



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, September 02, 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 August 19, 2025
- B.** Accounts Payable Dated August 27, 2025, in the amount of \$3,055,430.44
- C.** Decision and Reason Statements
 - 1. Case No. 25-02-CPF Valor Social Club Combo Plat.
- D.** Final Plats
 - 1. Case No. 25-12-FP (Final Plat) Patagonia East No. 2
- E.** Resolutions
 - 1. Resolution R60-2025

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R53-2024 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM

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LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

2. Resolution R61-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A RATE INCREASE OF 3.00% FOR EACH SERVICE RELATED TO THE CITY'S COLLECTION, HAULING, AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M SANITATION, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2025.

3. Resolution R62-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; ESTABLISHING THE SEWER SERVICE RATE STRUCTURE; ESTABLISHING TYPES OF SEWER FEES; ESTABLISHING FEE TYPE FOR THE INDUSTRIAL FACILITY; PROVIDING FOR MISCELLANEOUS SEWER CUSTOMER SERVICE POLICIES; PROVIDING FOR RE-EVALUATION AND ADJUSTMENT OF SAID FEES; AND PROVIDING AN EFFECTIVE DATE.

4. Resolution R63-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; ESTABLISHING THE WATER SERVICE RATE STRUCTURE; ESTABLISHING TYPES OF WATER USE FEES; ESTABLISHING FEE TYPE FOR THE INDUSTRIAL FACILITY; PROVIDING FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETTING FORTH MINIMUM LINE SIZES; PROVIDING FOR RE-EVALUATION AND ADJUSTMENT OF SAID FEES; AND PROVIDING AN EFFECTIVE DATE.

5. Resolution R64-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R22-2025; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

6. Resolution R65-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE "*SERVICES AGREEMENT*" WITH CRIME STOPPERS OF SOUTHWEST IDAHO, AN IDAHO NON-PROFIT CORPORATION. AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO

ATTEST TO SAID SIGNATURE.

4. Public Comment

5. External Reports

6. Public Hearings:

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

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

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

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

- A. Case No. 25-01-ZC Wanner Bucker / City of Kuna Rezone – Applicant requests rezone approval for the three parcels located a 700 N Meridian Road, which are approx. 75.86 acres currently zoned A (Agriculture) to a proposed zone of C-2 (Area Commercial). Marina Lundy, Planner, Development Services. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- B. Consideration to approve Resolution R48-2025 Meter Rental Fee and R49-2025 Updating Fee Structure for Modeling Support. Adam Wenger, Public Works Director. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

- C. Consideration to approve Resolution R66-2025 Amending Planning & Zoning and Building Fee Schedules. Doug Hanson, Planning and Zoning Director. **ACTION ITEM**

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

- A. Contingency request for \$50,000 to replace the Harley Davidson Motorcycle that was destroyed on 08.24.2025 when Deputy Jones struck a deer. Funds would be executed in Fiscal Year 2026. Chief Fratusco, KPD **ACTION ITEM**

8. Ordinances:

A. Consideration to approve Ordinance 2025-26 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S EBS DEVELOPMENT LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

B. Consideration to approve Ordinance 2025-27 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S BLACK CREEK LP; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings
Consideration to approve Ordinance*

C. Consideration to approve Ordinance 2025-28 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S HHIF VI LLC;

AND

- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

D. Consideration to approve Ordinance 2025-29 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S HHIF VI LLC; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

E. Consideration to approve Ordinance 2025-30 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S HHIF VI LLC; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE

- IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance

F. Consideration to approve Ordinance 2025-32 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S HUBBLE HOMES LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

G. First reading / Introduction of Ordinance 2025-31 Idaho Power Franchise Agreement

AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, A CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF 10 YEARS, INCLUDING THE NONEXCLUSIVE RIGHT TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE.

9. Executive Session:

- A. 74-206 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

10. Mayor/Council Announcements:

11. Adjournment:

**OFFICIALS**

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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, August 19, 2025

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

(Timestamp 00:00:24)

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
 Michelle Covert, Economic Development Administrator
 Morgan Webb, Deputy Parks Director
 Nancy Stauffer, Human Resources Director
 Nathan Stanley, City Clerk

Mayor Stear All right, it is 6:00. We will call this meeting to order. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

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Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:38)

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

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

Mayor Stear Thank you.

3. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:58)

A. Regular City Council Meeting Minutes Dated August 05, 2025

B. Accounts Payable Dated August 14, 2025, in the amount of \$1,761,069.93

C. Final Plats

1. Case No. 25-10-FP (Final Plat) Valor Golf Village Subdivision No. 5

2. Case No. 25-09-FP (Final Plat) Falcon Crest Subdivision No. 9

D. Decision and Reason Statements

1. Case No. 25-01-AN & 25-02-S Crimson Square

2. Case No. 25-01-CPF Paul Bunyan Combo Plat

E. Resolutions

1. Resolution R50-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE FIXED ASSET POLICY SECTIONS 3.1.1 AND 3.2.3 REGARDING PROCEDURES FOR ASSET DISPOSAL AND 4.1 REGARDING THE

SCHEDULE OF FIXED ASSET DEPRECIATION; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT; AND AUTHORIZING THE CITY CLERK TO ATTEST SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

2. Resolution R52-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC., FOR PALOMA RIDGE WEST SUBDIVISION NO.2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R53-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R54-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR VALOR GOLF VILLAGES NO. 4 SUBDIVISION FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R55-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR VALOR GOLF VILLAGES NO. 4 SUBDIVISION FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R56-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR VALOR GOLF VILLAGES NO. 4 SUBDIVISION FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R57-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TH HOLDINGS 2022, LLC, FOR LUGARNO TERRA NORTH 2 SUBDIVISION NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution R58-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TH HOLDIGNS 2022, LLC, FOR LUGARNO TERRA NORTH SUBDIVISION NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R59-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT ESTOPPEL ON BEHALF OF THE CITY OF KUNA, IDAHO BY THE CITY OF KUNA, IDAHO, AN IDAHO MUNICIPAL CORPORATION (“GRANTOR”) AND M3 BUILDERS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (COLLECTIVELY “GRANTORS”) TO VALOR CLASSICAL ACADEMY OF IDAHO, AN IDAHO LIMITED LIABILITY COMPANY (“BENEFICIARY”), ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO AND ITS DIRECT AND/OR INDIRECT OWNERS AND PARENT COMPANIES, (COLLECTIVELY, “VECTRA”), AND BUILDING HOPE FINANCE, A DISTRICT OF COLUMBIA NONPROFIT CORPORATION (“BUILDING HOPE” AND COLLECTIVELY WITH VECTRA AND BENEFICIARY, THE “BENEFICIARY PARTIES”)

(Timestamp 00:00:58)

Mayor Stear First item is the consent agenda. Any questions or comments?

Council President Bruce Do you have anything? Councilman Laraway? Did you have anything on the...? I move we approve the consent agenda as published.

Council Member McPherson Second.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member 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 00:01:10)

Motion To: Approve The Consent Agenda, As Published

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

4. Public Comment

(Timestamp 00:01:33)

Mayor Stear Next, we have public comment. I didn't have anybody sign in wishing to address the Council. Is there anybody who wishes to? All right, seeing none...

5. External Reports

6. Public Hearings:

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

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

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

(Timestamp 00:01:49)

A. F.Y. 2026 Budget Hearing – Appropriation Ordinance 2025-25. Jared Empey, City Treasurer. ACTION ITEM

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING ON SEPTEMBER 30, 2026; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
 (Timestamp 00:01:49)

Mayor Stear That takes us right to public hearings. Item 6.A., the FY 2026 budget hearing. Appropriation Ordinance 2025-25. This is an ordinance entitled the annual Appropriation Ordinance for the fiscal year, beginning October 1, 2025, and ending September 30th, 2026, providing for findings; providing for the adoption of a budget and appropriation for the expenditure of sums of money to defray the necessary expenses and liabilities of the City of Kuna in accordance with the object and purposes in the and in the certain amounts here and specified for the fiscal year beginning October 1, 2025 and ending on September 30, 2026, authorizing a levy of sufficient tax upon the taxable property of the City of Kuna and providing for an effective date; and the filing of certified copy of this ordinance with the Idaho Secretary of State and the Ada County Clerk and the Idaho State Tax Commission, Jared Empey.

City Treasurer Jared Empey Good evening, Mayor and Council. Before you tonight is the culmination of at least six months of work that entails meeting with Directors to determine needs for city operations, performing deal calculations for each fund and collaborating with elected officials. Presented is the version that the Council approved unanimously at the July 15th meeting this budget sufficiently funds all city functions for the fiscal 2026 year, which ends September 30th, 2026. What you see before you is a good faith effort to estimate future revenues and expenses more than a year in advance. And while not perfect, the budget funds vital functions of police, parks, maintenance, clean drinking water, wastewater treatment, and irrigation services to nearly 35,000 residents and more than 11,800 utility customers. None of these functions is possible without the passage of a budget tonight.

The first principle used to estimate fiscal year 2026 revenues and expenses is the concept of fiscal conservatism in which building permit and utility revenue are estimated with ample leeway in the event that the building climate changes in the valley. Indeed, the proper application of fiscal conservatism prevents the city from over-committing and over-promising leading to a future reduction in key services such as law enforcement by passing a balanced budget.

The second principle used in the 2026 budget is that of inter-period equity, though not widely discussed, this is a principle that expenses incurred in the current period are paid for using revenue generated in the current period. One example of this is the sufficient levy of property taxes to pay for the current need for law enforcement. Another important example is that of collecting enough revenue in the current period to fund maintenance, operations, and depreciation of the current period in our utilities. Although not all of these expenses until the use of cash, all of these expenses entail the exhaustion of assets or the creation of liabilities and must be covered by revenue of the current period to not burden future years. The proper application of inter period equity ensures that the usage of bonds will be eliminated or greatly reduced and that any individual fund will never run out of money to operate.

Lastly, the final principle used in compiling the budget is that of looking ahead to the future through long-term planning and saving for eventual asset replacement. This is especially evident in the five enterprise funds of the city, namely: the water, sewer, irrigation, water east, and Sewer east funds.

Moreover, due to city budgeting principles in effect in Idaho since the early 1990s and is permitted in Idaho section 50-10005A, the city has the right and obligation to set aside monies for future operations

and obligations. Long-term planning is essential as growth is not expected to slow down anytime soon and maintaining the same quality of service as tantamount to the city's responsibilities to its residents. Although we have discussed many elements of the budget at length, I will stand for any questions the public may have concerning the budget that was previously passed on July 15th.

Mayor Stear Okay. Thank you. Questions for Jared at this point?

Council Member Biggs I just have one. The comparison with the degrading the 1%. I was just trying to see if there was a break out of that.

City Treasurer Jared Empey Let's see. So are you, Councilman Biggs. Are you referring to how changing the police or changing the property tax levy would change kind of what that percentage would look like?

Council Member Biggs Yes, sir.

City Treasurer Jared Empey Yeah. So, I believe on page 227 of the packet. It figures in on that page. *If Nate could scroll to page 227.* So on page 227 I updated that page to reflect that. So, for fiscal 2026, we'd be at 98% of police budget to property tax budget comparison. And the reason for that was that we were planning to reserve the 1% for future years and our police budget decreased due to changes in COLA rates that the county was authorizing.

Council President Bruce If I may, what I think you're asking is what was the difference in what we were collecting as opposed to what we are now?

Council Member Biggs Right.

Council President Bruce Is that kind of what?

Council Member Biggs Yes.

City Treasurer Jared Empey So to answer that, as part of the resolution that's further along in the agenda, the amount that we would forego comes to \$48,200.

[Brief Silence]

Mayor Stear Anything further?

Council President Bruce Not at this time.

Mayor Stear All right. All right, this is a public hearing. I did have a couple of people signed up to testify. Is anybody that wishes to testify that didn't get a chance to sign up? Okay, Michael, Rocco, you may have the floor, Sir.

Michael Rocco Michael Rocco, 1286 E Fort Erie St. in Kuna, ID 83634. Good evening, Mayor, Council Members, and Treasurer. Thank you for the opportunity to share my observations on the proposed FY 2026 budget. I want to begin by recognizing the hard work of the staff and the Treasurer and preparing a balanced plan that response to our city's rapid growth, while maintaining essential services. Some positive observations I have as our city remains in strong financial position with healthy reserves and the ability to fund major capital needs without debt. Public safety funding continues to grow, ensuring we protect our residents as Kuna expands. Significant investments are planned for water, sewer, sewer, and park

infrastructure. The very systems that support our new families and businesses. And I appreciate that the budget uses conservative estimates for building permits and impact fees rather than over promising revenues and some concerns that I have is: one, is the reliance on carryover. Much of this budget relies on carryover cash from prior years. While that is common under Idaho law, we need a clear policy on how much should be held in reserve versus spent. That kind of guideline would give both the Council and residents more confidence in long-term sustainability. Infrastructure planning, large projects like the Mason Creek sewer upgrades and the new Council Chambers are necessary. But right now capital improvements are described as being 'compiled as needed.' I believe Kuna deserves a formal 5-to-10-year infrastructure plan that lays out timelines, costs, and priorities. That way the public can see where their money is going before construction begins. Employee costs. I support the 2.41 COLA for staff, but health insurance costs are volatile. We should explore whether joining pooled risk groups could stabilize costs, reduce uncertainty and protect employees as well as taxpayers. Regarding transparency, currently the Council sees monthly reports and an annual audit, but most residents don't see those details. I recommend that we institute quarterly budget public budget updates so the community can track spending against the plan. Regarding accountability, earlier this year, Mr. Mayor, you committed to allowing Council members to meet directly with department heads at the start of the budget process. Right now, department heads meet with the Treasurer and their requests are rolled up before the Council has in. For next year, I want to respectfully hold us to that commitment. Direct dialogue with department heads will give Council and the public a clearer view of needs before decisions are finalized. In addition, I urge to make the start of budget planning more visible to the public. Too often, residents only hear this may connect...

Mr. Mayor, may I have 60 more seconds? May I have 60?

Mayor Stear Go ahead.

Michael Rocco *Thank you.* Too often, residents only hear about the budget after it is already drafted. Let's use multiple channels, City website, newsletters, public workshops to invite residents to weigh in early. Budget is not just a staff exercise, it is a community conversation. So, in summary, the FY 2026 budget is strong. It's forward-looking, but we can do better by setting clear reserve policies, planning infrastructure, more formally, managing employee costs proactively and opening the process to Council and the public more prominently. These steps will strengthen accountability and assure Kuna's budget reflects both fiscal responsibility and the voices of our Community. Thanks for your time.

Mayor Stear Thank you. Any questions for Mr. Rocco?

Council President Bruce No, Sir. Thank you.

Mayor Stear All right. Thank you...David Szplett.

David Szplett *It's green, so it's already on.* My name is Dave Szplett. I live at 970 Ashwood Ct. And as you might suspect, I have a different view from Mr. Rocco... This... I do a lot of work for governments, and this is the oddest city. For example, last year I complained that you did this budget hearing as a normal agenda item, the consent agenda. But this year is the public meeting and I was told to shut up last time. *Well, not those words.* So I mean, one of these approaches is correct and one isn't like your choice. Plus, I worry that I see you guys spending money sub-optimally. That's a nice way to put it. I think you're... I don't think you'll realize that you're either hurting us or not helping us. For example, you spent all that money doing widening sidewalks on downtown on Main Street, but poor Jackson's store was

losing \$2000 of revenue a day. And it took...I watch ITD rebuilt 8,50 miles of Hwy. 45 in 15 days. And it took four months to do 3 blocks downtown, and poor Jackson's losing all that sales. Jackson is essentially paid for your sidewalk, roughly. Then they because you spend all that money or we spend all that money on downtown, the poor grandmas and kids are walking in the mud on Owyhee St. and why the city can't fix Owyhee St. like we did like Kuna did on El Marteeson and Franklin. You got you got to spend the money on basic mobility and safety first, I mean this enhancement stuff...I can teach you... Well, as a consultant, I can teach you a better way to spend the money or a prioritization thing. The third thing was that downtown money got spent on the goofy traffic signal at Kay. Now I know that you guys had a... The consultants who did your work gave you 3 options for designing it and you guys or the city pick the one with the highest accident rate and they've been forecasting an increase in fatalities. And when I asked for that warrant analysis, the staff told me it didn't exist, which it did. So, I...I've got to warn you guys, but by position one, I'm just alerting you that every engineering consultant and most of my lawyer buddies know about that. Okay. Thank you for your time. I'm sorry I used up all three minutes. They could have done another 30 minutes. But I won't. Thank you.

Mayor Stear Thank you. And just for clarification, every year the budget is a public hearing. That's never changed. And the downtown money that was spent was community development block grant funding, not citizen, taxpayer dollars so. Just to clarify those two points anyway.

Council Member McPherson Darn, I had a question. Back when he was on the Council. How much sidewalks and any infrastructure did he update? He left. So, I guess we don't know.

Mayor Stear Anybody else wishes to testify?

Council Member Laraway It's a hard act to follow.

Mayor Stear All right. Thank you very much.

Mayor Stear Well, Council, I appreciate all your thoughts in this. We can do different things next year and we certainly will. We've always tried to do what was requested. So, we will make those changes for next year, so...

Council President Bruce I move we...*Yeah. Do you have anything else?* I move we close evidence presentation and move to deliberation.

Council Member second.

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

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:18:08)

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 I guess I could start. I do appreciate everything that you do, Jared. Thank you. I know it's a lot to go over and the culmination of everything. I think just for me, even though we did calculate the 1% I was wanting to spend, you know, save the taxpayer more than \$40,000. Right? That was my goal, was not to take the 3% property tax increase. I think we were at \$112 million last year, we spent \$106. So, we still had some roll over and then move to move from 112 to 150 just in my mind personally. It's just a lot to grow. So those are just my concerns. I think with the mayor saying next year, we can actually have a, a discussion with whoever's here, depending on the outcome of the election can have a discussion with the directors, they can come to us and say, 'hey, here's what we have and then we can pick that apart of what they need.' I do like the idea of having a better plan further out of what we're going to be spending money on, and I do like the idea of updating folks quarterly or maybe biannually about what we're spending and what we're doing that's a great idea. So those are just my comments. I just would rather have not taken the property tax increase. I know that there's been time where even Ada County, the Commission has given back tax dollars that they had in excess so. I just think you know, depending on what we're going to roll over and what we're going to keep in our accounts, not necessarily taking the 3% every year. But I know we are handcuffed with 389 and what that puts on the cities but for me, it's just it's too big of a budget for me to sign off on. But I do appreciate all the work everyone's done.

Mayor Stear And I can appreciate that. And we do have capital plans for capital projects, so that will be easy to put together as to what we're looking forward to in the future. So that that's not going to be a problem.

Council President Bruce That way, if we knew, hey, we've got, you know, \$40 million that we're going to spend this time, then it maybe it's not so much to start collecting.

Mayor Stear Sure.

Council President Bruce And that and saying, hey, we're not going out for a bond. We... we're collecting this money. So that... But those were my thoughts.

Mayor Stear And a lot of those things are, you know, the Ten Mile lift station that's got to get redone, that's going to cost us several million dollars. And those are things that we have in the future that we'll take care of. So in that plan, you'll see where that is and where that money needs to and why we have it and I will say that we are very fortunate to be one of the very few cities that aren't either asking taxpayers for levy override or laying off police officers and that type of thing. There's several that are in that Garden City is laying off one or two police officers and Meridians asking for a levy rate increase and we've been

able to facilitate taking care of ourselves with what we have. So, so far I think we've done good with that. There might come a time when that is necessary, but. At this point, we're in pretty good shape, so I am very pleased about that. I'm proud about that fact.

Council Member McPherson I think we've grown, you know, rapidly with our population and we've done very well growing the city and not trying to bond or levy or, you know, do the things we've had to do. I think every now and then we have to take a leapfrog jump in a budget to accomplish things we need to get done infrastructurally and otherwise. And, I don't recall that we've ever had this big of a jump at one time, but you know Jared has been fabulous with the numbers and grew city accounts where they needed to for, you know, those emergency things that pop up, you know, \$500,000 blower for the treatment plan or whatever the case may be. He's prepared us well for that because when he started we weren't well prepared for the uh-oh expenditures, I mean we could have been... We were hanging out in the wind, just waiting to dry and luckily that didn't happen. We recouped everything and maintained everything and... But I think. I think where we're at now taking this one time bigger leap. It's going to set the city even better than what we are now. I know it's a lot. It is a lot to swallow, but it's.

Council President Bruce I think we went from \$112, which was probably... Councilman Biggs, Do you remember what we looked at before? I think it was \$80 something we went from.

Council Member Biggs Oh, back in 2019?

Council President Bruce And so we've, we've grown it all a considerable amount. So and I think like I said at our last meeting, we just maybe have different views on how much should we actually keep. I think that's just a philosophical difference of what government body should actually keep, so...

Council Member Biggs The one thing that when I look at the increases, everything was pretty proportionate for over several years, with the exception of the sewer fund, which was explained I think pretty well. The Mason Creek improvements because that was the one that jumped, almost doubled over FY '25. And that is a large chunk of weight. We're jumping from \$112 to \$154. I do share the same sentiment, which was why we brought up the whole the whole back of the 1% last time in the meeting. I thought it might be more than \$48,000 as well, I guess. Didn't have a quick mouth ready to go, but... And that's where I also thought perhaps maybe we should look at recouping some of the. The reserve, you know, whether it's \$1,000,000 or \$5,000,000 or something like that.

Council Member McPherson Well, and to touch a little on that Trunk line, you know it costs money to put it in. And you know right...

Council Member Biggs Well, that's also where the yeah, the general fund is also increasing quite a bit, which I would imagine would support that.

Council Member McPherson Right. But then in the long run, we're not paying how much a month and all these pump fees and we recoup that fairly quickly and...

Council Member Biggs Throw another lift station in...

Council Member McPherson. Yeah, A lot less maintenance and not having to worry about lift stations going down in the middle of the night and yeah, yadda yadda. It's a more fail proof system. Let nature do its thing.

Council Member Laraway One other thing I look at is, this is going to sound kind of odd, but sometimes we create our own problem and what I mean by that is let's, let's get hypothetically the DAO site out South that we have just covered on. If that would have turned into a residential, we would have been on the hook for \$5 million to build another pond out there. That would have cost us so our decisions that we make not knowingly could either cost us money or save us money. So, the budget has to be I'm going to call it dynamic, it's got to be able to move to cover our decisions or choices, so I have a... It is expensive, but so we're our decisions that we make.

Council President Bruce And I mean, I don't disagree with that. I think for you know, we budgeted \$112 last year to go from \$112 to \$150. That's a big number.

Council Member Laraway Remembers talking about half his getting just the sewage farm that was 5, that'd be \$5 million.

Council President Bruce Yeah. We're growing at, you know, 30, something million dollars and we're collecting property tax of roughly \$5,000,000. So, think about how many years of property tax we're raising our budget there.

Council Member Laraway I like the idea of the directors putting their portion in one meeting. And then another direct or another meeting, because sometimes it's hard to swallow all the information that's coming in. And we can have an intelligent conversation about why do you need a pump truck. Or can't we rent one? I mean, there's a lot of discussion we could have. So, I like the idea of future budget meetings. Even if we start at 5:30 or 5:00 on certain nights to bring more people in and have the director give us their vision of where they're going with this.

Council President Bruce `Yeah, it would be easier to digest. It'd be easier to digest that information individually so.

Mayor Stear And then we also have that Enterprise funds can't be used for other things. We can't take one piece of the budget to pad something else. So. So those things also have to be taken into consideration.

Council Member Biggs Now I guess one thing I forgot to ask last time was about the grant fund does that disappear soon? It's been whittled down.

