>FROM 04/01/25-05/03/25 - KUNA</u> <u>- ARROYO VISTA 3 - WATER</u>	05/15/2025	2,087.40	.00	<u>20-6202</u> <u>PROFESSIONAL</u> <u>SERVICES</u>	0	5/25		
Total 0251429:						4,970.00	.00					



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				<u>PREPLAT - SEWER</u>	05/15/2025	834.12	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	5/25		
Total 0251432:						1,986.00	.00					
429	KELLER ASSOCIATES, INC.	0251433		<u>PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - PATAGONIA RIDGE - P.I.</u>	05/15/2025	240.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251433		<u>PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - PATAGONIA RIDGE - SEWER</u>	05/15/2025	630.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	5/25		
429	KELLER ASSOCIATES, INC.	0251433		<u>PROFESSIONAL SERVICES FROM 04/01/25-05/03/25 - KUNA - PATAGONIA RIDGE - WATER</u>	05/15/2025	630.00	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	5/25		
Total 0251433:						1,500.00	.00					
Total KELLER ASSOCIATES, INC.:						57,847.75	25,688.00					
<b>KM ENGINEERING LLP</b>												
2174	KM ENGINEERING LLP	22-219-17		<u>MASON CREEK SEWER PHASE 1, PROJECT 22-219, INVOICE CUTOFF DATE 05/10/25</u>	05/19/2025	1,290.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	5/25		
Total 22-219-17:						1,290.00	.00					
2174	KM ENGINEERING LLP	23-034-11		<u>MASON CREEK SEWER PHASE 2, PROJECT 23-034, INVOICE CUTOFF DATE 05/10/25</u>	05/19/2025	865.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	5/25		
Total 23-034-11:						865.00	.00					
Total KM ENGINEERING LLP:						2,155.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A149323	20698	<u>CAULKING FOR CITY HALL FRONT DOORS, J. ADAMS, MAY '25</u>	05/06/2025	6.29	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25		

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Total A149323:						6.29	.00					
499	KUNA LUMBER	A149542	20775	<u>SPRINKLER PARTS FOR WINCHESTER PARK, S. CAHILL, MAY '25</u>	05/14/2025	21.97	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total A149542:						21.97	.00					
499	KUNA LUMBER	A149639	20801	<u>PAIN SUPPLIES FOR BASKETBALL HOOPS AT THE FARM PARK, B. VILLANUEVA, MAY '25</u>	05/19/2025	20.49	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total A149639:						20.49	.00					
499	KUNA LUMBER	A149741	20843	<u>FITTINGS FOR PATAGONIA, S. CAHILL, MAY '25</u>	05/22/2025	9.69	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total A149741:						9.69	.00					
499	KUNA LUMBER	B177245	20771	<u>IRRIGATION FITTINGS FOR WINCHESTER, S. CAHILL, MAY '25</u>	05/14/2025	27.69	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total B177245:						27.69	.00					
499	KUNA LUMBER	B177255	20777	<u>POLY PIPE FOR WINCHESTER PARK, S. CAHILL, MAY '25</u>	05/14/2025	53.99	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total B177255:						53.99	.00					
499	KUNA LUMBER	B177257	20778	<u>FITTINGS FOR WINCHESTER IRRIGATION, S. CAHILL, MAY '25</u>	05/14/2025	1.78	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total B177257:						1.78	.00					

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499	KUNA LUMBER	B177304	20792	<u>SPRAY PAINT FOR BASKETBALL HOOPS AT THE FARM PARK, S. CAHILL, MAY '25</u>	05/15/2025	13.48	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total B177304:						13.48	.00					
499	KUNA LUMBER	B177349		<u>CONCRETE FOR WINCHESTER, J. WARDEN, MAY '25</u>	05/16/2025	17.97	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total B177349:						17.97	.00					
499	KUNA LUMBER	B177386	20804	<u>CEILING TILES FOR SENIOR CENTER, J. ADAMS, MAY '25</u>	05/19/2025	58.50	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	5/25		
Total B177386:						58.50	.00					
499	KUNA LUMBER	B177397	20811	<u>STEEL PIPE FITTINGS FOR TEN MILE LIFT STATION, DUCT TAPE, &amp; ANTI SEIZE LUBRICANT, U. RAMIREZ, MAY '25</u>	05/19/2025	37.56	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25		
Total B177397:						37.56	.00					
499	KUNA LUMBER	B177463	20827	<u>2 PROPANE CYLINDERS AND PURPLE PRIMER FOR CHLORINE SKID AT PLANT, M. NADEAU, MAY '25</u>	05/21/2025	21.42	.00	<u>21-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	5/25		
Total B177463:						21.42	.00					
499	KUNA LUMBER	B177496	20841	<u>SPRINKLER PARTS FOR PATAGONIA, MAY '25</u>	05/22/2025	54.11	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
Total B177496:						54.11	.00					
499	KUNA LUMBER	B66366	20716	<u>D-CON FOR MICE AT THE SHOP, J. MORFIN, MAY '25 - P.I.</u>	05/07/2025	2.88	.00	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25		

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499	KUNA LUMBER	B66366	20716	<u>D-CON FOR MICE AT THE SHOP, J. MORFIN, MAY '25 - WATER</u>	05/07/2025	11.51	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25		
Total B66366:						14.39	.00					
499	KUNA LUMBER	B83507	20746	<u>REPLACEMENT MOP HANDLE FOR BERNIE FISHER PARK RESTROOM, J. LORENTZ, MAY '25</u>	05/12/2025	17.99	.00	<u>01-6025 JANITORIAL</u>	1004	5/25		
Total B83507:						17.99	.00					
Total KUNA LUMBER:						377.32	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	3684	20779	<u>BORE OUT A LOVEJOY, M. NADEAU, MAY '25</u>	05/14/2025	40.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25		
Total 3684:						40.00	.00					
Total KUNA MACHINE LLC:						40.00	.00					
<b>KWIK SILVER EMBROIDERY</b>												
1769	KWIK SILVER EMBROIDERY	29357	20662	<u>50 HI-VIS T-SHIRTS WITH CITY LOGO, D.CROSSLEY, APR '25 - P.I.</u>	04/14/2025	100.24	100.24	<u>25-6285 UNIFORMS EXPENSE</u>	0	5/25	05/16/2025	
1769	KWIK SILVER EMBROIDERY	29357	20662	<u>50 HI-VIS T-SHIRTS WITH CITY LOGO, D.CROSSLEY, APR '25 - WATER</u>	04/14/2025	263.13	263.13	<u>20-6285 UNIFORMS EXPENSE</u>	0	5/25	05/16/2025	
1769	KWIK SILVER EMBROIDERY	29357	20662	<u>50 HI-VIS T-SHIRTS WITH CITY LOGO, D.CROSSLEY, APR '25 - SEWER</u>	04/14/2025	263.13	263.13	<u>21-6285 UNIFORMS EXPENSE</u>	0	5/25	05/16/2025	
Total 29357:						626.50	626.50					
Total KWIK SILVER EMBROIDERY:						626.50	626.50					

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<b>LAYNE OF IDAHO, INC.</b>												
1322	LAYNE OF IDAHO, INC.	112610		<u>TEN MILE PUMP #1 REPAIR, T. FLEMING, MAY '25</u>	05/19/2025	13,316.92	.00	<u>21-6166 CAPITAL EQUIPMENT PURCHASES</u>	0	5/25		
Total 112610:						13,316.92	.00					
Total LAYNE OF IDAHO, INC.:						13,316.92	.00					
<b>MATHESON TRI-GAS INC</b>												
1871	MATHESON TRI-GAS INC	0031537732		<u>HYDRAULIC GAS CYLINDER RENTAL, MAY '25</u>	05/21/2025	123.39	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25		
Total 0031537732:						123.39	.00					
Total MATHESON TRI-GAS INC:						123.39	.00					
<b>MAV EVENT SERVICES LLC</b>												
2086	MAV EVENT SERVICES LLC	7795		<u>HOMETOWN FAIR SECURITY 05/01-05/04/25, MAY 25</u>	05/10/2025	8,988.50	8,988.50	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	5/25	05/16/2025	
Total 7795:						8,988.50	8,988.50					
Total MAV EVENT SERVICES LLC:						8,988.50	8,988.50					
<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	P32314	20765	<u>REPLACEMENT PARTS FOR THE VAC TRUCK, J. COX, MAY '25 - WATER</u>	05/13/2025	73.90	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
196	METROQUIP, INC.	P32314	20765	<u>REPLACEMENT PARTS FOR THE VAC TRUCK, J. COX, MAY '25</u>	05/13/2025	18.48	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
Total P32314:						92.38	.00					
Total METROQUIP, INC.:						92.38	.00					

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<b>MISCELLANEOUS #2</b>												
1849	MISCELLANEOUS #2	05152025HH		<u>HAYDEN HOMES, CASH BOND RELEASE FOR ASHTON ESTATES SUB #7 FOR LANDSCAPING, R78-2024</u>	05/15/2025	91,600.00	91,600.00	<u>30-2080 DEVELOPER DEPOSITS</u>	0	5/25	05/16/2025	
Total 05152025HH:						91,600.00	91,600.00					
Total MISCELLANEOUS #2:						91,600.00	91,600.00					
<b>MISCELLANEOUS #3</b>												
2270	MISCELLANEOUS #3	05072025AG		<u>ARIELLE GOODWIN, REIMBURSEMENT FOR WRIST BANDS FOR MIMOSAS WITH MOM, MAY '25</u>	05/07/2025	13.66	13.66	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	5/25	05/16/2025	
Total 05072025AG:						13.66	13.66					
Total MISCELLANEOUS #3:						13.66	13.66					
<b>NCC CONCRETE CONSTRUCTION LLC</b>												
2338	NCC CONCRETE CONSTRUCTION LLC	1260		<u>CONCRETE FLATWORK AT WINCHESTER PARK, MAY 25</u>	05/09/2025	12,472.50	12,472.50	<u>40-6020 CAPITAL IMPROVEMENTS</u>	0	5/25	05/16/2025	
Total 1260:						12,472.50	12,472.50					
Total NCC CONCRETE CONSTRUCTION LLC:						12,472.50	12,472.50					
<b>NICOLE OWENS</b>												
2185	NICOLE OWENS	7027		<u>BANNERS AND YARD STAKES FOR MOTHERS DAY EVENT, MAY 25</u>	05/01/2025	171.00	171.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	5/25	05/16/2025	
Total 7027:						171.00	171.00					
Total NICOLE OWENS:						171.00	171.00					
<b>NORCO, INC.</b>												

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222	NORCO, INC.	0043600411	20784	<u>HOOD LENSES FOR WELDING HOOD, J. ADAMS, MAY '25</u>	05/15/2025	24.20	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	5/25		
Total 0043600411:						24.20	.00					
Total NORCO, INC.:						24.20	.00					
<b>O'REILLY AUTO ENTERPRISES LLC</b>												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-404901	20768	<u>FLEET FILTERS FOR INVENTORY, J. DURHAM, MAY 25- P.I</u>	05/14/2025	10.46	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-404901	20768	<u>FLEET FILTERS FOR INVENTORY, J. DURHAM, MAY 25- ADMIN</u>	05/14/2025	52.26	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-404901	20768	<u>FLEET FILTERS FOR INVENTORY, J. DURHAM, MAY 25- WATER</u>	05/14/2025	20.90	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-404901	20768	<u>FLEET FILTERS FOR INVENTORY, J. DURHAM, MAY 25- SEWER</u>	05/14/2025	20.90	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
Total 5841-404901:						104.52	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-405266	20799	<u>DEF, J. BOSTON, MAY 25</u>	05/16/2025	9.99	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
Total 5841-405266:						9.99	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-405707	20802	<u>CONNECTORS FOR FLEET SUPPLIES, J. DURHAM, MAY '25 - ADMIN</u>	05/19/2025	4.49	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-405707	20802	<u>CONNECTORS FOR FLEET SUPPLIES, J. DURHAM, MAY '25 - WATER</u>	05/19/2025	1.80	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-405707	20802	<u>CONNECTORS FOR FLEET SUPPLIES, J. DURHAM, MAY '25 - P.I</u>	05/19/2025	.89	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		

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2121	O'REILLY AUTO ENTERPRISES LLC	5841-405707	20802	<u>CONNECTORS FOR FLEET SUPPLIES, J. DURHAM, MAY '25 - SEWER</u>	05/19/2025	1.80	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
Total 5841-405707:						8.98	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-406215	20837	<u>FLEET SHOP SUPPLIES, J. DURHAM, MAY '25 - SEWER</u>	05/22/2025	53.07	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-406215	20837	<u>FLEET SHOP SUPPLIES, J. DURHAM, MAY '25 - ADMIN</u>	05/22/2025	77.57	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-406215	20837	<u>FLEET SHOP SUPPLIES, J. DURHAM, MAY '25 - P.I</u>	05/22/2025	20.42	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-406215	20837	<u>FLEET SHOP SUPPLIES, J. DURHAM, MAY '25 - WATER</u>	05/22/2025	53.07	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/25		
Total 5841-406215:						204.13	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-406401	20855	<u>BATTERY FOR PARKS TRAILER, J. DURHAM, MAY '25</u>	05/23/2025	86.18	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/25		
Total 5841-406401:						86.18	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						413.80	.00					
<b>OTIS ELEVATOR COMPANY</b>												
1858	OTIS ELEVATOR COMPANY	100401953450		<u>MAINTENANCE SERVICE FROM 06/01/2025-05/31/2026- SEWER</u>	05/12/2025	418.52	418.52	<u>21-1500 PREPAID EXPENSES</u>	0	5/25	05/16/2025	
1858	OTIS ELEVATOR COMPANY	100401953450		<u>MAINTENANCE SERVICE FROM 06/01/2025-05/31/2026- P.I</u>	05/12/2025	160.96	160.96	<u>25-1500 PREPAID EXPENSES</u>	0	5/25	05/16/2025	
1858	OTIS ELEVATOR COMPANY	100401953450		<u>MAINTENANCE SERVICE FROM 06/01/2025-05/31/2026- WATER</u>	05/12/2025	418.52	418.52	<u>20-1500 PREPAID EXPENSES</u>	0	5/25	05/16/2025	

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1858	OTIS ELEVATOR COMPANY	100401953450		<u>MAINTENANCE SERVICE FROM 06/01/2025-05/31/2026- ADMIN</u>	05/12/2025	611.68	611.68	<u>01-1500 PREPAID EXPENSES</u>	0	5/25	05/16/2025	
Total 100401953450:						1,609.68	1,609.68					
1858	OTIS ELEVATOR COMPANY	F10000233868		<u>LOGISTICS AND FUEL IMPACT FEE, CITY HALL ELEVATOR SERVICE CONTRACT 138028/SB65361, MAY'2025 - P.I</u>	05/05/2025	12.50	12.50	<u>25-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25	05/23/2025	
1858	OTIS ELEVATOR COMPANY	F10000233868		<u>LOGISTICS AND FUEL IMPACT FEE, CITY HALL ELEVATOR SERVICE CONTRACT 138028/SB65361, MAY'2025 - WATER</u>	05/05/2025	32.50	32.50	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25	05/23/2025	
1858	OTIS ELEVATOR COMPANY	F10000233868		<u>LOGISTICS AND FUEL IMPACT FEE, CITY HALL ELEVATOR SERVICE CONTRACT 138028/SB65361, MAY'2025 - SEWER</u>	05/05/2025	32.50	32.50	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25	05/23/2025	
1858	OTIS ELEVATOR COMPANY	F10000233868		<u>LOGISTICS AND FUEL IMPACT FEE, CITY HALL ELEVATOR SERVICE CONTRACT 138028/SB65361, MAY'2025 - ADMIN</u>	05/05/2025	47.50	47.50	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25	05/23/2025	
Total F10000233868:						125.00	125.00					
Total OTIS ELEVATOR COMPANY:						1,734.68	1,734.68					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	6503535		<u>SERVICE ON ALARM SYSTEM AT DANSKIN WELL, MAY'25 - WATER</u>	05/21/2025	187.04	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/25		
1021	PEAK ALARM COMPANY, INC	6503535		<u>SERVICE ON ALARM SYSTEM AT DANSKIN WELL, MAY'25 - P.I</u>	05/21/2025	46.76	.00	<u>25-6150 M &amp; R - SYSTEM (PI)</u>	0	5/25		
Total 6503535:						233.80	.00					
Total PEAK ALARM COMPANY, INC:						233.80	.00					

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<b>QUADIENT FINANCE USA INC</b>												
1770	QUADIENT FINANCE USA INC	043025QF		<u>POSTAGE METER REFILL, APR. 25- ADMIN</u>	04/30/2025	140.00	140.00	<u>01-6190_POSTAGE &amp; BILLING</u>	0	5/25	05/16/2025	
1770	QUADIENT FINANCE USA INC	043025QF		<u>POSTAGE METER REFILL, APR. 25- WATER</u>	04/30/2025	130.00	130.00	<u>20-6190_POSTAGE &amp; BILLING</u>	0	5/25	05/16/2025	
1770	QUADIENT FINANCE USA INC	043025QF		<u>POSTAGE METER REFILL, APR. 25- P&amp;Z</u>	04/30/2025	50.00	50.00	<u>01-6190_POSTAGE &amp; BILLING</u>	1003	5/25	05/16/2025	
1770	QUADIENT FINANCE USA INC	043025QF		<u>POSTAGE METER REFILL, APR. 25- SEWER</u>	04/30/2025	130.00	130.00	<u>21-6190_POSTAGE &amp; BILLING</u>	0	5/25	05/16/2025	
1770	QUADIENT FINANCE USA INC	043025QF		<u>POSTAGE METER REFILL, APR. 25- P.I</u>	04/30/2025	50.00	50.00	<u>25-6190_POSTAGE &amp; BILLING</u>	0	5/25	05/16/2025	
Total 043025QF:						500.00	500.00					
Total QUADIENT FINANCE USA INC:						500.00	500.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	6H08879	20785	<u>3 EA FUSES FOR SADIE CREEK PUMP, M.DAVILA, MAY'25</u>	05/16/2025	295.21	.00	<u>25-6150_M &amp; R - SYSTEM (PI)</u>	0	5/25		
Total 6H08879:						295.21	.00					
Total REXEL USA, INC.:						295.21	.00					
<b>SOUTHWEST OFFICE SUPPLY INC</b>												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-198339-1	20794	<u>COPY PAPER AND TISSUE FOR CITY HALL, J. MILLER, MAY '25- P.I</u>	05/19/2025	7.95	.00	<u>25-6165_OFFICE SUPPLIES</u>	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-198339-1	20794	<u>COPY PAPER AND TISSUE FOR CITY HALL, J. MILLER, MAY '25- ADMIN</u>	05/19/2025	30.18	.00	<u>01-6165_OFFICE SUPPLIES</u>	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-198339-1	20794	<u>COPY PAPER AND TISSUE FOR CITY HALL, J. MILLER, MAY '25- SEWER</u>	05/19/2025	20.64	.00	<u>21-6165_OFFICE SUPPLIES</u>	0	5/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-198339-1	20794	<u>COPY PAPER AND TISSUE FOR CITY HALL, J. MILLER, MAY '25- WATER</u>	05/19/2025	20.64	.00	<u>20-6165_OFFICE SUPPLIES</u>	0	5/25		

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Total WO-198339-1:						79.41	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						79.41	.00					
<b>ST. LUKE'S HEALTH SYSTEM</b>												
1441	ST. LUKE'S HEALTH SYSTEM	2646183		<u>EMPLOYEE IMMUNIZATION, PUBLIC WORKS, MAY'25 - P.I</u>	05/10/2025	38.68	.00	25-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1441	ST. LUKE'S HEALTH SYSTEM	2646183		<u>EMPLOYEE DRUG SCREENING, APR.'25 - SEWER</u>	05/10/2025	120.00	.00	21-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1441	ST. LUKE'S HEALTH SYSTEM	2646183		<u>EMPLOYEE IMMUNIZATION, PUBLIC WORKS, MAY'25 - WATER</u>	05/10/2025	101.53	.00	20-5950 TEAM BUILDING, ONBOARDING	0	5/25		
1441	ST. LUKE'S HEALTH SYSTEM	2646183		<u>EMPLOYEE IMMUNIZATION, PUBLIC WORKS, MAY'25 - SEWER</u>	05/10/2025	101.53	.00	21-5950 TEAM BUILDING, ONBOARDING	0	5/25		
Total 2646183:						361.74	.00					
Total ST. LUKE'S HEALTH SYSTEM:						361.74	.00					
<b>SWAN FALLS SOD FARM</b>												
2156	SWAN FALLS SOD FARM	9072		<u>SOD FOR THE FIRE STATION, C.REGLI, MAY'25</u>	05/15/2025	500.00	.00	01-6150 M & R - SYSTEM	1004	5/25		
Total 9072:						500.00	.00					
Total SWAN FALLS SOD FARM:						500.00	.00					
<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	253066997	20733	<u>250 BUSINESS CARDS FOR TARYN VILLANUEVA, MAY '25- WATER</u>	05/12/2025	1.20	.00	20-6165 OFFICE SUPPLIES	0	5/25		
1435	TAYLOR CORPORATION	253066997	20733	<u>250 BUSINESS CARDS FOR TARYN VILLANUEVA, MAY '25- P.I</u>	05/12/2025	.60	.00	25-6165 OFFICE SUPPLIES	0	5/25		

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1435	TAYLOR CORPORATION	253066997	20733	<u>250 BUSINESS CARDS FOR TARYN VILLANUEVA, MAY '25-SEWER</u>	05/12/2025	1.20	.00	21-6165 OFFICE SUPPLIES	0	5/25		
1435	TAYLOR CORPORATION	253066997	20733	<u>250 BUSINESS CARDS FOR TARYN VILLANUEVA, MAY '25-ADMIN</u>	05/12/2025	27.06	.00	01-6165 OFFICE SUPPLIES	1003	5/25		
Total 253066997:						30.06	.00					
Total TAYLOR CORPORATION:						30.06	.00					
<b>TECHNOLOGY SOLUTIONS LLC</b>												
1823	TECHNOLOGY SOLUTIONS LLC	5162		<u>PDK ACCESS CONTROL UPGRADE, BUTLER WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	20-6150 M & R - SYSTEM	0	5/25	05/16/2025	
Total 5162:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5163		<u>PDK ACCESS CONTROL UPGRADE, DISCOVERY WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	20-6150 M & R - SYSTEM	0	5/25	05/16/2025	
Total 5163:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5164		<u>PDK ACCESS CONTROL UPGRADE, CHAPPAROSA WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	20-6150 M & R - SYSTEM	0	5/25	05/16/2025	
Total 5164:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5165		<u>PDK ACCESS CONTROL UPGRADE, DANSKIN WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	20-6150 M & R - SYSTEM	0	5/25	05/16/2025	
Total 5165:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5166		<u>PDK ACCESS CONTROL UPGRADE, SEGO PRAIRIE WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	20-6150 M & R - SYSTEM	0	5/25	05/16/2025	

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Total 5166:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5167		<u>PDK ACCESS CONTROL UPGRADE, NEW YORK WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/25	05/16/2025	
Total 5167:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5168		<u>PDK ACCESS CONTROL UPGRADE, DANSKIN LIFT STATION, MAY 25</u>	05/15/2025	210.00	210.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25	05/16/2025	
Total 5168:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5169		<u>PDK ACCESS CONTROL UPGRADE, ORCHARD LIFT STATION, MAY 25</u>	05/15/2025	210.00	210.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25	05/16/2025	
Total 5169:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5170		<u>PDK ACCESS CONTROL UPGRADE, CRIMSON POINT LIFT STATION, MAY 25</u>	05/15/2025	210.00	210.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/25	05/16/2025	
Total 5170:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5171		<u>PDK ACCESS CONTROL UPGRADE, INDUSTRIAL WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/25	05/16/2025	
Total 5171:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5172		<u>PDK ACCESS CONTROL UPGRADE, CEDAR WELL HOUSE, MAY 25</u>	05/15/2025	210.00	210.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/25	05/16/2025	
Total 5172:						210.00	210.00					