Mayor Stear Yeah, I don't know. We've had any grants that are hanging out right now, do we?

City Treasurer Jared Empey Yeah. So, Jared Empey, Treasurer. So, the grant fund, basically all we have going in that for now is the opioid funds that we receive regularly. We also have just a placeholder in the event that the federal funding becomes available. As the Mayor said, that's kind of gone away with the changing of the guard in Washington, they've kind of gone away from the grant model. So, like I say, it's kind of just a placeholder for the most part.

Council Member Biggs And a lot of this was also a result of COVID, right? I mean, there were a lot of grants during COVID.

City Treasurer Jared Empey Yeah, there was. So yeah, so...

Council President Bruce That jumped a lot of people's budgets. You know, if you get back to pre-COVID spending, that would cut a lot out of a budget, but I.

Mayor Stear Looks like the downtown project that was on grant funding, so that would have been showing up in there.

Council President Bruce Well, and I just look at, you know, the state and how they're cutting their 3% and other agencies are cutting, going back and cutting their spending. I'd just like to see as a municipality, maybe do something similar as well. But I do appreciate all that they do. It's a lot of work, so I'm not trying to downplay what they do. I think it just comes to just philosophical differences of how much we think, how much I believe the government should have to spend as opposed to someone else. So, I don't have anything else. Do you?

Council Member Laraway I'm good.

Council President Bruce So I move, we waive the three readings of Ordinance 2025-21.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded, any further discussion on that motion?

City Clerk Nathan Stanley Mayor, one Second. Just want to make a note that it's 2025-25.

Mayor Stear Oh yeah. Ordinance 2025-25.

Council President Bruce Okay, so it's...

Mayor Stear Any discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:29:23)

Motion To: Waive 3 Readings Of Ordinance 2025-25

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

Council President Bruce And I will make a motion to approve Ordinance 2025-25.

Council Member McPherson Second.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce No.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:29:54)

Motion To: Approve Ordinance 2025-25

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Laraway, McPherson, Biggs

Members Voting Nay: Council Member Bruce

Members Absent: None

Via: Roll Call Vote

3-1-0

Council President Bruce I move we consideration to approve the summary publication of Ordinance 2025-25.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approving a summary publication of the ordinance. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:30:25)

Motion To: Approve Summary Publication Of Ordinance 2025-25

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

7. Business Items:

(Timestamp 00:30:48)

- A.** Consideration to approve Resolution R51-2025 Forgone Property Tax Levy Reservation. Jared Empey, City Treasurer. **ACTION ITEM**

(Timestamp 00:30:48)

Mayor Stear That brings us to 7.A. Consideration to approve Resolution 51-2025, Forgone property tax levy reservation, Jared Empey.

City Treasurer Jared Empey Thank you, Mayor and Council. So, this resolution is directly tied to the budget that was previously passed, which is to reserve the amount for foregone property tax for future use. The amount, If I can get it, it's \$48,200 which reflects a 1% foregone amount that can be used in future years, and I stand for any questions.

[Brief Pause]

Mayor Stear And all that is to reserve it so that if we decide to take it next year, you can.

Council President Bruce I move we approve resolution R51-2025.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear And that motion carries.

(Timestamp 00:31:56)

Motion To: Approve Resolution R51-2025

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

8. Ordinances:

(Timestamp 00:32:15)

A. Consideration to approve Ordinance 2025-21 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1312233600 OWNED BY TOLL SOUTHWEST LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:32:15)

Mayor Stear That takes us to ordinances. Consideration to approve Ordinance 2025-21. A municipal annexation and zoning ordinance of the City Council of the City of Kuna making certain findings and declaration of authority; and, annexing certain real property to-wit: Ada County Assessor's parcel number S1312233600 owned by Toll Southwest LLC, within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the city of Kuna into the City of Kuna, ID; and, establishing the zoning classifications of said real property; and, directing the City Engineer and the City Clerk; and providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-21.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:33:09)

Motion To: Waive 3 Readings Of Ordinance 2025-21

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 I move we approve ordinance 2025-21.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve the ordinance. Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:33:22)

Motion To: Approve Ordinance 2025-21

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: Roll Cal Vote

4-0-0

B. Consideration to approve Ordinance 2025-22 ACTION ITEM

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1315449280 OWNED BY TECO ONE LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:33:38)

Mayor Stear Consideration to approve Ordinance 2025-22. A Municipal Annexation and Zoning ordinance of the City Council of the city of Kuna making certain findings and declaration of authority; and annexing certain real property, to wit: Ada County Assessor's parcel number S1315449280, owned by Techo One LLC within unincorporated area of Ada County, Idaho, and can take us to the corporate limits of the city of Kuna, into the city of Kuna ID; and, establishing the zoning classifications of said real property; and, directing the City Engineer and the City Clerk; and, providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-22.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:34:34)

Motion To: Waive 3 Readings of Ordinance 2025-22

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 I move we approve Ordinance 2025-22.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve the ordinance. Nathan, would you poll the Council?

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:34:50)

Motion To: Approve Ordinance 2025-22

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: Roll Call Vote

4-0-0

C. Consideration to approve Ordinance 2025-23 **ACTION ITEM**

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

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R5070502020 OWNED BY MISTY AND NOEL HUDON, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:35:12)

Mayor Stear Consideration to approve Ordinance 2025-23. Municipal Annexation and Zoning ordinance of the City Council The City of Kuna: making certain findings and declaration of authority and annexing certain real property, To-wit: Ada County Assessor's parcel number or 5070502020 owned by Misty and Noel Huden within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the city of Kuna, into the city of Kuna, ID; and, establishing the zoning classifications of said real property; and, directing the City Engineer and the City Clerk; and, providing an effective date.

Council President Bruce This is it, huh, Mr. Adam?

Mayor Stear Last report, he was even happy.

Council President Bruce Should we waive the 3 readings? Should we give it 3 readings?

Council Member Biggs Should we read the whole thing?

[Laughter]

Council President Bruce I move we waive 3 readings of 2025-23.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:36:07)

Motion To: Waive 3 Readings of Ordinance 2025-23

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 I move we approve Ordinance 2025-23.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:36:19)

Motion To: Approve Ordinance 2025-23

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: Roll Call Vote

4-0-0

Mayor Stear And a big shout out to Adam and his crew for actually, finally bringing that to an end.

Council President Bruce Yeah, that was...

Mayor Stear Good work on that.

Council President Bruce I know I've been talking to him for like 3 years about dealing with it so.

Mayor Stear Yeah, it's been going a while.

Council President Bruce Yeah.

D. Consideration to approve Ordinance 2025-24 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S BLACK CREEK LP; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:36:51)

Mayor Stear All right. Consideration to approve Ordinance 2025-24, an ordinance of the City Council of the City of Kuna making certain findings; and, enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County Assessors, Black Creek LP; and, declaring water rights appurtenant thereto are pooled for delivery purposes; and, directing the City Clerk to record this ordinance as provided by law, directing the City Engineer to provide notice of this ordinance to the Boise~Kuna Irrigation District, the owners and update the irrigation system map; and, providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-24.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:37:35)

Motion To: Waive 3 Readings of Ordinance 2025-24

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 I move we approve ordinance 2025-24.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Nathan, would you poll the Council?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:37:49)

Motion To: Approve Ordinance 2025-24

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: Roll Call Vote

4-0-0

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 0038:10)

Mayor Stear That is all we have on the agenda for tonight, so Mayor and Council Announcements. Does anybody have anything they would like to mention?

Council Member McPherson Bobby's Block Party Friday night, here, 5:00.

Council President Bruce Okay.

Mayor Stear Out behind City Hall.

Council Member McPherson Yeah, out back.

Council President Bruce Okay.

Council Member Biggs The chamber.

Council Member McPherson Yeah, we won't all fit in here, I'm positive.

Council President Bruce And then the fair, Ada County Fair, is up and running this week, so...

Council Member Biggs The Western Idaho Fair.

Mayor Stear The Western Idaho Fair.

Council President Bruce So if you get over in Garden City, maybe go. I don't know that they give you a reason to go over there, but it's. I'll go and check it out. It's good.

Mayor Stear Chief used to like to go all the time.

[Inaudible]

[Laughter]

Mayor Stear Okay, maybe that was...

Council Member McPherson Just straight up, no.

Council Member Laraway 19 years of Fair. No, thank you.

Police Chief Mike Fratusco 2013 [Inaudible]

Council Member Biggs The ice cream potatoes, though, are still...

Council President Bruce That's good. Well, we also went to the Owyhee County Fair and there was a lot of 4H they did the auction, which was pretty amazing. I didn't realize cattle could get up to, you know, \$9- \$10,000 for one of those things. They were folks were bidding up like crazy. It was. It's pretty good sight to see. So, the kids do a great job with that. That's all I have.

Mayor Stear Yeah, Nancy.

Human Resources Director Nancy Stauffer I would like to give a shout out to shout out to some of our local businesses and community partners. Ridley’s has donated all the water for Bobby's Block Party. Idaho Pizza has donated 50 family sized pizzas. Kuna Lube N’ Go kuna gave the family a very generous check to support party and United Site Services, and thank you Morgan, they’re providing all the Porta Potties, delivery, fee, everything, at no charge to that family. The City has not paid a dime towards this event, but the community has really stepped up and I think that speaks volumes to Bobby's involvement and everything that he touched while working here and just being a community member. So, it's great businesses that we're fortunate to work with.

Mayor Stear Yeah, very good.

11. Adjournment:

(Timestamp 00:40:44)

Mayor Stear All right. Well, that's all I have for the evening. So, with that, this meeting is adjourned. Thank you very much.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 09.02.2025

City of Kuna

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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
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	08252025CPA		<u>PROSECUTORIAL SERVICES FOR SEPTEMBER 2025</u>	08/25/2025	6,429.33	.00	01-6203 <u>PROSECUTORIAL SERVICES</u>	0	8/25		
Total 08252025CPA:						6,429.33	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						6,429.33	.00					
ADVANCED SIGN LLC												
2194	ADVANCED SIGN LLC	6100015843	21437	<u>UPDATING SIGN FOR WANNER BUCKNER REZONE-M LUNDY AUG'25</u>	08/22/2025	214.94	.00	01-6125 <u>LEGAL PUBLICATIONS</u>	1003	8/25		
Total 6100015843:						214.94	.00					
Total ADVANCED SIGN LLC:						214.94	.00					
AIR FILTER SUPERSTORE WHOLESALE LLC												
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV149329	21508	<u>FILTERS FOR THE PLANT, M.NADEAU, AUG.'25</u>	08/22/2025	509.16	.00	21-6150 <u>M & R - SYSTEM</u>	0	8/25		
Total INV149329:						509.16	.00					
Total AIR FILTER SUPERSTORE WHOLESALE LLC:						509.16	.00					
APPLIED CONTROL EQUIPMENT LLLP												
2212	APPLIED CONTROL EQUIPMENT LLLP	CD99181977	21301	<u>NEW PUMP WITH MOTOR FOR CHEM ROOM- J COX, AUG.'25</u>	08/21/2025	6,147.82	.00	20-6150 <u>M & R - SYSTEM</u>	0	8/25		
Total CD99181977:						6,147.82	.00					
Total APPLIED CONTROL EQUIPMENT LLLP:						6,147.82	.00					

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ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	PE3637	21517	<u>OIL FILTER FOR PARKS FORK LIFT. J.DURHAM, AUG.'25</u>	08/25/2025	27.55	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total PE3637:						27.55	.00					
Total ARNOLD MACHINERY COMPANY:						27.55	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	13258	21490	<u>TECH NET SURVEY FEES. N. STAUFFER, AUG. 25</u>	08/19/2025	480.00	480.00	01-6160 MISCELLANEOUS EXPENSES	0	8/25	08/22/2025	
Total 13258:						480.00	480.00					
Total ASSOCIATION OF IDAHO CITIES:						480.00	480.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	15566	21314	<u>ROLLER RENTAL FOR WINCHESTER, B. VILLAUEVA, JULY 25</u>	07/24/2025	295.00	.00	01-6212 RENT - EQUIPMENT	1004	8/25		
Total 15566:						295.00	.00					
1846	BIG SKY RENTALS LLC	15571	21333	<u>RENTAL ROLLER. J.WARDEN, JUL.'25</u>	07/28/2025	185.00	.00	01-6212 RENT - EQUIPMENT	1004	8/25		
Total 15571:						185.00	.00					
Total BIG SKY RENTALS LLC:						480.00	.00					
CBH HOMES												
479	CBH HOMES	08122025		<u>REFUND DUE TO PLAN MODIFICATION BP#48858, AUG. 25</u>	08/12/2025	327.85	327.85	01-4360 BUILDING PERMITS	1005	8/25	08/15/2025	
Total 08122025:						327.85	327.85					

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 CBH HOMES:						327.85	327.85					
CENTURYLINK												
62	CENTURYLINK	333971613080		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7-9/6/2025- SEWER</u>	08/07/2025	20.85	20.85	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/25	08/22/2025	
62	CENTURYLINK	333971613080		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7-9/6/2025- WATER</u>	08/07/2025	20.85	20.85	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/25	08/22/2025	
62	CENTURYLINK	333971613080		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7-9/6/2025- P&Z</u>	08/07/2025	8.02	8.02	<u>01-6255 TELEPHONE EXPENSE</u>	1003	8/25	08/22/2025	
62	CENTURYLINK	333971613080		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7-9/6/2025- PI</u>	08/07/2025	8.06	8.06	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/25	08/22/2025	
62	CENTURYLINK	333971613080		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 8/7-9/6/2025- ADMIN</u>	08/07/2025	22.40	22.40	<u>01-6255 TELEPHONE EXPENSE</u>	0	8/25	08/22/2025	
Total 33397161308072025:						80.18	80.18					
Total CENTURYLINK:						80.18	80.18					
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0727967-IN		<u>686.00 GALLONS OF UNLEADED GAS FOR PLANT-JULY'25</u>	07/14/2025	2,099.28	2,099.28	<u>21-6300 FUEL</u>	0	8/25	08/15/2025	
Total 0727967-IN:						2,099.28	2,099.28					
2186	CHRISTENSEN INC	0727976-IN		<u>575 GALLONS OF DIESEL & 251.40 GALLONS GAS-JULY'25 FLEET</u>	07/14/2025	2,785.97	2,785.97	<u>21-6300 FUEL</u>	0	8/25	08/15/2025	
Total 0727976-IN:						2,785.97	2,785.97					
Total CHRISTENSEN INC:						4,885.25	4,885.25					

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CLAPIER CONSTRUCTION COMPANY INC												
2176	CLAPIER CONSTRUCTION COMPANY INC	11389		<u>REPAIR OF POLES AND LINES ON TEN MILE, AUG. 25- WATER</u>	08/12/2025	828.41	.00	20-6150 M & R - SYSTEM	0	8/25		
2176	CLAPIER CONSTRUCTION COMPANY INC	11389		<u>REPAIR OF POLES AND LINES ON TEN MILE, AUG. 25- P.I</u>	08/12/2025	315.58	.00	25-6150 M & R - SYSTEM (PI)	0	8/25		
2176	CLAPIER CONSTRUCTION COMPANY INC	11389		<u>REPAIR OF POLES AND LINES ON TEN MILE, AUG. 25- SEWER</u>	08/12/2025	828.41	.00	21-6150 M & R - SYSTEM	0	8/25		
Total 11389:						1,972.40	.00					
Total CLAPIER CONSTRUCTION COMPANY INC:						1,972.40	.00					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	11372		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- ADMIN</u>	08/21/2025	1,489.52	.00	01-6141 IT SMALL EQUIPMENT	0	8/25		
2014	CMIT SOLUTIONS CORP	11372		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- SEWER</u>	08/21/2025	1,966.17	.00	21-6141 IT SMALL EQUIPMENT	0	8/25		
2014	CMIT SOLUTIONS CORP	11372		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- WATER</u>	08/21/2025	1,966.17	.00	20-6141 IT SMALL EQUIPMENT	0	8/25		
2014	CMIT SOLUTIONS CORP	11372		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- P.I</u>	08/21/2025	536.22	.00	25-6141 IT SMALL EQUIPMENT	0	8/25		
Total 11372:						5,958.08	.00					
2014	CMIT SOLUTIONS CORP	11373		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- ADMIN</u>	08/21/2025	2,595.60	.00	01-6141 IT SMALL EQUIPMENT	0	8/25		
2014	CMIT SOLUTIONS CORP	11373		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- SEWER</u>	08/21/2025	3,426.19	.00	21-6141 IT SMALL EQUIPMENT	0	8/25		
2014	CMIT SOLUTIONS CORP	11373		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- WATER</u>	08/21/2025	3,426.19	.00	20-6141 IT SMALL EQUIPMENT	0	8/25		

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2014	CMIT SOLUTIONS CORP	11373		<u>REPLACEMENT COMPUTERS FOR ALL DEPARTMENTS, AUG. 25- P.I</u>	08/21/2025	934.42	.00	<u>25-6141 IT SMALL EQUIPMENT</u>	0	8/25		
Total 11373:						10,382.40	.00					
Total CMIT SOLUTIONS CORP:						16,340.48	.00					
COMMERCIAL TIRE INC												
2204	COMMERCIAL TIRE INC	45-31385	21410	<u>NEW TIRE FOR PARKS WOOD CHIPPER, J. DURHAM, AUG. 25</u>	08/07/2025	151.95	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/25		
Total 45-31385:						151.95	.00					
2204	COMMERCIAL TIRE INC	45-31659	21480	<u>TIRE REPAIR FOR PARKS FIELD PRO, J. DURHAM, AUG. 25</u>	08/18/2025	19.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/25		
Total 45-31659:						19.99	.00					
Total COMMERCIAL TIRE INC:						171.94	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	X516276	21495	<u>HYDRANT REPAIR PARTS, AUG. 25</u>	08/20/2025	277.44	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total X516276:						277.44	.00					
63	CORE & MAIN LP	X555123	21495	<u>HYDRANT REPAIR PARTS, AUG. 25</u>	08/20/2025	1,265.46	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total X555123:						1,265.46	.00					
Total CORE & MAIN LP:						1,542.90	.00					
CRASH CHAMPIONS LLC												

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2232	CRASH CHAMPIONS LLC	705003643		<u>2022 FORD F150 TURBOCHARGED DIESEL DIRECT INJECTION SERVICE- JULY'25 PARKS</u>	07/10/2025	5,113.19	5,113.19	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	8/25	08/22/2025	
Total 705003643:						5,113.19	5,113.19					
Total CRASH CHAMPIONS LLC:						5,113.19	5,113.19					
D & B SUPPLY												
75	D & B SUPPLY	6085	21494	<u>BAR OIL, WEED EATER HEAD WEED EATER STRING, P. BRYNER, AUG. 25</u>	08/19/2025	136.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total 6085:						136.97	.00					
75	D & B SUPPLY	7721	21502	<u>DEGREASER FOR PARKS EQUIPMENT, J. PEREZ, AUG. 25</u>	08/21/2025	16.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total 7721:						16.99	.00					
Total D & B SUPPLY:						153.96	.00					
DENNIS DILLON RV LLC												
844	DENNIS DILLON RV LLC	71915	21449	<u>OIL CHANGE SERVICE KIT FOR PARKS- J DURHAM AUG'25</u>	08/12/2025	137.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total 71915:						137.98	.00					
Total DENNIS DILLON RV LLC:						137.98	.00					
DEX IMAGING LLC												
2291	DEX IMAGING LLC	AR13829392		<u>CONTRACT LEASE OVERAGE CHARGE MODEL MX2651 SERIAL#03012172 TREATMENT PLANT JULY'25</u>	08/19/2025	10.90	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	8/25		

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				<u>JACKSON PI JULY'25</u>	08/19/2025	.32	.00	<u>25-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829394		<u>CONTRACT OVERAGE CHARGE MODEL M406DN SERIAL#JPBDC08926 B JACKSON WATER JULY'25</u>	08/19/2025	.79	.00	<u>20-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829394		<u>CONTRACT OVERAGE CHARGE MODEL M406DN SERIAL#JPBDC08926 B JACKSON SEWER JULY'25</u>	08/19/2025	.79	.00	<u>21-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829394		<u>CONTRACT OVERAGE CHARGE MODEL M406DN SERIAL#JPBDC08926 B JACKSON ADMIN JULY'25</u>	08/19/2025	1.16	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
Total AR13829394:						3.06	.00					
2291	DEX IMAGING LLC	AR13829395		<u>CONTRACT OVERAGE CHARGE MODEL BPC535WR SERIAL#43010858 SEWER JULY'25</u>	08/19/2025	.02	.00	<u>21-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829395		<u>CONTRACT OVERAGE CHARGE MODEL BPC535WR SERIAL#43010858 WATER JULY'25</u>	08/19/2025	.02	.00	<u>20-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829395		<u>CONTRACT OVERAGE CHARGE MODEL BPC535WR SERIAL#43010858 ADMIN JULY'25</u>	08/19/2025	.94	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829395		<u>CONTRACT OVERAGE CHARGE MODEL BPC535WR SERIAL#43010858 PI JULY'25</u>	08/19/2025	.02	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	8/25		
2291	DEX IMAGING LLC	AR13829395		<u>CONTRACT LEASE CHARGE MODEL BPC535WR SERIAL#43010858 CLERKS JULY'25</u>	08/19/2025	47.99	.00	<u>01-6212 RENT - EQUIPMENT</u>	0	8/25		

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Total AR13829395:						48.99	.00					
Total DEX IMAGING LLC:						990.24	.00					
DS SERVICES OF AMERICA INC												
2311	DS SERVICES OF AMERICA INC	24328251 0816	21263	<u>8 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON JULY 2- WATER</u>	08/16/2025	34.26	34.26	<u>20-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0816	21263	<u>8 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON JULY 25- ADMIN</u>	08/16/2025	50.07	50.07	<u>01-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0816	21263	<u>8 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON JULY 2- P.I</u>	08/16/2025	13.17	13.17	<u>25-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
2311	DS SERVICES OF AMERICA INC	24328251 0816	21263	<u>8 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, A. PETERSON JULY 2- SEWER</u>	08/16/2025	34.26	34.26	<u>21-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
Total 24328251 081625:						131.76	131.76					
2311	DS SERVICES OF AMERICA INC	24330369 0816		<u>21 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR THE PLANT, D.CROSSLEY, JUL.'25- P.I</u>	08/16/2025	40.49	40.49	<u>25-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
2311	DS SERVICES OF AMERICA INC	24330369 0816	21288	<u>21 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR THE PLANT, D.CROSSLEY, JUL.'25- WATER</u>	08/16/2025	106.33	106.33	<u>20-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
2311	DS SERVICES OF AMERICA INC	24330369 0816		<u>21 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR THE PLANT, D.CROSSLEY, JUL.'25- SEWER</u>	08/16/2025	106.33	106.33	<u>21-6165 OFFICE SUPPLIES</u>	0	8/25	08/22/2025	
Total 24330369 081625:						253.15	253.15					