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1823	TECHNOLOGY SOLUTIONS LLC	5174		<u>UPDATE PDK ACCESS CONTROL AT TREATMENT PLANT, MAY'25 - WATER</u>	05/16/2025	88.20	88.20	20-6150 M & R - SYSTEM	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5174		<u>UPDATE PDK ACCESS CONTROL AT TREATMENT PLANT, MAY'25 - P.I</u>	05/16/2025	33.60	33.60	25-6150 M & R - SYSTEM (PI)	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5174		<u>UPDATE PDK ACCESS CONTROL AT TREATMENT PLANT, MAY'25 - SEWER</u>	05/16/2025	88.20	88.20	21-6150 M & R - SYSTEM	0	5/25	05/23/2025	
Total 5174:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5175		<u>UPDATE PDK ACCESS CONTROL AT CITY HALL, MAY'25 - ADMIN</u>	05/16/2025	79.80	79.80	01-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5175		<u>UPDATE PDK ACCESS CONTROL AT CITY HALL, MAY'25 - P.I</u>	05/16/2025	21.00	21.00	25-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5175		<u>UPDATE PDK ACCESS CONTROL AT CITY HALL, MAY'25 - WATER</u>	05/16/2025	54.60	54.60	20-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5175		<u>UPDATE PDK ACCESS CONTROL AT CITY HALL, MAY'25 - SEWER</u>	05/16/2025	54.60	54.60	21-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
Total 5175:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5176		<u>UPDATE PDK ACCESS CONTROL AT WATER TOWER BUILDING/PARKS, MAY'25</u>	05/16/2025	210.00	210.00	01-6150 M & R - SYSTEM	1004	5/25	05/23/2025	
Total 5176:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5177		<u>UPDATED PDK ACCESS CONTROL AT PARKS SHOP, MAY'25</u>	05/16/2025	210.00	210.00	01-6140 MAINT. & REPAIR BUILDING	1004	5/25	05/23/2025	

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Total 5177:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5178		<u>UPDATE PDK ACCESS CONTROL AT SHORTLINE SHOP. MAY'25</u>	05/16/2025	210.00	210.00	01-6150 M & R - SYSTEM	1004	5/25	05/23/2025	
Total 5178:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5179		<u>UPDATED PDK ACCESS CONTROL AT ART/HISTORY CENTER. MAY'25</u>	05/16/2025	210.00	210.00	01-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
Total 5179:						210.00	210.00					
1823	TECHNOLOGY SOLUTIONS LLC	5181		<u>CCTV MONITOR REPLACEMENT AT CITY HALL. MAY'2025 - ADMIN</u>	05/19/2025	154.81	154.81	01-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5181		<u>CCTV MONITOR REPLACEMENT AT CITY HALL. MAY'2025 - WATER</u>	05/19/2025	105.92	105.92	20-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5181		<u>CCTV MONITOR REPLACEMENT AT CITY HALL. MAY'2025 - SEWER</u>	05/19/2025	105.92	105.92	21-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5181		<u>CCTV MONITOR REPLACEMENT AT CITY HALL. MAY'2025 - P.I</u>	05/19/2025	40.74	40.74	25-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
Total 5181:						407.39	407.39					
1823	TECHNOLOGY SOLUTIONS LLC	5182		<u>CITY HALL NW DOOR CONTROLLER REPLACEMENT. MAY'2025 - P.I</u>	05/21/2025	83.86	83.86	25-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5182	20410	<u>CITY HALL NW DOOR CONTROLLER REPLACEMENT. MAY'2025 - ADMIN</u>	05/21/2025	318.67	318.67	01-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	
1823	TECHNOLOGY SOLUTIONS LLC	5182	20410	<u>CITY HALL NW DOOR CONTROLLER REPLACEMENT. MAY'2025 - WATER</u>	05/21/2025	218.03	218.03	20-6140 MAINT. & REPAIR BUILDING	0	5/25	05/23/2025	

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1823	TECHNOLOGY SOLUTIONS LLC	5182		<u>CITY HALL NW DOOR CONTROLLER REPLACEMENT, MAY'2025 - SEWER</u>	05/21/2025	218.03	218.03	<u>21-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/25	05/23/2025	
Total 5182:						838.59	838.59					
1823	TECHNOLOGY SOLUTIONS LLC	5183		<u>WATER TOWER BUILDING ACCESS CONTROL INSTALLATION, B.WITHROW, MAY'2025</u>	05/22/2025	3,397.75	3,397.75	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	5/25	05/23/2025	
Total 5183:						3,397.75	3,397.75					
Total TECHNOLOGY SOLUTIONS LLC:						8,213.73	8,213.73					
<b>TOTAL EQUIP &amp; RENTAL OF CANYON COUNTY</b>												
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15807	20852	<u>COIL AND COOLANT FOR PARKS SKIDSTEER, J. DURHAM, MAY '25</u>	05/23/2025	39.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/25		
Total P15807:						39.98	.00					
2112	TOTAL EQUIP & RENTAL OF CANYON COUNTY	P15831	20870	<u>PARTS FOR PARKS BRUSH KIT, J. DURHAM, MAY '25</u>	05/27/2025	273.90	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/25		
Total P15831:						273.90	.00					
TOTAL EQUIP & RENTAL OF CANYON COUNTY:						313.88	.00					
<b>ULINE INC</b>												
2065	ULINE INC	193272843	20845	<u>EVENT BANNER STORAGE FOR PARKS, M. WEBB, MAY '25</u>	05/23/2025	289.33	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/25		
2065	ULINE INC	193272843	20845	<u>TRAUMA KIT FOR CITY HALL, M. WEBB, MAY '25- ADMIN</u>	05/23/2025	137.16	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/25		
2065	ULINE INC	193272843	20845	<u>TRAUMA KIT FOR CITY HALL, M. WEBB, MAY '25- SEWER</u>	05/23/2025	93.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/25		

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2065	ULINE INC	193272843	20845	<u>TRAUMA KIT FOR CITY HALL, M. WEBB, MAY '25- P/I</u>	05/23/2025	36.09	.00	25-6165 OFFICE SUPPLIES	0	5/25		
2065	ULINE INC	193272843	20845	<u>TRAUMA KIT FOR CITY HALL, M. WEBB, MAY '25- WATER</u>	05/23/2025	93.84	.00	20-6165 OFFICE SUPPLIES	0	5/25		
Total 193272843:						650.26	.00					
Total ULINE INC:						650.26	.00					
<b>UNITED SITE SERVICES OF NEVADA INC</b>												
2124	UNITED SITE SERVICES OF NEVADA INC	114-14060075		<u>DELUXE, AND ADA PORTABLE RESTROOM RENTAL, HOMETOWN FAIR 04/30-05/05/25, MAY 25</u>	05/08/2025	3,353.20	3,353.20	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/16/2025	
Total 114-14060075:						3,353.20	3,353.20					
2124	UNITED SITE SERVICES OF NEVADA INC	114-14062744		<u>DELUXE AND ADA PORTABLE RESTROOM RENTAL 05/09-05/11/25- MOTHERS DAY EVENT</u>	05/14/2025	575.00	575.00	01-6135 PUBLIC ENTERTAINMENT	1004	5/25	05/16/2025	
Total 114-14062744:						575.00	575.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5332725		<u>STANDARD PORTABLE RESTROOM RENTAL PLUS SERVICE, 4/21-5/18/2025 - CITY FARM</u>	05/18/2025	61.00	.00	21-6212 RENT - EQUIPMENT	0	5/25		
Total INV-5332725:						61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5332895		<u>ADA PORTABLE RESTROOM RENTAL PLUS SERVICE, 4/21-5/18/2025 - FARM PARK</u>	05/18/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		
Total INV-5332895:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5332913		<u>ADA PORTABLE RESTROOM RENTAL PLUS SERVICE, 4/21-5/18/2025 - SEGO PRAIRIE</u>	05/18/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	5/25		

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Total INV-5332913:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5332959		<u>ADA PORTABLE RESTROOM RENTAL PLUS SERVICE, 4/21-5/18/2025 - ARBOR RIDGE PARK</u>	05/18/2025	119.00	.00	01-6212_RENT - EQUIPMENT	1004	5/25		
Total INV-5332959:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5344779		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 05/23-06/19/25- BUTLER PARK</u>	05/23/2025	119.00	.00	01-6212_RENT - EQUIPMENT	1004	5/25		
Total INV-5344779:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5346638		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 04/27-05/24/25- SADIE CREEK PARK</u>	05/24/2025	119.00	.00	01-6212_RENT - EQUIPMENT	1004	5/25		
Total INV-5346638:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5346731		<u>ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 04/27-05/24/24- WINCHESTER PARK</u>	05/24/2025	119.00	.00	01-6212_RENT - EQUIPMENT	1004	5/25		
Total INV-5346731:						119.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						4,703.20	3,928.20					
<b>UNIVAR SOLUTIONS USA, INC.</b>												
1410	UNIVAR SOLUTIONS USA, INC.	53004670	20517	<u>ALUM SULFATE, M. NADEAU, MAY'25</u>	05/01/2025	13,014.98	.00	21-6151_M & R - PROCESS CHEMICALS	0	5/25		
Total 53004670:						13,014.98	.00					

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1410	UNIVAR SOLUTIONS USA, INC.	53008696	20641	<u>ALUM SULFATE, M.NADEAU, MAY'25</u>	05/09/2025	12,659.35	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/25		
Total 53008696:						12,659.35	.00					
1410	UNIVAR SOLUTIONS USA, INC.	53010443	20759	<u>CHLORINE FOR THE FARM, T. FLEMING, MAY 25</u>	05/14/2025	13,089.60	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/25		
Total 53010443:						13,089.60	.00					
Total UNIVAR SOLUTIONS USA, INC.:						38,763.93	.00					
<b>UTILITY REFUND #18</b>												
2325	UTILITY REFUND #18	151110.01		<u>ENEMIAS LARA GOMEZ, 579 W TERN DR UTILITY REFUND - TRASH</u>	05/20/2025	65.08	.00	26-4975 SOLID WASTE USER FEES	0	5/25		
2325	UTILITY REFUND #18	151110.01		<u>ENEMIAS LARA GOMEZ, 579 W TERN DR UTILITY REFUND - WATER</u>	05/20/2025	67.05	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	151110.01		<u>ENEMIAS LARA GOMEZ, 579 W TERN DR UTILITY REFUND - SEWER</u>	05/20/2025	149.79	.00	21-4600 SEWER USER FEES	0	5/25		
Total 151110.01:						281.92	.00					
2325	UTILITY REFUND #18	220585.03		<u>ANDREA CHAVEZ, 515 E WILD PRIMROSE CT UTILITY REFUND - SEWER</u>	05/16/2025	55.39	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	220585.03		<u>ANDREA CHAVEZ, 515 E WILD PRIMROSE CT UTILITY REFUND - WATER</u>	05/16/2025	30.13	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	220585.03		<u>ANDREA CHAVEZ, 515 E WILD PRIMROSE CT UTILITY REFUND - TRASH</u>	05/16/2025	35.08	.00	26-4975 SOLID WASTE USER FEES	0	5/25		

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Total 220585.03:						120.60	.00					
2325	UTILITY REFUND #18	220985.03		<u>WENDY HENMAN, 1491 S KODIAK BEAR PL UTILITY REFUND - WATER</u>	05/23/2025	71.77	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 220985.03:						71.77	.00					
2325	UTILITY REFUND #18	221710.03		<u>ABBAGAIL P.PENNEY, 869 S THREAVE AVE UTILITY REFUND - SEWER</u>	05/19/2025	60.76	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	221710.03		<u>ABBAGAIL P.PENNEY, 869 S THREAVE AVE UTILITY REFUND - TRASH</u>	05/19/2025	44.26	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	221710.03		<u>ABBAGAIL P.PENNEY, 869 S THREAVE AVE UTILITY REFUND - WATER</u>	05/19/2025	34.30	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 221710.03:						139.32	.00					
2325	UTILITY REFUND #18	242010.00		<u>STERLING HOMES, 1803 E THEA DR UTILITY REFUND - WATER</u>	05/09/2025	116.43	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	242010.00		<u>STERLING HOMES, 1803 E THEA DR UTILITY REFUND - SEWER</u>	05/09/2025	48.80	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 242010.00:						165.23	.00					
2325	UTILITY REFUND #18	242100.00		<u>TH CONSTRUCTION LLC, 123 S FUSION AVE UTILITY REFUND - SEWER</u>	05/20/2025	56.82	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	242100.00		<u>TH CONSTRUCTION LLC, 123 S FUSION AVE UTILITY REFUND - WATER</u>	05/20/2025	48.36	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		

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Total 242100.00:						105.18	.00					
2325	UTILITY REFUND #18	256252.00		<u>HUBBLE HOMES LLC, 112 W SERA SOLE CT UTILITY REFUND - WATER</u>	05/20/2025	42.93	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	256252.00		<u>HUBBLE HOMES LLC, 112 W SERA SOLE CT UTILITY REFUND - SEWER</u>	05/20/2025	40.24	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 256252.00:						83.17	.00					
2325	UTILITY REFUND #18	256254.00		<u>HUBBLE HOMES LLC, 140 W SERA SOLE CT UTILITY REFUND - SEWER</u>	05/20/2025	40.14	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	256254.00		<u>HUBBLE HOMES LLC, 140 W SERA SOLE CT UTILITY REFUND - WATER</u>	05/20/2025	46.98	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 256254.00:						87.12	.00					
2325	UTILITY REFUND #18	260825.04		<u>MATTHEW WAYNE PETERSON, 2142 W QUILCEDA ST UTILITY REFUND - WATER</u>	05/20/2025	37.48	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	260825.04		<u>MATTHEW WAYNE PETERSON, 2142 W QUILCEDA ST UTILITY REFUND - SEWER</u>	05/20/2025	68.98	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	260825.04		<u>MATTHEW WAYNE PETERSON, 2142 W QUILCEDA ST UTILITY REFUND - TRASH</u>	05/20/2025	46.60	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/25		
Total 260825.04:						153.06	.00					
2325	UTILITY REFUND #18	268227.00		<u>CBH, 2616 N ARROYO VISTA WAY UTILITY REFUND - SEWER</u>	05/20/2025	12.28	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	268227.00		<u>CBH, 2616 N ARROYO VISTA WAY UTILITY REFUND - WATER</u>	05/20/2025	15.73	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		

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Total 268227.00:						28.01	.00					
2325	UTILITY REFUND #18	277771.00		<u>CBH, 656 W SMOKY QUARTZ ST UTILITY REFUND - WATER</u>	05/16/2025	69.75	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	277771.00		<u>CBH, 656 W SMOKY QUARTZ ST UTILITY REFUND - SEWER</u>	05/16/2025	94.55	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 277771.00:						164.30	.00					
2325	UTILITY REFUND #18	282096.00		<u>CBH, 3005 N STAR GARNET WAY UTILITY REFUND - WATER</u>	05/20/2025	96.29	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	282096.00		<u>CBH, 3005 N STAR GARNET WAY UTILITY REFUND - SEWER</u>	05/20/2025	101.64	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 282096.00:						197.93	.00					
2325	UTILITY REFUND #18	282097.00		<u>CBH, 2961 N STAR GARNET WAY UTILITY REFUND - SEWER</u>	05/15/2025	61.16	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	282097.00		<u>CBH, 2961 N STAR GARNET WAY UTILITY REFUND - WATER</u>	05/15/2025	61.68	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 282097.00:						122.84	.00					
2325	UTILITY REFUND #18	302653.01		<u>SCOTT KINGMA, 1014 E VIEDMA ST UTILITY REFUND - WATER</u>	05/16/2025	30.33	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	302653.01		<u>SCOTT KINGMA, 1014 E VIEDMA ST UTILITY REFUND - TRASH</u>	05/16/2025	33.70	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	302653.01		<u>SCOTT KINGMA, 1014 E VIEDMA ST UTILITY REFUND - SEWER</u>	05/16/2025	53.54	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 302653.01:						117.57	.00					

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2325	UTILITY REFUND #18	303262.01		<u>ERIC J NANCE, 2358 N DESTINY AVE UTILITY REFUND - TRASH</u>	05/20/2025	43.06	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	303262.01		<u>ERIC J NANCE, 2358 N DESTINY AVE UTILITY REFUND - SEWER</u>	05/20/2025	62.40	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	303262.01		<u>ERIC J NANCE, 2358 N DESTINY AVE UTILITY REFUND - WATER</u>	05/20/2025	32.45	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 303262.01:						137.91	.00					
2325	UTILITY REFUND #18	304729.00		<u>CBH, 2888 N EAGLE MEADOW AVE UTILITY REFUND - SEWER</u>	05/23/2025	39.24	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	304729.00		<u>CBH, 2888 N EAGLE MEADOW AVE UTILITY REFUND - WATER</u>	05/23/2025	51.92	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 304729.00:						91.16	.00					
2325	UTILITY REFUND #18	310345.02A		<u>KEVIN R DENMAN, 9296 S RUSSELL AVE UTILITY REFUND - WATER</u>	05/22/2025	180.46	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 310345.02A:						180.46	.00					
2325	UTILITY REFUND #18	311002.00		<u>TOLL BROS INC, 8429 S UPDALE AVE UTILITY REFUND - WATER</u>	05/20/2025	25.19	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	311002.00		<u>TOLL BROS INC, 8429 S UPDALE AVE UTILITY REFUND - SEWER</u>	05/20/2025	52.25	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 311002.00:						77.44	.00					
2325	UTILITY REFUND #18	311035.00		<u>TOLL BROS INC, 8448 S UPDALE AVE UTILITY REFUND - WATER</u>	05/13/2025	68.85	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		

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2325	UTILITY REFUND #18	311035.00		TOLL BROS INC, 8448 S UPDALE AVE UTILITY REFUND - SEWER	05/13/2025	16.08	.00	21-4600 SEWER USER FEES	0	5/25		
Total 311035.00:						84.93	.00					
2325	UTILITY REFUND #18	311105.00		TOLL BROS INC, 1411 W DOVEFIELD ST UTILITY REFUND - SEWER	05/05/2025	66.74	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	311105.00		TOLL BROS INC, 1411 W DOVEFIELD ST UTILITY REFUND - WATER	05/05/2025	93.47	.00	20-4500 METERED WATER SALES	0	5/25		
Total 311105.00:						160.21	.00					
2325	UTILITY REFUND #18	311225.00		TOLL BROS INC, 1234 W REGENCY RIDGE DR UTILITY REFUND - WATER	05/12/2025	85.79	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	311225.00		TOLL BROS INC, 1234 W REGENCY RIDGE DR UTILITY REFUND - SEWER	05/12/2025	50.81	.00	21-4600 SEWER USER FEES	0	5/25		
Total 311225.00:						136.60	.00					
2325	UTILITY REFUND #18	311226.00		TOLL BROS INC, 1210 W REGENCY RIDGE DR UTILITY REFUND - WATER	05/20/2025	23.86	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	311226.00		TOLL BROS INC, 1210 W REGENCY RIDGE DR UTILITY REFUND - SEWER	05/20/2025	49.49	.00	21-4600 SEWER USER FEES	0	5/25		
Total 311226.00:						73.35	.00					
2325	UTILITY REFUND #18	311228.00		TOLL BROS INC, 1176 W REGENCY RIDGE DR UTILITY REFUND - SEWER	05/15/2025	8.20	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	311228.00		TOLL BROS INC, 1176 W REGENCY RIDGE DR UTILITY REFUND - WATER	05/15/2025	65.27	.00	20-4500 METERED WATER SALES	0	5/25		

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Total 311228.00:						73.47	.00					
2325	UTILITY REFUND #18	311232.00		TOLL BROS INC. 8120 S DIAMOND RIVER AVE UTILITY REFUND - WATER	05/13/2025	65.89	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	311232.00		TOLL BROS INC. 8120 S DIAMOND RIVER AVE UTILITY REFUND - SEWER	05/13/2025	9.55	.00	21-4600 SEWER USER FEES	0	5/25		
Total 311232.00:						75.44	.00					
2325	UTILITY REFUND #18	320420.00		HAYDEN HOMES, 1121 N ROCKDALE WAY UTILITY REFUND - WATER	05/06/2025	132.57	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	320420.00		HAYDEN HOMES, 1121 N ROCKDALE WAY UTILITY REFUND - SEWER	05/06/2025	47.17	.00	21-4600 SEWER USER FEES	0	5/25		
Total 320420.00:						179.74	.00					
2325	UTILITY REFUND #18	323127.00		TH CONSTRUCTION LLC, 2060 N PEAKHURT AVE UTILITY REFUND - SEWER	05/06/2025	4.50	.00	21-4600 SEWER USER FEES	0	5/25		
2325	UTILITY REFUND #18	323127.00		TH CONSTRUCTION LLC, 2060 N PEAKHURT AVE UTILITY REFUND - WATER	05/06/2025	82.70	.00	20-4500 METERED WATER SALES	0	5/25		
Total 323127.00:						87.20	.00					
2325	UTILITY REFUND #18	340128.00		CBH, 1398 W PACK RIVER DR UTILITY REFUND - WATER	05/20/2025	37.34	.00	20-4500 METERED WATER SALES	0	5/25		
2325	UTILITY REFUND #18	340128.00		CBH, 1398 W PACK RIVER DR UTILITY REFUND - SEWER	05/20/2025	65.65	.00	21-4600 SEWER USER FEES	0	5/25		

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Total 340128.00:						102.99	.00					
2325	UTILITY REFUND #18	340174.00		<u>CBH, 1336 W BASS RIVER DR UTILITY REFUND - WATER</u>	05/20/2025	40.24	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	340174.00		<u>CBH, 1336 W BASS RIVER DR UTILITY REFUND - SEWER</u>	05/20/2025	42.93	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 340174.00:						83.17	.00					
2325	UTILITY REFUND #18	341071.01		<u>CHASE STROUP, 5861 S DONAWAY AVE UTILITY REFUND - WATER</u>	05/16/2025	32.40	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	341071.01		<u>CHASE STROUP, 5861 S DONAWAY AVE UTILITY REFUND - TRASH</u>	05/16/2025	37.82	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	341071.01		<u>CHASE STROUP, 5861 S DONAWAY AVE UTILITY REFUND - SEWER</u>	05/16/2025	53.64	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 341071.01:						123.86	.00					
2325	UTILITY REFUND #18	341157.00		<u>CBH, 5440 S MEMORY PL UTILITY REFUND - SEWER</u>	05/19/2025	45.81	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	341157.00		<u>CBH, 5440 S MEMORY PL UTILITY REFUND - WATER</u>	05/19/2025	43.50	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
Total 341157.00:						89.31	.00					
2325	UTILITY REFUND #18	341159.00		<u>CBH, 5408 S MEMORY PL UTILITY REFUND - WATER</u>	05/16/2025	43.19	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
2325	UTILITY REFUND #18	341159.00		<u>CBH, 5408 S MEMORY PL UTILITY REFUND - SEWER</u>	05/16/2025	43.97	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
Total 341159.00:						87.16	.00					