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2311	DS SERVICES OF AMERICA INC	24336182 0816	21263	<u>21 EACH 5 GALLON WATER BOTTLES FOR PARKS, A. PETERSON JULY 25</u>	08/16/2025	218.17	218.17	<u>01-6165 OFFICE SUPPLIES</u>	1004	8/25	08/22/2025	
Total 24336182 081625:						218.17	218.17					
Total DS SERVICES OF AMERICA INC:						603.08	603.08					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30472104	21453	<u>TOTE OF CHLORINE FOR KUNA EAST, D. CROSSLEY, AUG. 25</u>	08/14/2025	1,316.70	1,316.70	<u>27-6151 M & R - PROCESS CHEMICALS</u>	0	8/25	08/22/2025	
Total IN-30472104:						1,316.70	1,316.70					
Total DUBOIS CHEMICALS INC:						1,316.70	1,316.70					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	322302	21459	<u>TUBES OF GREASE FOR FLEET EQUIPMENT, C. REGLI, AUG. 25 -PI</u>	08/14/2025	13.19	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2115	DYNA PARTS LLC	322302	21459	<u>TUBES OF GREASE FOR FLEET EQUIPMENT, C. REGLI, AUG. 25 - SEWER</u>	08/14/2025	26.33	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2115	DYNA PARTS LLC	322302	21459	<u>TUBES OF GREASE FOR FLEET EQUIPMENT, C. REGLI, AUG. 25 - WATER</u>	08/14/2025	26.33	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2115	DYNA PARTS LLC	322302	21459	<u>TUBES OF GREASE FOR FLEET EQUIPMENT, C. REGLI, AUG. 25 -ADMIN</u>	08/14/2025	65.85	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
Total 322302:						131.70	.00					
2115	DYNA PARTS LLC	322506	21483	<u>ZIP TIES FOR SEWER TRUCK 5500, J BOSTON AUG'25</u>	08/18/2025	52.75	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		

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Total 322506:						52.75	.00					
Total DYNA PARTS LLC:						184.45	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	12668829		<u>60.10 GALLONS PROPANE, DELIVERED TO 475 S SHORTLINE RD, AUG.'25</u>	08/19/2025	10.04	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	8/25		
1731	ED STAUB & SONS PETROLEUM, INC	12668829		<u>60.10 GALLONS PROPANE, DELIVERED TO 475 S SHORTLINE RD, AUG.'25</u>	08/19/2025	20.07	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		
1731	ED STAUB & SONS PETROLEUM, INC	12668829		<u>60.10 GALLONS PROPANE, DELIVERED TO 475 S SHORTLINE RD, AUG.'25</u>	08/19/2025	50.19	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
1731	ED STAUB & SONS PETROLEUM, INC	12668829		<u>60.10 GALLONS PROPANE, DELIVERED TO 475 S SHORTLINE RD, AUG.'25</u>	08/19/2025	20.07	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total 12668829:						100.37	.00					
Total ED STAUB & SONS PETROLEUM, INC:						100.37	.00					
ELAM & BURKE												
796	ELAM & BURKE	216687		<u>LEGAL SERVICES, GENERAL REPRESENTATION, 7/1-31/2025 - KUNA URBAN RENEWAL</u>	07/31/2025	90.00	.00	<u>52-6202 PROFESSIONAL SERVICES</u>	0	8/25		
796	ELAM & BURKE	216687		<u>LEGAL SERVICES, GENERAL REPRESENTATION, 7/1-31/2025 - KUNA URBAN RENEWAL</u>	07/31/2025	90.00	.00	<u>53-6202 PROFESSIONAL SERVICES</u>	0	8/25		
Total 216687:						180.00	.00					
Total ELAM & BURKE:						180.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0933135	21500	<u>BRUSHLESS STICK PUMP, JCOX, AUG.'25</u>	08/21/2025	343.99	.00	<u>20-6175 SMALL TOOLS</u>	0	8/25		

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219	FERGUSON ENTERPRISES INC	0933135	21500	<u>CLAMPS AND VALVE BOX, J.COX, AUG.'25</u>	08/21/2025	1,563.80	.00	20-6150 M & R - SYSTEM	0	8/25		
219	FERGUSON ENTERPRISES INC	0933135	21500	<u>BRUSHLESS STICK PUMP, J.COX, AUG.'25</u>	08/21/2025	86.00	.00	25-6175 SMALL TOOLS	0	8/25		
Total 0933135:						1,993.79	.00					
219	FERGUSON ENTERPRISES INC	0933519	21469	<u>VALVE CAN EXTENSION FOR WATER J COX, AUG'25</u>	08/14/2025	318.03	.00	20-6150 M & R - SYSTEM	0	8/25		
Total 0933519:						318.03	.00					
219	FERGUSON ENTERPRISES INC	0934143	21500	<u>PARTS FOR WATER SERVICE AT PATAGONIA BATHROOM,REPAIR CLAMP,METER BARREL PUMP - J COX AUG'25</u>	08/21/2025	1,097.72	.00	01-6150 M & R - SYSTEM	1004	8/25		
219	FERGUSON ENTERPRISES INC	0934143	21500	<u>PARTS FOR WATER SERVICE,REPAIR CLAMP,METER BARREL PUMP - J COX AUG'25</u>	08/21/2025	121.88	.00	20-6150 M & R - SYSTEM	0	8/25		
Total 0934143:						1,219.60	.00					
Total FERGUSON ENTERPRISES INC:						3,531.42	.00					
HD SUPPLY INC												
265	HD SUPPLY INC	INV00795145	21440	<u>LAB SUPPLIES, U. RAMIREZ, AUG. 25</u>	08/12/2025	552.13	.00	21-6152 M & R - LABORATORY COSTS	0	8/25		
Total INV00795145:						552.13	.00					
265	HD SUPPLY INC	INV00797248	21451	<u>FILTERS, U.RAMIREZ, AUG.'25</u>	08/13/2025	546.44	.00	21-6150 M & R - SYSTEM	0	8/25		
Total INV00797248:						546.44	.00					

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265	HD SUPPLY INC	INV00798001	21457	FLOATS FOR THE SEWER LIFT STATION- U RAMIERZ AUG'25	08/14/2025	287.74	.00	21-6150 M & R - SYSTEM	0	8/25		
Total INV00798001:						287.74	.00					
265	HD SUPPLY INC	INV00801137	21477	CHLORINE PACKETS FOR WELL TESTING, D. CROSSLEY, AUG. 25	08/18/2025	228.71	.00	20-6150 M & R - SYSTEM	0	8/25		
265	HD SUPPLY INC	INV00801137	21477	CHLORINE PACKETS FOR WELL TESTING, D. CROSSLEY, AUG. 25	08/18/2025	228.70	.00	27-6150 M & R - SYSTEM	0	8/25		
Total INV00801137:						457.41	.00					
Total HD SUPPLY INC:						1,843.72	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	51914		PROFESSIONAL SERVICES LAGOON NO.8 KU23-0379 THROUGH 08/12/2025	08/12/2025	2,117.50	2,117.50	21-6020 CAPITAL IMPROVEMENTS	0	8/25	08/22/2025	
Total 51914:						2,117.50	2,117.50					
Total HOLLADAY ENGINEERING CO:						2,117.50	2,117.50					
HOPPER ELECTRIC SERVICE, INC.												
291	HOPPER ELECTRIC SERVICE, INC.	8064	21403	WELL 4, CEDAR/BUTLER TANKS, MOTOR REBUILD, R. JONES, AUG. 25	07/31/2025	2,677.06	.00	20-6150 M & R - SYSTEM	0	8/25		
Total 8064:						2,677.06	.00					
291	HOPPER ELECTRIC SERVICE, INC.	8065	21401	PUMP AND MOTOR REBUILD AT SEGO PRAIRIE , R. JONES AUG. 25	07/31/2025	2,673.12	.00	25-6166 CAPITAL EQUIPMENT PURCHASES	0	8/25		
Total 8065:						2,673.12	.00					

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291	HOPPER ELECTRIC SERVICE, INC.	8066	21402	<u>MOTOR REBUILD AND PUMP REPLACEMENT SEGO PRAIRIE, R. JONES AUG 25</u>	07/31/2025	8,464.49	.00	<u>25-6166 CAPITAL EQUIPMENT PURCHASES</u>	0	8/25		
Total 8066:						8,464.49	.00					
Total HOPPER ELECTRIC SERVICE, INC.:						13,814.67	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	220289927008		<u>ELECTRIC SERVICE STREET LIGHTS. 06/18/25-07/17/25- JULY'25</u>	07/30/2025	5,555.54	5,555.54	<u>01-6290 UTILITIES EXPENSE</u>	1002	8/25	08/15/2025	
Total 220289927008132025:						5,555.54	5,555.54					
Total IDAHO POWER CO:						5,555.54	5,555.54					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	659344	21297	<u>BUDGET HEARING NOTICE, N. STANLEY, JULY 25</u>	08/08/2025	96.18	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	8/25		
1802	IDAHO PRESS TRIBUNE, LLC	659344		<u>BUDGET HEARING NOTICE, N.STANLEY, JULY 25</u>	08/08/2025	126.96	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	8/25		
1802	IDAHO PRESS TRIBUNE, LLC	659344		<u>BUDGET HEARING NOTICE, N.STANLEY, JULY 25</u>	08/08/2025	34.62	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	8/25		
1802	IDAHO PRESS TRIBUNE, LLC	659344		<u>BUDGET HEARING NOTICE, N.STANLEY, JULY 25</u>	08/08/2025	126.96	.00	<u>21-6125 LEGAL PUBLICATIONS</u>	0	8/25		
Total 659344:						384.72	.00					
1802	IDAHO PRESS TRIBUNE, LLC	665411	21455	<u>REZONE PUBLIC HEARING- T VILLANUEVA AUG'25</u>	08/14/2025	41.82	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/25		
Total 665411:						41.82	.00					
1802	IDAHO PRESS TRIBUNE, LLC	666796	21476	<u>ORDINANCE POST FOR POLE SIGNS, T VILLANUEVA AUG'25</u>	08/20/2025	35.16	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	8/25		

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Total 666796:						35.16	.00					
Total IDAHO PRESS TRIBUNE, LLC:						461.70	.00					
INTEGRITY PUMP SOLUTIONS INC												
2032	INTEGRITY PUMP SOLUTIONS INC	Y25M8-669	21220	REPAIR OF SEWER PUMP, 101G. T. FLEMING	08/25/2025	2,523.00	.00	21-6150 M & R - SYSTEM	0	8/25		
Total Y25M8-669:						2,523.00	.00					
Total INTEGRITY PUMP SOLUTIONS INC:						2,523.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	08082025-081		SANITATION RECEIPT TRANSFER, 08/08-08/14/2025	08/15/2025	134,830.48	134,830.48	26-7000 SOLID WASTE SERVICE FEES	0	8/25	08/15/2025	
230	J & M SANITATION, INC.	08082025-081		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 08/08-08/14/2025	08/15/2025	-13,321.26	-13,321.26	01-4170 FRANCHISE FEES	0	8/25	08/15/2025	
Total 08082025-08142025:						121,509.22	121,509.22					
230	J & M SANITATION, INC.	08152025-082		SANITATION RECEIPT TRANSFER, 08/15-08/21/2025	08/22/2025	115,958.03	115,958.03	26-7000 SOLID WASTE SERVICE FEES	0	8/25	08/22/2025	
230	J & M SANITATION, INC.	08152025-082		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 08/15-08/21/2025	08/22/2025	-11,456.66	-11,456.66	01-4170 FRANCHISE FEES	0	8/25	08/22/2025	
Total 08152025-08212025:						104,501.37	104,501.37					
Total J & M SANITATION, INC.:						226,010.59	226,010.59					
JASON LAROSE												
2304	JASON LAROSE	08212025JL		UMPIRE SERVICES FOR 2 GAMES 08/11/2025 & 08/18/2025, AUG. 25	08/21/2025	200.00	200.00	01-6135 PUBLIC ENTERTAINMENT	1004	8/25	08/22/2025	

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Total 08212025JL:						200.00	200.00					
Total JASON LAROSE:						200.00	200.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0252394		PROFESSIONAL SERVICES FOR CONSTRUCTION MODELING 07/01-07/26/25 TREATMENT PLANT, AUG. 25- SEWER	08/15/2025	69.83	.00	21-6202 PROFESSIONAL SERVICES	0	8/25		
429	KELLER ASSOCIATES, INC.	0252394		PROFESSIONAL SERVICES FOR CONSTRUCTION MODELING 07/01-07/26/25 TREATMENT PLANT, AUG. 25- WATER	08/15/2025	69.83	.00	20-6202 PROFESSIONAL SERVICES	0	8/25		
429	KELLER ASSOCIATES, INC.	0252394		PROFESSIONAL SERVICES FOR CONSTRUCTION MODELING 07/01-07/26/25 TREATMENT PLANT, AUG. 25- P.I	08/15/2025	26.59	.00	25-6202 PROFESSIONAL SERVICES	0	8/25		
Total 0252394:						166.25	.00					
429	KELLER ASSOCIATES, INC.	0252395		PROFESSIONAL SERVICES 07/01-26/2025, VALOR CLASSIC ACADEMY, AUG. 25- P.I	08/15/2025	291.20	.00	25-6202 PROFESSIONAL SERVICES	0	8/25		
429	KELLER ASSOCIATES, INC.	0252395		PROFESSIONAL SERVICES 07/01-26/2025, VALOR CLASSIC ACADEMY, AUG. 25- WATER	08/15/2025	764.40	.00	20-6202 PROFESSIONAL SERVICES	0	8/25		
429	KELLER ASSOCIATES, INC.	0252395		PROFESSIONAL SERVICES 07/01-26/2025, VALOR CLASSIC ACADEMY, AUG. 25- SEWER	08/15/2025	764.40	.00	21-6202 PROFESSIONAL SERVICES	0	8/25		
Total 0252395:						1,820.00	.00					
Total KELLER ASSOCIATES, INC.:						1,986.25	.00					

KM ENGINEERING LLP

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2174	KM ENGINEERING LLP	22-219-20		<u>PROJECT 22-219 MASON CREEK SEWER PHASE 1 INVOICE CUTOFF DATE 08/09/2025</u>	08/18/2025	946.25	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	8/25		
Total 22-219-20:						946.25	.00					
Total KM ENGINEERING LLP:						946.25	.00					
KUNA LUMBER												
499	KUNA LUMBER	A179499		<u>SPRINKLER PARTS FOR CHAPAROSA PARK, A GOODWIN AUG'25</u>	08/11/2025	45.13	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
Total A179499:						45.13	.00					
499	KUNA LUMBER	A179509	21448	<u>PIPE WINCHESTER PARK- S CAHILL</u>	08/12/2025	99.00	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
Total A179509:						99.00	.00					
499	KUNA LUMBER	A179540	21454	<u>TRIPLE A BATTERIES FOR PARKS, B. REED, AUG. 25</u>	08/13/2025	17.09	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
Total A179540:						17.09	.00					
499	KUNA LUMBER	A179542	21456	<u>KEYS FOR NEW EMPLOYEE, R.JONES, AUG.'25</u>	08/13/2025	23.14	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/25		
499	KUNA LUMBER	A179542	21456	<u>KEYS FOR NEW EMPLOYEE, R.JONES, AUG.'25</u>	08/13/2025	5.78	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	8/25		
Total A179542:						28.92	.00					
499	KUNA LUMBER	A179567	21468	<u>PHOTO SENSOR FOR THE LIGHTS ON BERNIE FISHER WATER TOWER- J COX-AUG'25</u>	08/14/2025	24.82	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		

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Total A179567:						24.82	.00					
499	KUNA LUMBER	A179569	21470	<u>GATE VALVE, M DAVILA AUG'25</u>	08/14/2025	49.49	.00	25-6150 M & R - SYSTEM (PI)	0	8/25		
Total A179569:						49.49	.00					
499	KUNA LUMBER	A179583	21474	<u>FITTINGS FOR IRRIGATION REPAIR AT WINCHESTER, C. REGLI, AUG. 25</u>	08/15/2025	5.46	.00	01-6150 M & R - SYSTEM	1004	8/25		
Total A179583:						5.46	.00					
499	KUNA LUMBER	A179622	21478	<u>CONCRETE ANCHOR PARK BENCHES PATAGONIA-C RIGLE AUG'25</u>	08/18/2025	41.39	.00	01-6150 M & R - SYSTEM	1004	8/25		
Total A179622:						41.39	.00					
499	KUNA LUMBER	A179778	21521	<u>COUPLING AND SADDLE FOR THE FARM, T.GIRAUD, AUG.'25</u>	08/25/2025	3.31	.00	21-6090 FARM EXPENDITURES	0	8/25		
Total A179778:						3.31	.00					
499	KUNA LUMBER	B179176	21295	<u>PVC AND PIPE KEY, J COX- JULY'25</u>	07/23/2025	393.25	.00	25-6150 M & R - SYSTEM (PI)	0	8/25		
Total B179176:						393.25	.00					
499	KUNA LUMBER	B179467	21378	<u>WIRE SPLICES FOR METERS-J OSBORN AUG'25 PI</u>	08/04/2025	4.82	.00	25-6150 M & R - SYSTEM (PI)	0	8/25		
499	KUNA LUMBER	B179467	21378	<u>WIRE SPLICES FOR METERS-J OSBORN AUG'25 WATER</u>	08/04/2025	19.26	.00	20-6150 M & R - SYSTEM	0	8/25		
Total B179467:						24.08	.00					

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499	KUNA LUMBER	B179636	21429	<u>PLUMBING SUPPLIES FOR SPLASH PAD, S. HOWELL, AUG. 25</u>	08/11/2025	15.80	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
Total B179636:						15.80	.00					
499	KUNA LUMBER	B179664	21439	<u>DOOR FOR SNACK SHACK AT BERNIE FISHER BASE BALL FIELD, J. ADAMS, AUG. 25</u>	08/12/2025	793.91	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
Total B179664:						793.91	.00					
499	KUNA LUMBER	B179666	21441	<u>PIPE, SAW BLADE FOR WINCHESTER PARK, S CAHILL AUG'25</u>	08/12/2025	115.19	.00	<u>01-6150 M & R - SYSTEM</u>	1004	8/25		
Total B179666:						115.19	.00					
499	KUNA LUMBER	B179676	21447	<u>WASP SPRAY, J. LISH, AUG. 25 PI</u>	08/12/2025	1.40	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	8/25		
499	KUNA LUMBER	B179676	21447	<u>WASP SPRAY, J. LISH, AUG. 25 WATER</u>	08/12/2025	5.59	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total B179676:						6.99	.00					
499	KUNA LUMBER	B179727	21464	<u>BOTTLE MAP GAS FOR METER REPLACEMENT - R JONES AUG'25 PI</u>	08/14/2025	2.88	.00	<u>25-6175 SMALL TOOLS</u>	0	8/25		
499	KUNA LUMBER	B179727	21464	<u>BOTTLE MAP GAS FOR METER REPLACEMENT - R JONES AUG'25 WATER</u>	08/14/2025	11.51	.00	<u>20-6175 SMALL TOOLS</u>	0	8/25		
Total B179727:						14.39	.00					
499	KUNA LUMBER	B179829	21487	<u>NIPPLE AND SCREW EXTRACTOR FOR PUMP STATION, J.OSBORN, AUG.'25</u>	08/19/2025	20.04	.00	<u>25-6150 M & R - SYSTEM (PI)</u>	0	8/25		

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Total B179829:						20.04	.00					
499	KUNA LUMBER	B179882	21503	<u>CLEANING SUPPLIES FOR PLANT ESCAPE & EDGE CARS. D. CROSSLEY, AUG'25-SEWER</u>	08/21/2025	10.68	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/25		
499	KUNA LUMBER	B179882	21503	<u>CLEANING SUPPLIES FOR PLANT ESCAPE & EDGE CARS. D. CROSSLEY, AUG'25-PI</u>	08/21/2025	4.07	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/25		
499	KUNA LUMBER	B179882	21503	<u>CLEANING SUPPLIES FOR PLANT ESCAPE & EDGE CARS. D. CROSSLEY, AUG'25-WATER</u>	08/21/2025	10.68	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/25		
Total B179882:						25.43	.00					
499	KUNA LUMBER	B179901	21506	<u>KEEP OUT SIGNS AT PATAGONIA PARK. C. REGLI, AUG. 25</u>	08/22/2025	20.83	.00	01-6150 M & R - SYSTEM	1004	8/25		
Total B179901:						20.83	.00					
Total KUNA LUMBER:						1,744.52	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	29369	21103	<u>FALL WARDROBE FOR PLANT. D. CROSSELY JUNE 25-WATER</u>	06/30/2025	505.24	505.24	20-6285 UNIFORMS EXPENSE	0	8/25	08/22/2025	
1769	KWIK SILVER EMBROIDERY	29369		<u>FALL WARDROBE FOR PLANT. D. CROSSELY JUNE 25-EASTER WATER</u>	06/30/2025	310.92	310.92	27-6285 UNIFORMS EXPENSE	0	8/25	08/22/2025	
1769	KWIK SILVER EMBROIDERY	29369		<u>FALL WARDROBE FOR PLANT. D. CROSSELY JUNE 25-EAST SEWER</u>	06/30/2025	310.92	310.92	28-6285 UNIFORMS EXPENSE	0	8/25	08/22/2025	
1769	KWIK SILVER EMBROIDERY	29369		<u>FALL WARDROBE FOR PLANT. D. CROSSELY JUNE 25-SEWER</u>	06/30/2025	505.25	505.25	21-6285 UNIFORMS EXPENSE	0	8/25	08/22/2025	
1769	KWIK SILVER EMBROIDERY	29369		<u>FALL WARDROBE FOR PLANT. D. CROSSELY JUNE 25-PI</u>	06/30/2025	310.92	310.92	25-6285 UNIFORMS EXPENSE	0	8/25	08/22/2025	

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			<u>25</u>		08/15/2025	1,190,040.82	1,190,040.8	<u>05-6306 SEWER MAIN CAPACITY REIMBURSE</u>	0	8/25	08/15/2025	
Total 08152025M3ID:						1,645,704.83	1,645,704.8					
Total MISCELLANEOUS #3:						1,645,704.83	1,645,704.8					
MOUNTAIN VIEW EQUIPMENT COMPANY												
926	MOUNTAIN VIEW EQUIPMENT COMPANY	92584	21452	<u>BLADES FOR PARKS MOWER, J. PEREZ, AUG. 25</u>	08/13/2025	98.85	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/25		
Total 92584:						98.85	.00					
Total MOUNTAIN VIEW EQUIPMENT COMPANY:						98.85	.00					
NCC CONCRETE CONSTRUCTION LLC												
2338	NCC CONCRETE CONSTRUCTION LLC	1279		<u>CONCRETE FLAT WORK AT WINCHESTER PARK, AUG. 25</u>	08/19/2025	3,700.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	0	8/25		
Total 1279:						3,700.00	.00					
Total NCC CONCRETE CONSTRUCTION LLC:						3,700.00	.00					
NICOLE OWENS												
2185	NICOLE OWENS	7047		<u>CORNHOLE FAKE PRESENTATION CHECKS, AUG. 25</u>	08/13/2025	105.00	105.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	8/25	08/15/2025	
Total 7047:						105.00	105.00					
2185	NICOLE OWENS	7048		<u>BANNERS FOR POPSICLES WITH THE MAYOR, AUG. 25</u>	08/13/2025	252.00	252.00	<u>01-6135 PUBLIC ENTERTAINMENT</u>	1004	8/25	08/15/2025	
Total 7048:						252.00	252.00					

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Total NICOLE OWENS:						357.00	357.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-419833	21462	<u>BRUSH, CLEANING SUPPLIES FOR TRUCKS, S CAHILL AUG'25</u>	08/14/2025	39.98	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	8/25		
Total 5841-419833:						39.98	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420040		<u>MOTOR OIL FOR FLEET, J. DURHAM, AUG. 25- P.I</u>	08/15/2025	6.73	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420040		<u>MOTOR OIL FOR FLEET, J. DURHAM, AUG. 25- WATER</u>	08/15/2025	13.48	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420040		<u>MOTOR OIL FOR FLEET, J. DURHAM, AUG. 25- ADMIN</u>	08/15/2025	33.69	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420040		<u>MOTOR OIL FOR FLEET, J. DURHAM, AUG. 25- SEWER</u>	08/15/2025	13.48	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
Total 5841-420040:						67.38	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420659	21488	<u>OIL FILTER FOR PARKS TOYOTA, J. DURHAM, AUG. 25</u>	08/19/2025	7.27	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	8/25		
Total 5841-420659:						7.27	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420699	21492	<u>OIL FOR PARKS TACOMA, J DURHAM AUG'25</u>	08/19/2025	37.95	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	8/25		
Total 5841-420699:						37.95	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420960	21501	<u>FILTERS FOR FLEET INVENTORY, J. DURHAM, AUG. 25</u>	08/21/2025	2.12	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		

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2121	O'REILLY AUTO ENTERPRISES LLC	5841-420960	21501	<u>FILTERS FOR FLEET INVENTORY, J. DURHAM, AUG. 25</u>	08/21/2025	1.05	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420960	21501	<u>FILTERS FOR FLEET INVENTORY, J. DURHAM, AUG. 25</u>	08/21/2025	5.29	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-420960	21501	<u>FILTERS FOR FLEET INVENTORY, J. DURHAM, AUG. 25</u>	08/21/2025	2.12	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
Total 5841-420960:						10.58	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421186	21510	<u>SPARK PLUG FOR PLANT MOWER, J. DURHAM, AUG. 25</u>	08/22/2025	2.72	.00	<u>21-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421186	21510	<u>SPARK PLUG FOR PLANT MOWER, J. DURHAM, AUG. 25</u>	08/22/2025	1.03	.00	<u>25-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421186	21510	<u>SPARK PLUG FOR PLANT MOWER, J. DURHAM, AUG. 25</u>	08/22/2025	2.72	.00	<u>20-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/25		
Total 5841-421186:						6.47	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421677		<u>DRAIN PAN FOR SHOP, J.DURHAM, AUG.'25</u>	08/25/2025	12.74	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421677		<u>DRAIN PAN FOR SHOP, J.DURHAM, AUG.'25</u>	08/25/2025	4.89	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421677		<u>DRAIN PAN FOR SHOP, J.DURHAM, AUG.'25</u>	08/25/2025	12.74	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421677		<u>DRAIN PAN FOR SHOP, J.DURHAM, AUG.'25</u>	08/25/2025	18.62	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/25		

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Total 5841-421677:						48.99	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-421866	21525	<u>OIL FILTER FOR THE KUBOTA, J.DURHAM, AUG.'25</u>	08/26/2025	5.29	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total 5841-421866:						5.29	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						223.91	.00					
PIPECO, INC												
55	PIPECO, INC	S6069738.001	21475	<u>SPRINKLER PARTS FOR IRRIGATION FOR KUNA FARM, R. HENZE, AUG'25</u>	08/15/2025	619.92	.00	21-6090 FARM EXPENDITURES	0	8/25		
Total S6069738.001:						619.92	.00					
Total PIPECO, INC:						619.92	.00					
QUADIENT FINANCE USA INC												
1770	QUADIENT FINANCE USA INC	073125QF		<u>POSTAGE METER REFILL, JULY 25- ADMIN</u>	07/31/2025	280.00	280.00	01-6190 POSTAGE & BILLING	0	8/25	08/15/2025	
1770	QUADIENT FINANCE USA INC	073125QF		<u>POSTAGE METER REFILL, JULY 25- WATER</u>	07/31/2025	260.00	260.00	20-6190 POSTAGE & BILLING	0	8/25	08/15/2025	
1770	QUADIENT FINANCE USA INC	073125QF		<u>POSTAGE METER REFILL, JULY 25- P&Z</u>	07/31/2025	100.00	100.00	01-6190 POSTAGE & BILLING	1003	8/25	08/15/2025	
1770	QUADIENT FINANCE USA INC	073125QF		<u>POSTAGE METER REFILL, JULY 25- P.I</u>	07/31/2025	100.00	100.00	25-6190 POSTAGE & BILLING	0	8/25	08/15/2025	
1770	QUADIENT FINANCE USA INC	073125QF		<u>POSTAGE METER REFILL, JULY 25- SEWER</u>	07/31/2025	260.00	260.00	21-6190 POSTAGE & BILLING	0	8/25	08/15/2025	
Total 073125QF:						1,000.00	1,000.00					
Total QUADIENT FINANCE USA INC:						1,000.00	1,000.00					

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QUADIENT LEASING USA, INC												
615	QUADIENT LEASING USA, INC	Q1957736		<u>MAIL METER LEASE PAYMENT</u> <u>06/01-08/31/25- SEWER</u>	07/30/2025	152.52	152.52	<u>21-6190 POSTAGE</u> <u>& BILLING</u>	0	8/25	08/15/2025	
615	QUADIENT LEASING USA, INC	Q1957736		<u>MAIL METER LEASE PAYMENT</u> <u>06/01-08/31/25-P&Z</u>	07/30/2025	58.66	58.66	<u>01-6190 POSTAGE</u> <u>& BILLING</u>	1003	8/25	08/15/2025	
615	QUADIENT LEASING USA, INC	Q1957736		<u>MAIL METER LEASE PAYMENT</u> <u>06/01-08/31/25- WATER</u>	07/30/2025	152.52	152.52	<u>20-6190 POSTAGE</u> <u>& BILLING</u>	0	8/25	08/15/2025	
615	QUADIENT LEASING USA, INC	Q1957736		<u>MAIL METER LEASE PAYMENT</u> <u>06/01-08/31/25-P.I</u>	07/30/2025	58.66	58.66	<u>25-6190 POSTAGE</u> <u>& BILLING</u>	0	8/25	08/15/2025	
615	QUADIENT LEASING USA, INC	Q1957736		<u>MAIL METER LEASE PAYMENT</u> <u>06/01-08/31/25- ADMIN</u>	07/30/2025	164.26	164.26	<u>01-6190 POSTAGE</u> <u>& BILLING</u>	0	8/25	08/15/2025	
Total Q1957736:						586.62	586.62					
Total QUADIENT LEASING USA, INC:						586.62	586.62					
ROCKITECTURE LLC												
2255	ROCKITECTURE LLC	7221		<u>FITZ ROY SIGN FOR</u> <u>PATAGONIA PARK, FINAL</u> <u>PAYMENT, AUG. 25</u>	08/19/2025	2,495.00	2,495.00	<u>50-6045</u> <u>CONTINGENCY</u>	0	8/25	08/22/2025	
Total 7221:						2,495.00	2,495.00					
Total ROCKITECTURE LLC:						2,495.00	2,495.00					
SIEMENS INDUSTRY, INC.												
1206	SIEMENS INDUSTRY, INC.	5671987660	21324	<u>3 MAG 600 METER DISPLAYS-</u> <u>M NADEAU-JULY'25</u>	08/18/2025	7,251.00	.00	<u>21-6150 M & R -</u> <u>SYSTEM</u>	0	8/25		
Total 5671987660:						7,251.00	.00					
Total SIEMENS INDUSTRY, INC.:						7,251.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-1	21450	<u>BANKER BOXES FOR P&Z, A.</u> <u>PETERSON, AUG. 25</u>	08/18/2025	131.94	.00	<u>01-6165 OFFICE</u> <u>SUPPLIES</u>	1003	8/25		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-1	21450	<u>SUCKERS, KLEENEX FOR CITY HALL, A. PETERSON, AUG. 25-PI</u>	08/18/2025	4.36	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-1	21450	<u>SUCKERS, KLEENEX FOR CITY HALL, A. PETERSON, AUG. 25-SEWER</u>	08/18/2025	11.33	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-1	21450	<u>SUCKERS, KLEENEX FOR CITY HALL, A. PETERSON, AUG. 25-ADMIN</u>	08/18/2025	16.56	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-1	21450	<u>SUCKERS, KLEENEX FOR CITY HALL, A. PETERSON, AUG. 25-WATER</u>	08/18/2025	11.33	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/25		
Total WO-204243-1:						175.52	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-2	21450	<u>RUBBER STAMP FOR HR, J.EDINGER, AUG.'25</u>	08/19/2025	2.83	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-2	21450	<u>RUBBER STAMP FOR HR, J.EDINGER, AUG.'25</u>	08/19/2025	3.74	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-2	21450	<u>RUBBER STAMP FOR HR, J.EDINGER, AUG.'25</u>	08/19/2025	3.74	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204243-2	21450	<u>RUBBER STAMP FOR HR, J.EDINGER, AUG.'25</u>	08/19/2025	1.00	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	8/25		
Total WO-204243-2:						11.31	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204652-1	21496	<u>COPY PAPER AND MINTS FOR CITY HALL, A PETERSON, AUG.'25</u>	08/25/2025	32.08	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204652-1	21496	<u>COPY PAPER AND MINTS FOR CITY HALL, A PETERSON, AUG.'25</u>	08/25/2025	21.95	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204652-1	21496	<u>COPY PAPER AND MINTS FOR CITY HALL, A PETERSON, AUG.'25</u>	08/25/2025	21.95	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	8/25		

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-204652-1	21496	<u>COPY PAPER AND MINTS FOR CITY HALL, A PETERSON, AUG.'25</u>	08/25/2025	8.45	.00	25-6165 OFFICE SUPPLIES	0	8/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-204652-1	21496	<u>TOILET PAPER AND PAPER TOWELS FOR SENIOR CENTER, A.PETERSON, AUG.'25</u>	08/25/2025	383.86	.00	01-6025 JANITORIAL	1001	8/25		
Total WO-204652-1:						468.29	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						655.12	.00					
ST. LUKE'S HEALTH SYSTEM												
441	ST. LUKE'S HEALTH SYSTEM	2648912		<u>EMPLOYEE IMMUNIZATIONS, C. COUCH, 07/16/25- P.I</u>	08/09/2025	26.79	.00	25-5950 TEAM BUILDING, ONBOARDING	0	8/25		
441	ST. LUKE'S HEALTH SYSTEM	2648912		<u>EMPLOYEE IMMUNIZATIONS, C. COUCH, 07/16/25- SEWER</u>	08/09/2025	70.34	.00	21-5950 TEAM BUILDING, ONBOARDING	0	8/25		
441	ST. LUKE'S HEALTH SYSTEM	2648912		<u>EMPLOYEE IMMUNIZATIONS, P. MORFIN AND R. IVEY, 07/11/25- P.I</u>	08/09/2025	96.69	.00	25-5950 TEAM BUILDING, ONBOARDING	0	8/25		
441	ST. LUKE'S HEALTH SYSTEM	2648912		<u>EMPLOYEE IMMUNIZATIONS, C. COUCH, 07/16/25- WATER</u>	08/09/2025	70.34	.00	20-5950 TEAM BUILDING, ONBOARDING	0	8/25		
441	ST. LUKE'S HEALTH SYSTEM	2648912		<u>EMPLOYEE IMMUNIZATIONS, M. KEHOE, 07/16/25</u>	08/09/2025	167.47	.00	21-5950 TEAM BUILDING, ONBOARDING	0	8/25		
441	ST. LUKE'S HEALTH SYSTEM	2648912		<u>EMPLOYEE IMMUNIZATIONS, P. MORFIN AND R. IVEY, 07/11/25- WATER</u>	08/09/2025	386.79	.00	20-5950 TEAM BUILDING, ONBOARDING	0	8/25		
Total 2648912:						818.42	.00					
Total ST. LUKE'S HEALTH SYSTEM:						818.42	.00					
SUPERIOR CONSTRUCTION & EXCAVA												

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213	SUPERIOR CONSTRUCTION & EXCAVA	2500-3	21484	<u>EXCAVATE, REPLACE METER PIT & BACK FILL 1322 PACK RIVER, R JONES AUG'25</u>	08/18/2025	1,000.00	.00	20-6150 M & R - SYSTEM	0	8/25		
Total 2500-3:						1,000.00	.00					
Total SUPERIOR CONSTRUCTION & EXCAVA:						1,000.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	254734397	21306	<u>250 BUSINESS CARDS AND NAME PLATE FOR M. COVERT AND J. REID, J. REID, JULY 25</u>	08/11/2025	60.72	.00	01-6165 OFFICE SUPPLIES	4000	8/25		
Total 254734397:						60.72	.00					
Total TAYLOR CORPORATION:						60.72	.00					
THE WESTPARK COMPANY, INC.												
1710	THE WESTPARK COMPANY, INC.	05182025WC		<u>REIMBURSEMENT OF RESOLUTION R58-2023 SEWER MAIN CAPACITY. AUG. 25</u>	08/15/2025	934,438.75	934,438.75	05-6306 SEWER MAIN CAPACITY REIMBURSE	0	8/25	08/15/2025	
Total 05182025WC:						934,438.75	934,438.75					
Total THE WESTPARK COMPANY, INC.:						934,438.75	934,438.75					
TMI GROUP INC												
2171	TMI GROUP INC	94181		<u>25,000 MILE SERVICE 2023 KPD HARLEY, JULY 25</u>	07/23/2025	994.43	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/25		
Total 94181:						994.43	.00					
Total TMI GROUP INC:						994.43	.00					
TOPCON SOLUTIONS INC												
2276	TOPCON SOLUTIONS INC	90361890		<u>CONSTRUCTION MARKING PAINT, AUG. 25</u>	08/19/2025	64.80	.00	01-6150 M & R - SYSTEM	1004	8/25		

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Total 90361890:						64.80	.00					
Total TOPCON SOLUTIONS INC:						64.80	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:11140297		<u>BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, AUG.'25</u>	08/20/2025	150.00	.00	01-6212 RENT - EQUIPMENT	1004	8/25		
992	TREASURE VALLEY COFFEE	2160:11140297		<u>COFFEE FOR PARKS OFFICE, AUG. 25</u>	08/20/2025	251.74	.00	01-6165 OFFICE SUPPLIES	1004	8/25		
Total 2160:11140297:						401.74	.00					
Total TREASURE VALLEY COFFEE:						401.74	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	768262-00	21491	<u>EDGING BLADES, J.PEREZ, AUG.'25</u>	08/26/2025	94.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total 768262-00:						94.50	.00					
1969	TURF EQUIPMENT & IRRIGATION INC	768262-01	21512	<u>BLADE FOR MOWER, J.PEREZ, AUG.'25</u>	08/22/2025	91.55	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/25		
Total 768262-01:						91.55	.00					
Total TURF EQUIPMENT & IRRIGATION INC:						186.05	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5535608		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 08/15-09/11/25, BUTLER PARK</u>	08/15/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	8/25		
Total INV-5535608:						119.00	.00					

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2124	UNITED SITE SERVICES OF NEVADA INC	INV-5537106		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 07/20-08/16/25, SADIE CREEK PARK</u>	08/16/2025	119.00	.00	<u>01-6212_RENT - EQUIPMENT</u>	1004	8/25		
Total INV-5537106:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5537293		<u>ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 07/20-08/16/25- WINCHESTER PARK</u>	08/16/2025	119.00	.00	<u>01-6212_RENT - EQUIPMENT</u>	1004	8/25		
Total INV-5537293:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5548489		<u>STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE, 08/21-09/17/25- BOOSTER 5750 E KUNA RD</u>	08/21/2025	66.00	.00	<u>20-6212_RENT - EQUIPMENT</u>	0	8/25		
Total INV-5548489:						66.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						423.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	53237028	21348	<u>TANKER OF ALUM FOR TREATMENT PLANT, M NADEAU JULY'25</u>	08/07/2025	13,112.50	.00	<u>21-6151_M & R - PROCESS CHEMICALS</u>	0	8/25		
Total 53237028:						13,112.50	.00					
1410	UNIVAR SOLUTIONS USA, INC.	53241730		<u>ONE EACH CONTAINER DEPOSIT, AUG. 25</u>	08/13/2025	700.00	.00	<u>21-6097_DEPOSITS ON ACCOUNT</u>	0	8/25		
1410	UNIVAR SOLUTIONS USA, INC.	53241730	21438	<u>SODIUM HYPO. M.NADEAU, AUG. 25</u>	08/13/2025	1,485.00	.00	<u>21-6151_M & R - PROCESS CHEMICALS</u>	0	8/25		
Total 53241730:						2,185.00	.00					

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1410	UNIVAR SOLUTIONS USA, INC.	53241731	21436	<u>72 BUCKETS OF CHLORINE TABS FOR CITY FARM. M NADEAU,AUG'25</u>	08/13/2025	13,089.60	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	8/25		
Total 53241731:						13,089.60	.00					
1410	UNIVAR SOLUTIONS USA, INC.	97852894		<u>4 EACH CONTAINER DEPOSIT. AUG. 25</u>	08/18/2025	-2,800.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	8/25		
Total 97852894:						-2,800.00	.00					
Total UNIVAR SOLUTIONS USA, INC.:						25,587.10	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	123040.00		<u>CBH 2365 W OPALITE DR.UTILITY REFUND-SEWER</u>	08/21/2025	60.08	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	123040.00		<u>CBH 2365 W OPALITE DR.UTILITY REFUND-WATER</u>	08/21/2025	52.85	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 123040.00:						112.93	.00					
2367	UTILITY REFUND #19	130170.02		<u>JUSTIN KLEIDER 1317 W ASH PL.UTILITY REFUND-WATER</u>	08/20/2025	3.94	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	130170.02		<u>JUSTIN KLEIDER 1317 W ASH PL.UTILITY REFUND-TRASH</u>	08/20/2025	4.10	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	130170.02		<u>JUSTIN KLEIDER 1317 W ASH PL.UTILITY REFUND-SEWER</u>	08/20/2025	6.77	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 130170.02:						14.81	.00					
2367	UTILITY REFUND #19	142011.01		<u>RANDALL HALL 300 S ADVENTURE WAY.UTILITY REFUND-WATER</u>	08/20/2025	24.99	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	142011.01		<u>RANDALL HALL 300 S ADVENTURE WAY.UTILITY REFUND-TRASH</u>	08/20/2025	27.90	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		

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				<u>REFUND-WATER</u>	08/19/2025	28.51	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 180320.04:						109.49	.00					
2367	UTILITY REFUND #19	181500.02		<u>SERENA SHAFFER 1271 N KOLNES AVE.UTILITY REFUND-WATER</u>	08/21/2025	10.64	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	181500.02		<u>SERENA SHAFFER 1271 N KOLNES AVE.UTILITY REFUND-TRASH</u>	08/21/2025	12.77	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	181500.02		<u>SERENA SHAFFER 1271 N KOLNES AVE.UTILITY REFUND-SEWER</u>	08/21/2025	20.14	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 181500.02:						43.55	.00					
2367	UTILITY REFUND #19	182750.01		<u>WICK INVESTMENT PROPERTIES 1261 W CRENSHAW ST.UTILITY REFUND-TRASH</u>	08/20/2025	9.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	182750.01		<u>WICK INVESTMENT PROPERTIES 1261 W CRENSHAW ST.UTILITY REFUND-SEWER</u>	08/20/2025	14.67	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	182750.01		<u>WICK INVESTMENT PROPERTIES 1261 W CRENSHAW ST.UTILITY REFUND-WATER</u>	08/20/2025	7.72	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 182750.01:						31.90	.00					
2367	UTILITY REFUND #19	182810.03		<u>TINA FREEMAN TRUST 1647 N AVAIN AVE.UTILITY REFUND-SEWER</u>	08/19/2025	45.55	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	182810.03		<u>TINA FREEMAN TRUST 1647 N AVAIN AVE.UTILITY REFUND-TRASH</u>	08/19/2025	24.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		

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				<u>REFUND-WATER</u>	08/19/2025	28.00	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 201115.01:						109.25	.00					
2367	UTILITY REFUND #19	201370.01		<u>DAVID ALLEN 583 E WILLOWRIDGE CT.UTILITY REFUND-SEWER</u>	08/21/2025	85.46	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	201370.01		<u>DAVID ALLEN 583 E WILLOWRIDGE CT.UTILITY REFUND-WATER</u>	08/21/2025	47.36	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	201370.01		<u>DAVID ALLEN 583 E WILLOWRIDGE CT.UTILITY REFUND-TRASH</u>	08/21/2025	11.31	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
Total 201370.01:						144.13	.00					
2367	UTILITY REFUND #19	220750.02		<u>EUGENE HOLCOMB 541 E GREAT BEAR ST.UTILITY REFUND-WATER</u>	08/19/2025	32.90	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	220750.02		<u>EUGENE HOLCOMB 541 E GREAT BEAR ST.UTILITY REFUND-TRASH</u>	08/19/2025	34.01	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	220750.02		<u>EUGENE HOLCOMB 541 E GREAT BEAR ST.UTILITY REFUND-SEWER</u>	08/19/2025	54.03	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 220750.02:						120.94	.00					
2367	UTILITY REFUND #19	221760.04		<u>BRIANA WALLIN 868 S WISTON PL.UTILITY REFUND-SEWER</u>	08/20/2025	35.25	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	221760.04		<u>BRIANA WALLIN 868 S WISTON PL.UTILITY REFUND-WATER</u>	08/20/2025	19.73	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	221760.04		<u>BRIANA WALLIN 868 S WISTON PL.UTILITY REFUND-TRASH</u>	08/20/2025	24.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		

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				<u>REFUND-SEWER</u>	08/20/2025	38.82	.00	21-4600 SEWER USER FEES	0	8/25		
2367	UTILITY REFUND #19	251060.02		<u>BROWNING FAMILY TRUST 244 W PLAYGROUND ST.UTILITY REFUND-WATER</u>	08/20/2025	33.45	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	251060.02		<u>BROWNING FAMILY TRUST 244 W PLAYGROUND ST.UTILITY REFUND-TRASH</u>	08/20/2025	24.43	.00	26-4975 SOLID WASTE USER FEES	0	8/25		
Total 251060.02:						96.70	.00					
2367	UTILITY REFUND #19	256250.00		<u>HUBBLE HOMES 157 W SERA SOLE CT.UTILITY REFUND-WATER</u>	07/29/2025	55.98	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	256250.00		<u>HUBBLE HOMES 157 W SERA SOLE CT.UTILITY REFUND-WATER</u>	07/29/2025	27.01	.00	21-4600 SEWER USER FEES	0	8/25		
Total 256250.00:						82.99	.00					
2367	UTILITY REFUND #19	268226.00		<u>CBH 2632 N ARROYO VISTA WAY,UTILITY REFUND-WATER</u>	08/21/2025	73.04	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	268226.00		<u>CBH 2632 N ARROYO VISTA WAY,UTILITY REFUND-SEWER</u>	08/21/2025	85.89	.00	21-4600 SEWER USER FEES	0	8/25		
Total 268226.00:						158.93	.00					
2367	UTILITY REFUND #19	268243.00		<u>CBH 2840 W CARAVAN ST UTILITY REFUND-WATER</u>	08/20/2025	31.69	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	268243.00		<u>CBH 2840 W CARAVAN ST UTILITY REFUND-SEWER</u>	08/20/2025	41.59	.00	21-4600 SEWER USER FEES	0	8/25		
Total 268243.00:						73.28	.00					
2367	UTILITY REFUND #19	268256.00		<u>CBH 2870 W LAPWAI CREEK DR.UTILITY REFUND-SEWER</u>	08/21/2025	64.11	.00	21-4600 SEWER USER FEES	0	8/25		