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				<u>REFUND - WATER</u>	05/06/2025	64.58	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
	Total 361515.00:					71.41	.00					
2325	UTILITY REFUND #18	361952.00		<u>TH CONSTRUCTION LLC, 11257 S CORBALLIS LN UTILITY REFUND - WATER</u>	05/23/2025	221.36	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
	Total 361952.00:					221.36	.00					
2325	UTILITY REFUND #18	60270.01A		<u>MARIA STEUER, 880 W ALOE VERA CT UTILITY REFUND - WATER</u>	05/23/2025	92.45	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
	Total 60270.01A:					92.45	.00					
2325	UTILITY REFUND #18	60990.01		<u>SHARON KATHOL, 716 W BOISE ST UTILITY REFUND - SEWER</u>	05/22/2025	16.79	.00	<u>21-4600 SEWER USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	60990.01		<u>SHARON KATHOL, 716 W BOISE ST UTILITY REFUND - TRASH</u>	05/22/2025	10.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/25		
2325	UTILITY REFUND #18	60990.01		<u>SHARON KATHOL, 716 W BOISE ST UTILITY REFUND - WATER</u>	05/22/2025	36.45	.00	<u>20-4500 METERED WATER SALES</u>	0	5/25		
	Total 60990.01:					63.81	.00					
	Total UTILITY REFUND #18:					4,502.23	.00					
<b>364</b>	<b>VICTORY GREENS</b>	795644	20788	<u>SOD FOR FIRE DEPT, S.CAHILL, MAY'25</u>	05/15/2025	205.00	.00	<u>01-6150 M &amp; R - SYSTEM</u>	1004	5/25		
	Total 795644:					205.00	.00					
	Total VICTORY GREENS:					205.00	.00					

City of Kuna

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Report dates: 5/16/2025-5/29/2025

Page: 55  
May 28, 2025 03:30PM

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
<b>WESTERN TRAILERS SALES CO</b>												
2066	WESTERN TRAILERS SALES CO	38389	19469	<u>TRAILER FOR SEWER DEPT. I. FLEMING. NOV. 24</u>	04/24/2025	145,078.00	145,078.00	21-6166 CAPITAL EQUIPMENT PURCHASES	0	5/25	05/16/2025	
Total 38389:						145,078.00	145,078.00					
Total WESTERN TRAILERS SALES CO:						145,078.00	145,078.00					
<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168147		<u>LEGAL SERVICES - GENERAL. APR '25 - ADMIN</u>	04/30/2025	3,611.18	3,611.18	01-6202 PROFESSIONAL SERVICES	0	5/25	05/16/2025	
Total 168147:						3,611.18	3,611.18					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168148		<u>LEGAL SERVICES FOR P &amp; Z. APR '25</u>	04/30/2025	1,960.85	1,960.85	01-6202 PROFESSIONAL SERVICES	1003	5/25	05/16/2025	
Total 168148:						1,960.85	1,960.85					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168149		<u>LEGAL SERVICES FOR SEWER FUND. APR '25</u>	04/30/2025	1,820.01	1,820.01	21-6202 PROFESSIONAL SERVICES	0	5/25	05/16/2025	
Total 168149:						1,820.01	1,820.01					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168150		<u>LEGAL SERVICES FOR PROJECT PEREGRINE. APR '25</u>	04/30/2025	58.71	58.71	01-6202 PROFESSIONAL SERVICES	4000	5/25	05/16/2025	
Total 168150:						58.71	58.71					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168152		<u>LEGAL SERVICES FOR GEMSTONE TECHNOLOGY PARK LLC - DIODE DEVELOPMENT PROJECT. APR '25</u>	04/30/2025	371.83	371.83	01-6202 PROFESSIONAL SERVICES	4000	5/25	05/16/2025	

City of Kuna

Payment Approval Report - City Council Approval  
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Page: 56  
 May 28, 2025 03:30PM

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 168152:						371.83	371.83					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168153		<u>LEGAL SERVICES FOR SNAKE RIVER WATERKEEPER INC - CLEAN WATER ACT VIOLATIONS, APR '25</u>	04/30/2025	234.84	234.84	21-6202 PROFESSIONAL SERVICES	0	5/25	05/16/2025	
Total 168153:						234.84	234.84					
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	168154		<u>LEGAL SERVICES FOR IMPACT FEES, APR '25</u>	04/30/2025	95.28	95.28	01-6202 PROFESSIONAL SERVICES	0	5/25	05/16/2025	
Total 168154:						95.28	95.28					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						8,152.70	8,152.70					
Grand Totals:						735,825.59	541,836.89					

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Treasurer: \_\_\_\_\_

City of Kuna

Payment Approval Report - City Council Approval  
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Page: 57  
May 28, 2025 03:30PM

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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
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Report Criteria:

- Detail report.
  - Invoices with totals above \$0.00 included.
  - Paid and unpaid invoices included.
-



City of Kuna | 751 W 4<sup>th</sup> Street | PO Box 13 | Kuna, ID 83634 | Phone (208) 922-5546  
www.KunaCity.ID.gov | CityClerk@KunaID.gov

**Alcohol Beverage License Application**

Business Name: The Southern Phone: 2088728280

Business Location: 333 N Ave C Ste 3 Kuna ID 83634

Business Mailing Address: 8847 Mcdermott Rd Kuna ID 83634

Applicant Name: Ashlyn Faulk Phone: 2085590360

Residence Address: 8847 Mcdermott Rd Kuna ID 83634

IF APPLICANT IS A PARTNERSHIP OR CORPORATION, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS

Name: n/a Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Ashlyn Faulk  
Applicant Signature

05/20/25  
Date

All applications must include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE

New applications also include: Copy of ABC stamped approved Foot Print

All Licenses will expire annually on July 1 at 2:00 a.m.

**ALL FEES ARE NON-REFUNDABLE**

LIQUOR-BY-THE-DRINK.....	\$ 562.50	<input checked="" type="checkbox"/>
(Includes On Premise Wine)		
OFF PREMISE BEER.....	\$ 50.00	_____
OFF PREMISE WINE.....	\$ 200.00	<input checked="" type="checkbox"/>
ON PREMISE BEER.....	\$ 200.00	<input checked="" type="checkbox"/>
ON PREMISE WINE.....	\$ 200.00	_____
CHANGE IN LOCATION OF LICENSE.....	_____	_____
(15% OF THE ANNUAL FEE)		
TOTAL \$		<u>962.50</u>

**APPLICANT:** Please be advised that bars, nightclubs, lounges, taverns, and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.

**OFFICE USE ONLY**

License #: _____	Select License Type: <input type="checkbox"/> New <input type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Date Fee Paid: _____	Receipt #: _____	License Printed? <input type="checkbox"/> Yes
License Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	Approved By: _____	Date: _____

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

IN THE MATTER OF THE APPLICATION OF	)	Case No.: 25-01-SUP (Special Use
	)	Permit)
<b>THE SOUTHERN</b>	)	
	)	
<i>Related to the special use permit for a</i>	)	
<i>commercial site at 333 Ave C. Ste 3.</i>	)	<b>DECISION AND REASONED</b>
<i>(R5070001130).</i>	)	<b>STATEMENT FOR THE</b>
		<b>SOUTHERN</b>

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**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 March 11, 2025, the Commission entered a decision on the application. Thereafter, this Decision was prepared and presented to the Commission on March 25, 2025, for formal adoption of the Commission’s decision.

**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 Special Use Permit Application (25-01-SUP) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND TESTIMONY**

**I. List of Exhibits.**

- APPLICATION COVERSHEET
- SPECIAL USE PERMIT APPLICATION
- COMMITMENT TO PROPERTY POSTING
- AFFIDAVIT OF LEGAL INTEREST
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATE
- VICINITY MAP
- WARRANTY DEED
- IDEQ
- KRFD

- SIGN UP SHEET PZ 03.11.2025

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Commission March 11, 2025, hearing are as follows, to wit:

- a. City Staff:  
Marina Lundy, Planner
- b. Appearing for the Applicant:  
Ashlyn Faulk, 8847 McDermitt Rd, Kuna, ID 83634
- c. Appearing in Favor:  
Jeff Rodean, 18283 Spice Bush Ave, Nampa, ID
- d. Appearing Neutral:
- e. Appearing in Opposition:

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 8 Special use Permits
- b. Relevant Statutory Provisions.
  - 1. Chapter 65 of Title 67, Idaho Code
    - i. I.C. § 67-6512 – Special Use Permits, Conditions, and Procedures

**II. Factual Findings**

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

Parcel Number(s):	5070001130
Future Land Use Map Designation:	CBD (Central Business District)
Existing Land Use:	Multi-tenant Commercial Building
Current Zoning:	CBD (Central Business District)
Proposed Zoning:	Same
Development Area:	N/A
Adjacent Zoning Districts:	North: CBD; East: CBD; South: CBD West: CBD

Adjacent Street(s) Existing & Proposed:	North: W 4 <sup>th</sup> Street (Existing); East: N Ave C (Existing); South: W Main Street (Existing); West: N Ave D (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	Sidewalk
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on January 6, 2025. Four (4) attendees were present.
Pre-Application Meeting	December 19, 2025
Agency Comments Request	January 14, 2025
300 FT Legal Mailer Notice Council	February 21, 2025
Idaho Press Newspaper Published Hearing Notice Council	February 21, 2025
Site Posting Commission	February 25, 2025
Commission Public Hearing	Held on March 11, 2025
Commission Written Decision and Reasoned Statement Entered	March 25, 2025

The Southern

- 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. Conditions of Approval**

1. 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 Commission, or seek amending them through appropriate application processes as outlined in KCC.
2. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
3. Developer/Owner/Applicant will provide the City of Kuna with a copy of their liquor license upon receipt from the Alcohol Beverage Control Division.
4. Developer/Owner/Applicant will provide the City of Kuna with a copy of their business license upon receipt.
5. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

6. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.

**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 COMMISSION** of the City of Kuna at its regular meeting held on the 14th day of January 2025.

  
\_\_\_\_\_  
P&Z Commission Chairman, *VICO CHAMBERS*  
~~Dana Hennis~~  
*BENJAMIN CHAMBERS*

# Idaho State Police

## Retail Alcohol Beverage License

Cycle Tracking Number: 163163  
ISLD ID: 9838

Premises Number: 1A-44416  
Incorporated City

License Year: 2026  
License Number: 44416

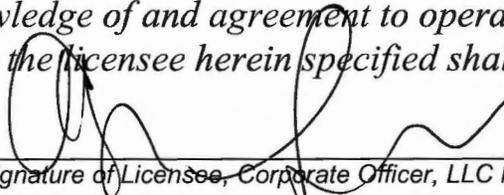
*This is to certify, that*     The Southern LLC  
*doing business as:*        The Southern

*is licensed to sell alcoholic beverages as stated below at:*  
**333 N Ave C Ste 3, Kuna, Ada County**

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license. County and city licenses are also required in order to operate.*

Liquor	Yes	<u>\$0.00</u>
Beer	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Kegs to go	No	
Growlers	No	
Restaurant	No	
On-premises consumption	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Plaza	No	
Brewer's Retail	No	

**TOTAL FEE: \$0.00**

  
\_\_\_\_\_  
*Signature of Licensee, Corporate Officer, LLC Member or Partner*

THE SOUTHERN LLC  
THE SOUTHERN  
8847 MCDERMOTT RD  
  
KUNA, ID 83634  
*Mailing Address*

**License Valid: 05/02/2025 - 04/30/2026**

**Expires: 04/30/2026**



*Director of Idaho State Police*



2025

ADA COUNTY  
STATE OF IDAHO

No. 44416

### RETAIL ALCOHOL BEVERAGE LICENSE

THIS IS TO CERTIFY THAT THE SOUTHERN LLC  
doing business as THE SOUTHERN  
at 333 N AVE C STE 3 KUNA ID 83634

a(n) LLC, is licensed to sell Alcoholic Beverages as stated below, subject to the provisions of Chapters 23-903 and 23-916 Idaho Code Annotated, and the laws of the State of Idaho, Municipal Ordinances, and the regulations of the Commissioner in regard to sale of Alcoholic Beverages and the resolution passed by the Commissioners of said County, on file in the office of the Clerk of the Board at the Ada County Courthouse, Boise, Idaho

Dated 05/01/2025

Bottled/canned beer, Consumed off premise	\$0 00
Bottled/canned beer, Consumed on premise	\$0 00
Draft beer, Includes draft, bottled, and/or canned	\$100 00
Wine by the glass (This covers Retail & By the Drink	\$0 00
Wine by the bottle	\$0 00
Liquor Boise City	\$0 00
Liquor Eagle City	\$0 00
Liquor Garden City	\$0 00
Liquor Racing Facility	\$0 00
Liquor Mendian City	\$0 00
Liquor Kuna City	\$187 50
Liquor Star City	\$0 00
Eligible Golf Course	\$0 00
<b>Total</b>	<b>\$287 50</b>

  
\_\_\_\_\_  
Signature of Licensee or Officer of Corporation

This license is TRANSFERABLE and EXPIRES 05/31/2025  
Witness my hand and seal this Tue May 20 14 45 26 MDT 2025

 05/21/2025  
\_\_\_\_\_  
Chairman

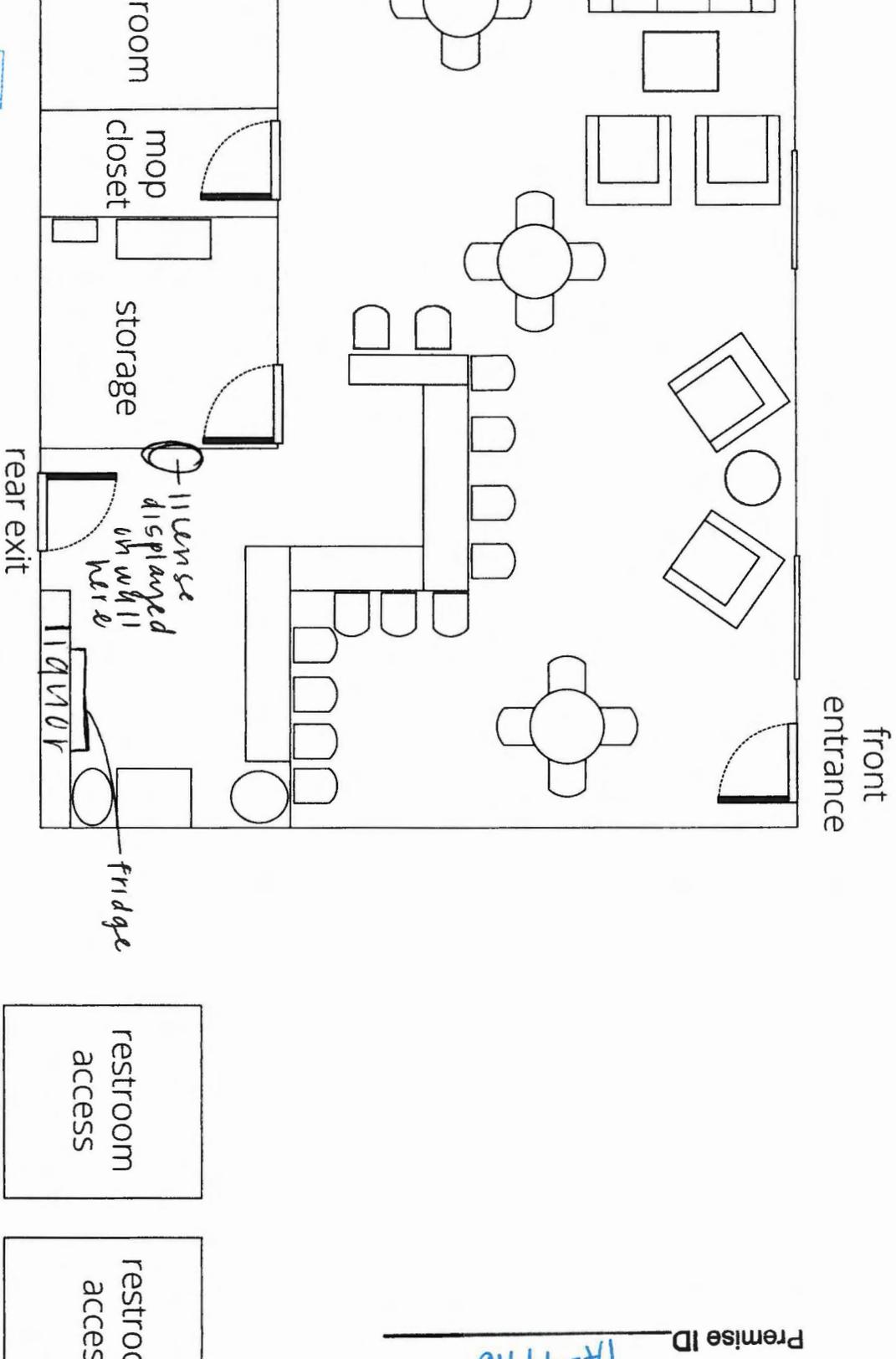
 05/21/2025  
\_\_\_\_\_  
Commissioner

 05/21/2025  
\_\_\_\_\_  
Commissioner

  
  
Clerk of the Board of County Commissioners

(This license must be conspicuously displayed)

1st Southern



RECEIVED  
MAR 11 2025

12' 4" to first bathroom

15' 5" to second bathroom

Premise ID

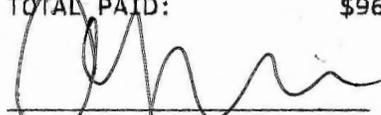
5/22/25, 10:22 AM kuna.billingdoc.net/..

City of Kuna

-----  
PH: 208-922-5546  
-----  
TXN: 142033344555  
ATH: 102649  
DT: 2025-05-22 10:22:35  
-----

ACCT: 1601 \$962.50  
TOKEN CARDHOLDER/VISA

-----  
SUB-TOTAL: \$962.50  
FEE: \$0.00  
TOTAL PAID: \$962.50

  
-----  
SIGNATURE

\*All payments are final\*

# City of Kuna



License No. 180537A

\$962.50

Granted: May 22, 2025

Expires: June 06, 2025

This Alcohol License is granted to:

The Southern

333 N Ave C Ste 3  
KUNA ID 83634

Permitting the licensee to carry on the business or occupation of:

**TEMP ALCOHOL LICENSE**

within the Corporate limits of the City of Kuna, for the period of one year, having paid the sum of \$962.50 therefore, in conformity with the Provisions of Ordinance of Kuna Municipal Code, Section 3-1.

City Clerk



Mayor

THIS LICENSE MUST BE RENEWED BEFORE THE EXPIRATION DATE  
AND BE DISPLAYED IN VIEW ON THE PREMISES  
DO NOT DUPLICATE

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

IN THE MATTER OF THE APPLICATION OF	)	Case No. 25-06-TE
	)	
<b>GRAN PRADO NO. 4</b>	)	
	)	
<i>In Connection with Gran Prado No. 4 located at</i>	)	
<i>South Bittercreek Ave, Kuna, ID.</i>	)	<b>DECISION AND REASONED</b>
	)	<b>STATEMENT.</b>

---

**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

These matters came before the City Council on May 20, 2025 where the Council voted to approve case No. 25-06-TE. Thereafter, this Decision was prepared and presented to the Council on May 6, 2025 for formal adoption of the Council’s decision.

**SECTION 2  
DECISION**

The Gran Prado No. 4 Time Extension (Case No. 25-06-TE) is Approved.

**SECTION 3  
RECORD OF EXHIBITS**

**I. List of Exhibits.**

- TIME EXTENSION APPLICATION
- NARRATIVE

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 9 Subdivision Code.

**II. Factual Findings**

- a. General Factual Findings.

- 1. Statement of Fact

Parcel Number(s):	R0367660167
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:	<b>North:</b> RUT (Rural Urban Transition) <b>East:</b> RUT (Rural Urban Transition) <b>South:</b> RUT (Rural Urban Transition) <b>West:</b> RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	<b>North:</b> W Amity Rd. (Existing) <b>East:</b> S Ten Mile Rd. (Existing) <b>South:</b> W Lake Hazel Rd. (Existing) <b>West:</b> 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

## 2. Procedural Findings:

Agency Comments Request	April 3, 2025
City Council Public Meeting	Held on May 20, 2025

### III. Conditions of Approval

1. Developer/Owner/Applicant shall adhere to the Conditions of Approval as provided in the final written decision.
2. The Perdido Cove Subdivision Preliminary Plat time extension approval will expire May 20, 2026.
3. 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.

---

Joe Stear, Mayor



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

IN THE MATTER OF THE APPLICATIONS OF	)	<b>Case Nos.:</b> 24-07-S (Preliminary Plat) and
	)	24-10-AN (Annexation)
	)	
<b>PALOMA RIDGE SOUTH</b>	)	
	)	
	)	<b>DECISION AND REASONED</b>
<i>Related to the development of real property</i>	)	<b>STATEMENT FOR PALOMA RIDGE</b>
<i>located AT 8780 S Linder Road (Parcel No.</i>	)	<b>SOUTH.</b>
<i>S1312233600).</i>	)	

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the City Council of the City of Kuna (the “Council”) for Public Hearing on May 20, 2025, the Council entered recommendations and decisions on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Council on June 3, 2025, for formal adoption of the Council’s decision.

**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 Preliminary Plat Application (Case No. 24-07-S) is hereby *Approved*.

The Annexation Application (24-10-AN) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- ANNEXATION&ZONING - AFFIDAVIT OF LEGAL INTEREST
- ANNEXTATION & ZONING - APPLICATION
- ANNEXATION & ZONING - COMMITMENT TO PROPERTY POSTING
- ANNEXATION & ZONING - COVERSHEET
- ANNEXATION & ZONING - DEED

- ANNEXATION & ZONING - LEGAL DESCRIPTION
- ANNEXATION & ZONING - NARRATIVE
- ANNEXATION & ZONING - VICINITY MAP
- DESIGN REVIEW - AFFIDAVIT OF LEGAL INTEREST
- DESIGN REVIEW - APPLICATION
- DESIGN REVIEW - COVERSHEET
- DESIGN REVIEW - DEED
- DESIGN REVIEW - GRADING & DRAINAGE PLAN
- DESIGN REVIEW - LANDSCAPE PLAN
- DESIGN REVIEW - LIGHTING PLAN
- DESIGN REVIEW - NARRATIVE
- DESIGN REVIEW - OPEN SPACE EXHIBIT
- DESIGN REVIEW - SITE PLAN
- DESIGN REVIEW - VICINITY MAP
- NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT - AFFIDAVIT OF LEGAL INTEREST
- PRELIMINARY PLAT - APPLICATION
- PRELIMINARY PLAT - COMMITMENT TO PROPERTY POSTING
- PRELIMINARY PLAT - CONSTRUCTION DRAWINGS
- PRELIMINARY PLAT - COVERSHEET
- PRELIMINARY PLAT - DEED
- PRELIMINARY PLAT - GEOTECHNICAL REPORT
- PRELIMINARY PLAT - LANDSCAPE PLAN
- PRELIMINARY PLAT - LEGAL DESCRIPTION
- PRELIMINARY PLAT - NARRATIVE
- PRELIMINARY PLAT - NEIGHBORHOOD MEETING CERTIFICATION
- PRELIMINARY PLAT - PRELIMINARY PLAT
- PRELIMINARY PLAT - SUBDIVISION NAME RESERVATION
- PRELIMINARY PLAT - VICINITY MAP

- AGENCY TRANSMITTAL
- PALOMA SOUTH SITE POSTING 1
- PALOMA SOUTH SITE POSTING 2
- PALOMA SOUTH SITE POSTING 3
- PALOMA SOUTH PROOF OF PROPERTY POSTING NOTARIZED
- CDHD AGENCY COMMENT
- IDEQ AGENCY COMMENT
- ITD TIS
- ITD MIXED USE DEVELOPMENT CONDITION MEMO
- KSD AGENCY COMMENT
- PW AGENCY COMMENT

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Council May 20, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Marina Lundy, Planner
- b. Appearing for the Applicant:  
Kyle Prewett, 3103 W Sheryl Dr., Ste 100, Meridian, ID 83642
- c. Appearing in Favor:
- d. Appearing Neutral:  
None
- e. Appearing in Opposition:  
Micheal Rocko, 1286 East Fort Earie Street, Kuna ID 83634

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Kuna City Code 1-14-3
  - 2. Title 5 Kuna City Code, Zoning Regulations
- b. Relevant Statutory Provisions.
  - 1. Chapter 13 of Title 50, Idaho Code.