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2367	UTILITY REFUND #19	268256.00		<u>CBH 2870 W LAPWAI CREEK DR.UTILITY REFUND-TRASH</u>	08/21/2025	-91	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	268256.00		<u>CBH 2870 W LAPWAI CREEK DR.UTILITY REFUND-WATER</u>	08/21/2025	52.12	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 268256.00:						115.32	.00					
2367	UTILITY REFUND #19	268259.00		<u>CBH 2865 W TAIBAN CREEK DR.UTILITY REFUND-SEWER</u>	08/19/2025	36.50	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	268259.00		<u>CBH 2865 W TAIBAN CREEK DR.UTILITY REFUND-WATER</u>	08/19/2025	36.71	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 268259.00:						73.21	.00					
2367	UTILITY REFUND #19	268269.00		<u>CBH 2923 N ARROYO VISTA WAY.UTILITY REFUND-WATER</u>	08/19/2025	51.22	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	268269.00		<u>CBH 2923 N ARROYO VISTA WAY.UTILITY REFUND-SEWER</u>	08/19/2025	37.86	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 268269.00:						89.08	.00					
2367	UTILITY REFUND #19	277773.00		<u>CBH 692 W SMOKY QUARTZ ST.UTILITY REFUND-WATER</u>	08/19/2025	34.95	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	277773.00		<u>CBH 692 W SMOKY QUARTZ ST.UTILITY REFUND-SEWER</u>	08/19/2025	42.27	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 277773.00:						77.22	.00					
2367	UTILITY REFUND #19	278349.00		<u>CBH 704 W SNOWY OWL ST.UTILITY REFUND-WATER</u>	08/19/2025	96.58	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	278349.00		<u>CBH 1456 W BASS RIVER DR.UTILITY REFUND-SEWER</u>	08/19/2025	95.15	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		

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				<u>REFUND-TRASH</u>	08/20/2025	32.87	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
Total 282017.01:						292.19	.00					
2367	UTILITY REFUND #19	291002.02		<u>FAIRIE ANNE BINGMAN 3297 W DEVOTION DR.UTILITY REFUND-SEWER</u>	08/19/2025	52.15	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	291002.02		<u>FAIRIE ANNE BINGMAN 3297 W DEVOTION DR.UTILITY REFUND-WATER</u>	08/19/2025	31.75	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	291002.02		<u>FAIRIE ANNE BINGMAN 3297 W DEVOTION DR.UTILITY REFUND-TRASH</u>	08/19/2025	37.81	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
Total 291002.02:						121.71	.00					
2367	UTILITY REFUND #19	293003.01		<u>JEFFREY VANFLEET JR 3453 W CHARLENE ST.UTILITY REFUND-SEWER</u>	08/21/2025	3.97	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	293003.01		<u>JEFFREY VANFLEET JR 3453 W CHARLENE ST.UTILITY REFUND-WATER</u>	08/21/2025	2.94	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	293003.01		<u>JEFFREY VANFLEET JR 3453 W CHARLENE ST.UTILITY REFUND-TRASH</u>	08/21/2025	2.59	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
Total 293003.01:						9.50	.00					
2367	UTILITY REFUND #19	293413.00		<u>CBH 3928 W LAKEHILLS ST.UTILITY REFUND-WATER</u>	08/21/2025	60.54	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	293413.00		<u>CBH 3928 W LAKEHILLS ST.UTILITY REFUND-SEWER</u>	08/21/2025	56.49	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 293413.00:						117.03	.00					

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2367	UTILITY REFUND #19	293461.00		<u>CBH 3876 W TRIBUTE ST.UTILITY REFUND-WATER</u>	08/19/2025	48.88	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	293461.00		<u>CBH 3876 W TRIBUTE ST.UTILITY REFUND-SEWER</u>	08/19/2025	36.37	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 293461.00:						85.25	.00					
2367	UTILITY REFUND #19	302246.01		<u>STEVEN DUCHENE 486 E ANDES DR.UTILITY REFUND- TRASH</u>	08/20/2025	40.58	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	302246.01		<u>STEVEN DUCHENE 486 E ANDES DR.UTILITY REFUND- SEWER</u>	08/20/2025	66.11	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	302246.01		<u>STEVEN DUCHENE 486 E ANDES DR.UTILITY REFUND- WATER</u>	08/20/2025	34.56	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 302246.01:						141.25	.00					
2367	UTILITY REFUND #19	30225.01		<u>JAMES B JR LONGEST 1290 W QWYHEE ST.UTILITY REFUND- SEWER</u>	08/21/2025	49.93	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	30225.01		<u>JAMES B JR LONGEST 1290 W QWYHEE ST.UTILITY REFUND- WATER</u>	08/21/2025	25.91	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	30225.01		<u>JAMES B JR LONGEST 1290 W QWYHEE ST.UTILITY REFUND- TRASH</u>	08/21/2025	31.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
Total 30225.01:						107.35	.00					
2367	UTILITY REFUND #19	302313.01		<u>JANETT RAE ORNDORF 9070 S LA PAMPA WAY.UTILITY REFUND-TRASH</u>	08/20/2025	36.74	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	302313.01		<u>JANETT RAE ORNDORF 9070 S LA PAMPA WAY.UTILITY REFUND-SEWER</u>	08/20/2025	51.68	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		

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2367	UTILITY REFUND #19	302313.01		<u>JANETT RAE ORNDORF 9070 S LA PAMPA WAY.UTILITY REFUND-WATER</u>	08/20/2025	25.95	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 302313.01:						114.37	.00					
2367	UTILITY REFUND #19	302745.00		<u>STYLISH HOMES 9395 S EGG HARBOR AVE.UTILITY REFUND-SEWER</u>	08/19/2025	40.10	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	302745.00		<u>STYLISH HOMES 9395 S EGG HARBOR AVE.UTILITY REFUND-WATER</u>	08/19/2025	39.06	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 302745.00:						79.16	.00					
2367	UTILITY REFUND #19	304746.00		<u>CBH 2887 N ROCKY BOTTOM WAY.UTILITY REFUND-WATER</u>	08/19/2025	65.13	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	304746.00		<u>CBH 2887 N ROCKY BOTTOM WAY.UTILITY REFUND-WATER</u>	08/19/2025	81.19	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 304746.00:						146.32	.00					
2367	UTILITY REFUND #19	310026.02		<u>JEFFREY WILSON 9324 S KOTLAS WAY.UTILITY REFUND-TRASH</u>	08/19/2025	33.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	310026.02		<u>JEFFREY WILSON 9324 S KOTLAS WAY.UTILITY REFUND-WATER</u>	08/19/2025	28.58	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	310026.02		<u>JEFFREY WILSON 9324 S KOTLAS WAY.UTILITY REFUND-SEWER</u>	08/19/2025	48.30	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 310026.02:						110.67	.00					
2367	UTILITY REFUND #19	310345.03		<u>ATHENA PROPERTIES & DEVELOPMENT 9296 S RUSSELL AVE.UTILITY REFUND-WATER</u>	08/20/2025	40.90	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		

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				<u>REFUND-SEWER</u>	07/29/2025	39.41	.00	21-4600 SEWER USER FEES	0	8/25		
Total 320500.00:						82.96	.00					
2367	UTILITY REFUND #19	320501.00		<u>HAYDEN HOMES 1135 N BELGIAN WAY.UTILITY REFUND-SEWER</u>	07/29/2025	8.08	.00	21-4600 SEWER USER FEES	0	8/25		
2367	UTILITY REFUND #19	320501.00		<u>HAYDEN HOMES 1135 N BELGIAN WAY.UTILITY REFUND-WATER</u>	07/29/2025	3.98	.00	20-4500 METERED WATER SALES	0	8/25		
Total 320501.00:						12.06	.00					
2367	UTILITY REFUND #19	320507.00		<u>HAYDEN HOMES 2220 E CAVE FALLS ST.UTILITY REFUND-WATER</u>	07/29/2025	43.83	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	320507.00		<u>HAYDEN HOMES 2220 E CAVE FALLS ST.UTILITY REFUND-SEWER</u>	07/29/2025	39.14	.00	21-4600 SEWER USER FEES	0	8/25		
Total 320507.00:						82.97	.00					
2367	UTILITY REFUND #19	323174.00		<u>TH CONSTRUCTION 2083 N PEAKHURT AVE.UTILITY REFUND-SEWER</u>	08/19/2025	38.12	.00	21-4600 SEWER USER FEES	0	8/25		
2367	UTILITY REFUND #19	323174.00		<u>TH CONSTRUCTION 2083 N PEAKHURT AVE.UTILITY REFUND-WATER</u>	08/19/2025	41.04	.00	20-4500 METERED WATER SALES	0	8/25		
Total 323174.00:						79.16	.00					
2367	UTILITY REFUND #19	330157.01		<u>RICHARD A PARKS JR 943 E WHITETAIL ST.UTILITY REFUND-WATER</u>	08/20/2025	23.54	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	330157.01		<u>RICHARD A PARKS JR 943 E WHITETAIL ST.UTILITY REFUND-TRASH</u>	08/20/2025	28.05	.00	26-4975 SOLID WASTE USER FEES	0	8/25		

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2367	UTILITY REFUND #19	330157.01		<u>RICHARD A PARKS JR 943 E WHITETAIL ST,UTILITY REFUND -SEWER</u>	08/20/2025	45.37	.00	21-4600 SEWER USER FEES	0	8/25		
Total 330157.01:						96.96	.00					
2367	UTILITY REFUND #19	330443.01		<u>KATHLEEN TRUSCHEL 1300 E FORT ERIE ST,UTILITY REFUND -SEWER</u>	08/21/2025	4.35	.00	21-4600 SEWER USER FEES	0	8/25		
2367	UTILITY REFUND #19	330443.01		<u>KATHLEEN TRUSCHEL 1300 E FORT ERIE ST,UTILITY REFUND -WATER</u>	08/21/2025	2.73	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	330443.01		<u>KATHLEEN TRUSCHEL 1300 E FORT ERIE ST,UTILITY REFUND -TRASH</u>	08/21/2025	2.74	.00	26-4975 SOLID WASTE USER FEES	0	8/25		
Total 330443.01:						9.82	.00					
2367	UTILITY REFUND #19	340135.00		<u>CBH 1456 W BASS RIVER DR,UTILITY REFUND-WATER</u>	08/20/2025	41.86	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	340135.00		<u>CBH 1456 W BASS RIVER DR,UTILITY REFUND-SEWER</u>	08/20/2025	51.39	.00	21-4600 SEWER USER FEES	0	8/25		
Total 340135.00:						93.25	.00					
2367	UTILITY REFUND #19	340167.00		<u>CBH 1200 W BASS RIVER DR,UTILITY REFUND-WATER</u>	08/19/2025	61.48	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	340167.00		<u>CBH 1200 W BASS RIVER DR,UTILITY REFUND-SEWER</u>	08/19/2025	67.62	.00	21-4600 SEWER USER FEES	0	8/25		
Total 340167.00:						129.10	.00					
2367	UTILITY REFUND #19	341086.00		<u>CBH 5667 S MEMORY AVE,UTILITY REFUND-SEWER</u>	08/21/2025	64.91	.00	21-4600 SEWER USER FEES	0	8/25		
2367	UTILITY REFUND #19	341086.00		<u>CBH 5667 S MEMORY AVE,UTILITY REFUND-WATER</u>	08/21/2025	49.28	.00	20-4500 METERED WATER SALES	0	8/25		

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Total 341086.00:						114.19	.00					
2367	UTILITY REFUND #19	342103.00		<u>HARDING HOMES 6187 S BINKY AVE.UTILITY REFUND-WATER</u>	07/10/2025	23.34	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	342103.00		<u>HARDING HOMES 6187 S BINKY AVE.UTILITY REFUND-SEWER</u>	07/10/2025	19.11	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 342103.00:						42.45	.00					
2367	UTILITY REFUND #19	342104.00		<u>HARDING HOMES 2936 W VLADIMIR ST.UTILITY REFUND- WATER</u>	08/19/2025	278.85	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	342104.00		<u>HARDING HOMES 2936 W VLADIMIR ST.UTILITY REFUND- SEWER</u>	08/19/2025	208.34	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 342104.00:						487.19	.00					
2367	UTILITY REFUND #19	360117.00		<u>SHALC GC 11707 S GLORY LN.UTILITY REFUND-WATER</u>	08/19/2025	24.49	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
2367	UTILITY REFUND #19	360117.00		<u>SHALC GC 11707 S GLORY LN.UTILITY REFUND-SEWER</u>	08/19/2025	50.77	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
Total 360117.00:						75.26	.00					
2367	UTILITY REFUND #19	360127.00		<u>SHEA HOMES 11867 S GLORY LN.UTILITY REFUND-SEWER</u>	08/21/2025	55.01	.00	<u>21-4600 SEWER USER FEES</u>	0	8/25		
2367	UTILITY REFUND #19	360127.00		<u>SHEA HOMES 11867 S GLORY LN.UTILITY REFUND-WATER</u>	08/21/2025	26.53	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		
Total 360127.00:						81.54	.00					
2367	UTILITY REFUND #19	360158.01		<u>LISEANNE KELLY 11965 W KIND LN.UTILITY REFUND-WATER</u>	08/19/2025	23.66	.00	<u>20-4500 METERED WATER SALES</u>	0	8/25		

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2367	UTILITY REFUND #19	360158.01		<u>LISEANNE KELLY 11965 W KIND LN.UTILITY REFUND-TRASH</u>	08/19/2025	33.62	.00	26-4975 SOLID WASTE USER FEES	0	8/25		
2367	UTILITY REFUND #19	360158.01		<u>LISEANNE KELLY 11965 W KIND LN.UTILITY REFUND-SEWER</u>	08/19/2025	49.06	.00	21-4600 SEWER USER FEES	0	8/25		
Total 360158.01:						106.34	.00					
2367	UTILITY REFUND #19	361578.00		<u>BERKELEY BUILDING CO 11269 S SAYLIS WAY UTILITY REFUND -WATER</u>	08/19/2025	24.48	.00	20-4500 METERED WATER SALES	0	8/25		
2367	UTILITY REFUND #19	361578.00		<u>BERKELEY BUILDING CO 11269 S SAYLIS WAY UTILITY REFUND -SEWER</u>	08/19/2025	50.79	.00	21-4600 SEWER USER FEES	0	8/25		
Total 361578.00:						75.27	.00					
Total UTILITY REFUND #19:						6,129.68	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- EAST SEWER</u>	08/01/2025	99.79	99.79	28-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- SEWER</u>	08/01/2025	1,067.70	1,067.70	21-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- EAST WATER</u>	08/01/2025	78.09	78.09	27-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- BUILDING INSPECTOR</u>	08/01/2025	43.38	43.38	01-6255 TELEPHONE EXPENSE	1005	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- ADMIN</u>	08/01/2025	54.23	54.23	01-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- P.I</u>	08/01/2025	565.31	565.31	25-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	

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1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- PARKS</u>	08/01/2025	672.47	672.47	01-6255 TELEPHONE EXPENSE	1004	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- ECONOMIC DEVELOPMENT</u>	08/01/2025	43.38	43.38	01-6255 TELEPHONE EXPENSE	4000	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931189		<u>CELL PHONE SERVICE FOR 07/02-08/01/25- WATER</u>	08/01/2025	716.29	716.29	20-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
Total 6119931189:						3,340.64	3,340.64					
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- BUILDING INSPECTOR</u>	08/01/2025	16.01	16.01	01-6255 TELEPHONE EXPENSE	1005	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- PARKS</u>	08/01/2025	109.89	109.89	01-6255 TELEPHONE EXPENSE	1004	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- ADMIN</u>	08/01/2025	36.39	36.39	01-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- EAST WATER</u>	08/01/2025	10.19	10.19	27-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- WATER</u>	08/01/2025	115.71	115.71	20-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- EAST SEWER</u>	08/01/2025	8.73	8.73	28-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25- SEWER</u>	08/01/2025	108.43	108.43	21-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931190		<u>TABLET AND CELL PHONE SERVICE FOR 07/02-08/01/25-P.1</u>	08/01/2025	74.95	74.95	25-6255 TELEPHONE EXPENSE	0	8/25	08/15/2025	

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Total 6119931190:						480.30	480.30					
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25 P.I</u>	08/01/2025	61.82	61.82	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- SEWER</u>	08/01/2025	105.50	105.50	21-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- P&Z</u>	08/01/2025	15.63	15.63	01-6255 <u>TELEPHONE EXPENSE</u>	1003	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- EAST SEWER</u>	08/01/2025	8.68	8.68	28-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- ADMIN</u>	08/01/2025	51.92	51.92	01-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- ECONOMIC DEVELOPMENT</u>	08/01/2025	17.36	17.36	01-6255 <u>TELEPHONE EXPENSE</u>	4000	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- WATER</u>	08/01/2025	88.12	88.12	20-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- PARKS</u>	08/01/2025	180.59	180.59	01-6255 <u>TELEPHONE EXPENSE</u>	1004	8/25	08/15/2025	
1575	VERIZON WIRELESS	6119931191		<u>CELL PHONES AND TABLET SERVICE 07/02-08/01/25- EAST WATER</u>	08/01/2025	8.68	8.68	27-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	
Total 6119931191:						538.30	538.30					
1575	VERIZON WIRELESS	6119931192		<u>MODEM SERVICE FOR ALL PI STATIONS, 07/02-08/01/25</u>	08/01/2025	-198.66	-198.66	25-6255 <u>TELEPHONE EXPENSE</u>	0	8/25	08/15/2025	

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Total 6119931192:						-198.66	-198.66					
Total VERIZON WIRELESS:						4,160.58	4,160.58					
VICTORY GREENS												
364	VICTORY GREENS	807517		<u>ROCK FOR WELL #10, AUG. 25</u>	08/14/2025	314.75	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total 807517:						314.75	.00					
364	VICTORY GREENS	807524		<u>ROCK FOR WELL #10, AUG. 25</u>	08/14/2025	377.65	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total 807524:						377.65	.00					
364	VICTORY GREENS	807525		<u>ROCK FOR WELL #10, AUG. 25</u>	08/14/2025	377.65	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total 807525:						377.65	.00					
364	VICTORY GREENS	807571		<u>ROCK FOR WELL #10, AUG. 25</u>	08/14/2025	269.75	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total 807571:						269.75	.00					
364	VICTORY GREENS	807989		<u>ROCK FOR WELL #10, AUG. 25</u>	08/14/2025	45.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	8/25		
Total 807989:						45.00	.00					
Total VICTORY GREENS:						1,384.80	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	IN003295524		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, TEN MILE LIFT STATION, AUG. 25</u>	08/12/2025	2,511.36	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN003295524:						2,511.36	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003296946		<u>GENERATOR AND FUEL SAMPLE, EAST SEWER LIFT STATION, AUG. 25</u>	08/13/2025	1,996.02	.00	<u>28-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003296946:						1,996.02	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003296950		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, WWTP GENERATOR 2, AUG. 25</u>	08/13/2025	2,677.78	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003296950:						2,677.78	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003296952		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, WWTP GENERATOR 1, AUG. 25</u>	08/13/2025	2,676.08	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003296952:						2,676.08	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003303392		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, ARROYO LIFT STATION, AUG. 25</u>	08/19/2025	1,281.05	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003303392:						1,281.05	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003303429		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, KUNA EAST OPS BUILDING, AUG. 25- WATER</u>	08/19/2025	1,009.11	.00	<u>27-6150 M & R - SYSTEM</u>	0	8/25		
98	WESTERN STATES EQUIPMENT CO.	IN003303429		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, KUNA EAST OPS BUILDING, AUG. 25- SEWER</u>	08/19/2025	1,009.11	.00	<u>28-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003303429:						2,018.22	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/15/2025-8/28/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
98	WESTERN STATES EQUIPMENT CO.	IN003303437		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, KUNA EAST WATER KEO#3, AUG. 25</u>	08/19/2025	1,597.63	.00	<u>27-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003303437:						1,597.63	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003303440		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, KUNA EAST WATER KEO #1, AUG. 25</u>	08/19/2025	1,595.93	.00	<u>27-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003303440:						1,595.93	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003303443		<u>GENERATOR AND BATTERY REPAIR, AND OIL SAMPLE, PATAGONIA LIFT STATION, AUG. 25</u>	08/19/2025	1,379.77	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003303443:						1,379.77	.00					
98	WESTERN STATES EQUIPMENT CO.	IN003303444		<u>GENERATOR AND BATTERY REPAIR, AND FUEL SAMPLE, DISCOVERY LIFT STATION, AUG. 25</u>	08/19/2025	855.62	.00	<u>21-6150 M & R - SYSTEM</u>	0	8/25		
Total IN003303444:						855.62	.00					
Total WESTERN STATES EQUIPMENT CO.:						18,589.46	.00					
YMC INC												
2025	YMC INC	192709	21000	<u>DUCTING REPLACEMENTS IN HEAD WORKS BLDG, M.NADEAU, JUN.'25</u>	07/31/2025	86,781.00	86,781.00	<u>21-6166 CAPITAL EQUIPMENT PURCHASES</u>	0	8/25	08/22/2025	
Total 192709:						86,781.00	86,781.00					
Total YMC INC:						86,781.00	86,781.00					

City of Kuna

Payment Approval Report - City Council Approval
 Report dates: 8/15/2025-8/28/2025

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ZAMZOWS												
66	ZAMZOWS	394218242	21504	<u>THRIVE AND SPRAYER FOR THE TREES. B.REED. AUG.'25</u>	08/21/2025	113.93	.00	01-6150 M & R - SYSTEM	1004	8/25		
Total 394218242:						113.93	.00					
66	ZAMZOWS	394218273	21507	<u>PROPANE FOR THE SEWER HYSTER, U. RAMIREZ. AUG. 25</u>	08/22/2025	27.92	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	8/25		
Total 394218273:						27.92	.00					
Total ZAMZOWS:						141.85	.00					
Grand Totals:						<u>3,055,430.44</u>	<u>2,924,525.0</u>					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 8/15/2025-8/28/2025

Page: 55
Aug 27, 2025 02:54PM

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.
-

- DEED M3 ID VALOR GOLF VILLAS
- DEED M3 ID VGV 1
- DEED TIERCEL M3 ID VALOR GOLF VILLAS
- FINAL PLAT
- GeoTECH REPORT
- LEGAL DESCRIPTION- SUBDIVISION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- NOTICE FOR NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET
- P&Z COMBO PLAT APPLICATION
- PRELIMINARY PLAT
- SUBDIVISION NAME RESERVATION
- VICINITY MAP
- IP PUBLICATION PZ 05.09.2025
- PROOF OF LEGAL NOTICE MAILER PZ 05.08.2025
- PROOF OF PROPERTY POSTING PZ 05.09.2025
- AGENCY COMMENTS REQUEST
- ACHD COMMENTS
- ADA COUNTY DSD COMMENTS
- BPBC COMMENTS
- COMPASS COMMENTS
- ITD COMMENTS
- KSD COMMENTS
- IP PUBLICATION PZ 05.09.2025
- PROOF OF LEGAL NOTICE MAILER PZ 05.08.2025
- PROOF OF PROPERTY POSTING PZ 05.09.2025
- DECISION & REASONED STATEMENT PZ
- COMMISSION MEETING MINUTES 05.27.2025

II. Public Meeting Testimony

Witness Testimony: Those who testified at the Council meeting on August 5, 2025, are as follows, to-wit:

a. City Staff:

Troy Behunin, Senior Planner

b. Appearing for the Applicant:

Caleb LaClair, JUB Engineers, 2760 W Excursion Ln. Ste. 200, Meridian, ID 83642

III. Relevant Design Review Standards Considered.

a. Idaho State Code §50-13 & 67-65

b. Idaho State Code § 50-13 & 67-65 and Article 12, section 2.

- c. Kuna City Code § Title 1, Chapter 14, Section 3 Decision Making Authority and Process.

SECTION 4 CONDITIONS OF APPROVAL

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or it 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 the 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 approval of the 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 Kuna Rural Fire District are required.
 - e. The Kuna Municipal Irrigation System (KMIS) 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).
 - 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.
2. 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 - KCC 5-9-4.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. 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).
5. It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between outside agencies and the City of Kuna standards for the entire development.

- 6. The Developer/Owner/Applicant, and/or 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.
- 7. Developer/Owner/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 8. Developer/Owner/Applicant shall comply with all local, state, and federal laws.

**SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES**

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 2nd day of September 2025.

Joe Stear, Mayor

CASE NO. 25-12-FP

PATAGONIA EAST NO. 2,
FINAL PLAT

Planner: Troy Behunin, TBehunin@KunaID.Gov, 208.387.7729

**[ALL APPLICATION MATERIALS:
25-12-FP, PATAGONIA EAST NO. 2 SUB.](#)**

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



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

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Patagonia East Sub. No. 2		Application Number:		25-12-FP		
Date:	9.2.2025		Staff Contact:		Troy Behunin		
Owner/Applicant:	Patagonia Development - Owner		Applicant Contact:		larry@westparkco.com		
Representative:	Kent Brown		Representative Contact:		kentkb@gmail.com		

Purpose
 Applicant requests Final Plat approval for approx. 13.09 acres within an existing R-6 & R-8 zone; and requests approval in order to subdivide the site into 70 total lots, including 59 single-family lots. The site is located near the northwest corner of Locust Grove and Hubbard Roads (APN; S1407449565).

 This Final Plat request is a part of the overall Patagonia East Ridge & Lakes Master Planned Community.

Statement of Fact	
Parcel Number(s):	S1407449565
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	R-6 & R-8, (Medium Density Residential) – Kuna City
Proposed Zoning:	R-6 & R-8, (Medium Density Residential) – Kuna City
Development Area:	13.09 Acres
Adjacent Zoning Districts:	North: RR (Rural Residential); East: R-4, Medium Density Residential; South: R-6 (Medium Residential); West: R-6 (Medium Residential),
Adjacent Street(s) Existing & Proposed:	North: Nothing; East: Locust Grove Rd.; South: Hubbard Road; West: Nothing
Internal Street(s) Existing & Proposed:	E Rico Chico, S Green Cottage Ave., S Temuco Ave..
Adjacent Bike/Pedestrian Facilities:	Existing Pedestrian & Bike Paths exist within the neighboring Patagonia Subs.
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-6 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Recommended Conditions of Approval

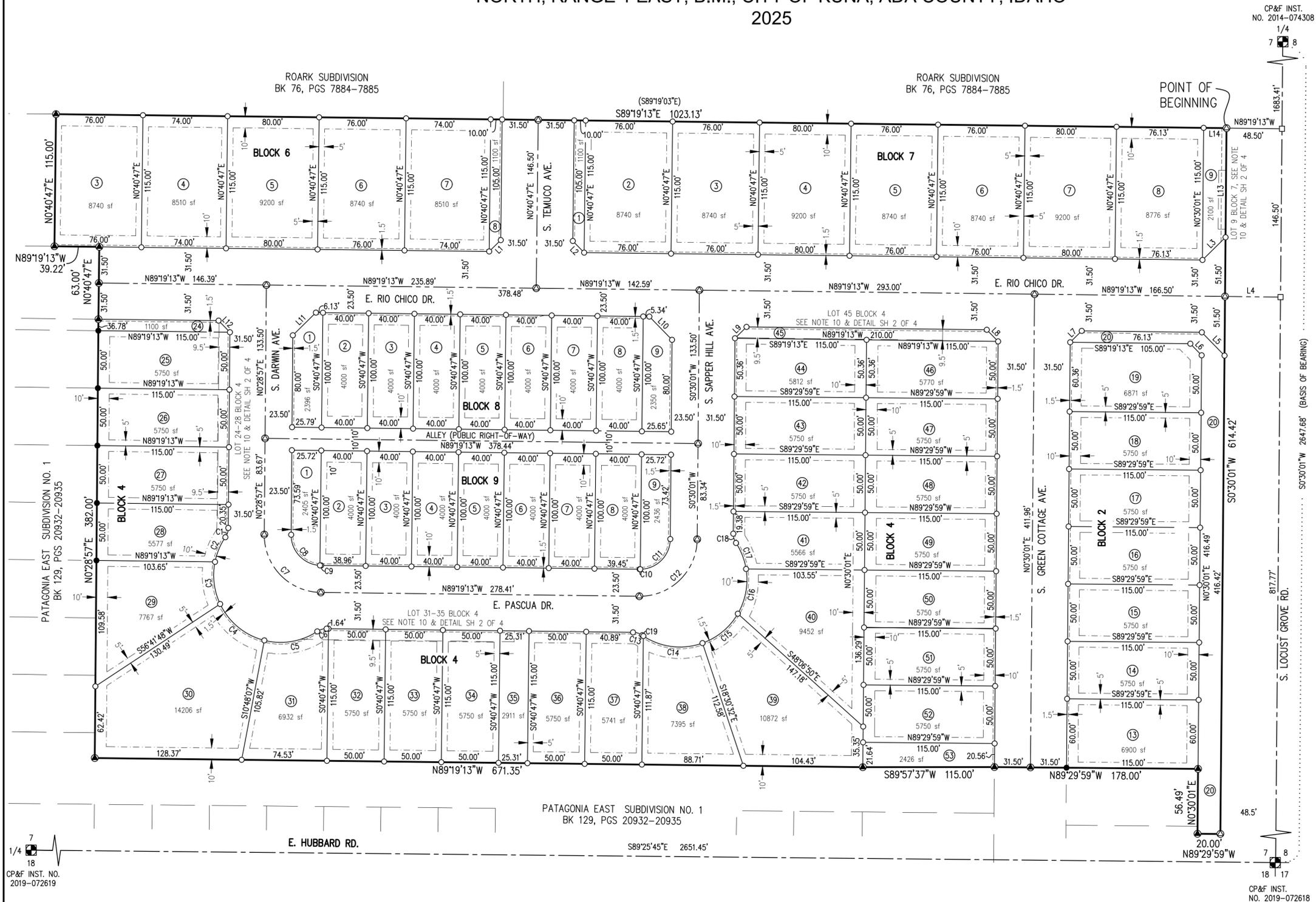
1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant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

16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve 12 in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.
18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

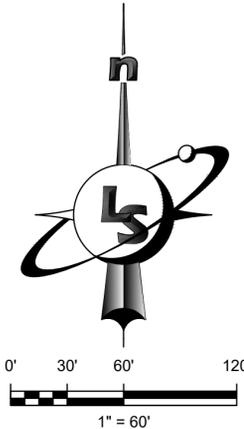
PATAGONIA EAST SUBDIVISION NO. 2

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO 2025

BOOK _____, PAGE _____



LEGEND	
	FOUND ALUMINUM CAP MONUMENT
	FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
	FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
	SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
	SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
	CALCULATED POINT
	SECTION LINE
	CENTER LINE
	ACHD STORM WATER DRAINAGE EASEMENT LINE SEE NOTE 10
	ACHD PERMANENT SIDEWALK EASEMENT LINE, INSTRUMENT NO. _____
	PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTES 1, 2 & 3
	OTHER EASEMENT LINE AS NOTED
	SURVEY TIE LINE
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJACENT PROPERTY LINE
	LOT NUMBER
	RECORD INFORMATION



SURVEY NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARY OF PATAGONIA SUBDIVISION NO. 2, PATAGONIA SUBDIVISION NO. 5, PATAGONIA SUBDIVISION NO. 7, ROARK SUBDIVISION, INFORMATION FROM RECORD OF SURVEY NUMBERS 3946, 5995, 7589, 9940 AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

SEE SHEET 2 OF 4 FOR NOTES, CURVE DATA & ADDITIONAL DETAILS



231 E. 5TH ST., STE. A
 MERIDIAN, ID 83642
 (208) 288-2040 fax (208) 288-2557
 www.landsolutions.biz

CP&F INST. NO. 2019-072619

CP&F INST. NO. 2019-072618

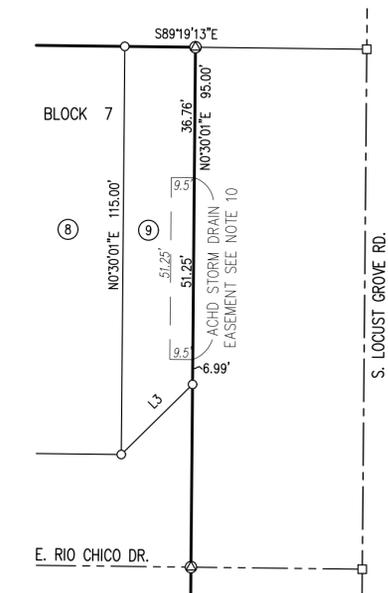
PATAGONIA EAST SUBDIVISION NO. 2

NOTES

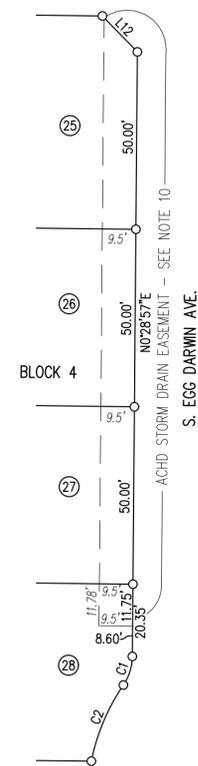
- 1- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, AND CITY OF KUNA PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT PUBLIC UTILITIES, CITY OF KUNA PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES.
- 3- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA PRESSURE IRRIGATION ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- 4- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____.
- 6- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 7- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- 8- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA SUBDIVISION.
- 9- LOT 20 OF BLOCK 2, LOTS 24, 35, 45 AND 53 OF BLOCK 4, LOT 8 OF BLOCK 6, LOT 1 AND 9 OF BLOCK 7, LOT 1 AND 9 OF BLOCK 8, LOT 1 AND 9 OF BLOCK 9 ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.
- 10- A PORTION OF LOTS 24-28, 31-35 AND LOT 45 OF BLOCK 4, AND A PORTION OF LOT 9 OF BLOCK 7 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM. SEE STORM DRAIN EASEMENT DETAILS - SHEET 2 OF 4.
- 11- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- 12- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CITY OF KUNA, SUBJECT TO ORDINANCE _____ ANNEXING PATAGONIA EAST SUBDIVISION NO. 1 INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. _____, RECORDS OF ADA COUNTY, IDAHO.
- 13- THIS SUBDIVISION IS SUBJECT TO THE CC&R'S RECORDED AS INSTRUMENT NO. _____, AND AS SUCH MAY BE AMENDED.
- 14- DIRECT LOT ACCESS TO S. TEMUCO AVE. AND S LOCUST GROVE RD. IS PROHIBITED.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.14'	S45°40'47"W
L2	14.14'	S44°19'13"E
L3	28.24'	N45°35'24"E
L4	48.50'	S89°19'13"E
L5	28.33'	S44°24'36"E
L6	14.16'	S44°24'36"E
L7	14.12'	N45°35'24"E
L8	14.16'	S44°24'36"E
L9	14.12'	N45°35'24"E
L10	28.33'	S44°24'36"E
L11	28.24'	N45°34'52"E
L12	14.17'	S44°25'08"E
L13	95.00'	N0°30'01"E
L14	20.00'	S89°19'13"E

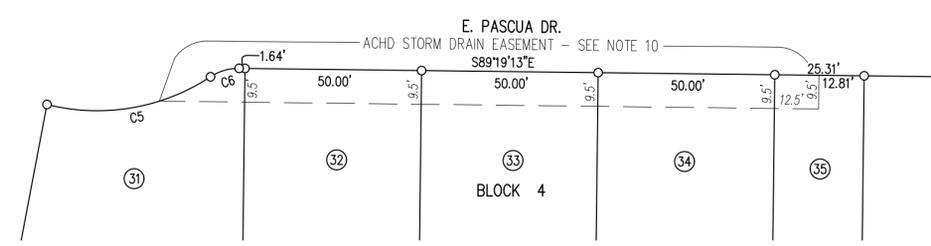
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	8.58'	14.50'	33°54'36"	S17°26'15"W	8.46'
C2	23.44'	58.50'	22°57'29"	S22°54'48"W	23.28'
C3	37.61'	58.50'	36°50'20"	S6°59'06"E	36.97'
C4	51.58'	58.50'	50°30'56"	S50°39'44"E	49.92'
C5	48.30'	58.50'	47°18'36"	N80°25'30"E	46.94'
C6	8.58'	14.50'	33°54'36"	N73°43'29"E	8.46'
C7	78.37'	50.00'	89°48'10"	S44°25'08"E	70.59'
C8	40.50'	26.50'	87°33'52"	S43°17'59"E	36.67'
C9	1.04'	26.50'	21°4'18"	S88°12'04"E	1.04'
C10	0.55'	26.50'	1°11'33"	S89°54'59"E	0.55'
C11	41.16'	26.50'	88°59'13"	N44°59'38"E	37.14'
C12	78.70'	50.00'	90°10'46"	N45°35'24"E	70.82'
C13	8.54'	14.50'	33°44'46"	S72°26'50"E	8.42'
C14	53.89'	58.50'	52°46'52"	S83°12'09"E	52.01'
C15	40.97'	58.50'	40°07'47"	N50°20'32"E	40.14'
C16	40.39'	58.50'	39°33'19"	N10°29'58"E	39.59'
C17	24.47'	58.50'	23°58'04"	N21°15'43"W	24.29'
C18	8.54'	14.50'	33°44'46"	N16°22'22"W	8.42'
C19	1.26'	58.50'	1°14'16"	S56°11'35"E	1.26'



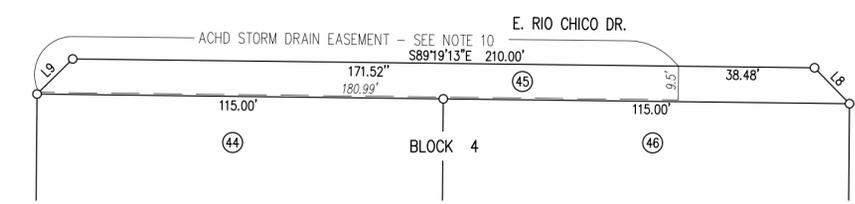
STORM DRAIN EASEMENT DETAIL
LOT 9, BLOCK 7
N.T.S.



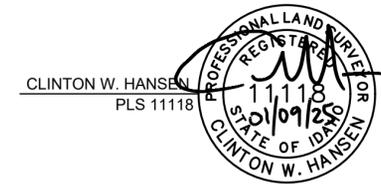
STORM DRAIN EASEMENT DETAIL
LOTS 25-28, BLOCK 4
N.T.S.



STORM DRAIN EASEMENT DETAIL
LOTS 31-35, BLOCK 4
N.T.S.



STORM DRAIN EASEMENT DETAIL
LOT 45, BLOCK 4
N.T.S.

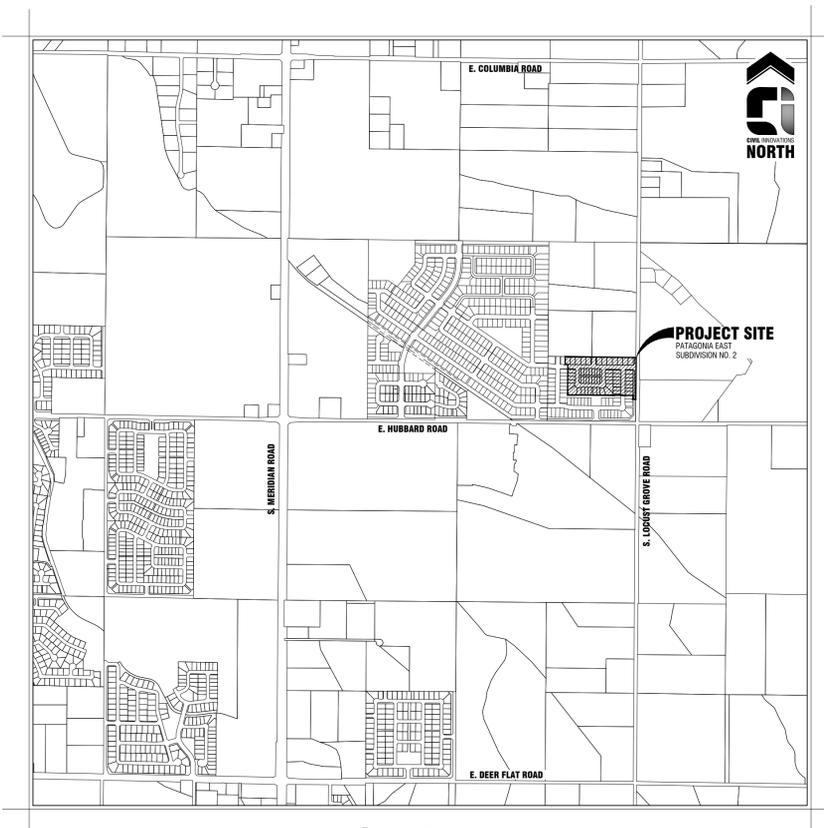


LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

PATAGONIA EAST SUBDIVISION NO. 2

KUNA, IDAHO - 2025

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 7,
T.2N., R.1E., B.M. CITY OF KUNA, ADA COUNTY, IDAHO



1 VICINITY MAP
NOT TO SCALE

2 CONSTRUCTION SHEET INDEX

1 OF 23	C.100	TITLE SHEET
2 OF 23	C.101	CONSTRUCTION NOTES
3 OF 23	C.102	PHASING PLAN
4 OF 23	C.200	FRONTAGE IMPROVEMENT PLAN - S. LOCUST GROVE ROAD
5 OF 23	C.201	STREET AND STORM DRAIN PLAN
6 OF 23	C.202	STREET PLAN VIEW DETAILS
7 OF 23	C.203	STREET PROFILES
8 OF 23	C.204	STREET PROFILES
9 OF 23	C.205	STREET AND STREET LIGHT DETAILS
10 OF 23	C.206	STORM DRAIN DETAILS
11 OF 23	C.207	S. LOCUST GROVE ROAD SIGNAGE AND STRIPING PLAN
12 OF 23	C.208	ON-SITE SIGNAGE AND STRIPING PLAN
13 OF 23	C.300	GRADING PLAN
14 OF 23	C.400	OVERALL UTILITY PLAN
15 OF 23	C.500	SEWER PLAN AND PROFILE - E. RIO CHICO DR.
16 OF 23	C.501	SEWER PLAN AND PROFILES - S. DARWIN AVE., E. RAISON ST. AND S. SAPPER HILL AVE.
17 OF 23	C.502	SEWER PLAN AND PROFILES - S. TEMUCO AVE. AND S. GREEN COTTAGE AVE.
18 OF 23	C.600	WATER PLAN
19 OF 23	C.601	WATER PLAN AND PROFILES - S. LOCUST GROVE ROAD
20 OF 23	C.602	WATER DETAILS
21 OF 23	C.700	IRRIGATION PLAN
22 OF 23	C.701	IRRIGATION DETAILS
23 OF 23	C.800	STREET LIGHT PLAN

3 CONSTRUCTION CONTACT INFORMATION

ENGINEER	DEVELOPER	SURVEYOR
CIVIL INNOVATIONS, PLLC CONTACT: BEN THOMAS 1043 E. PARK BLVD. STE 100 BOISE, IDAHO 83712 PHONE: (208) 884-8181 EMAIL: BEN@CIVIL-INNOVATIONS.COM	THE WESTPARK COMPANY, INC. CONTACT: TAYLOR MERRILL 1861 S. WELLS AVE. STE 210 MERIDIAN, ID 83642 PHONE: (208) 888-8946 EMAIL: TAYLOR@WESTPARKCO.COM	LAND SOLUTIONS, PC CONTACT: CLINT HANSEN, PLS 231 E. 5TH AVE. STE A MERIDIAN, ID 83642 PHONE: (208) 288-2040 EMAIL: CHANSEN@LANDSOLUTIONS.BIZ

4 BENCH MARK AND DATUM DATA

DATUM DATA
HORIZONTAL: NAD 83 (ADJUSTED TO THE ADA COUNTY H.A.R.N SURVEY)
VERTICAL: NAVD 88

STANDARD ABBREVIATIONS

ABS	Acrylonitrile - Butadiene - Styrene	ESMT	Easement	PL	Property line
ABAN	Abandon	EVC	End of Vertical Curve	PP	Power Pole
ABAND	Abandoned	EXST	Existing	PRC	Point of Reverse Curvature
AC	Asphalt Concrete	FG	Finished Grade	PSI	Pounds per Square Inch
ACP	Asbestos Cement Pipe	FH	Fire Hydrant	PT	Point of Tangency
AH	Ahead	FL	Flow Line	PVC	Polyvinyl Chloride
ALT	Alternate	FTG	Footing	PMT	Pavement
BC	Beginning of Curve	FS	Finished Surface	R	Radius
BCR	Beginning of Curb Return	GALV	Galvanized	RB	Rebbon Curb
BK	Back	GB	Grade Break	RC	Roll Curb
BM	Bench mark	GIRR	Gravity Irrigation	R/W	Right-of-Way
BVC	Beginning of Vertical Curve	GL	Grade Line, Ground Line	RL	Roof Line
BW	Back of Walk	GM	Gas Meter	RR	Railroad
CB	Catch Basin	GR	Grade	RT	Right
cf	Cubic Foot	HDPE	High Density Polyethylene	S	Slope
CL	Centerline	HORIZ	Horizontal	SB	Seepage Bed
CO	Clean-Out	HP	High Point	SD	Storm Drain
CONC	Concrete	INCL	Including	SDR	Standard Thermoplastic Pipe
CONN	Connection	INV	Invert	SR	Dimension Ratio
CONST	Construct, Construction	IP	Iron Pipe	SEC	Section
COORD	Coordinate	IRR	Irrigation	SF	Square Foot (feet)
CPV	Crown of Pavement	ISW	Isolation Standard for Public	SG	Sand and Grease Trap
CTV	Cable Television	SP	Signal Pole	SP	Signal Pole
CY	Cubic Yard	L	Length	SPRK	Sprinkler
DBL	Double	LB	Point	SS	Sanitary Sewer
DI	Drop Inlet	LF	Linear Foot	STA	Station
DIA	Diameter	LP	Low Point	STD	Standard
DIP	Ductile Iron Pipe	LT	Left	SW	Sidewalk
DW	Driveway	MANT	Maintenance	SY	Square Yard
DWG	Drawing	MH	Manhole	TAN	Target
E	East	MW	Monitoring Well	TC	Top of Curb
EA	Each	N	North	TEL	Telephone
EC	End of Curve	NO	Number	TOPO	Topography
EOR	End of Curb Return	OHP	Overhead Power	TRANS	Transition
EG	Edge of Gutter	PC	Point of Curvature	TYP	Typical
ELEV	Elevation	P.C.C.	Portland Cement Concrete	VB	Valve Box
EM	Electric Meter	PCC	Point of Compound Curvature	VC	Vertical Curve
ENGR	Engineer, Engineering	PCVC	Point of Compound Vertical Curve	VERT	Vertical
EP	Edge of Pavement	PE	Polyethylene	WL	Water Line
		PRR	Pressurized Irrigation	WM	Water Meter

STREET PLAN LEGEND

---	BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	CENTERLINE
---	PROPERTY LOT LINE
---	EDGE OF PAVEMENT
0+00.00	CENTERLINE STATIONING
---	PROPOSED VERTICAL CURB
---	PROPOSED ROLLED CURB
---	PROPOSED REVERSED VERTICAL CURB
---	EXISTING VERTICAL CURB
---	EXISTING ROLLED CURB
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	DRAINAGE SWALE
---	PROPOSED STREET SIGN
---	EXISTING STREET SIGN
---	EXISTING STREET LIGHT
---	DIRECTION OF SURFACE FLOW
---	PROPOSED TYPE II BARRICADE
---	PROPOSED TYPE III BARRICADE
---	EXISTING BARRICADE
---	PROPOSED STREET LED LIGHT

STREET AND STORM DRAIN PLAN LEGEND

---	PROPOSED PEDESTRIAN RAMP WITH DETACHED SIDEWALK
---	PROPOSED PEDESTRIAN RAMP WITH ATTACHED SIDEWALK
---	PROPOSED CONCRETE VALLEY GUTTER
---	PROPOSED SEEPAGE BED WITH MONITORING WELLS
---	PROPOSED SAND AND GREASE TRAP
---	EXISTING SAND AND GREASE TRAP
---	PROPOSED DROP INLET
---	EXISTING DROP INLET
---	PROPOSED STORM DRAIN LINE AND MANHOLE
---	EXISTING STORM DRAIN LINE AND MANHOLE
---	EXISTING NATURAL DRAIN LINE AND MANHOLE
---	PROPOSED GRAVITY IRRIGATION LINE AND BOX
---	EXISTING GRAVITY IRRIGATION LINE

WATER PLAN LEGEND

---	PROPOSED WATER LINE AND VALVE
---	EXISTING WATER LINE AND VALVE
---	PROPOSED DOUBLE WATER METER SERVICE LINE
---	PROPOSED SINGLE WATER METER SERVICE LINE
---	EXISTING DOUBLE WATER METER SERVICE LINE
---	EXISTING SINGLE WATER METER SERVICE LINE
---	PROPOSED FIRE HYDRANT
---	EXISTING FIRE HYDRANT
---	PROPOSED CONCRETE THRUST BLOCK
---	EXISTING CONCRETE THRUST BLOCK

SEWER PLAN LEGEND

---	SERVICE CONNECTION
---	SERVICE LENGTH
---	SERVICE INVERT ELEVATION
---	PROPOSED SEWER LINE AND STATION
---	PROPOSED SANITARY SEWER LINE AND MANHOLE
---	PROPOSED SANITARY SEWER LINE AND SERVICE
---	EXISTING SEWER LINE AND MANHOLE
---	EXISTING SEWER LINE AND SERVICE
---	EXISTING PRESSURE SEWER LINE

PRESSURE IRRIGATION PLAN LEGEND

---	PROPOSED PRESSURE IRRIGATION LINE AND VALVE
---	EXISTING PRESSURE IRRIGATION LINE AND SERVICE LINE
---	PROPOSED CONCRETE THRUST BLOCK
---	EXISTING PRESSURE IRRIGATION LINE AND VALVE

EXISTING UTILITY LEGEND

(G)	EXISTING GAS
(X)	EXISTING TRANSFORMER
(C)	EXISTING CABLE TV
(F)	EXISTING FIBER OPTIC
(R)	EXISTING PVC RISER
(T)	EXISTING TELEPHONE RISER
(PC)	EXISTING IRRIGATION CONTROL
(W)	EXISTING WELL

NOTE
The Engineer Of Record Certifies That The Plans Are Prepared In Substantial Conformance With The ACHD Policy And Standards In Effect At The Time Of Preparation. The Engineer Acknowledges That ACHD Assumes No Liability For Errors Or Deficiencies In The Design. All Variances From ACHD Policy Shall Be Approved In Writing. No Variances Were Approved For The Project.