- 2. I.C. § 67-6511A.
- 3. I.C. § 67-6513
- 4. I.C. § 50-222
- 5. Chapter 65 of Title 67, Idaho Code

c. Pertinent Constitutional Provisions

**II. Factual Findings**

a. General Factual Findings.

1. Statement of Fact

<b>Parcel Number(s):</b>	S1312233600
<b>Future Land Use Map Designation:</b>	Mixed Use
<b>Existing Land Use:</b>	Agricultural/storage
<b>Current Zoning:</b>	Rural Residential
<b>Proposed Zoning:</b>	R-4, Medium Density Residential
<b>Development Area:</b>	3.31 Acres Total
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-4 (Medium Density Residential) <b>East:</b> R-4 (Medium Density Residential); <b>South:</b> RR (Rural Residential); <b>West:</b> RR (Rural Residential), A (Agricultural)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> W Switchgrass St. (Existing); <b>East:</b> W Velvetleaf Dr. (Existing) S Water Clover Way (Existing); <b>South:</b> W Firehouse Ln. (Existing); <b>West:</b> S Linder Rd (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	Public Streets (Existing) W Velvetleaf Ct.
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on December 9, 2024. 10 Attendees were present.
<b>Pre-Application Meeting</b>	Held on November 14, 2024.
<b>Agency Comments Request</b>	January 30, 2025.
<b>300 FT Legal Mailer Notice</b>	Sent on March 7, 2025.
<b>Idaho Press Newspaper Published Hearing Notice</b>	Published on March 7, 2025.
<b>Site Posting</b>	Posted on March 3, 2025.
<b>Planning and Zoning Public Hearing</b>	Held on March 25, 2025.
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Held on April 22, 2025.

<b>City Council Public Hearing</b>	Held on May 20, 2025
<b>City Council Written Recommendation and Decision Entered</b>	Held on June 3, 2025

b. Relevant Contested Facts.

1. Micheal Rocko presented concerns about the build quality of Toll Brothers' (the applicant) homes due to issues that had come up in a previously approved subdivision.

c. Councils Factual Findings on Relevant Contested Fact.

1. Council shared some of these concerns about build quality and expressed their desire to protect Kuna's citizens from buying a product that may cause them future financial burden. Mark Bybee (city attorney) advised council not to decide the outcome of this application based on previous cases. This case was deemed to have met the requirements of Kuna City Code and should only be held to those requirements of code.

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

It is the rationale of the Commission that the annexation, design review, and preliminary plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

### **IV. 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 connect the new development to the existing stub street.
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 as submitted 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. A fence shall be installed in lot 4c block 1 of the preplat.
15. 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.
16. 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*.
17. 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.
18. 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).
19. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required with the exception of Pressurized irrigation. The Applicant shall conform to all corresponding City of Kuna Master Plans.
20. 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.
21. 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.
22. 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.

23. 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.
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 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 submit a Preliminary Plat to reflect Code compliant planting procedure of trees and shrubs for staffs approval.
- 30. Applicant is conditioned to submit a Landscape plan with the plant schedule to reflect the required changes for staffs approval.
- 31. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**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 3<sup>rd</sup> day of June 2025.

\_\_\_\_\_  
Joe Stear, Mayor



- PRE-PLAT
- LANDSCAPE PLAN
- GEOTECHNICAL REPORT
- GEOTECHNICAL REPORT ADD 1
- IDEQ AGENCY COMMENT
- ACHD REPORT
- BPBC AGENCY COMMENT
- ITD AGENCY COMMENT
- CENTRAL DISTRICT HEALTH AGENCY COMMENT
- PROOF OF SITE POSTING 1
- PROOF OF SITE POSTING 2
- PROOF OF SITE POSTING 3
- PROOF OF POSTING
- KSD AGENCY COMMENT
- KSD UPDATED LETTER
- PW AGENCY COMMENT

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Council June 11, 2024, hearing are as follows, to-wit:

- a. City Staff:  
Marina Lundy, Planner
- b. Appearing for the Applicant:  
Chynna Charlee Tipton, 6600 E. Victory Rd. Nampa, ID 83687
- c. Appearing in Favor:  
Sid Anderson, 2500 E Rock Falls Lane, Kuna, ID 83634
- d. Appearing Neutral:  
None
- e. Appearing in Opposition:  
None

**SECTION 4**

## REASONED STATEMENT

### I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
  - 1. Kuna City Code 1-14-3
  - 2. Title 5 Kuna City Code, Development Regulations
  
- b. Relevant Statutory Provisions.
  - 1. Chapter 13 of Title 50, Idaho Code.
  - 2. Chapter 65 of Title 67, Idaho Code
  
- c. Pertinent Constitutional Provisions

### II. Factual Findings

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

<b>Parcel Number(s):</b>	R0615250135, R061525014
<b>Future Land Use Map Designation:</b>	Mixed Use
<b>Existing Land Use:</b>	Medium Density Residential
<b>Current Zoning:</b>	R-4, Medium Density Residential
<b>Proposed Zoning:</b>	R-4, Medium Density Residential
<b>Development Area:</b>	7.95 Acres Total
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-4 (Rural Residential) <b>East:</b> R-4 (Rural Residential); <b>South:</b> RR (Rural Residential); <b>West:</b> RR (Rural Residential), R-4 (Medium Density Residential)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> E Kuna Rd. (Existing); <b>East:</b> None; <b>South:</b> E Rock Falls Ln. (Existing); <b>West:</b> E Rock Falls Ln. (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	Public Streets: E Odyssey St.; Bobcat Loop (Existing)
<b>Adjacent Bike/Pedestrian Facilities:</b>	Greenbelt Walkway
<b>Adjacent Parks:</b>	Small park along Indian Creek (to be added)
<b>Land Dedication Requirements:</b>	N/A

- 2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on January 2, 2025. 2 Attendees were present.
<b>Pre-Application Meeting</b>	Held on December 12, 2024.

<b>Agency Comments Request</b>	February 10, 2025.
<b>300 FT Legal Mailer Notice</b>	Sent on March 7, 2025.
<b>Idaho Press Newspaper Published Hearing Notice</b>	Published on March 7, 2025.
<b>Site Posting</b>	Posted on March 10, 2025.
<b>Planning and Zoning Public Hearing</b>	Held on March 25, 2025.
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Held on April 8, 2025.
<b>City Council Public Hearing</b>	Held on May 20, 2025
<b>City Council Written Recommendation and Decision Entered</b>	Held on June 3, 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. Commissions 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 preliminary plat is in compliance with Idaho Code, Kuna City Code and the Comprehensive plan.

### IV. 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 as submitted 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. 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 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.
24. 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.
  25. 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.
  26. 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.
  27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
  28. Applicant is conditioned to submit a pre-plat or Landscape plan with the plant schedule to reflect the required changes for staffs approval.
  29. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**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 3<sup>th</sup> day of June 2025.

\_\_\_\_\_  
Joe Stear, Mayor

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

IN THE MATTER OF THE APPLICATION OF	)	<b>Case No.:</b> 25-01-AN (Comprehensive Plan
	)	Map)
	)	
<b>DESRI / JASPER SOLAR</b>	)	
	)	
<i>Related to parcels Identified as S1529321100,</i>	)	
<i>S1529314800, S1530142220, S1530131250,</i>	)	<b>DECISION AND REASONED</b>
<i>S1531111100, S1532212400, and S1532314800,</i>	)	<b>STATEMENT FOR DESRI / JASPER</b>
<i>in Sections 29, 30, 31 &amp; 32, T2N, R2E.</i>	)	<b>SOLAR.</b>

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the City Council of the City of Kuna (the “Council”) for Public Hearing on May 20, 2025. During this hearing, the City Council voted to approve applications 25-01-CPM.

This written Decision and Reasoned Statement was prepared thereafter and considered and formally adopted by the Council on June 3, 2025.

**SECTION 2  
DECISION**

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

1. The Comprehensive Plan Map Amendment application (Case No. 25-01-CPM) is hereby *Approved*, subject to the conditions set forth herein. Therefore, the Comprehensive Plan Future Land Use Map (“FLUM”) is hereby amended to redesignate the lands subject to this decision as industrial.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

**I. List of Exhibits.**

- COMMITMENT TO POST PROPERTY
- COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION
- IDOC CLOSURE REPORTS
- IDOC DEED SECTIONS 29, 30, 32, 33
- IDOC LANDOWNER APPROVAL LETTER
- JASPER SOLAR PROPOSED COMP PLAN MAP AMENDMENT
- LEGAL DESCRIPTION

- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET
- QUIT CLAIM DEED
- VICINITY MAP
- WARRANTY DEED
- IP PUBLICATION PZ 03.21.2025
- PROOF OF LEGAL NOTICE MAILER P&Z 03.20.2025
- PROOF OF PROPERTY POSTING P&Z 03.19.2025
- AGENCY TRANSMITTAL
- ECONOMIC DEVELOPMENT DEPT.
- ITD
- APPLICANT PRESENTATION P&Z 4.8.2025
- IP PUBLICATION CC 4.25.25
- PROOF OF LEGAL NOTICE MAILER CC 4.25.25
- PROOF OF PROPERTY POSTING CC 5.5.2025
- APPLICANT PRESENTATION CC 5.20.2025

**II. Public Hearing Witnesses.**

**Witness Testimony:** Those who testified at the Council’s May 20, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Troy Behunin, Senior Planner,
- b. Appearing for the Applicant:  
Caitlin Clancy, 2 Gold St., New York, New York, 10017
- c. Appearing in Favor:  
None
- d. Appearing Neutral:  
None
- e. Appearing in Opposition:  
None

**SECTION 4  
REASONED STATEMENT**

**I. Relevant Criteria and Standards Considered**

- a. Relevant City Ordinance Provisions.
  - 1. Kuna City Code 1-14-3

- b. Relevant Statutory Provisions.
  - 1. Chapter 6509 of Title 67, Idaho Code.
- c. Pertinent Constitutional Provisions

## II. Factual Findings

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

<b>Parcel Number(s):</b>	S1529321100, S1529314800, S1530142220, S1530131250, S1531111100, S1532212400, and S1532314800.
<b>Future Land Use Map Designation:</b>	Public and Light Industrial
<b>Existing Land Use:</b>	Bare Ground
<b>Current Zoning:</b>	Rural Preservation
<b>Proposed Zoning:</b>	County
<b>Development Area:</b>	876.81 acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> RP (Rural Preservation); <b>East:</b> RP (Rural Preservation), A (Agriculture); <b>South:</b> RP (Rural Preservation), M1 (Industrial – Ada County); <b>West:</b> RP (Rural Preservation), M-1 (Light Industrial – Kuna City)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> None; <b>East:</b> None; <b>South:</b> None; <b>West:</b> None
<b>Internal Street(s) Existing &amp; Proposed:</b>	None
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None

- 2. Procedural Findings:

<b>Neighborhood Meeting</b>	Held on January 9, 2025. No Attendees.
<b>Pre-Application Meeting</b>	Held on May 10, & December 4, 2024
<b>Agency Comments Request</b>	March 10, 2025
<b>300 FT Legal Mailer Notice</b>	Sent on March 20, 2025
<b>Idaho Press Newspaper Published Hearing Notice</b>	Published on March 21, 2025
<b>Site Posting</b>	Posted on March 19, 2025
<b>Planning and Zoning Public Hearing</b>	Held on April 8, 2025.

<b>P&amp;Z Commission Written Recommendation and Decision Entered</b>	Held on May 13, 2025.
<b>300 FT Legal Mailer Notice for Council Hearing</b>	Sent on April 24, 2025
<b>Idaho Press Newspaper Published Hearing Notice for Council Hearing</b>	Published on April 25, 2025
<b>Site Posting for Council Hearing</b>	Posted on May 5, 2025
<b>Council Public Hearing</b>	Held on May 20, 2025
<b>Council Written Decision and Reasoned Statement Entered</b>	Entered on June 3, 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 entered.

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

The City's rationale in this matter is that the Comprehensive Plan Map Change is compliant with applicable Idaho State, and Kuna City Codes

### **IV. Conditions of Approval.**

1. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

## **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 3<sup>rd</sup> day of June 2025.

---

Joe Stear, Mayor

**RESOLUTION NO. R42-2025  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY AGREEMENT BETWEEN THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA FOR ROADWAY CONSTRUCTION/ WATER AND SEWER CONSTRUCTION.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City of Kuna, Idaho is hereby authorized to execute the Interagency Agreement (IAA) with the Ada County Highway District (ACHD) for City’s participation in the installation of water/sewer infrastructure as part of the Ada County Highway District 2025 Arterial and Collector Capital Maintenance Project No. 523016. The result of the work encompassed by this IAA will improve potable water connectivity along Hubbard Road, alignment with the City’s approved water master plan, and will provide transmission from the City’s Well #12 into the potable water distribution system.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 3rd day of June, 2025

**APPROVED BY THE MAYOR** of Kuna, Idaho this 3rd day of June, 2025

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Nathan Stanley, City Clerk



INTERAGENCY AGREEMENT FOR:  
ROADWAY CONSTRUCTION/ WATER AND SEWER CONSTRUCTION  
**Ada County Highway District 2025 Arterial and Collector Capital Maintenance**  
ACHD PROJECT NO. 523016

THIS INTERAGENCY AGREEMENT FOR ROADWAY CONSTRUCTION/WATER AND SEWER CONSTRUCTION (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the ADA COUNTY HIGHWAY DISTRICT, a highway district organized under the laws of the State of Idaho (“DISTRICT” or “ACHD”), and the CITY OF KUNA, a municipal corporation organized under the laws of the State of Idaho (“KUNA” or “City”), regarding ACHD Project no. 523016.

### RECITALS

WHEREAS, ACHD is a single county-wide highway district, a public entity, organized and existing pursuant to Idaho Code Title 40, Chapter 14, as amended and supplemented, with the exclusive jurisdiction and authority to maintain, improve, regulate and operate public rights-of-way in Ada County;

WHEREAS, City is a municipal corporation organized and operating pursuant to Idaho Code Title 50, as amended and supplemented with jurisdiction, authority and police power to regulate and control municipal activities within the City;

WHEREAS, Idaho Code § 67-2332 provides that one or more public agencies may contract with any one or more other public agencies to perform any governmental service, activity or undertaking which each public agency entering into the contract is authorized by law to perform, provided that such contract is authorized by the governing body of each party and that such contract shall set forth fully the purposes, powers, rights, objectives and responsibilities of the contracting parties; and

WHEREAS, DISTRICT and KUNA desire to undertake a cooperative effort to incorporate into the DISTRICT’S road construction projects known as Ada County Highway District 2025 Arterial and Collector Capital Maintenance Project (“Project” or “Project Boundaries”), certain modifications or improvements to City owned facilities, including **constructing water and sewer services, adjusting water valve boxes and covers and sewer manholes to grade, and correcting potable/non-potable spacing issues** (collectively, “City Water and Sewer Improvements”) as detailed in Project no. 523016, to be constructed pursuant to a separately-executed agreement between DISTRICT and the selected Contractor (“CONTRACT”); and

WHEREAS, DISTRICT is willing to accommodate KUNA'S request by including the City Water and Sewer Improvements in the Project plans, subject to the terms, conditions and obligations set forth in this Agreement and so long as DISTRICT receives assurances by the City that it will fully reimburse DISTRICT for all actual costs including, without limitation, any indirect costs and expenses that DISTRICT incurs as a result of the additional work attributable to the modification or installation of the City Water and Sewer Improvements within the Project Boundaries; and

NOW, THEREFORE, in consideration of the foregoing premises, mutual covenants and agreements herein contained, the parties hereto agree as follows:

**1. DISTRICT SHALL:**

- a. Be the party responsible for soliciting, receiving and opening of bids and for executing and administering the construction CONTRACT for the roadway reconstruction and City Water and Sewer Improvements referenced herein, which CONTRACT shall include, *inter alia*, a provision that all work required for the City Water and Sewer Improvements shall be performed in conformance with the most current edition of the Idaho Standards for Public Works Construction (ISPWC) and the most current City of KUNA Supplemental Specifications to the ISPWC. It is hereby specifically agreed that:
  - i. Adjustment of water valve boxes and covers to grade shall include reconstruction in conformance with ISPWC Section 404, and
  - ii. Adjustment of sewer manholes to grade shall include reconstruction in conformance with ISPWC Section 602.
- b. Provide KUNA with a complete set of combined bid documents for the roadway reconstruction, and for the City Water and Sewer Improvements.
- c. Furnish KUNA with an abstract of all bids received and obtain KUNA'S written concurrence with DISTRICT'S recommendation for award of the CONTRACT prior to making such award. KUNA'S concurrence shall specifically acknowledge that the City Water and Sewer Improvements are and shall be subject to the terms and conditions of this Agreement. If KUNA does not concur, the DISTRICT shall remove the City Water and Sewer Improvements and if necessary, rebid the Project. KUNA shall be responsible and shall reimburse DISTRICT for any and all costs suffered by DISTRICT attributable to the removal of the City Water and Sewer Improvements from the Project and if applicable, the rebidding of the Project.
- d. Include in the CONTRACT, a term providing that KUNA will have the right and authority to work directly with the Contractor to resolve any claims relating in any way to the City Water and Sewer Improvements and that any such claims will be reviewed, approved or denied by KUNA including enforcement of the two (2) year warranty period to be started at the date described in the final acceptance letter from KUNA.

- e. Coordinate with KUNA should any changes be made to DISTRICT's portion of the CONTRACT or work pursuant thereto that does or may impact the City Water and Sewer Improvements.
- f. Make monthly progress payments and the final CONTRACT payment to the Contractor in conformance with the terms of the construction CONTRACT.
- g. Submit to KUNA a copy of each design consultant billing attributable to the City Water and Sewer Improvements if applicable and Contractor progress payment estimate, and the final CONTRACT payment estimate, as such estimates are approved by DISTRICT after obtaining KUNA'S concurrence regarding KUNA'S portion of the CONTRACT, together with an invoice for KUNA'S share of the construction CONTRACT costs earned by and to be paid to the Contractor.
- h. As applicable, provide for the reference and replacement of all pre-existing survey monuments within the Project.
- i. Provide the field survey and grade control necessary for construction of the roadway. Centerline or offsets and stationing shall be established prior to the City staking any sanitary sewer or potable water service lines, water valve boxes, manhole locations, and other City facilities.
- j. At the conclusion of the Project, submit to KUNA written documentation of expenditures with an invoice for payment of all costs and expenses the DISTRICT incurs, in addition to those provided under paragraph 1.g. above, as a result of the additional work attributed to the City Water and Sewer Improvements within the Project Boundaries, including but not limited to, costs or changed conditions, plan errors and omissions, and delays attributable to design and/or installation of the City Water and Sewer Improvements.
- k. Indemnify, save harmless and defend regardless of outcome, KUNA from expenses and against suites, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees caused by or arising out of any negligent acts by DISTRICT or DISTRICT'S officers, employees, agents or contractors while acting within the course and scope of their employment, which arise from or which are in any way connected to the City Water and Sewer Improvements. Such indemnification hereunder by DISTRICT shall in no event cause the liability of DISTRICT for any negligent act to exceed the amount of loss, damages, or expenses of attorney fees attributable to such negligent act, and shall not apply to loss, damages, expenses or attorney fees attributable to the negligence of KUNA. This duty to defend, indemnify and hold harmless is subject to the limitations of Idaho law, including Article VII Section 4, Idaho Constitution and Idaho Code Title 6 Chapter 9 (the Idaho Tort Claims Act), and to any other limitations set forth in the Agreement.

## **2. KUNA SHALL:**

- a. Provide the inspection, field survey and grade control required for the installation of all City Water and Sewer Improvements incorporated into the Project and installed and adjusted under the CONTRACT and provide copies of appropriate tests and construction diaries to the District Project Representative as designated by DISTRICT.
- b. Provide DISTRICT with the special provisions if applicable, and stamped plans, bid quantities and an Engineers Estimate (or pursuant to Paragraph 1.g. pay the DISTRICT the actual cost if the DISTRICT'S design consultant prepares the same) for the City Water and Sewer Improvements to be incorporated into the Project and included in the bid documents for the CONTRACT (all work required for the City Water and Sewer Improvements to be performed in accordance with the most current edition of the Idaho Standards for Public Works Construction (ISPWC), the City's Supplemental Specifications to the ISPWC, and the City's Revisions to the Standard Specifications).
- c. Remit to DISTRICT, within thirty-five (35) calendar days after the date of any invoice referenced in paragraph 1.g., all funds for which KUNA is responsible pursuant to the approved progress payment estimate and the final CONTRACT payment estimate.
- d. Remit to DISTRICT, within thirty-five (35) calendar days after the date of invoice referenced in paragraph 1.j., all funds for which KUNA is responsible pursuant to this Agreement.
- e. Reimburse DISTRICT five percent (5%) of KUNA'S construction costs attributable to the City Water and Sewer Improvements as payment toward the additional costs incurred by DISTRICT, including overhead and benefits, and project administration costs which include but are not limited to: public advertisement of the Project, supplying bid plans, supplying construction plans, preparing and holding the preconstruction meeting, generating monthly pay estimates and paying the Contractor, preparing change orders, general construction project oversight, and maintaining construction project files.
- f. Reimburse DISTRICT for mobilization, traffic control, flagging, detours and weekly meetings on a prorated basis. The prorated basis for the above items will be calculated using the percentage of KUNA'S project costs as they relate to the total project construction costs.
- g. Provide (at City's sole costs) trench compaction testing for the City Water and Sewer Improvements from one-foot (1') above the pipe zone to sub-grade of the roadway section; trench compaction testing shall be provided at the minimum frequency rate of one (1) test per one thousand (1,000) lineal feet, minimum one (1) for every three (3) transverse trenches; provide all re-testing required in any area that does not meet CONTRACT requirements; and provide copies of tests for the area along the alignment of the pipeline to the designated DISTRICT representative.

- h. Be liable for the cost of repairing any trench failure attributable to the City Water and Sewer Improvements within the Project Boundaries, and be liable for and indemnify, defend and hold DISTRICT harmless for any and all costs, claims, and damages resulting from any such trench failure.
- i. Reimburse DISTRICT for any additional costs to DISTRICT over and above costs specifically enumerated herein, where such costs are attributable to the installations, adjustments, relocations and abandonments of the City Water and Sewer Improvements or to the removal of any or all items from the CONTRACT that are associated with the installation of the City Water and Sewer Improvements.
- j. Indemnify, save harmless and defend regardless of outcome, DISTRICT from expenses and against suites, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees caused by or arising out of any negligent acts by KUNA or KUNA'S officers, employees, agents or contractors while acting within the course and scope of their employment, which arise from or which are in any way connected to the City Water and Sewer Improvements. Such indemnification hereunder by KUNA shall in no event cause the liability of KUNA for any negligent act to exceed the amount of loss, damages, or expenses of attorney fees attributable to such negligent act, and shall not apply to loss, damages, expenses or attorney fees attributable to the negligence of DISTRICT. This duty to defend, indemnify and hold harmless is subject to the limitations of Idaho law, including Article VII Section 4, Idaho Constitution and Idaho Code Title 6 Chapter 9 (the Idaho Tort Claims Act), and to any other limitations set forth in the Agreement.
- k. Work directly with the Contractor to resolve any claims relating in any way to the City Water and Sewer Improvements; any and all such claims will be reviewed, approved or denied by KUNA and KUNA shall indemnify, save harmless and defend regardless of outcome, DISTRICT from expenses and against suites, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees caused by or arising out of any and all such claims regardless of the outcome of the City's efforts to resolve said claims with the Contractor.