CIVIL INNOVATIONS, PLLC
1043 E. PARK BLVD. STE 100
BOISE, ID 83712
PHONE: (208) 884-8181
www.civil-innovations.com

PATAGONIA EAST SUBDIVISION NO. 2
KUNA, IDAHO

TITLE SHEET

PROJECT NO. 21-0728-PE2
DWG FILE C.100
DESIGNED BY BT
DRAWN BY JTA
CHECKED BY BT
ISSUE DATE 03/10/25
HORIZ. SCALE AS SHOWN
VERT. SCALE AS SHOWN

C.100
SHEET 1 OF 23

From: [Troy Behunin](#)
To: [Ada County Highway District](#); [Central District Health Department](#); [COMPASS](#); [Idaho Transportation Department](#); [Idaho Transportation Department - Kendra Conder](#); [J&M Sanitation](#); [Jennifer Miller](#); [Kuna Economic Development - Jessica Hall](#); [Kuna Police Department](#); [Kuna Rural Fire District](#); [Kuna Rural Fire District Plan Review](#); [Marina Lundy](#); [Taryn Villanueva](#)
Subject: Agency Transmittal - Patagonia East No. 2 FP
Date: Friday, August 8, 2025 2:55:00 PM
Attachments: [image001.png](#)

Even more Friday Afternoon Greetings,

Agency Transmittal – August 8, 2025

Notice is hereby given by the City of Kuna the following action is under consideration:

CASE NUMBER:	25-12-FP Patagonia East Sub No. 2 Final Plat
PROJECT DESCRIPTION	<p>The City of Kuna Planning and Zoning Department respectfully submits a Subdivision Final Plat Application.</p> <p>Applicant requests Final plat approval for Patagonia East Sub No. 2:</p> <ol style="list-style-type: none"> 1. Patagonia East Sub No. 2 proposes 59 residential lots covering 13.09 acres, within an R-6 zone. This is Phase 2 of the Approved Patagonia East PUD.
APPLICANT	<p>City of Kuna 751 W 4th Street, Kuna, ID 83634</p>
SCHEDULED MEETING DATE	Tuesday, September 2, 2025 , at 6:00 P.M.
REVIEWING BODY	City Council
STAFF CONTACT	<p>Troy Behunin 208.387.7729 TBehunin@KunaID.Gov</p>

Let me know if you have any questions.

Troy



Troy Behunin
 Senior Planner
 City of Kuna | Development Services
 Phone: 208.387.7729
 Email: TBehunin@KunaID.Gov
www.kunacity.id.gov

Kuna, ID 83634 |

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.



Ada County Transmittal
Division of Community and Environmental Health

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Meridian
- Kuna
- Star

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 25-12-FP

Development Name/Section Patagonia East No 2 CDH File # _____

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By: [Signature] Date: 8/11/25



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

4/24/2020

Bonny Layton
WH Pacific
blayton@whpacific.com

VIA EMAIL

RE: Patagonia East Subdivision

Dear Bonny,

I hope this letter finds you well during these difficult times with Covid-19.

I really appreciate the work you are doing to help the public in our beautiful area. The site analysis from CR Engineers has been received and ITD has completed our review. The trips that are created due to your development will impact the intersections of SH-69 & Columbia and SH-69 & Hubbard. In order to accommodate your development and other growth in the area there are several improvements needed at both intersections. For SH-69 & Columbia north and southbound auxiliary thru lanes on SH-69, southbound right turn lanes, dual eastbound and westbound left turn lanes, and eastbound and westbound auxiliary thru lanes on Columbia Road. For SH-69 & Hubbard both southbound and westbound right turns are needed. Proportionate share is the way developers are able to contribute to help keep goods, services and the public moving efficiently. I appreciate your contribution to the transportation system.

The cost estimate for the needed improvements at SH-69 & Columbia have a total cost of \$3.4 million. By using the site traffic volumes from CR Engineers analysis, only 3.19% or \$107,293 is attributed to your development. For SH-69 & Hubbard the improvements have a total cost of \$1.7 million. By using the site traffic volumes, only 3.75% or \$65,060 is attributed to your development. This brings your total contribution to \$172,353. Other details including how the contributions can be phased are in the attached staff report. ITD will be working through the City of Kuna to collect the proportionate share.

Thank you again for your work and partnership. If there are any questions or concerns please don't hesitate to email me at Justin.Price@itd.idaho.gov or give me a call at 208-334-8340.

Sincerely,

Justin Price

Justin Price
Traffic Manager, District 3



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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

CC:

Troy Behunin – City of Kuna

Mindy Wallace – ACHD





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Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

February 12, 2025

Adam Miera, P.E.
Traffic Services Regional Director, NV5

RE: Patagonia Subdivision - ITD Development Staff Report

Dear Adam,

The Idaho Transportation Department (ITD) has completed our review of the Patagonia Subdivision Traffic Impact Study. The proposed development will be located at the intersection of Locust Grove & Hubbard Road in Kuna, Idaho.

Development Summary

- The proposed development will consist of 603 residential units.

ITD Staff Requirements

- ITD does not have any mitigation requirements for this development.

Mitigation Funding

- Per ITD's Conditions Memo dated April 24, 2020, the Department still requires the developer to enter into a proportionate share agreement for \$172,353.00, as this development will add significant traffic to the SH-69 corridor (memo attached).

Expiration of Staff Report

- This staff report is valid for one year beyond the expected build out year. In the event of significant delays, ITD may request an updated TIS to reflect current traffic conditions.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.
- Any allowance for access/encroachment on a state highway granted in this report is subject to changes in requirements/restrictions, and removal in the future for reasons of safety, capacity, and other ITD planning efforts.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Kuna, Idaho, as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Development Services Manager

**RESOLUTION NO. R60-2025
CITY OF KUNA, IDAHO**

WATER SYSTEM FEES AND POLICIES

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R53-2024 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 of the Kuna City Code authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 of the Kuna City Code authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. SYSTEM CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be three thousand five hundred fifty-eight dollars (\$3,558) and allocated as follows:

- A. **Water Main Capacity Fee**: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an equivalent dwelling unit (EDU), to be connected to the City potable water system, shall be assessed two thousand four hundred seventy-three dollars and zero cents (\$2,473.00) per EDU at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.
- B. **Water Supply Fee**: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an (EDU), to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars (\$1,085.00) per EDU at or before the time of connection for the capital costs of providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.
- C. **Industrial/Commercial Connection**: Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main

capacity fees and water supply fees, computed based on peak usage at full capacity and prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. For uses not specifically addressed in the aforementioned regulation, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

II. OTHER CONNECTION FEES

A. Water Meter and Service Fees: Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Meter	\$ 722.91/ea
1"	Meter	\$ 857.38/ea
1 1/2"	Meter	\$ 1,072.14/ea
2"	Meter	\$ 1258.08/ea
3"	Meter	\$ 3562.81/ea
1/2 Street Asphalt Patch		Staff Time and Material
Full Street Asphalt Patch		Staff Time and Material
Other		Staff Time and Material

B. Previous Connections: In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

III. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A. Customer Water Use Charges:

- 1. Standard Water Use Fee** - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a base rate of twenty dollars and fifty-four cents (\$20.54) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per

thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Metered water usage for City residents, where the property owner is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a rate fifteen dollars and ninety-eight cents (\$15.98) for the first five thousand (5,000) gallons of usage in a monthly billing cycle, an additional one dollar and fifty-six cents (\$1.56) per thousand gallons up to seven thousand (7,000) gallons, an additional two dollars and thirty-five cents (\$2.35) per thousand gallons up to ten thousand (10,000) gallons, and an additional three dollars and fifty-three cents (\$3.53) per thousand gallons over ten thousand (10,000) gallons. Commercial metered water usage for users with ¾" service lines shall be billed at a base rate of twenty dollars and fifty-four cents (\$20.54) for the first one thousand (1,000) gallons and an additional three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons after. Commercial metered water usage for users with 2" service lines shall be billed at a base rate of one hundred forty-six dollars and eighteen cents (\$146.18) for the first one thousand (1,000) gallons and an additional three dollars fifty-three cents (\$3.53) per one thousand (1,000) gallons after.

2. **Excess Water Use Fee** - As mentioned under the Standard Water Use Fee, metered water usage beyond ten thousand (10,000) gallons shall be billed at three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.
3. **Irrigation Water Use Fee** –
 - i. The irrigation season shall run from May 1 to October 31.
 - ii. For City residential property (a single-family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond five thousand (5,000) gallons, but less than forty-five thousand (45,000) gallons, said residential property shall be billed at one dollar (\$1.00) per thousand (1,000) gallons.
4. **Bulk Water Charges via Hydrant Meter** - All bulk sales via hydrant meter shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only after receipt of deposit of \$200. The deposit shall be in the event of damage to the meter or delinquency in payment beyond 90 days. The rate for bulk sales shall be three dollars and fifty-three cents (\$3.53) per one thousand (1,000) gallons.
5. **Bulk Water Charges via Water Tokens** – All bulk sales via water tokens shall be approved by the utility billing department, and the rate shall be one dollar (\$1.00) per token.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8) inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER CHARGES

- A. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.
- B. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.
- C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.
- D. **Deposit** – Upon application for commercial and residential service, the city shall require all account owners to pay a refundable deposit to the city in the amount of one hundred dollars (\$100.00) for each opened utility account but one hundred dollars (\$100) per individual dwelling unit for multifamily accounts. (Example: A four plex is considered four individual dwelling units under a single account and shall be assessed a deposit of \$400.) The deposit shall be held for the term of the account, and it is non-transferable. Upon closing of an account, the deposit shall be used to pay any balance on the account and the remaining funds will be returned to the account holder. For water obtained via water meter rental, the city shall require all customers to provide a refundable deposit of three hundred dollars per account.
- E. **Late Payment Fee** – If the utility bill is not paid in full by the fifteenth (15th) day of the month following the bill's original due date, the City shall charge a late fee of fifteen dollars (\$15.00) for each account with a balance greater than fifteen dollars (\$15.00). This late fee shall be added to the city utility account.
- F. **Administrative Fee** – An administrative fee in the amount of fifty dollars (\$50) shall

be charged for turn on of services for accounts disconnected for non-payment. In the event service cannot be disconnected and the customer only noticed via door hangers that the account is 90 days outstanding, the City Treasurer may charge a fifty dollar (\$50) fee. In addition, this fee shall be charged in the amount of fifty dollars (\$50) for each unauthorized reconnection following disconnection for non-payment.

IV. EFFECTIVE DATE

BE IT FURTHER RESOLVED that water connection fees and all other charges, as presented in this resolution and as set forth in Exhibit “A” attached hereto and incorporated herein by reference, other than the Customer Water Use Fees, shall be in effect upon passage of this resolution, that Customer Water Use Fees shall be in effect beginning with the October 1, 2024 billing cycle, and that all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 2nd day of September, 2025.

APPROVED BY THE MAYOR of the City of Kuna, this 2nd day of September, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A TO RESOLUTION RXX-2025
CITY OF KUNA
WATER SYSTEM FEES
EFFECTIVE October 01, 2025**

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$20.54 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$15.98 (Usage up to 5,000 gallons) ○ 1st Tier (5,001-7,000 gals): \$1.56 per 1,000 gals ○ 2nd Tier (7,001-10,000 gals): \$2.35 per 1,000 gals ○ 3rd Tier (>10,000 gals): \$3.53 per 1,000 gals
¾” – 1 ½” Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$20.54 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals
2” or greater Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$146.18 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$3.53 per 1,000 gals

**RESOLUTION NO. R61-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A NEW FEE SCHEDULE FOR TRASH COLLECTION SERVICES THAT REFLECTS A RATE INCREASE OF 3.00% FOR EACH SERVICE RELATED TO THE CITY'S COLLECTION, HAULING, AND REMOVAL OF SOLID WASTE WITH ITS CONTRACTOR J&M SANITATION, WITH AN EFFECTIVE DATE OF OCTOBER 1, 2025.

WHEREAS, Pursuant to Kuna Ordinance No. 679, the city has an exclusive franchise agreement with J&M Sanitation to provide for a system for the collection, hauling and removal of solid waste within the City and establishing fees on the collection thereof and the Franchise Agreement, as amended; and

WHEREAS, The Ordinance and Agreement provides for the ability to update the collection rates; and

WHEREAS, J&M Sanitation has requested a rate increase of 3.00% to commence with the October 1, 2025 billing.

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

The fee schedule, reflecting the new trash collection rates for trash collection services within the City of Kuna, Idaho is hereby approved with an effective date of October 1, 2025. The Fee Schedule is attached hereto as **EXHIBIT A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of September, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of September, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

J&M Sanitation Fee Schedule

Residential

Service	Current Rate Per		Requested Rate
	Month	Increase	Per Month
Regular 1 - 95 gal trash cart	26.08	3.00%	26.86
Regular 2 - 95 gal trash carts	28.90	3.00%	29.77
Regular 3 - 95 gal trash carts	31.69	3.00%	32.64
Regular 4 - 95 gal trash carts	34.54	3.00%	35.58
Regular 5 - 95 gal trash carts	36.74	3.00%	37.84
Regular 6 - 95 gal trash carts	39.57	3.00%	40.76
Recycling-Residential 1 Tip Cart	2.26	3.00%	2.33
Senior Citizen 1- 95 gal trash cart	19.83	3.00%	20.42
Senior Citizen 2 - 95 gal trash carts	22.70	3.00%	23.38
Senior Citizen 3 - 95 gal trash carts	25.44	3.00%	26.20
Carry Out/Drive-In 1- 95 gal trash cart	33.41	3.00%	34.41
Carry Out/Drive-In 2 - 95 gal trash cart	36.24	3.00%	37.33
Carry Out/Drive-In 3 - 95 gal trash cart	39.01	3.00%	40.18

Commercial

Service	Current Rate Per		Requested Rate
	Month	Increase	Per Month
Commercial 1- 95 gal trash cart	33.77	3.00%	34.78
Commercial 2 - 95 gal trash carts	36.65	3.00%	37.75
Commercial 3 - 95 gal trash carts	39.37	3.00%	40.55
Commercial 4 - 95 gal trash carts	41.64	3.00%	42.89
Recycling-Commercial 1 Tip Cart	2.26	3.00%	2.33
Dumpster (permanent) 1x/wk			
3 Yard	130.44	3.00%	134.35
4 Yard	173.93	3.00%	179.15
6 Yard	204.25	3.00%	210.38
8 Yard	281.72	3.00%	290.17
Dumpster (permanent) 2x/wk			
3 Yard	204.25	3.00%	210.38
4 Yard	272.34	3.00%	280.51
6 Yard	408.24	3.00%	420.49
8 Yard	485.96	3.00%	500.54
Dumpster (permanent) 3x/wk			
3 Yard	281.72	3.00%	290.17
4 Yard	375.66	3.00%	386.93
6 Yard	563.45	3.00%	580.35
8 Yard	640.38	3.00%	659.59
Dumpster (permanent) 4x/wk			
3 Yard	336.84	3.00%	346.95
4 Yard	449.11	3.00%	462.58
6 Yard	673.67	3.00%	693.88
8 Yard	898.22	3.00%	925.17
Compactor 1x/wk			
4 Yard	534.57	3.00%	550.61
6 Yard	763.29	3.00%	786.19
Compactor 2x/wk			
4 Yard	1063.05	3.00%	1094.94
6 Yard	1519.63	3.00%	1565.22
Other Commercial			
Commercial 2 -95 gal trash carts 2x/wk	72.22	3.00%	74.39
KSD school dumpsters	9483.38	Custom	9658.00
Commercial 3 yard (Biweekly)	102.80	3.00%	105.88
Commercial 4 yard (Biweekly)	137.11	3.00%	141.22
Commercial dump 2 ea. 3 yrd 3x week (9) owners(White Barn)	62.60	3.00%	64.48
Commercial 3 yard split 1x week (2) owners	65.22	3.00%	67.18
Commercial 3 yard split 2x week (2) owners	102.13	3.00%	105.19
Commercial 8 yard 1x week (6) owners (Art Cl	46.95	3.00%	48.36
Commercial 6 yard 2x week (2) owners	136.08	3.00%	140.16
Commercial 8 yard 2x week (6) owners (Art Cl	80.99	3.00%	83.42
Commercial 8 yard 3x week (9) owners	71.14	3.00%	73.27

Miscellaneous

Service	Current Rate Per Month	Increase	Requested Rate Per Month
Excess pickup (general household)	Varies by amount		Varies by amount
On-Call 3 Yard dumpster delivery	50.86	3.00%	52.39
On-Call dumpster rent (3 Yard)	\$3.78/Day	3.00%	\$3.90/Day
On-Call dumpster (3 yard) relocation	50.86	3.00%	52.39
On-Call dumpster-empty (3 Yard)	53.98	3.00%	55.60
Large Freon (annual clean-up event only)	Varies by amount		Varies by amount
Large/Bulky Non-Freon (collected any time)	14.14	2.52%	14.50
Lid lock installation (one-time fee)	64.27	3.00%	66.20

**RESOLUTION NO. R62-2025
CITY OF KUNA, IDAHO**

EAST KUNA SEWER SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; ESTABLISHING THE SEWER SERVICE RATE STRUCTURE; ESTABLISHING TYPES OF SEWER FEES; ESTABLISHING FEE TYPE FOR THE INDUSTRIAL FACILITY; PROVIDING FOR MISCELLANEOUS SEWER CUSTOMER SERVICE POLICIES; PROVIDING FOR RE-EVALUATION AND ADJUSTMENT OF SAID FEES; AND PROVIDING AN EFFECTIVE DATE.

Section 1: Findings: The City Council makes the following findings in regard to its authority and purposes for approval of this resolution:

1. On December 7, 2021, City Council entered into the Infrastructure Agreement for the design, permitting, and construction of the sewer system which shall be paid for in full by the Developer via [Resolution No. R67-2021](#); and
2. On October 3, 2023, City Council entered into the First Amended Infrastructure Agreement with the Developer to reflect reduced sewer discharge via [Resolution No. R73-2023](#); and
3. Upon completion and commissioning of the sewer system, the sewer infrastructure and supporting copies of actual infrastructure costs, said infrastructure shall be dedicated to the City of Kuna by the Developer at no cost and debt free; and
4. A Rate Study has been performed by Keller and Associates to develop user rates for the East Kuna Sewer System using preliminary figures; and
5. Subsection A of Section 3, Chapter 6, Title 7 of the Kuna City Code authorized the City of Kuna, Idaho to set monthly service rates for sanitary sewer system by resolution of City Council.

Section 2: Actions:

2.1 Sewer Use Fee

NOW THEREFORE BE IT RESOLVED that the rate structure for the East Kuna Sewer System shall be the following:

2.2 Sewer Use Fees

BE IT RESOLVED that the fee for water usage shall be determined as follows:

- A. **Fixed Fee:** Regardless of the amount of wastewater discharged into the system, sewer usage shall be billed at a fixed rate of one hundred twenty-five thousand one hundred seventy-five dollars and ninety cents (\$125,175.90) per month.
- B. **Usage Based Fee:** This metered usage shall be billed at a rate of nine dollars and three cents (\$9.03) per one thousand (1,000) gallons.

2.3 Industrial Facility Sewer Use Fee

BE IT FURTHER RESOLVED the Industrial Facility shall be charged a Fixed Fee based on the following:

- A. The design, permitting, and construction of the Industrial Facility sewer system was paid for in full by the Developer; and
- B. The Developer and the end user are the same entity; and
- C. The Industrial Facility is the sole user of the sewer system and will not be charged a connection fee due to the construction and dedication of said system.

2.4 Equipment Installation: Each sewer connection shall be assessed charges for completing services and connections, when required, in accordance with the following meter and service fees:

Item	Type	Fee
Magmeter	Setter & Service	Time & Material

2.5 Other Charges

- A. **Damage Repair Costs:** Damages to the East Kuna Sewer System infrastructure by other utilities, excavators or others will be repaired by or at the direction of city personnel. All direct and indirect costs incurred in the repair will be billed to the party which caused the damage.
- B. **Late Payment Fee:** If the utility bill is not paid in full by the fifteenth (15th) day of the month following the bill’s original due date, the city shall charge a late fee of fifteen dollars (\$15.00). This late fee shall be added to the city utility account.
- C. **Administrative Fee:** An administrative fee in the amount of fifty dollars (\$50) shall be charged for the turning on of services for accounts disconnected for non-payment. In the event service cannot be disconnected and the customer only notices the account is 90 days outstanding via doorhanger, the City Treasurer may charge a fifty dollar (\$50) fee. For each unauthorized reconnection following disconnection of services, a fifty dollar (\$50) fee shall be applied.