### **3. THE PARTIES HERETO FURTHER AGREE THAT:**

- a. In accordance with Idaho Code § 67-2332, the purposes, powers, rights and objectives of each of the parties are as set forth in the Recitals above. Each of the Recitals above is incorporated into the body of this Agreement.
- b. The amount to be reimbursed to DISTRICT by KUNA for KUNA'S portion of the Project shall be based on the actual quantities of work acceptably performed and/or installed, as determined from field measurements made by KUNA, and paid for pursuant to the unit, and or lump sum prices, established in the CONTRACT.
- c. DISTRICT shall obtain KUNA'S approval prior to commencement of any change order work involving the installations, adjustments, relocations and abandonments of City water or sewer facilities.

- d. Prior to commencement of work by the Contractor, the parties will, together with the Contractor, inspect within the entire Project Boundaries for the purpose of reviewing the Project to locate any unstable areas and to resolve any items of concern or misunderstanding.
- e. This Agreement may not be enlarged, modified, amended or altered except in writing signed by both of the parties hereto.
- f. All signatories to this Agreement represent and warrant that they have the power to execute this Agreement and to bind the agency they represent to the terms of this Agreement.
- g. Should either party to this Agreement be required to commence legal action against the other to enforce the terms and conditions of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs incurred in said action.
- h. Any action at law, suit in equity, arbitration or judicial proceeding for the enforcement of this Agreement shall be instituted only in the courts of the State of Idaho, County of Ada.
- i. This Agreement shall be binding upon and inure to the benefit of the personal representatives, heirs and assigns of the respective parties hereto.
- j. Nothing in this Agreement shall be construed to be an indebtedness or liability in violation of Article VIII, Section 3 of the Idaho Constitution.
- k. The validity, meaning and effect of this Agreement shall be determined in accordance with the laws of the State of Idaho.
- l. This Agreement and the exhibits hereto constitute the full and entire understanding and agreement between the parties with regard to the transaction contemplated herein, and no party shall be liable or bound to the other in any manner by any representations, warranties, covenants or agreements except as specifically set forth herein.
- m. The promises, covenants, conditions and agreements herein contained shall be binding on each of the parties hereto and on all parties and all persons claiming under them or any of them; and the rights and obligations hereof shall inure to the benefit of each of the parties hereto and their respective successors and assigns.
- n. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.
- o. The failure of a party to insist on the strict performance of any provision of this Agreement or to exercise any right or remedy upon a breach hereof shall not

constitute a waiver of any provision of this Agreement or limit such party's right to enforce any provision or exercise any right. No acknowledgments required hereunder, and no modification or waiver of any provision of this Agreement or consent to departure therefrom, shall be effective unless in writing and signed by DISTRICT and KUNA.

- p. The headings used in this Agreement are used for convenience only and are not to be considered in construing or interpreting this Agreement.
- q. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same.
- r. The parties hereto agree that nothing herein contained shall be construed to create a joint venture, partnership or other similar relationship which might subject any party to liability for the debts and/or obligations of the others, except as otherwise expressly agreed in this Agreement.
- s. This Agreement is not intended to create, nor shall it in any way be interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto.
- t. All parties have been represented by legal counsel, and no party shall be deemed to be the drafter of this Agreement for purposes of interpreting an ambiguity against the drafter.
- u. Time shall be of the essence for all events and obligations to be performed under this Agreement. Without limiting the foregoing, in the event that KUNA does not timely comply with any of its obligations hereunder, DISTRICT shall have no obligation whatsoever to incorporate, facilitate, and/or complete the City Water and Sewer Improvements, regardless of whether prior approval has been given by DISTRICT to KUNA.

IN WITNESS HEREOF, the parties hereto have executed this Agreement on the day and year herein first written.

ATTEST:	ADA COUNTY HIGHWAY DISTRICT
By:	By:
Ryan Head Director	Miranda Gold President, Board of Commissioners
ATTEST:	CITY OF KUNA
By:	By:
Nathan Stanley City Clerk	Joe Stear Mayor

STATE OF IDAHO )  
 ) ss.  
 COUNTY OF ADA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, personally appeared Miranda Gold and Ryan Head, President of the Board of Commissioners and Director respectively of the ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said body.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

\_\_\_\_\_  
 Notary Public for Idaho  
 Residing at \_\_\_\_\_, Idaho  
 My commission expires:



**Exhibits**

Exhibit A – Utility Improvements Final Plans

Exhibit B – Utility Improvements Special Provisions

Exhibit C – Utility Improvements Final Construction Estimate

# CITY OF KUNA UTILITY IMPROVEMENTS

TO BE CONSTRUCTED IN CONJUNCTION WITH

## ADA COUNTY HIGHWAY DISTRICT 2025 ARTERIAL & COLLECTOR CAPITAL MAINTENANCE ACHD PROJECT NO. 523016



State of Idaho • Department of Environmental Quality  
**PLANS & SPECIFICATIONS REVIEW**

These plans and/or specifications have been reviewed for compliance with Department of Environmental Quality rules. This review does not relieve the owner, engineer, or the contractor of the responsibility to design or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, or ordinances. Plans and/or specifications must be resubmitted for review if construction is not completed within one year from approval date.

Reviewed by: David Weeks      Approval Date: Sep 16, 2024  
 Reviewing DEQ Engineer:      Adam Wenger



JOB NO.	23043
DESIGNED	JRM/CJP
DRAWN	JRM
CHECKED	CJP
APPROVED	
DATE	
REVISIONS	
ITEM	
NO.	

**CIVIL SURVEY CONSULTANTS, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 2893 S. MERIDIAN ROAD  
 MERIDIAN, IDAHO 83642  
 (208) 888-4312

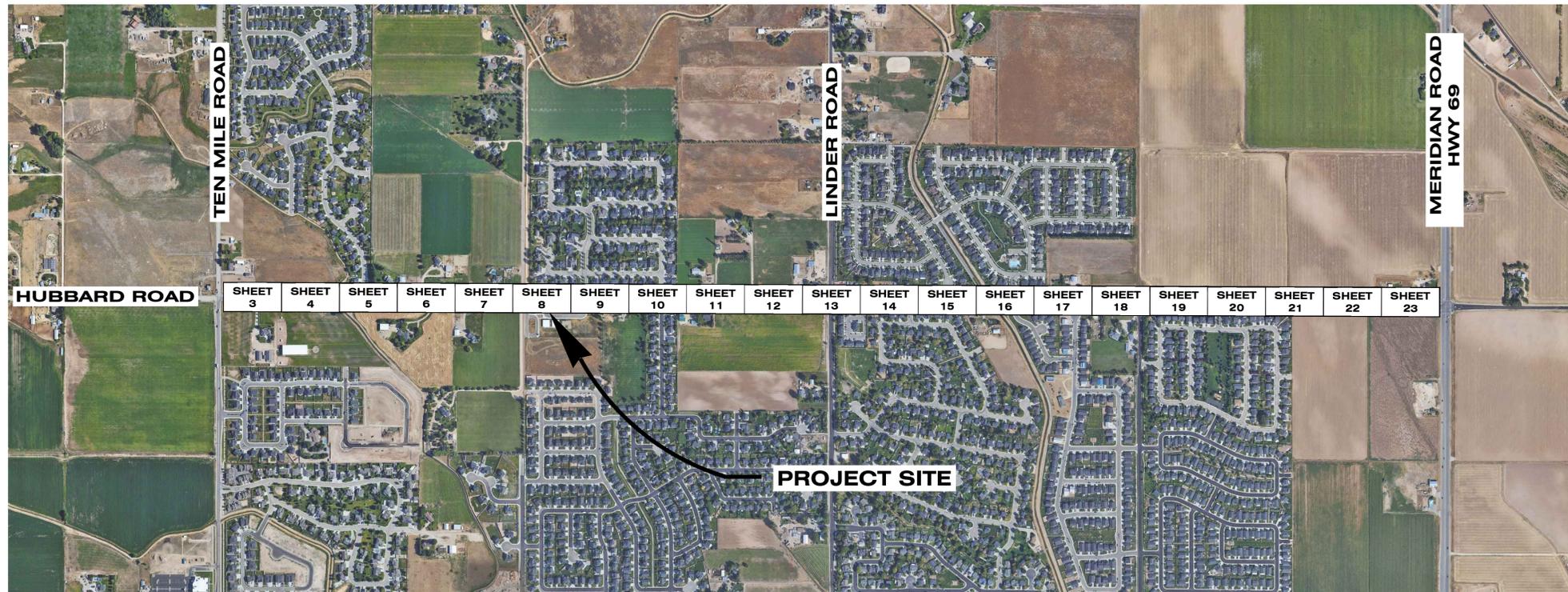
**CITY OF KUNA**  
**2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE**  
**UTILITY IMPROVEMENTS**

DATE: JULY 2024  
 DRAWING: SHT01  
 JOB NO: 23043

SHEET 1 OF 25

### LEGEND

	12" W New Potable Water Main
	8" SS New Sanitary Sewer Main
	12" PI New Pressure Irrigation Main
	FO New Fiber Optic Line
	2 3 C.L. of Roadway
	EP EG Existing Edge of Pavement or Gravel
	12" CMP SD Existing Drain or Irrigation Pipe
	Existing Ditch or Flow line
	Existing Property Line
	R/W New Right-Of-Way
	E New Easement Line
	X Existing Fence and Gate
	P or W or G or T or TV or UP or S Existing Utility Line With Initial
	C Existing Concrete Sidewalk
	C G Existing Curb, Gutter, and Sidewalk
	C G New Curb, Gutter, and Sidewalk
	W Existing and New Water Valve
	M Existing and New Water Meter
	F Fire Hydrant
	L Light Pole
	U Utility Pole With Anchor
	S Sign
	M Existing and New Manholes
	C Existing and New Catch Basin
	D Deciduous And Evergreen Tree
	B Deciduous And Evergreen Bushes
	B Existing Building
	R Revision Note
	Asphalt Repair
	Gravel Repair
	Concrete Repair
	Lawn Sod Repair



### VICINITY MAP

NOT TO SCALE

- NOTES:
- REFER TO ACHD PROJECT #523016 PLANS AND SPECIFICATIONS FOR PROPOSED ROADWAY IMPROVEMENTS AND PROJECT HORIZONTAL AND VERTICAL CONTROL.
  - COORDINATE ALL WORK RELATED TO CITY OF KUNA UTILITY IMPROVEMENTS WITH ROADWAY IMPROVEMENTS.
  - INFORMATION SHOWN ON THIS PLAN SET IS ACCURATE ONLY FOR CITY OF KUNA UTILITY IMPROVEMENTS.
  - TRAFFIC CONTROL BEYOND THAT PROVIDED UNDER THE PRIME ROADWAY CONTRACT MAY BE REQUIRED FOR THESE UTILITY IMPROVEMENTS. ALL REQUIRED TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF ACHD, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL REQUIRED TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT WILL BE MADE.
  - ALL WORK NEAR IRRIGATION FACILITIES SHALL BE COMPLETED DURING THE NON-IRRIGATION SEASON (OCTOBER 15 TO MARCH 15).
  - WHEN UTILITY WORK OCCURS PRIOR TO THE PRIME ROADWAY CONSTRUCTION, ALL UTILITY TRENCHES LOCATED WITHIN THE LIMITS OF THE PRIME ROADWAY PROJECT THAT MUST BE KEPT OPEN TO TWO WAY TRAFFIC AND WITHIN EXISTING PAVED SURFACES SHALL BE RESTORED WITH TYPE "P" TRENCH RESTORATION. TRENCH RESTORATION IS CONSIDERED TEMPORARY AND WILL BE MAINTAINED UNDER THE PRIME ROADWAY CONTRACT FOLLOWING THE INITIAL INSTALLATION. THE INITIAL TRENCH REPAIR MUST BE ACCEPTED BY ACHD AND THE PRIME CONTRACTOR BEFORE MAINTENANCE RESPONSIBILITY IS TRANSFERRED TO THE PRIME CONTRACTOR.
  - IT IS THE INTENT OF THIS PROJECT THAT ALL NEW WATER, SEWER, PRESSURE IRRIGATION AND FIBER OPTIC CONDUIT WORK BE PERFORMED IN CONJUNCTION WITH ACHD'S ROADWAY RECONSTRUCTION PROJECT. ALL WORK SHALL BE CLOSELY COORDINATED WITH THE PRIME CONTRACT TO MINIMIZE THE AMOUNT OF TRENCH WORK IN THE PAVED AREAS THAT MUST REMAIN OPEN TO TRAFFIC. WHEN UTILITY CONSTRUCTION MUST OCCUR PRIOR TO THE ROADWAY WORK TRENCHES SHALL BE REPAIRED WITH TEMPORARY TYPE "P" SURFACE RESTORATION. SEE NOTE #6.

### SHEET INDEX

- TITLE SHEET
- KUNA STANDARD NOTES
- 23-24. UTILITY IMPROVEMENT PLANS
24. KUNA STANDARD DETAILS
24. CASING AND AIR RELEASE DETAIL



**CITY OF KUNA STANDARD NOTES:**

GENERAL

- ALL WORK (INCLUDING BUT NOT LIMITED TO CONSTRUCTION OF PRESSURIZED IRRIGATION, SEWER, WATER, STREETS, CURB GUTTER SIDEWALK, AND STREETLIGHTS) SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KUNA STANDARD CONSTRUCTION SPECIFICATIONS, ADA COUNTY HIGHWAY DISTRICT SPECIFICATIONS, IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION, IDAHO STATE PLUMBING CODE, IDAHO STATE ELECTRICAL CODE, FEDERAL AND STATE LAWS.
- ALL WORK SHALL BE COMPLETED IN A PROFESSIONAL, HIGH-QUALITY MANNER. SUBSTANDARD, INCOMPLETE OR OTHERWISE DEFICIENT WORK SHALL BE REJECTED.
- CONTRACTOR SHALL REQUEST CITY OF KUNA INSPECTION OF PRESSURIZED IRRIGATION, SEWER, WATER LINES AND APPURTENANCES AT LEAST TWENTY-FOUR (24) HOURS BEFORE BACKFILLING.
- CONTRACTOR SHALL NOTIFY OWNER'S ENGINEER AND THE CITY OF KUNA FORTY-EIGHT (48) HOURS BEFORE INITIAL CONSTRUCTION BEGINS.
- CONTRACTOR SHALL NOTIFY THE CITY OF KUNA WHEN SHUTTING DOWN A JOB FOR ANY REASON AND PROVIDE 48 HOURS NOTICE BEFORE RESTARTING WORK.
- CONTRACTOR SHALL STAMP PI, S, OR W IN THE SIDEWALK OR CURB WHERE PRESSURIZED IRRIGATION, SEWER, OR WATER CROSS UNDER THE SIDEWALK OR CURB. WATER (W) STAMP SHALL BE IN LINE WITH THE WATER METER BOX.
- ALL POTABLE/NON-POTABLE WATER CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ISPCW SD 407.
- ALL PIPE (PRESSURIZED IRRIGATION, SEWER & WATER) MAINS AND SERVICES, SHALL BE BEDDED WITH 1/2" PS-1 REJECT SAND BEDDING, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. IN AREAS OF ROCK EXCAVATION, BEDDING BELOW THE BOTTOM OF PIPE SHALL BE AT LEAST SIX (6) INCHES THICK.
- CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCE STRUCTURES, DEBRIS, RUBBISH AND MATERIALS WHICH, IN THE OPINION OF THE ENGINEER, ARE UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS.
- ALL MATERIAL(S) NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- CONTRACTOR SHALL LOCATE AND PROTECT CRITICAL CONSTRUCTION CONTROL POINTS WITHIN THE PROJECT WORK LIMITS.
- SURVEY CONTROL MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IDAHO CODE 50-1303.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL REPLACEMENT DRAINAGE FACILITIES ARE IN PLACE, FUNCTIONING, AND ACCEPTED BY ACHD OR CITY.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, TRENCH SHORING, SAFETY DEVICES AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
- EXISTING A.C. PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION BEFORE PAVING.
- ALL MATERIALS MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. ALL MATERIALS AND EQUIPMENT SHALL BE NEW.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY SHALL SECURE A RIGHT- OF-WAY PERMIT FROM ACHD AT LEAST 24 HOURS BEFORE ANY CONSTRUCTION.
- ALL COSTS OF RETESTING FAILED TESTS SHALL BE BORNE BY THE CONTRACTOR.
- ALL COSTS FOR CORRECTING DEFICIENT WORK SHALL BE BORNE BY THE CONTRACTOR. FAILURE TO CORRECT DEFECTIVE WORK WILL BE CAUSE FOR A STOP WORK ORDER.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CURBS, GUTTERS, STORM DRAINS, CHANNEL CROSSINGS AND SEWER ELEVATIONS OR INVERTS BEFORE BEGINNING CONSTRUCTION AND SHALL NOTIFY THE OWNER'S ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PROJECT DRAWINGS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED NPDES PERMITS, SUBMITTING NOTICE OF INTENT (NOI) TO DISCHARGE STORM WATER, AND PREPARING A POLLUTION PREVENTION PLAN (PPP) IN ACCORDANCE WITH ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS. CONTACT THE EPA AT (208) 378-5746 FOR REQUIRED INFORMATION. STORM WATER PERMIT SHALL BE PRESENTED TO THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.
- ALL UTILITIES, INCLUDING SERVICE LINES, WITHIN STREET TRAVEL WAYS SHALL BE IN PLACE, TESTED AND FULLY FUNCTIONAL, PRIOR TO CURB, GUTTER, SIDEWALK AND STREET CONSTRUCTION.
- PAVEMENT AND CONCRETE REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITHIN SEVEN (7) CALENDAR DAYS FROM THE TIME THE PAVEMENT AND/OR CONCRETE IS REMOVED PER ISPCW AND ACHD STANDARDS.
- PAVING SHALL NOT PROCEED UNTIL THE CONTRACTOR OBTAINS WRITTEN APPROVAL OF ALL INSTALLED WATER, SEWER, AND PRESSURE IRRIGATION FACILITIES FROM THE CITY OF KUNA.
- ALL ROCK BLASTING SHALL OCCUR BEFORE INSTALLING SEWER MAINS, WATER MAINS, PRESSURE IRRIGATION MAINS OR SERVICE LINE CROSSINGS. BLASTING IN THE PROXIMITY OF EXISTING UTILITIES MAY BE PERFORMED AS LONG AS THE HORIZONTAL DISTANCE FROM THE EXISTING UTILITY IS EQUAL TO OR GREATER THAN THE EXCAVATION DEPTH FROM THE EXISTING UTILITY OR FIFTEEN (15) FEET, WHICHEVER IS GREATER. THE BLASTING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY/ALL DAMAGE TO ANY/ALL EXISTING UTILITIES.
- THE DEVELOPER SHALL RETAIN AN IDAHO REGISTERED PROFESSIONAL ENGINEER TO PERFORM INSPECTION SERVICES DURING CONSTRUCTION. THE ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION LETTER TO THE CITY OF KUNA THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COPIES OF ALL AIR TESTS, DEFLECTION TESTS, PRESSURE TESTS, AND BACTERIOLOGICAL TEST RESULTS SHALL BE FURNISHED WITH THE CERTIFICATION LETTER.
- THE CITY OF KUNA WILL PROVIDE PERIODIC INSPECTION AND OBSERVE TESTING FOR AN EIGHT (8) HOUR DAY, FROM 7:30 A.M. TO 3:30 P.M., FOR A FORTY (40) HOUR WORK WEEK. CONTRACTOR SHALL REIMBURSE THE CITY AT RATES ESTABLISHED BY THE CITY FOR INSPECTIONS EXCEEDING THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS. OVERTIME INSPECTION RATES AND A LIST OF LEGAL HOLIDAYS AND A REQUEST FOR INSPECTION OUTSIDE STANDARD CITY BUSINESS HOURS FORM CAN BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT.
- WHEN CONSTRUCTION IS SATISFACTORILY COMPLETED, CLEANED AND TESTED AND AFTER ALL OTHER UTILITIES ARE INSTALLED THE DEVELOPER SHALL REQUEST A CITY OF KUNA FINAL ACCEPTANCE INSPECTION. AT A MINIMUM, THE FINAL ACCEPTANCE INSPECTION SHALL INCLUDE:
  - CLEAN ALL SEWER MAINLINES
  - DEFLECTION TEST SEWER MAINLINE
  - VISUALLY INSPECT EACH MANHOLE
  - WITNESS SEWER MAINLINE AIR PRESSURE TEST
  - WITNESS WATER MAINLINE PRESSURE TEST
  - WITNESS PRESSURE IRRIGATION PRESSURE TEST
  - CLEAN AND TELEVIEW ALL SEWER MAIN LINES
  - VISUAL INSPECTION OF THE SEWER MAINS
  - PROVIDE A DVD OF ALL SEWER MAIN VISUAL INSPECTION
  - ALL TESTING SHALL BE PROVIDED AND PAID FOR BY THE DEVELOPER
- CITY HAS THE RIGHT TO INSPECT THE WORK AT ANY TIME DURING CONSTRUCTION. ANY WORK NOT CONFORMING TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE REJECTED.
- THE DEVELOPER SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE CITY. THIS GUARANTEE SHALL COVER ALL DAMAGE, MATERIALS, LABOR, AND WORKMANSHIP.
- DEVELOPER SHALL NOTIFY ALL PURCHASERS OF LOTS, AND THEIR CONTRACTORS, THAT CITY UTILITY SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. ANY DAMAGE TO THESE SYSTEMS DURING HOME CONSTRUCTION SHALL BE BILLED DIRECTLY TO THE OWNER OF RECORD WHEN THE DAMAGE IS FOUND.
- THE DEVELOPER SHALL PROVIDE RECORD DRAWINGS.: ONE (1) SET OF ELECTRONIC DRAWINGS ON CD OR THUMB DRIVE IN PDF FORMAT, AND TWO (2) 24" X 36" SETS ON WHITE PAPER BEFORE FINAL PLAT OR WITHIN 30 DAYS OF FINAL ACCEPTANCE.
- WHEN HDPE IS APPROVED BY THE CITY ENGINEER OR DESIGNEE AS AN ALTERNATIVE MATERIAL, THE INTERIOR BEADING AT FUSION WELDS SHALL BE REMOVED.
- PIPE PROFILES SHALL HAVE A MINIMUM SCALE OF 1" = 10' AND MAXIMUM SCALE OF 1" = 40' UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR ITS DESIGNEE.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CONTRACT DOCUMENTS, THE ISPCW, THE CITY OF KUNA STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS PRIOR TO ORDERING MATERIALS OR STARTING WORK.

WATER

- ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH IDAHO DEPARTMENT OF WATER RESOURCES REQUIREMENTS. CONTACT IDWR 208-334-2190.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER SERVICE TO ALL EXISTING WATER USERS AFFECTED BY CONSTRUCTION.
- CONTRACTOR SHALL PREVENT THE ENTRY OF ANIMALS, DIRT AND OTHER FOREIGN MATTER INTO PIPES AND SHALL NOT LEAVE ANY OPEN PIPE END AT ANY TIME WHEN ABSENT FROM THE WORK SITE.
- ALL WATER MAIN LINE PIPE SHALL BE PVC CONFORMING TO AWWA C-900 DR 18 (235 PSI) OR CLASS 152 CEMENT MORTAR LINED DUCTILE IRON CONFORMING TO AWWA C-152. ALL FITTINGS SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110.
- ALL WATER MAIN LINE PIPE, AND SERVICES SHALL BE BEDDED WITH 1/2" PS-1 REJECT SAND BEDDING, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. IN AREAS OF ROCK EXCAVATION, PIPE BEDDING SHALL BE AT LEAST SIX (6) INCHES THICK MEASURED FROM THE PIPE BELL.
- ALL WATER MAIN PIPE SHALL BE COVERED WITH AT LEAST FOUR (4) FEET AND NO MORE THAN SIX (6) FEET OF APPROVED FILL MATERIAL. FILL SHALL BE MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
- COMPACT TRENCH BACKFILL TO 95% OF ASTM D 698 (MINIMUM).
- PLACE MARKING TAPE ABOVE ALL WATER PIPE BETWEEN SIX (6) INCHES BELOW GROUND SURFACE AND SIXTEEN (16) INCHES ABOVE TOP OF PIPE. TAPE SHALL BE THREE (3) INCHES WIDE, 4 MIL POLYETHYLENE, BLUE IN COLOR, WITH "WATER PIPE" CLEARLY MARKED ALONG THE LENGTH OF THE TAPE IN 1/2" BLACK LETTERS.
- TAPE NO. 12 DIRECT BURIAL TRACER WIRE TO THE CROWN OF WATER MAIN PIPE AND SERVICE LINES. LOOP THE TRACER WIRE FROM THE MAIN LINE TO EACH SERVICE VAULT ALONG THE SERVICE PIPE AND BACK TO THE MAIN LINE. THE TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES AND SHALL BE EXTENDED ALONG THE OUTSIDE OF THE LOWER PORTION AND ALONG THE INSIDE OF THE UPPER PORTION OF THE VALVE BOX. WIRE SHALL BE TAPED TO GATE VALVES SO IT IS ACCESSIBLE FROM ABOVE WITHOUT INTERFERING WITH VALVE OPERATION. CONDUCT AN ELECTRICAL CONTINUITY VERIFICATION TEST BEFORE PAVING.
- ALL MAIN LINE WATER VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO ANSI/AWWA C-509. ACCEPTABLE VALVES ARE MUELLER MODEL A-2360 AND A-2361 OR CLOW MODEL 2639 AND 2640. OTHER WATER VALVES MUST BE APPROVED BY THE CITY ENGINEER.
- FURNISH ALL WATER VALVES WITH A STANDARD CAST IRON 5-1/4 INCH DIAMETER 3-PIECE ADJUSTABLE VALVE BOX. THE CAST IRON COVER SHALL BE DESIGNED TO SLIP INSIDE THE TOP BELL, MARKED WITH THE WORD "WATER" AS AN INTEGRAL PART OF THE COVER. A CONCRETE COLLAR SHALL BE REQUIRED WHEN LOCATED IN PAVEMENT.
- ALL TEES, PLUGS, BENDS, AND OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN ON ISPCW SD-403.
- TEES, BENDS, AND OTHER WATER CONNECTION FITTINGS SHALL BE DUCTILE IRON.
- AIR RELEASE VALVES SHALL BE AVTEK MODEL 5301 OR ARI D-040.
- SLEEVE WATER SERVICE LINES IN A FOUR (4) INCH DIAMETER C900 DR 18 OR SCH 80 WATER CLASS PIPE WHEREVER THE SERVICE LINE CROSSES A STREET DRAINAGE SEEPAGE COVER. SLEEVE SHALL BE ADEQUATELY SIZED TO PROVIDE SPACE FOR THE OUTSIDE DIAMETER OF BELL JOINTS AND SHALL MEET ACHD REQUIREMENTS.
- OPEN EACH METER SETTER AND VERIFY THAT THE CORPORATION STOP IS OPEN AND THE SERVICE IS OPERABLE BEFORE PAVING.
- OPERATE EACH VALVE AND FIRE HYDRANT TO ENSURE PROPER FUNCTION BEFORE COVER. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE ALL TESTING.
- LEAK-TEST, FLUSH AND DISINFECT ALL WATER MAIN LINES AFTER INSTALLATION OF ALL UTILITIES, BEFORE CONNECTING TO THE WATER DISTRIBUTION SYSTEM, AND BEFORE COVER. PRESSURE TEST THE DISTRIBUTION SYSTEM PER ISPCW SECTION 401.
- THE CONTRACTOR MAY PRESSURE TEST ALL WATER LINES AFTER DISINFECTION AND FLUSHING BUT BEFORE INSTALLATION OF OTHER UTILITIES. AFTER ALL UTILITIES ARE INSTALLED AND PRIOR TO PAVING THE CONTRACTOR SHALL PERFORM A FINAL PRESSURE TEST WITH CITY PERSONNEL IN ATTENDANCE. THE CONTRACTOR SHALL FURNISH ALL PERSONNEL AND EQUIPMENT NECESSARY TO CONDUCT THE TEST.
- DISINFECT AND FLUSH WATER MAINLINES ACCORDING TO ISPCW DIVISION 400. THE DISINFECTION AND FINAL FLUSHING SHALL BE TESTED TO DETERMINE IF THE APPROPRIATE MINIMUM CHLORINE RESIDUALS HAVE BEEN MET.
- SAMPLE AND TEST ALL WATER LINES FOR BACTERIAL COLIFORMS. ALL WATER LINES SHALL PASS THE REQUIRED BACTERIOLOGICAL TEST BEFORE BEING PUT INTO SERVICE.
- CONTRACTOR SHALL PROVIDE BACTERIAL TEST REPORTS FROM A CERTIFIED LABORATORY SHOWING THAT THE WATER LINES HAVE PASSED BACTERIA SAFETY REQUIREMENTS. A CITY OF KUNA REPRESENTATIVE SHALL OBSERVE THE SAMPLE EVENT.
- LOCATE VALVES, FLANGED OR M.J., IN THE STREET UNLESS EXPLICITLY APPROVED BY THE CITY ENGINEER. SET ALL GATE VALVES AS CLOSE (FLANGE CONNECTED) AS POSSIBLE TO WATER MAIN LINE FITTINGS.
- CONTRACTOR SHALL FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ENSURE THAT LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS MATCH SIDEWALK ELEVATIONS.
- LOCATE ALL WATER METERS AND FIRE HYDRANTS OUT OF THE ROAD RIGHT-OF-WAY. PROVIDE AT LEAST ONE (1) FOOT SEPARATION BETWEEN BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
- THE CONTRACTOR SHALL LOCATE AND MARK ALL EXISTING SERVICE CONNECTIONS WITH AN 8 FOOT 2" X 4" BOARD OR METAL T POST PAINTED BLUE.
- PAVING CONTRACTOR SHALL SET WATER VALVE RISERS IN CONCRETE COLLARS PER ISPCW STANDARD DRAWING SD-406.
- ALL FIRE HYDRANTS SHALL BE DRY BARREL CONFORMING TO AWWA C-502, INSTALLED PER ISPCW SECTION 403 AND ISPCW DWG SD-404. FIRE HYDRANTS SHALL HAVE A FIVE (5) FOOT SETTING MINIMUM, 150 PSI WORKING PRESSURE, ONE 4-1/2 INCH DIAMETER NATIONAL STANDARD PUMPER NOZZLE EQUIPPED WITH STORZ FITTING, AND TWO 2-1/2 INCH DIAMETER NATIONAL STANDARD THREAD FIRE HOSE NOZZLES. THE VALVE OPERATOR SHALL OPEN COUNTER CLOCKWISE. THE HYDRANT SHALL BE EQUIPPED WITH A DRAIN THAT OPENS WHEN THE HYDRANT IS CLOSED; AND A SIX (6) INCH FLANGED BY MECHANICAL JOINT RESILIENT WEDGE GATE VALVE ATTACHED DIRECTLY TO THE WATER MAIN LINE TEE. ALPHA RESTRAINT ALLOWED.
- FIRE HYDRANTS SHALL BE CLOW MEDALLION, WATEROUS PACER 100, OR MUELLER A423. NO OTHERS WILL BE ACCEPTED. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET. HYDRANT LOCATIONS SHALL BE APPROVED IN WRITING BY THE KUNA RURAL FIRE DEPARTMENT AND SUBMITTED WITH THE CONSTRUCTION PLANS FOR FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER.
- INSTALL INDIVIDUAL ONE (1)-INCH WATER SERVICES FOR EACH CONNECTION FROM A SINGLE OR DUAL METER VAULT. EXTEND THE ONE (1)-INCH WATER SERVICE FOR EACH CONNECTION AT LEAST 10- FEET ON THE HOUSE SIDE OF THE METER, OR AS REQUIRED TO EXTEND PAST OTHER UTILITIES LOCATED WITHIN THE 10-FOOT UTILITY EASEMENT. DETAILS SHALL BE AS NOTED IN ISPCW DWG SD-401.
- THE CITY OF KUNA SHALL FURNISH AND INSTALL WATER METERS.
- CONTRACTOR SHALL PROVIDE EACH WATER SERVICE LEG WITH 18-INCH TALL 3/8-INCH COPPER METER SETTER, CURB STOP, LOCKABLE SHUTOFF VALVE AND CHECK VALVE, 20-INCH DIAMETER BY 36-INCH TALL INSULATED METER BOX AS MANUFACTURED BY "MIDSTATES PLASTICS, INC." WITH 20" X 1" FOAM INSULATION PADS AND A CAST IRON FRAME AND COVER TAPPED WITH A 1-INCH DIAMETER RECESSED HOLE FOR THE CITY AUTOREAD METER SENSOR AS APPROVED BY THE CITY.
- METER BOXES SHALL BE LOCATED ON THE NORTH OR EAST SIDE OF THE PROPERTY, OR IN CASE OF DUAL WATER SERVICE, ON THE NORTH OR EAST SIDE OF THE COMMON PROPERTY LOT LINE.
- THE CENTERLINE OF THE METER SETTER SHALL BE LOCATED 18-INCHES BELOW FINISH COVER. METERS SHALL BE PLACED 18-INCHES INSIDE THE PROPERTY LINE AND 18-INCHES AWAY FROM THE SIDE LOT LINE.
- MULTIPLE TAPS IN THE SAME PIPE JOINT SHALL BE STAGGERED AND SHALL BE SEPARATED BY A MINIMUM OF ONE AND A HALF (1 1/2) FEET OR AS LISTED IN THE PIPE MANUFACTURERS RECOMMENDATIONS, WHICHEVER IS GREATER.



JOB NO.	23043	DESIGNED	JRM/CJP	DRAWN	JRM	CHECKED	CJP	APPROVED	NO.	REVISIONS	
										DATE	ITEM

**CIVIL SURVEY CONSULTANTS, INC.**  
**CONSULTING ENGINEERS AND LAND SURVEYORS**

2893 S. MERIDIAN ROAD  
 MERIDIAN, IDAHO 83642  
 (208)988-4312

**CITY OF KUNA**

**2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE**

**UTILITY IMPROVEMENTS**

DATE: JULY 2024
DRAWING: SHT02&03
JOB NO: 23043





JOB NO.	23043
DESIGNED	JRM/CJP
DRAWN	JRM
CHECKED	CJP
APPROVED	

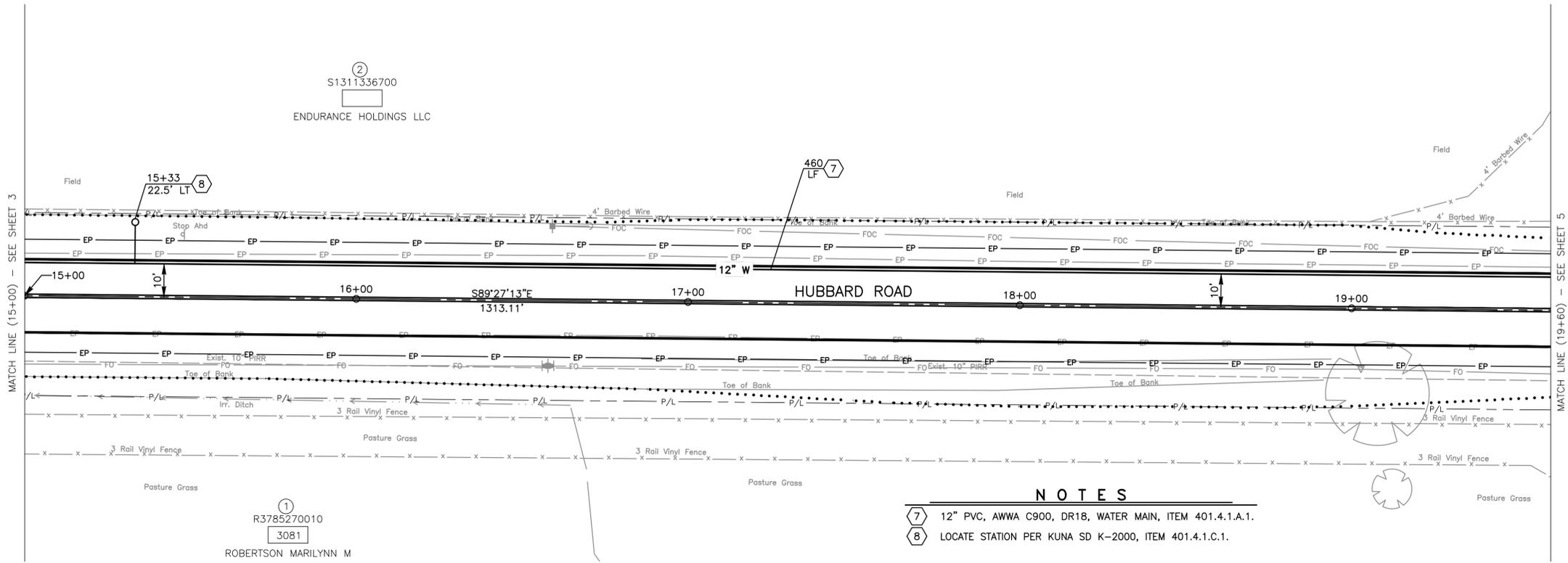
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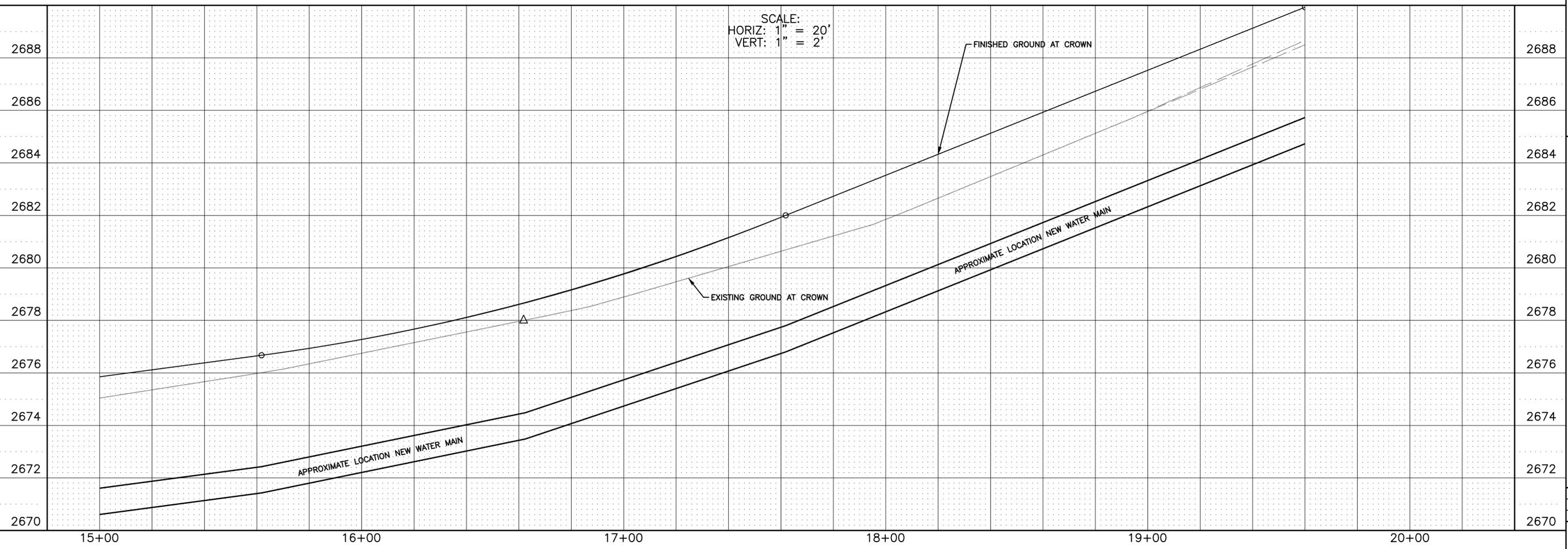
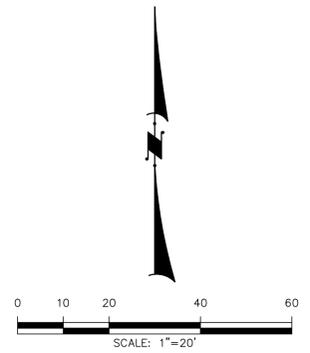
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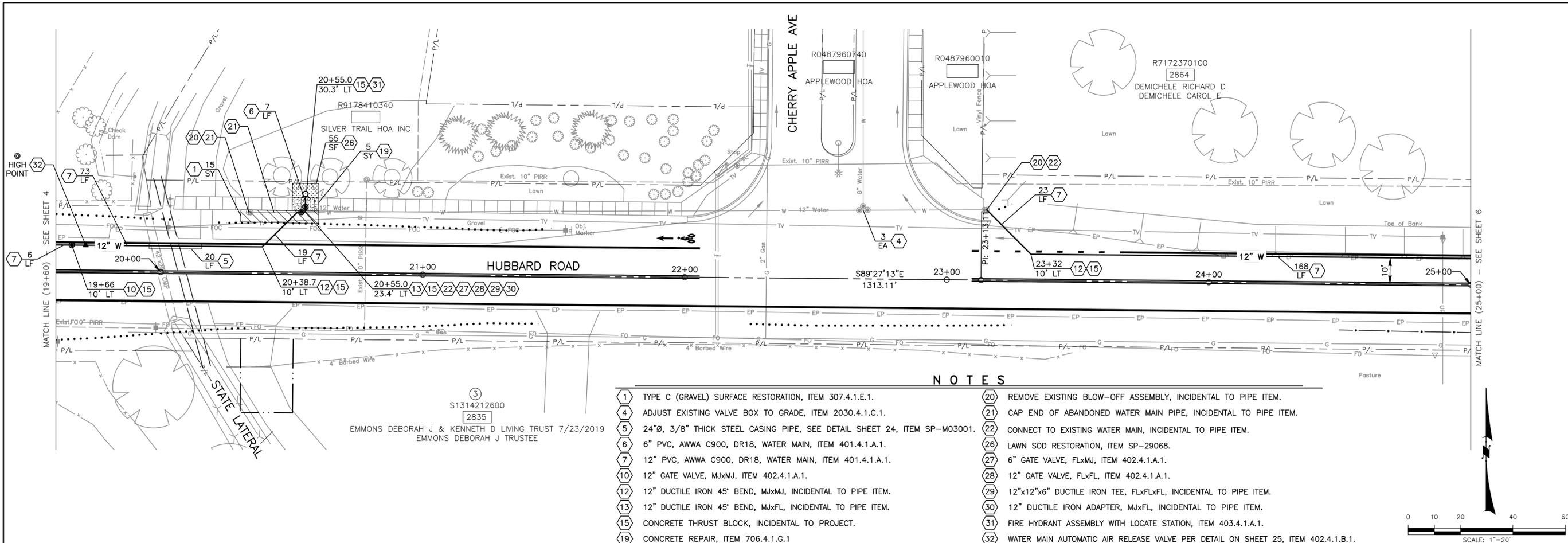
**CITY OF KUNA**  
**2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE**  
**UTILITY IMPROVEMENTS**

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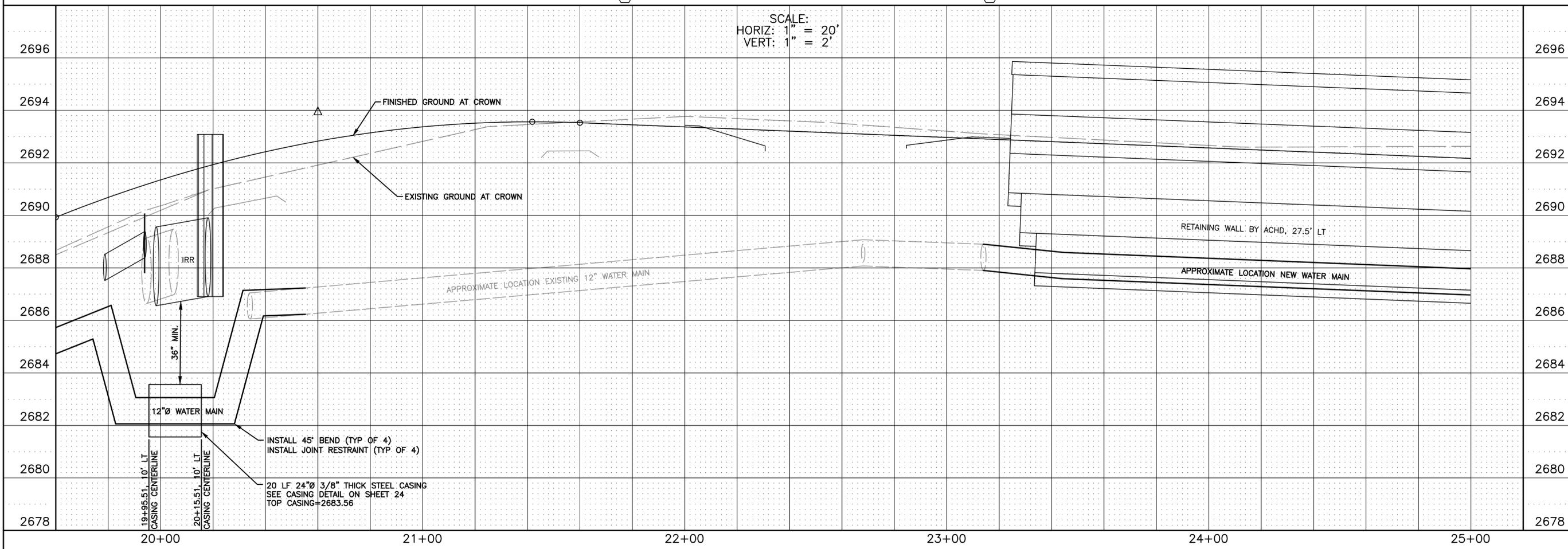


- NOTES**
- ⑦ 12" PVC, AWWA C900, DR18, WATER MAIN, ITEM 401.4.1.A.1.
  - ⑧ LOCATE STATION PER KUNA SD K-2000, ITEM 401.4.1.C.1.





- NOTES**
- 1 TYPE C (GRAVEL) SURFACE RESTORATION, ITEM 307.4.1.E.1.
  - 4 ADJUST EXISTING VALVE BOX TO GRADE, ITEM 2030.4.1.C.1.
  - 5 24"Ø, 3/8" THICK STEEL CASING PIPE, SEE DETAIL SHEET 24, ITEM SP-M03001.
  - 6 6" PVC, AWWA C900, DR18, WATER MAIN, ITEM 401.4.1.A.1.
  - 7 12" PVC, AWWA C900, DR18, WATER MAIN, ITEM 401.4.1.A.1.
  - 10 12" GATE VALVE, MxMJ, ITEM 402.4.1.A.1.
  - 12 12" DUCTILE IRON 45° BEND, MxMJ, INCIDENTAL TO PIPE ITEM.
  - 13 12" DUCTILE IRON 45° BEND, MxFL, INCIDENTAL TO PIPE ITEM.
  - 15 CONCRETE THRUST BLOCK, INCIDENTAL TO PROJECT.
  - 19 CONCRETE REPAIR, ITEM 706.4.1.G.1.
  - 20 REMOVE EXISTING BLOW-OFF ASSEMBLY, INCIDENTAL TO PIPE ITEM.
  - 21 CAP END OF ABANDONED WATER MAIN PIPE, INCIDENTAL TO PIPE ITEM.
  - 22 CONNECT TO EXISTING WATER MAIN, INCIDENTAL TO PIPE ITEM.
  - 26 LAWN SOD RESTORATION, ITEM SP-29068.
  - 27 6" GATE VALVE, FLxMJ, ITEM 402.4.1.A.1.
  - 28 12" GATE VALVE, FLxFL, ITEM 402.4.1.A.1.
  - 29 12"x12"x6" DUCTILE IRON TEE, FLxFLxFL, INCIDENTAL TO PIPE ITEM.
  - 30 12" DUCTILE IRON ADAPTER, MxFL, INCIDENTAL TO PIPE ITEM.
  - 31 FIRE HYDRANT ASSEMBLY WITH LOCATE STATION, ITEM 403.4.1.A.1.
  - 32 WATER MAIN AUTOMATIC AIR RELEASE VALVE PER DETAIL ON SHEET 25, ITEM 402.4.1.B.1.



JOB NO.	DESIGNED	DRAWN	CHECKED	APPROVED
23043	JRM/CJP	JRM	CJP	CJP

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 CONSULTING ENGINEERS AND LAND SURVEYORS

**CITY OF KUNA**  
**2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE**  
**UTILITY IMPROVEMENTS**

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 JOB NO: 23043  
**SHEET 5 OF 25**



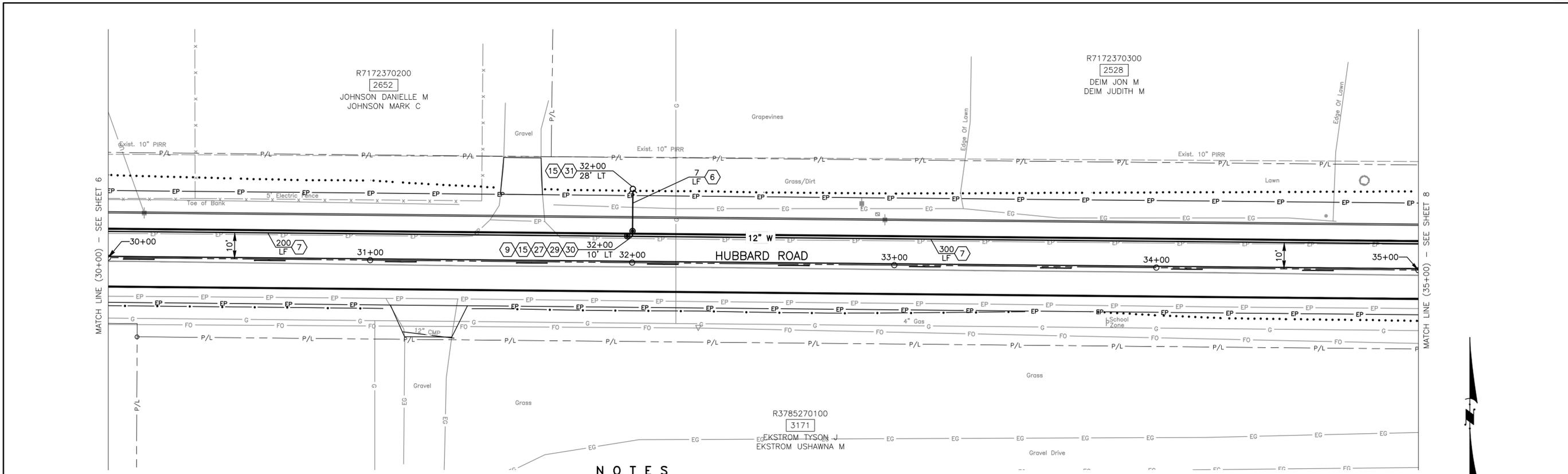


JOB NO.	23043
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DRAWN	JRM
CHECKED	CJP
APPROVED	
DATE	
REVISIONS	
NO.	

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 CONSULTING ENGINEERS AND LAND SURVEYORS  
 2893 S. MERIDIAN ROAD  
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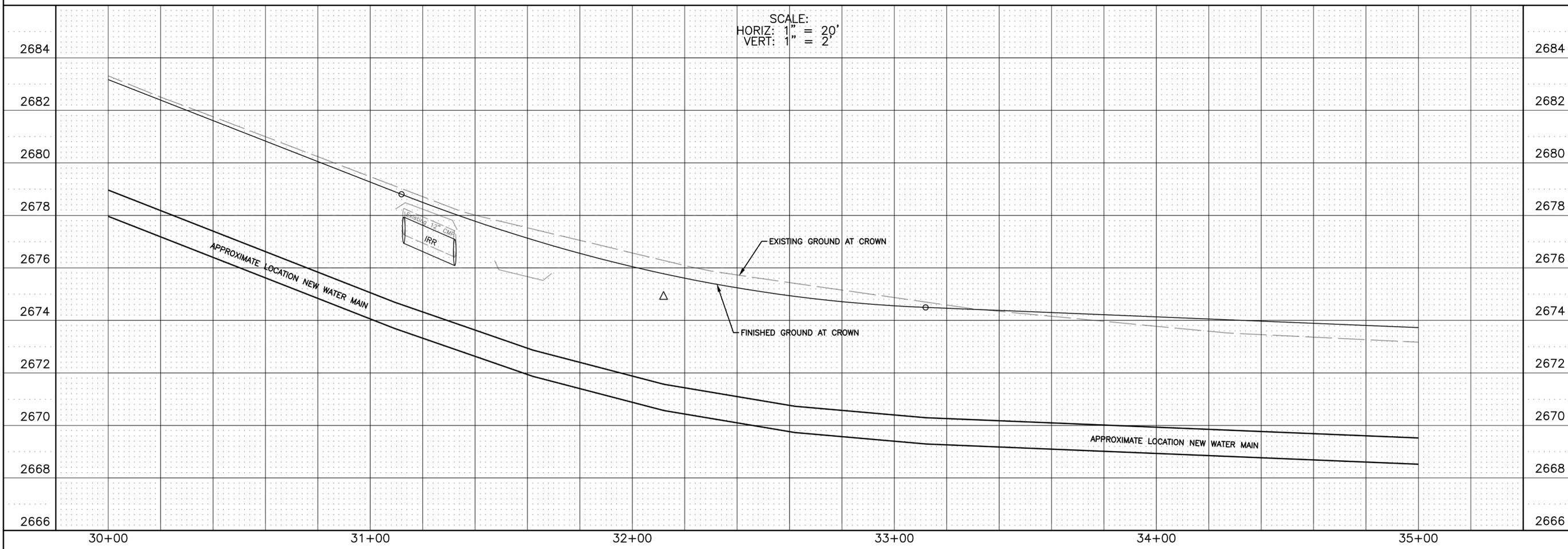
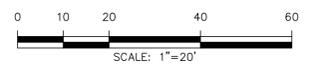
**CITY OF KUNA**  
**2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE**  
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DATE: JULY 2024  
 DRAWING: DESIGN-23043  
 JOB NO: 23043



- NOTES**
- (6) 6" PVC, AWWA C900, DR18, WATER MAIN, ITEM 401.4.1.A.1.
  - (7) 12" PVC, AWWA C900, DR18, WATER MAIN, ITEM 401.4.1.A.1.
  - (9) 12" GATE VALVE, FLxMJ, ITEM 402.4.1.A.1.
  - (15) CONCRETE THRUST BLOCK, INCIDENTAL TO PROJECT.
  - (27) 6" GATE VALVE, FLxMJ, ITEM 402.4.1.A.1.
  - (29) 12"x12"x6" DUCTILE IRON TEE, FLxFLxFL, INCIDENTAL TO PIPE ITEM.
  - (30) 12" DUCTILE IRON ADAPTER, MJxFL, INCIDENTAL TO PIPE ITEM.
  - (31) FIRE HYDRANT ASSEMBLY WITH LOCATE STATION, ITEM 403.4.1.A.1.

SCALE:  
 HORIZ: 1" = 20'  
 VERT: 1" = 2'





















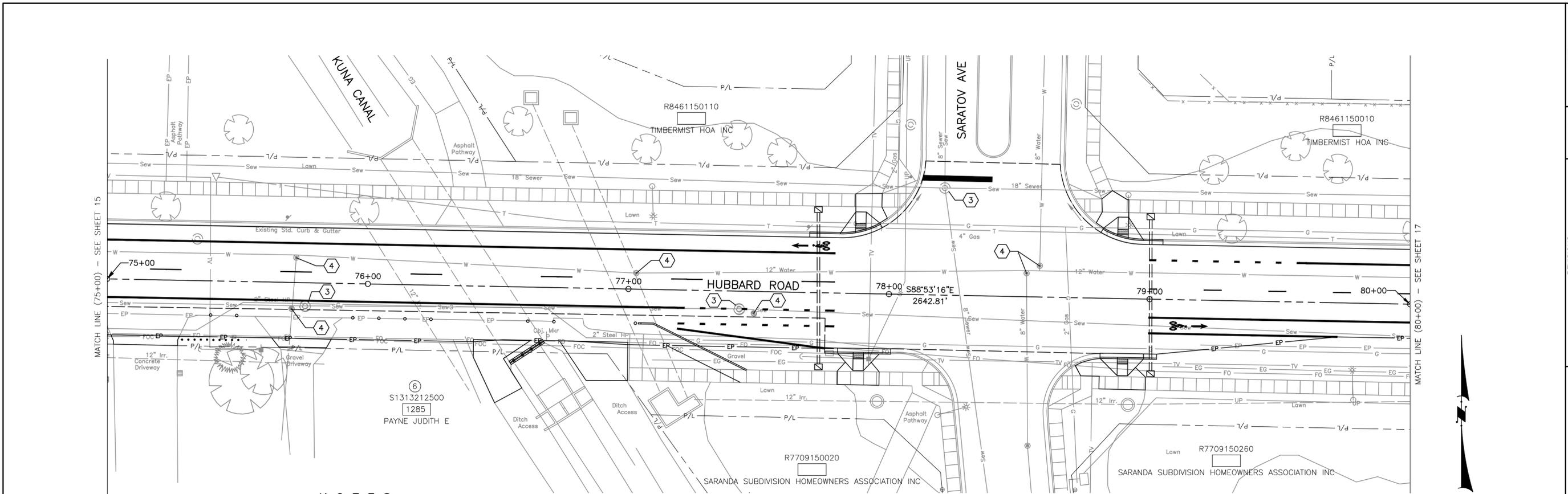
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23043	JRM/CJP	JRM	CJP	CJP

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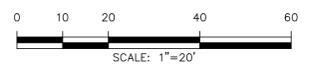
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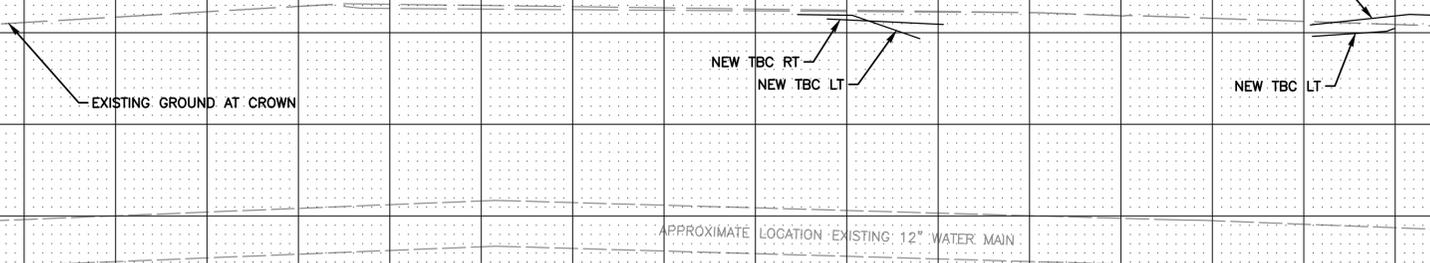


- NOTES**
- 3 ADJUSTMENT OF EXISTING SEWER MANHOLE OR CLEANOUT TO GRADE BY ACHD.
  - 4 ADJUST EXISTING VALVE BOX TO GRADE, ITEM 2030.4.1.C.1.



Station	75+00	76+00	77+00	78+00	79+00	80+00
2692						
2690						
2688						
2686						
2684						
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SCALE:  
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 VERT: 1" = 2'













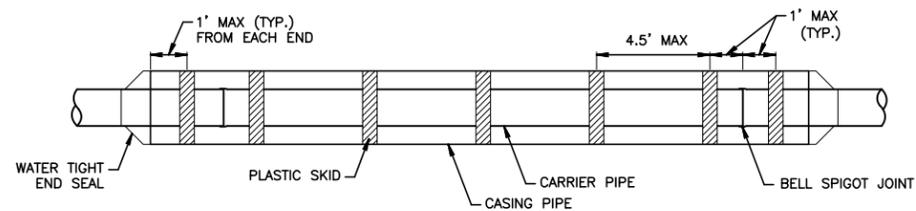








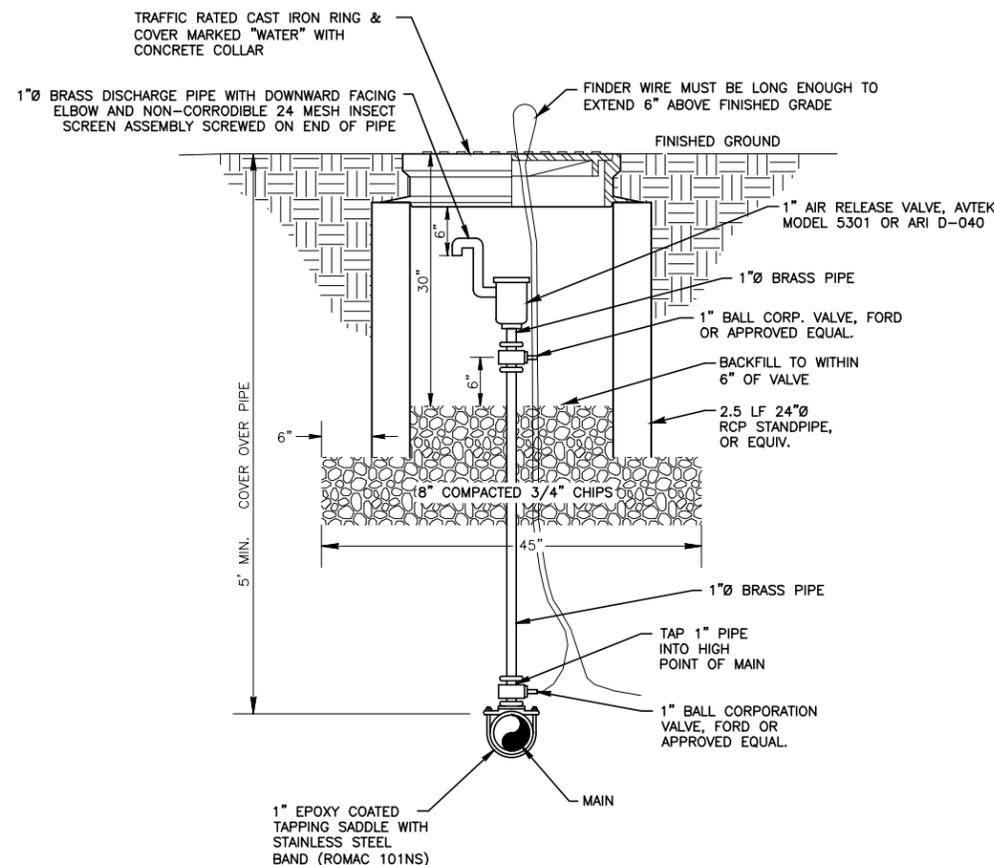
JOB NO.	23043
DESIGNED	JRM/CJP
DRAWN	JRM
CHECKED	CJP
APPROVED	
DATE	09/08/24
REVISIONS	
NO.	1. REVISED AIR VALVE DETAIL PER DEQ COMMENTS



**WATER MAIN CASING DETAIL**

N.T.S.

- NOTES:
1. INSTALL UNI-FLANGE SERIES 1350 JOINT RESTRAINTS (OR APPROVED EQUAL) ON C900 PVC WATER MAINS AT EACH JOINT INSIDE CASING. IF OTHER PIPE TYPES ARE APPROVED FOR USE, THEN APPROPRIATE JOINT RESTRAINTS SHALL BE SUBMITTED FOR APPROVAL.
  2. CONTRACTOR SHALL VERIFY JOINT RESTRAINTS FIT INSIDE CASING AND ADJUST CASING SIZE AS NECESSARY PRIOR TO ORDERING CASING.
  3. CASING PIPE SHALL BE INSTALLED AT THE SAME SLOPE AS THE CARRIER PIPE AND THE CARRIER PIPE SHALL BE CENTERED INSIDE THE CASING PIPE.
  4. THE ENTIRE ANNULAR SPACE BETWEEN THE CASING AND CARRIER PIPES SPACE SHALL BE FILLED IN ACCORDANCE WITH SECTION 308 OF THE ISPWC AND CITY OF KUNA STANDARD CONSTRUCTION SPECIFICATIONS.



**AUTOMATIC AIR RELEASE VALVE**

N.T.S.

- NOTES:
1. NO GALVANIZED PIPE OR YELLOW BRASS FITTINGS SHALL BE USED.
  2. ALL ITEMS SHALL MEET EPA NO LEAD REQUIREMENTS.

**CIVIL SURVEY CONSULTANTS, INC.**  
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(208)868-4312

**CITY OF KUNA**  
**2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE**  
**UTILITY IMPROVEMENTS**

DATE: JULY 2024  
DRAWING: SHT24  
JOB NO: 23043

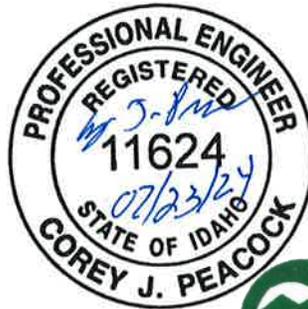
# SPECIAL PROVISIONS

FOR

## 2025 ARTERIAL AND COLLECTOR CAPITAL MAINTENANCE UTILITY IMPROVEMENTS ACHD PROJECT NO. 523016

OWNER

**CITY OF KUNA**  
PUBLIC WORKS DEPARTMENT  
6950 S. TEN MILE ROAD  
MERIDIAN, IDAHO 83642  
(208) 287-1722



State of Idaho • Department of Environmental Quality

### PLANS & SPECIFICATIONS REVIEW

These plans and/or specifications have been reviewed for compliance with Department of Environmental Quality rules. This review does not relieve the owner, engineer, or the contractor of the responsibility to design or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, or ordinances. Plans and/or specifications must be resubmitted for review if construction is not completed within one year from approval date.

PREPARED BY

**CIVIL SURVEY CONSULTANTS, INC.**

2893 S. MERIDIAN ROAD  
MERIDIAN, IDAHO 83642  
(208)888-4312

*David Weeks*

Reviewing DEQ Engineer:

*Sep 16, 2024*

Approval Date:

*Adam Wenger*

Refer to approval conditions in letter to:

## GENERAL PROVISIONS

This project is to be contracted and constructed as part of the Ada County Highway District 2025 Arterial and Collector Capital Maintenance project. All sanitary sewer, potable water and pressure irrigation work shall be inspected by the City of Kuna. Contact City of Kuna Public Works Department to coordinate inspections. Construction staking for any sanitary sewer, potable water and pressure irrigation utility improvement work shall be provided by the City of Kuna, unless otherwise noted. Project coordination and inspection of trench backfill above the pipe zone shall be provided by ACHD.

All work associated with the construction of any sanitary sewer, potable water and pressure irrigation utility improvements shall be in accordance with the current version of the Idaho Standards For Public Works Construction (ISPWC), the City of Kuna Standard Construction Specifications, the City of Kuna Standard Drawings, the requirements of the Ada County Highway District (ACHD), Idaho State Plumbing Code, and laws of the State of Idaho, unless modified otherwise on the plans and following Special Provisions.

Traffic control beyond that provided under the prime roadway contract may be required for these utility improvements. All required traffic control shall conform to the requirements of the Ada County Highway District and the Manual on Uniform Traffic Control Devices. All required traffic control shall be considered incidental to the project, and no separate payment will be made.

All work and materials required to complete this project not specifically included in a bid item shall be considered incidental to the project, and no separate payment will be made.

All work and materials are subject to all conditions of the Ada County Highway District Contract Documents and General Special Provisions.

Contractor shall provide compaction testing of all materials by an independent third-party testing firm. A copy of testing results shall be provided to the City Public Works Inspector. Trenches shall be tested per ISPWC Section 204.3.4.E.

All trench excavation and backfill shall conform to Division 300 of the ISPWC and the City of Kuna Standard Specifications and Drawings. The Contractor is not required to remove all trench excavation materials from the site and replace them with imported pit run or ¾-minus backfill. The Contractor must meet all trench compaction requirements of the Ada County Highway District for backfill above the pipe zone. All utility trench backfill within the road right-of-way shall be Type A.

The City of Kuna shall provide one set of construction stakes for each fire hydrant, water main casing, water main bend, at 100' intervals along new water main, water main blow-off and locate station.

It shall be the Contractor's responsibility to protect construction stakes once requested by the Contractor. Construction stakes destroyed after being requested by the Contractor shall be restored at Contractor's expense. These costs shall be deducted from progress payments. The Contractor shall remove all construction stakes remaining at project completion. The cost to remove stakes shall be considered incidental to the project.

Contractor shall provide continuous sewer and water service to all affected properties. Service disruptions of fewer than 4 hours may be acceptable with prior approval from the city. Property owners shall be notified of any service disruptions a minimum of 48 hours in advance.

Contractor shall contact governing irrigation district at least five days prior to starting work near irrigation facilities. All work near irrigation facilities shall be completed during the non-irrigation season (October 15 to March 15).

The Contractor shall submit shop drawings to the Engineer for review and approval in accordance with these Specifications, the Contract Documents, the ISPWC, the City of Kuna Standard Construction Specifications and Standard Drawings prior to ordering materials or starting work. Prior to submitting shop drawings to the Engineer, Contractor shall have reviewed each shop drawing for its compliance with project plans and specifications and verify that materials are suitable for the intended application. Each submittal shall contain a stamp or specific written certification that Contractor has satisfied Contractor's obligations with respect to Contractor's review and approval of that submittal.

**SPECIAL PROVISIONS**

## 1. 302.4.1.A.1. – ROCK EXCAVATION (PRE-APPROVAL REQUIRED)

ON PAGE 1 OF SECTION 302 OF THE ISPWC, PART 1.1.B, add the following:

Exploratory excavation or drilling has not been conducted to determine if rock exists within the project site. If rock is encountered, the Contractor shall notify the Project Owner and the Engineer prior to continuing with trenching operations. Contractor shall obtain written approval from the Project Owner prior to performing rock excavation. Contractor shall provide a written estimate of the expected width, depth and length of required rock excavation. Contractor shall notify the Project Owner and the Engineer if rock excavation requirements significantly change from those pre-approved by the Project Owner and the Engineer.

Contractor shall keep a daily record of rock excavation quantities and a copy of these records shall be provided to the Project Owner. Daily record shall include total quantity, width, depth and length of rock excavation

ON PAGE 8 OF SECTION 302 OF THE ISPWC, PART 4.1.A, add the following:

Rock excavation quantities shall only be paid for if pre-approved by the Project Owner and they do not significantly change from those pre-approved by the Project Owner and the Engineer.

## 2. 306.4.1.D.1. – IMPORTED TRENCH BACKFILL, TYPE A (PRE-APPROVAL REQUIRED)

ON PAGE 1 OF SECTION 306 OF THE ISPWC, PART 1, add the following:

This item shall only be used when excavated trench materials are deemed unsuitable for use. The Contractor is not required to remove all trench excavation materials from the site and replace them with imported trench backfill. Prior to importing trench backfill, the Contractor shall receive prior approval from the City of Kuna Inspector.

ON PAGE 3 OF SECTION 306 OF THE ISPWC, PART 3, add the following:

The Contractor shall handle and store all excavated trench materials in such a manner as to preserve the quality of the materials. If materials are not preserved and therefore deemed unsuitable for use, Contractor shall import suitable materials at no additional cost to the City.

ON PAGE 8 OF SECTION 306 OF THE ISPWC, PART 4.1.D., add the following: Payment will not be made for the imported trench backfill without prior approval by the City of Kuna Inspector.

## 3. 307.4.1.G.1. – TYPE P SURFACE RESTORATION

ON PAGE 5 OF SECTION 307 OF THE ISPWC, PART 3.8, add the following:

There are two classifications of Type “P” restoration required on this project. Permanent Type “P” restoration and Temporary Type “P” restoration.

Permanent Type “P” restoration shall be used on all trench restoration located outside the final pavement limits for the prime roadway project. This item shall include repairing or replacing all surface markings damaged during construction that are located within the Permanent Type “P” restoration areas.

Temporary Type “P” restoration shall be used for trench restoration in areas of the roadway reconstruction project that must remain open to traffic. It is the intent of this contract that all utility work be coordinated with the roadway reconstruction work such that temporary trench restoration is minimized. When it is necessary for the utility work to precede the roadway work, all trenches shall be restored before they are reopened to through traffic. Temporary trench restoration shall meet the requirements of the General Contractor and ACHD.

Once trenches are restored with temporary pavement, ongoing maintenance of the trench repair shall be performed by the General Contractor under the roadway project until the final surfacing is placed and is considered incidental to the Type P Surface Restoration pay item and no separate payment shall be made.

Temporary Type “P” restoration shall only be completed when prior approval is received in writing from the City of Kuna.

ON PAGE 11 OF SECTION 307 OF THE ISPWC, PART 4.1G., add the following: Payment will not be made for Temporary Type “P” restoration without prior approval by the City of Kuna.

4. 401.4.1.A.1. – WATER MAIN

ON PAGE 8 OF SECTION 401 OF THE ISPWC, PART 3.2.D, add the following,

All pipe, mains and services, shall be bedded with 1/2” PS-1 reject sand bedding, unless otherwise approved by the City Engineer. In areas of rock excavation, bedding below the bottom of the pipe shall be at least six (6) inches thick measured from the pipe bell.

ON PAGE 9 OF SECTION 401 OF THE ISPWC, PART 3.2.O, add the following,

Tape #12 direct burial tracer wire to the crown of the water main pipe and service lines. Loop the tracer wire from the main line to each service vault along the service pipe and back to the main. The tracer wire shall be accessible at all valve boxes and shall be extended along the outside of the lower portion and along the inside of the upper portion of the valve box. Wire shall be taped to gate valves so it is accessible from above without interfering with valve operation. Conduct an electrical continuity verification test before paving to verify tracer wire integrity.

Place marking tape above all water pipe between six (6) inches below ground surface and sixteen (16) inches above top of pipe. Tape shall be three (3) inches wide, 4 mil polyethylene, blue in color, with “water pipe” clearly marked along the length of the tape in 1.5” black letters.

ON PAGE 11 OF SECTION 401 OF THE ISPWC, PART 3.9, add the following,

Heavily chlorinated water (above normal system residuals) shall be flushed through a dechlorinator such as a Romac Dechlorinator (378-0320) or other commercial device capable of dechlorinating the disinfection water concentration and flow encountered. Contractor shall receive permission in writing from land owner, irrigation district or storm drain system owner prior to discharging to land, irrigation facility or storm drain system.

Flushing shall also be in accordance with the Idaho Department of Environmental Quality (IDEQ) Guidance for Public Water System Disposal of Water from Construction, Maintenance, and Operations. As of July 1, 2021, permitting authority of construction stormwater permits has changed from the United States Environmental Protection Agency to the Idaho Department of Environmental Quality. The guidance document was written prior to July 1, 2021; therefore, certain items may be out of date. Contact the Idaho Pollutant Discharge Elimination System Program (IPDES) permitting office at (833) 473-3724 for further information. This document can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/4792>.

ON PAGE 17 OF SECTION 401 OF THE ISPWC, PART 4.1.A., add the following,

Fittings are called out on the plans in order to aid the Contractor in understanding the intent of the planned construction. All required fittings are considered incidental to the pipe bid item, and no separate payment will be made. Any additional fittings required to complete the work which are not shown on the plans shall be furnished and installed by the Contractor under the pipe bid item, and no separate payment will be made. The Contractor may provide fittings differing from those called for on the plans with the approval of the Kuna Public Works Department.

The Contractor shall provide all materials, equipment, and labor necessary to make adjustments at non-potable pipe crossings to install water main in accordance with the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08).

5. 401.4.1.C.1. – LOCATE STATION

ON PAGE 1 OF SECTION 401 OF THE ISPWC, PART 1.1.C, add the following

This item includes furnishing all materials, equipment and labor necessary to install locate stations at the locations shown on plans and per Kuna Standard Drawing K-2000.

ON PAGE 7 OF SECTION 401 OF THE ISPWC, PART 2.13, add the following:

All materials shall be in accordance with the ISPWC and City Kuna Standard Drawing K-2000.

ON PAGE 17 OF SECTION 401 OF THE ISPWC, PART 4.1.C., add the following

Locate Station: On a per each basis and shall include all labor, equipment, and materials necessary for the completion of the bid item.

6. 402.4.1.A.1. – GATE VALVE

ON PAGE 2 OF SECTION 402 OF THE ISPWC, PART 2.1, add the following:

Valves shall be resilient wedge gate valves conforming to ANSI/AWWA C509. Acceptable valves are Mueller model A-2360 and A-2361 or Clow model 2639 and 2640. All other valves must be approved by the City Engineer.

ON PAGE 5 OF SECTION 402 OF THE ISPWC, PART 3.2, add the following:

Contractor shall protect and retain valve covers through all phases of construction. Preliminary adjustments may be required to allow placing of base courses and paving over the valve boxes. Valve boxes shall be adjusted to final grade and the concrete collar constructed after paving is completed.

The concrete collar is considered incidental to the gate valve item, and no separate payment shall be made.

7. 402.4.1.B.1. – AUTOMATIC AIR RELEASE VALVE

ON PAGE 3 OF SECTION 402 OF THE ISPWC, PART 2.4.A.4., replace the entire section with the following:

Refer to Automatic Air Release Valve detail in plans.

ON PAGE 5 OF SECTION 402 OF THE ISPWC, PART 4.1.B, add the following:

Automatic Air Release Valve: On a per each basis and shall include all labor, equipment, and materials necessary for the completion of the bid item.

8. 403.4.1.A.1. – FIRE HYDRANT ASSEMBLY WITH LOCATE STATION  
403.4.1.A.1. – RELOCATE EXISTING FIRE HYDRANT ASSEMBLY

ON PAGE 1 OF SECTION 403 OF THE ISPWC, PART 1.1.B., add the following:

This item also includes furnishing all materials, equipment, and labor necessary to relocate an existing fire hydrant at the locations shown on the plans. Prior to starting relocation, Contractor shall confirm with the City of Kuna Public Works Inspector that the existing fire hydrant is operational and that the City wishes to relocate the existing hydrant.

ON PAGE 2 OF SECTION 403 OF THE ISPWC, PART 2.2.A.2, add the following:

New Hydrants shall have a five (5) foot setting minimum, 150 psi working pressure, one 4-1/2 inch diameter national standard pumper nozzle equipped with Storz fitting, and two 2-1/2 inch

diameter national standard thread fire hose nozzles. The valve operator shall open counter clockwise and the hydrant shall be equipped with a drain that opens when the hydrant is closed.

Hydrants shall be Clow Medallion, Waterous Pacer 100, or Mueller A423, no others will be accepted.

ON PAGE 2 OF SECTION 403 OF THE ISPWC, PART 2, add the following:

Locate station materials shall be in accordance with Kuna Standard Drawings K-404 and K-2000.

ON PAGE 4 OF SECTION 403 OF THE ISPWC, PART 3.2, add the following:

A locate station shall be installed at each hydrant per City of Kuna Standard Drawings K-404 and K-2000

9. 501.4.1.B.1. – SANITARY SEWER PIPE

ON PAGE 5 OF SECTION 501 OF THE ISPWC, PART 3, add the following:

Contractor shall handle and store all excavated trench materials in such a manner as to preserve the quality of the materials. If materials are not preserved and therefore deemed unsuitable for use, Contractor shall import suitable materials at no additional cost to the City.

10. 502.4.1.F.1. – CONNECT TO EXISTING MANHOLE

ON PAGE 5 OF SECTION 502 OF THE ISPWC, PART 3.4, add the following:

If necessary, the existing manhole shall be rechanneled per section 507.3.11 of the ISPWC. Contractor to confirm with City of Kuna Inspector if manhole needs rechanneled to meet ISPWC and City of Kuna manhole specifications and standards.

11. 706.4.1.G.1. – CONCRETE REPAIR

ON PAGE 3 OF SECTION 706 OF THE ISPWC, PART 3, add the following:

All pedestrian ramps damaged during construction shall be reconstructed with ADA detectable warning domes in accordance with the ISPWC, ACHD supplements, and ADA requirements.

All concrete repair shall occur from existing joint to existing joint.

ON PAGE 7 OF SECTION 706 OF THE ISPWC, PART 4.1.G., add the following:

Construction limits for this item shall be as shown on the plans. Any concrete repair required beyond the specified construction limits shall be made by the Contractor at his expense and no separate payment will be made unless preapproved by the City of Kuna.

## 12. SP-M03001 – PIPE CASING AND SLEEVING

*Description:* This item includes furnishing all materials, equipment, and labor necessary to install a casing pipe or sleeve at the locations shown on the plans. This item shall include casing pipe, pipe skids, carrier pipe joint restraints, end seals, annular space backfill and all appurtenances required for a complete and workable installation.

Contractor shall contact governing irrigation district at least five days prior to starting work near irrigation facilities.

*Materials:* All materials shall be as detailed on the plans and in accordance with the ISPWC and the City of Kuna Standard Construction Specifications.

Carrier pipe skids shall be a polyethylene casing spacer/insulator suitable for use with the type and size of carrier pipe. They shall be a Calpico Model PX casing insulator, a CCI Piping Systems Model CSP casing spacer or an approved equal. The Contractor shall confirm that the casing spacer/insulator is suitable for use with the type and size of carrier pipe and the size of casing prior to ordering the casing spacer/insulator.

Water tight end seals shall be 1/8" thick neoprene seal boots attached to the pipe with stainless steel worm gear bands.

Uni-Flange Series 1350 (or approved equal) joint restraints shall be installed on C900 PVC water mains at each joint inside casing. If other pipe types are approved for use, then appropriate joint restraints shall be submitted for approval. Contractor shall verify joint restraints fit inside casing and adjust casing size as necessary prior to ordering casing.

*Workmanship:* Installation shall be in accordance with the ISPWC and the City of Kuna Standard Construction Specifications.

Carrier pipe skids shall be installed in all casing and sleeves, except skids are not required on service lines of 2" diameter or less.

The ends of the annular space on all casing and sleeves shall be sealed with water tight seal boots.

The casing or sleeve pipe shall be installed at the same slope as the carrier pipe and the carrier pipe shall be centered inside the casing or sleeve. Joint restraints shall be installed on C900 PVC water main at each joint inside casing.

The annular space between the casing or sleeve pipe and carrier pipes shall be filled in accordance with section 308 of the ISPWC and the City of Kuna Standard Construction Specifications.

*Measurement and Payment:* Pipe Casing and Sleeving shall be on a per linear foot basis and shall include all labor, equipment, and materials necessary for the completion of the bid item.

Payment for this item shall be made under:

SP-M03001 Pipe Casing and Sleeving.....Per Linear Foot

13. SP-M04004 – 2” BLOW-OFF ASSEMBLY

*Description:* This item includes furnishing all materials, equipment, and labor necessary to install a blow-off assembly at the locations shown on the plans.

*Workmanship:* Blow-off Assembly shall be installed in accordance with Kuna Standard Drawing K-405R.2 as indicated on the plans.

*Measurement and Payment:* 2” Blow-off Assembly shall be on a per each basis and shall include all labor, equipment, and materials necessary for the completion of the bid item.

Payment for this item shall be made under:

SP-M04004 2” Blow-Off Assembly .....Per Each

**City of Kuna  
Utility Improvements  
2025 Arterial and Collector  
Capital Maintenance  
ACHD Project No. 523016  
Construction Cost Estimate  
November 19, 2024**

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Item Total
302.4.1.A.1.	ROCK EXCAVATION - BID ALTERNATE	385	CY	\$150.00	\$57,750.00
306.4.1.D.1.	IMPORTED TRENCH BACKFILL, TYPE A - BID ALTERNATE	405	TON	\$40.00	\$16,200.00
307.4.1.E.1.	TYPE C (GRAVEL) SURFACE RESTORATION	44	SY	\$50.00	\$2,200.00
307.4.1.G.1.a.	TYPE P (ASPHALT) SURFACE RESTORATION - PERMANENT	5	SY	\$200.00	\$1,000.00
307.4.1.G.1.b.	TYPE P (ASPHALT) SURFACE RESTORATION - TEMPORARY - BID ALTERNATE	70	SY	\$60.00	\$4,200.00
401.4.1.A.1.a.	6" PVC, AWWA C900, DR 18, WATER MAIN	28	LF	\$120.00	\$3,360.00
401.4.1.A.1.b.	12" PVC, AWWA C900, DR 18, WATER MAIN	3,163	LF	\$105.00	\$332,115.00
401.4.1.C.1.	LOCATE STATION PER KUNA SD K-2000	3	EA	\$1,000.00	\$3,000.00
402.4.1.A.1.a.	6" GATE VALVE	3	EA	\$3,000.00	\$9,000.00
402.4.1.A.1.b.	12" GATE VALVE	8	EA	\$4,600.00	\$36,800.00
402.4.1.B.1.	WATER MAIN AUTOMATIC AIR RELEASE VALVE	1	EA	\$4,000.00	\$4,000.00
403.4.1.A.1.a.	FIRE HYDRANT ASSEMBLY WITH LOCATE ASSEMBLY	3	EA	\$7,000.00	\$21,000.00
403.4.1.A.1.b.	RELOCATE EXISTING FIRE HYDRANT ASSEMBLY	1	EA	\$5,000.00	\$5,000.00
501.4.1.B.1.	8" PVC, ASTM D3034, SANITARY SEWER PIPE	27	LF	\$200.00	\$5,400.00
502.4.1.F.1.	CONNECT TO EXISTING MANHOLE	1	EA	\$2,500.00	\$2,500.00
503.4.1.A.1.	8" T-TYPE SEWER MAIN CLEANOUT	1	EA	\$1,500.00	\$1,500.00
706.4.1.G.1	CONCRETE REPAIR	5	SY	\$300.00	\$1,500.00
2030.4.1.C.1.	ADJUST EXISTING VALVE BOX TO GRADE	55	EA	\$1,000.00	\$55,000.00
SP-M03001	24"Ø, 3/8" THICK STEEL CASING PIPE	20	LF	\$450.00	\$9,000.00
SP-M04004	2" BLOW-OFF ASSEMBLY PER KUNA SD K-405R.2	3	EA	\$4,000.00	\$12,000.00
<b>CONSTRUCTION ESTIMATE TOTAL =</b>					<b>\$582,525.00</b>

**RESOLUTION NO. R43-2025  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING  
RESOLUTION NO. R90-2018 APPOINTING ONE (1) NEW MEMBER TO THE KUNA  
ARTS COMMISSION.**

**WHEREAS**, on November 15, 2016, the City Council for Kuna, Idaho established, by resolution, the Kuna Arts Commission; and

**WHEREAS** it is now necessary to appoint a new member to the advisory committee to replace a member who resigned, to fulfill the requirements as set forth within Kuna City Code Title 1 Chapter 4 Section 2 [Ord. 2019-38] of having a minimum of three (3) persons on the advisory committee; and

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the following person is appointed to the Kuna Arts Commission:

Karen Grenier

The Commission now consists of the following persons:

- 1. DebAnn Rippy
- 2. Tom Matus
- 3. Karen Grenier

**PASSED BY THE COUNCIL** of Kuna, Idaho this 3<sup>rd</sup> day of June, 2025.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 3<sup>rd</sup> day of June, 2025.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Nathan Stanley, City Clerk



# Application to be considered for City-Appointed or Volunteer Positions

*Applications will be accepted when vacancies occur.*

## SECTION 1: Position applying for:

- Art and History Commission  
 Future Land Use Map Advisory Committee  
 Impact Fee Advisory Committee  
 Planning and Zoning Commission  
 Urban Renewal Agency

Name: Karen Grenier

Home Address: 262 W Case St, Kuna, ID 83634

Telephone: 208-941-8095

E-mail Address: karengrenier313@yahoo.com

Occupation: Self-Employed

Are you currently serving on the above selected Commission/Board/Committee and wish to be reappointed?

Yes  No *(If yes; please skip to Section 3.)*

## SECTION 2:

Are you a resident of the City of Kuna?

Yes  No

If not, do you live in Kuna's area of impact?

Yes  No

Why do you want to become involved?

Kuna is my home and I want to be part of the community - I am a prior Treasurer to a Arts Council and I have lots of experience with programming, urban art projects and fundraisers.

Are you currently engaged in any local service clubs or other organizations?  Yes  No

If so, please list: I just moved to Kuna after being gone from the Boise area for 8 years, so I'm looking at getting involved. I am a former Kiwanian, non-profit director, etc.

What areas of city government are of most interest to you? \_\_\_\_\_

Arts, history, economic development, etc.

Have you participated in any level of volunteer government services in the past?  Yes  No

If so, please list: Not government, but Chamber of Commerce and various non-profits

## SECTION 3:

Do you understand the time commitment required to attend meetings and review/research data to make recommendations?  Yes  No

Signature \_\_\_\_\_

Date: \_\_\_\_\_

First time applicants must include a resume and letter of interest. Individuals wishing to be reappointed should include a letter indicating their reason for wanting to continue their service. **Please return completed application and supporting documentation to:** City Clerk's Office, City of Kuna, 751 W 4<sup>th</sup> Street, Kuna, ID 83634

## KAREN GRENIER



262 West Case Street, Kuna, ID 83634

Telephone Number (208) 941-8095

### HIGHLIGHTS OF QUALIFICATIONS

- ◆ Extensive experience in business administration and customer relations
- ◆ Proven ability to manage under stressful situations
- ◆ Utilizes a positive approach to problem solving
- ◆ Quick learner, innovative, adaptable, and receptive to change
- ◆ Able to motivate others to their full potential

### PROFESSIONAL EXPERIENCE

#### **Administrative & Customer Service:**

- ◆ Experienced in nonprofit management and operations
- ◆ Prepared/monitored budgets and aided in grant preparation
- ◆ Developed various fund-raising programs and marketing events
- ◆ Organized and hosted group and specialty events
- ◆ Oversaw membership and volunteer recruitment programs
- ◆ Responsible for marketing, including social media, radio and annual publications
- ◆ Supervised daily operations of museum and retail operations
- ◆ Accountable for purchasing, inventory and merchandising
- ◆ Responsible for the preservation of the building, landscaping, and exhibits
- ◆ Established/serviced new clients. Maintained good customer relations by dealing with disputes quickly and effectively
- ◆ Responsible for all accounting procedures, for multiple entities through financial statements, including month/year end closings
- ◆ Devised new managerial reports to increase productivity and cost effectiveness

#### **Staff Development & Supervision:**

- ◆ Extensive leadership and supervisory experience
- ◆ Managed a staff of 45 employees and volunteer staff
- ◆ Trained, supervised, and evaluated staff, enabling them to improve skills and achieve work objectives
- ◆ Determined staffing requirements and qualifications, conducted interviews and selection of employees
- ◆ Facilitated staff in-service training for continuous program improvement and strategic planning sessions to enhance future program success
- ◆ Developed job descriptions, contracts, procedural manuals, and employee handbook

## **EMPLOYMENT HISTORY**

EN Enterprises LLC, Consultant/Insurance Auditor-Remote (Self-Employed), 2006 – Present  
Lead Area Chamber of Commerce, Executive Director, 2016-2017  
Deadwood History, Inc – Seasonal Manager of the Adams House, 2014-2015  
Realtor/Residential Property Manager; Self-employed, 2003 - 2006  
Commercial Property Manager/Accountant; DBSI Management Services, 2001 – 2003  
Executive Director, Downtown Child Development Center, 1997 - 2001

## **EDUCATION**

Boise State University  
Grossmont/Cuyamaca Colleges/Pasadena City College

## **ACTIVITIES**

Historic Deadwood-Lead Arts Council – Board Member, 2018 – 2023  
Lead Area Chamber of Commerce – Board Member 2018 - 2020  
Kiwanis International, Member, 2016 – 2023  
Optimist International, Member 2016 - 2018

# CITY OF KUNA

## State of Idaho *Proclamation*

### Elder Abuse Awareness Month

*WHEREAS, after a lifetime of contributions to their families, their communities, and our state, every Idahoan deserves to live out his or her days in health and security, yet, every year, millions of older Americans are denied the opportunity due to abuse, neglect or exploitation; and*

*WHEREAS, Kuna city and the Ada County Victim Services Center recognize the importance of taking action to raise awareness of abuse, neglect and exploitation of older adults; and*

*WHEREAS, 2025 marks the 19<sup>th</sup> Annual World Elder Abuse Awareness Day. Its recognition will promote a better understanding of abuse, neglect and exploitation of older adults; and*

*WHEREAS, as our population lives longer, we are presented with an opportunity to think about our collective needs and future as a nation; and*

*WHEREAS, ageism and social isolation are major causes of elder abuse in the United States; and*

*WHEREAS, recognizing that it is up to all of us, to ensure that proper social structures exist so people can retain community and societal connections, reducing the likelihood of abuse; and*

*WHEREAS, preventing abuse, neglect and exploitation of older adults through maintaining and improving social supports will allow everyone to continue to live independently as possible and contribute to the life and vibrancy of our communities; and*

*NOW, THEREFORE, I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim the month of June 2025 in Kuna, Idaho as:*

### **ELDER ABUSE AWARENESS MONTH**

*And call upon the citizens, government agencies, and public and private institutions in Kuna to recommit to our community to increasing awareness and understanding of elder abuse and the steps our citizens can take to protect our elders.*

**IN WITNESS WHEREOF,  
I set my hand on this the 3<sup>rd</sup> day of June  
in the year of two thousand and twenty-five.**

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**Joe L. Stear  
Mayor of Kuna, Idaho**