2.6 Re-Evaluation

BE IT FURTHER RESOLVED the water rates will be re-evaluated on a regular basis due to

the following:

- A. As the city is required to solely rely on the Industrial Facility to cover the replacement, operation, and maintenance costs of the sewer infrastructure; and
- B. As the timing and quantity of future users connecting to the sewer system is uncertain.

2.7 Effective Date

BE IT FURTHER RESOLVED that the sewer rate fees for the East Kuna Sewer System as presented in this Resolution, shall be in effect as of October 1, 2025.

PASSED BY THE COUNCIL of the City of Kuna, this 2nd day of September 2025.

APPROVED BY THE MAYOR of the City of Kuna, this 2nd day of September 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**RESOLUTION NO. R63-2025
CITY OF KUNA, IDAHO**

EAST KUNA WATER SUPPLY SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; ESTABLISHING THE WATER SERVICE RATE STRUCTURE; ESTABLISHING TYPES OF WATER USE FEES; ESTABLISHING FEE TYPE FOR THE INDUSTRIAL FACILITY; PROVIDING FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETTING FORTH MINIMUM LINE SIZES; PROVIDING FOR RE-EVALUATION AND ADJUSTMENT OF SAID FEES; AND PROVIDING AN EFFECTIVE DATE.

Section 1: Findings: The City Council makes the following findings in regard to its authority and purposes for approval of this resolution:

1. On December 7, 2021, City Council entered into the Infrastructure Agreement for the design, permitting, and construction of the water supply system which shall be paid for in full by the Developer via [Resolution No. R67-2021](#); and
2. On October 3, 2023, City Council entered into the First Amended Infrastructure Agreement with the Developer to reflect reduced water needs via [Resolution No. R73-2023](#); and
3. Upon completion and commissioning of the water supply system, the water infrastructure and supporting copies of actual infrastructure costs, said infrastructure shall be dedicated to the City of Kuna by the Developer at no cost and debt free; and
4. A Rate Study has been performed by Keller and Associates to develop user rates for the East Kuna Water Supply System using preliminary figures; and
5. Section 3, Chapter 5, Title 7 of the Kuna City Code authorized the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council.

Section 2: Actions:

2.1 Water Service Rate Structure

NOW THEREFORE BE IT RESOLVED that the rate structure for the East Kuna Water Supply System shall be the following:

2. Water Use Fees

- A. **Fixed Fee:** Regardless of the amount of water supplied to the system, water usage shall be billed at a fixed rate of one hundred forty-four thousand twenty-four dollars and ninety cents (\$144,024.90) per month.
- B. **Usage Based Fee:** This metered usage shall be billed at a rate of three dollars and thirty-nine cents (\$3.39) per one thousand (1,000) gallons.

2.3 Industrial Facility Water Use Fee

BE IT FURTHER RESOLVED the Industrial Facility shall be charged a Fixed Fee based on the following:

- A. The design, permitting, and construction of the Industrial Facility water system was paid for in full by the Developer; and
- B. The Developer and the end user are the same entity; and
- C. The Industrial Facility is the sole user of the water supply system and will not be charged a connection fee due to the construction and dedication of said system.

2.4 Minimum Line Sizes: Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following meter and service fees:

Line Size	Type	Fee
3/4"	Meter	\$722.91 each
1"	Meter	\$857.38 each
1 1/2"	Meter	\$1,072.14 each
2"	Meter	\$1,258.08 each
3"	Meter	\$3,562.81 each
1/2 Street Asphalt Patch		Staff Time and Material
Full Street Asphalt Patch		Staff Time and Material

2.5 Other Charges

- A. **Damage Repair Costs:** Damages to the East Kuna Water Supply System infrastructure by other utilities, excavators or others will be repaired by or at the direction of city personnel. All direct and indirect costs incurred in the repair will be billed to the party which caused the damage.
- B. **Late Payment Fee:** If the utility bill is not paid in full by the fifteenth (15th) day of the month following the bill's original due date, the city shall charge a late fee of fifteen dollars (\$15.00). This late fee shall be added to the city utility account.

- C. **Administrative Fee:** An administrative fee in the amount of fifty dollars (\$50) shall be charged for the turning on of services for accounts disconnected for non-payment. In the event service cannot be disconnected and the customer only notices the account is 90 days outstanding via doorhanger, the City Treasurer may charge a fifty dollar (\$50) fee. For each unauthorized reconnection following disconnection of services, a fifty dollar (\$50) fee shall be applied.

2.6 Re-Evaluation

BE IT FURTHER RESOLVED the water rates will be re-evaluated on a regular basis due to the following:

- A. As the city is required to solely rely on the Industrial Facility to cover the replacement, operation, and maintenance costs of the water supply infrastructure; and
- B. As the timing and quantity of future users connecting to the water system is uncertain.

2.7 Effective Date

BE IT FURTHER RESOLVED that the water rate fees for the East Kuna Water Supply System as presented in this Resolution shall be in effect as of October 1, 2025.

PASSED BY THE COUNCIL of the City of Kuna, this 2nd day of September 2025.

APPROVED BY THE MAYOR of the City of Kuna, this 2nd day of September 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**RESOLUTION NO. R64-2025
CITY OF KUNA, IDAHO**

SEWER SYSTEM FEES AND POLICIES

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R22-2025; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

Section 1: Findings: The City Council makes the following findings in regards to its authority and purposes for approval of this resolution:

1. Section 7-6-3A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system connection fees by resolution of City Council; and
2. Section 7-6-4A of the Kuna City Code authorizes the City of Kuna City Council to modify the City's sanitary sewer system monthly user rates, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users, by resolution of City Council; and
3. It is necessary to amend and reform City Council Resolution No. R54-2024.

Section 2: Actions:

NOW THEREFORE BE IT RESOLVED that Resolution No. R54-2024 is hereby superseded, amended, and reformed to read as follows:

2.1 SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Wastewater Treatment Facilities shall be eight thousand eighty dollars (\$8,080.00) and allocated as follows:

- A. Interceptor Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an equivalent dwelling unit (EDU) as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities, shall be assessed three thousand one hundred nine dollars and no /100ths dollars (\$3,109.00) per EDU at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.
- B. Treatment Capacity Fee:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to an EDU as defined in Kuna City Code, to be connected to the Wastewater Treatment Facilities shall be assessed four thousand nine

hundred seventy one and zero cents (\$4,971.00) per EDU at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the treatment plant to which the proposed connection and prepayment applies is the same, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

- C. Industrial/Commercial Connection:** Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY. Waste Strength shall be obtained from the chart in Section 2.2.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at design capacity for the connecting facility.

- D. Previous Connections:** In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to an EDU as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

2.2 SEWER USER CHARGES

BE IT FURTHER RESOLVED the monthly use fee for sewer service provided by the Wastewater Treatment Facilities to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

- A. Monthly Use Fee:** Sewer Use Fees for City residents shall be forty-two dollars and fifty-nine cents (\$42.59) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons user

equivalent as measured via the winter average method. The winter average method is the average of usage during November, December, January, and February. Metered water usage for City residents, where the property owner is over sixty-five (65) years of age, resides at the residence, and has completed an application with the City, shall be billed at a rate of thirty-two dollars and forty-six cents (\$32.46) for the first four thousand (4,000) gallons, an additional three dollars and zero cents (\$3.00) up to six thousand (6,000) gallons, an additional four dollars and zero cents (\$4.00) up to eight thousand (8,000) gallons, and an additional five dollars and zero cents (\$5.00) per one thousand gallons (1,000) above eight thousand gallons as calculated via the winter average method. Use fees for residential users not annexed into City limits shall be forty-two dollars and fifty-nine cents (\$42.59) per equivalent dwelling unit plus five dollars (\$5.00) per thousand gallons of metered usage above zero gallons. Commercial metered usage for users with $\frac{3}{4}$ " to 1 $\frac{1}{2}$ " service lines shall be billed a base amount of forty-two dollars and fifty-nine cents (\$42.59) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after. Commercial metered usage for users with 2" or greater service lines shall be billed a base amount of three hundred two dollars and eighty-seven cents (\$302.87) for the first one thousand (1,000) gallons and an additional five dollars and zero cents (\$5.00) per one thousand (1,000) gallons after.

B. Waste Strength: The Kuna City Code defines user equivalent in terms of flow and waste strength as follows:

Flow	190 gallons/day
BOD	350 mg/liter
COD	750 mg/liter
TSS	285 mg/liter

The City has adopted by Resolution R55-2019A methodology of calculating EDUs, which shall be relied on in establishing user equivalents for each discharger as provided in Kuna City Code.

- 1. Purpose:** The waste strength may be used at the discretion of the City Engineer to compute the user equivalent for each user for the purpose of assessing connection and monthly use fees.

2.3 NEW CONSTRUCTION

BE IT FURTHER RESOLVED that, in connection with new development, the minimum sewer main size is a nominal diameter of eight (8) inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

2.4 OTHER CHARGES

- A. Connection Fees (Outside City Limits):** Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as approved by resolution of City

Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

- B. Damage Repair Costs:** Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.
- C. Short Notice Line Location Charges:** The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight (48) hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

2.5 EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection fees, as presented in this resolution and as set forth in **Exhibit “A”** attached hereto and incorporated herein by reference, shall be in effect upon passage of this resolution, that Sewer User Charges shall be in effect beginning with the October 1, 2025 billing cycle, and all fees that are in conflict with the new fees as established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 2nd day of September, 2025.

APPROVED BY THE MAYOR of the City of Kuna, this 2nd day of September, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

**EXHIBIT A TO RESOLUTION RXX-2025
CITY OF KUNA
SEWER SYSTEM FEES
EFFECTIVE October 1, 2025**

Note: Sewer User Charges effective beginning with the October 1, 2025 billing cycle.

Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$42.59 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Senior Residential	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$32.46 (average winter water usage up to 4,000 gallons) ○ 1st Tier (4,001-6,000 gals): \$3.00 per 1,000 gals ○ 2nd Tier (6,001-8,000 gals): \$4.00 per 1,000 gals ○ 3rd Tier (>8,000 gals): \$5.00 per 1,000 gals
Residential, Not Annexed	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$42.59 ○ 1st Tier (>0 gallons): \$5.00 per 1,000 gals
¾" – 1 ½" Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$42.59 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals
2" or greater Commercial	<ul style="list-style-type: none"> ○ Monthly Base Rate: \$302.87 (Usage up to 1,000 gallons) ○ 1st Tier (>1,000 gals): \$5.00 per 1,000 gals

**RESOLUTION NO. R65-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “SERVICES AGREEMENT” WITH CRIME STOPPERS OF SOUTHWEST IDAHO, AN IDAHO NON-PROFIT CORPORATION. AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The “Services Agreement” with Crime Stoppers of Southwest Idaho, an Idaho non-profit corporation, in substantially the format as attached hereto as “**EXHIBIT A**”, is hereby approved.

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

PASSED BY THE COUNCIL of Kuna Idaho this 2nd day of September, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of September, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

SERVICES AGREEMENT (CRIMESTOPPERS)

This Services Agreement ("Agreement") is made effective this day of _____, 2025 by and between City of Kuna, Idaho, an Idaho municipal corporation ("City"), and Crime Stoppers of Idaho, an Idaho non-profit corporation.

RECITALS

WHEREAS, Crime Stoppers programs were formed for the purpose of providing crime-solving assistance to law enforcement agencies.

WHEREAS, Crime Stoppers programs worldwide have solved over one million crimes and recovered over four billion dollars' worth of stolen property and narcotics.

WHEREAS, Crime Stoppers of Idaho was founded in 1981 and administered by an all-volunteer board of directors.

WHEREAS, Crime Stoppers have assisted law enforcement agencies by providing information on crimes called in to the Crime Stoppers Tip line with information which leads to an arrest.

WHEREAS, City desires to hire Crime Stoppers to provide community services and continued assistance of the City of Kuna, Police and other law enforcement agencies.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, and in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. Incorporation of recitals: The above Recitals are a material part of this Agreement and are incorporated into the Services of this Agreement by reference as though they were fully set forth herein.
2. Effective Date Term: The term of this Agreement is from October 1, 2025 through September 30, 2026.
3. Services: The services to be performed by Crime Stoppers under this Agreement shall be those services identified in Exhibit A attached hereto and incorporated by reference herein.
4. Compensation and Payment: City shall pay to Crime Stoppers Three Thousand Four Hundred and Sixty-Five Dollars (\$3,465.00).
5. Independent Contractor: At all times during the term of this Agreement, Crime Stoppers shall be an independent contractor and shall not be an employee of the City. The City shall have the right to control Crime Stoppers only insofar as the results of Crime Stoppers' services rendered

pursuant to this Agreement. The City shall not have the right to control the means and methods by which Crime Stoppers accomplishes services rendered hereunder. Crime Stoppers shall indemnify the City against any liability arising out of an allegation or finding that Crime Stoppers is not an independent contractor. Crime Stoppers will be solely responsible for payment of all federal and state taxes, will not be an employee of the City for worker's compensation purposes or any other purposes, and will not have unemployment insurance benefits.

6. Recordkeeping: Crime Stoppers shall prepare and maintain complete and accurate records regarding the performance of services under this Agreement, including, but not limited to, a year year-end report summarizing the number of tips leading to an arrest and a report summarizing the community outreach programs conducted during the term of this Agreement.

7. Indemnification: Crime Stoppers shall agree to indemnify and save and hold harmless City from and for any and all losses, claims, actions, judgment for damages, or injury to persons or property and losses and expenses and other costs including litigation costs and attorney's fees, arising out of, resulting from, or in connection with Crime Stoppers' performance under this Agreement.

8. Equipment, Materials, Supplies: Crime Stoppers shall supply, at Crime Stoppers' sole expense, all equipment, tools, materials, and/or supplies to accomplish the services to be provided under this Agreement.

9. Notice: Communication between the Parties regarding day-to-day matters shall occur via e-mail or telephone. For Clarification on or direction regarding day-to-day matters, the point of contact for the City shall be the Kuna City Clerk's office. All other notices required to be given by either of the Parties shall be in writing and be deemed communicated when personally served, or mailed in the United States mail, addressed as follows:

City of Kuna

Email:

Phone:

Attn:

Crime Stoppers of Idaho

Email: info@343cops.com

Phone: 208-871-2550

Attn: Brii Mason, President

10. Assignment: This Agreement may not be assigned or delegated by either party without prior written consent of the other party.

11. Amendments: This Agreement may be amended only in writing upon mutual agreement of both City and Crime Stoppers.

12. Attorney's Fees: The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

13. Governing Law: This Agreement will be construed in accordance with the laws of the State of Idaho. The Parties submit to the jurisdiction of Idaho courts and agree that proper venue for any suit concerning this Agreement shall be in the Fourth Judicial District of the State of Idaho, in and for Ada County.

14. Entire Agreement: This Agreement constitutes the entire agreement between the Parties relative to the subject matter hereof. Statements or representations of any kind not embodied herein shall be of no force or effect. This Agreement may only be modified in writing.

15. Severability: If any provision of this Agreement, or the application of such provision to any person or circumstance, shall be held invalid, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

16. Approval: The City and Crime Stoppers each acknowledge that this Agreement, even though agreed upon by the City's representatives, is not binding upon the City until such time as the Kuna City Council approves this Agreement and authorizes the Mayor to execute this Agreement on behalf of the City.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

CITY OF KUNA:

CRIME STOPPERS OF IDAHO:

By: Joe Stear, Mayor

By: Brii Mason, President

ATTEST:

_____, City Clerk

Exhibit A — Scope of Services

Law Enforcement Assistance

- Crime Stoppers will staff and operate a twenty-four (24) hour Telephone Hotline line to take anonymous tips regarding Kuna's crimes.
- Crime Stoppers will provide a website and mobile application (also known as an "app") to take anonymous tips regarding Kuna's crimes.
- Crime Stoppers will provide at least one (1) Police Coordinator who will act as the communication facilitator between citizens, media and law enforcement. Anonymous tips received will be forwarded to the Kuna Police Department's preferred contact for further investigation.
- Crime Stoppers will use social media and their website to actively solicit information from the community only upon request and approval from the Kuna Police Department.
- Crime Stoppers will provide five (5) informational signs for the use of the City of Kuna to be hung in their preferred locations, if desired.

Community Outreach

- Crime Stoppers will provide at least one (1) public outreach program to assist and educate Kuna's, citizens on crime prevention and reporting.



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

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Wanner-Buckner/City of Kuna		Application Number:		25-01-ZC		
Date:	9/2/2025		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Wanner-Buckner/City of Kuna/True Gritt Sports		Applicant Contact:		david@truegrittsport.org		
Representative:	Jessica Hall, City of Kuna		Representative Contact:		jhall@kunaid.gov		

Purpose

Applicant requests rezone approval for the three parcels located at 700 N Meridian Road, which are approx. 75.86 acres currently zoned A (Agriculture) to a proposed zone of C-2 (Area Commercial). The site is located at the intersection of Meridian Road and Meadow View Road, Kuna, ID (APN S1419325400, S1419314800, & S1419314950).

Statement of Fact

Parcel Number(s):	S1419325400, S1419314800, & S1419314950
Future Land Use Map Designation:	Commercial, Public, and Medium Density Residential
Existing Land Use:	Agriculture
Current Zoning:	A (Agriculture)
Proposed Zoning:	C-2 (Area Commercial)
Development Area:	75.86
Adjacent Zoning Districts:	North: A (Agriculture), R-8 (Medium Density Residential) East: R-8 (Medium Density Residential) South: C-2 (Area Commercial), A (Agriculture) West: RUT (Rural Urban Transition)
Adjacent Street(s) Existing & Proposed:	North: E Meadow View Rd. (Existing) East: None South: E Kuna Rd. (Existing) West: N Meridian Rd. (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject properties as Commercial, Public, and Medium Density Residential, the existing zone is a City of Kuna Zone; A (Agriculture). The proposed zoning of C-2 (Area Commercial) for the subject sites agrees with the Future Land Use Map (FLUM) of the City of Kuna.

The Comprehensive Plan identifies the goals of ensuring land use in Kuna will support economic development; designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road (Policy 1.A.2.a).

Respect and protect private property rights; ensure land use policies, restrictions, and fees do not violate private property rights; ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property (Policy 3.G.1.c).

The rezone of these parcels would support the Comprehensive plan goals outlined in Goal Area's 1 and 3.

Staff Analysis

The applicant requests to rezone approx. 75.86 acres from A (Agriculture) zone to a C-2 (Area Commercial) zone. There is no development associated with this application.

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code and Comprehensive Plan. Staff recommends the Council recommend approval of the application with the conditions outlined in staff's report.

Recommended Conditions of Approval

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - 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 approval of the 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 Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District 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).
 - g. All public rights-of-way shall be dedicated and constructed to 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.
2. Installation of service facilities at the time of future development shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC

6-4-2-W.

3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.

4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).

5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.

6. The land owner/applicant/developer, 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.

7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

8. Developer/owner/applicant shall comply with all local, state and federal laws.

Kuna Planning & Zoning
751 W 4th Street
Kuna, ID 83634

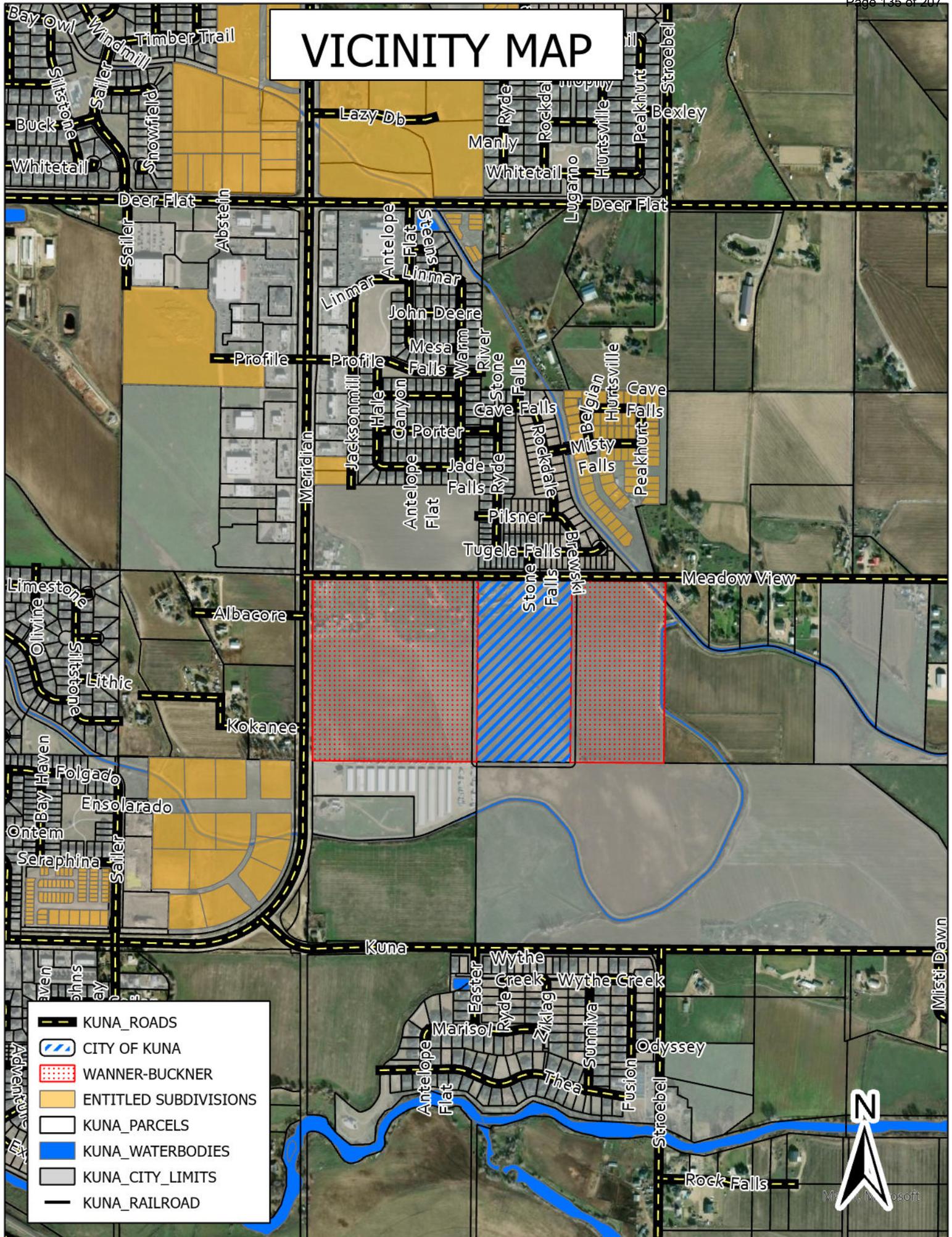
RE: Project Swing Rezone

It is our request to Rezone three (3) parcels located on E Meadow View Road from A (Agriculture) to C-2 (Area Commercial). On the Future Land Use Map (FLUM), two (2) parcels are designated Commercial, and one (1) parcel, owned by the City of Kuna, is designated as Public.

This Rezone is the first step in a public-private partnership between the City of Kuna and True Gritt Youth Sports (TGYS), in which TGYS strives to develop a local sports facility that will serve not only Kuna, but the Treasure Valley. TYGS believes that sports can be instrumental in the development of our youth to be good parents, better community leaders, and strong business owners. A conceptual site design has been provided as part of this application; this proposal will come forward in a separate Plat application.

We thank you for your review and consideration in this matter.

VICINITY MAP



-  KUNA_ROADS
-  CITY OF KUNA
-  WANNER-BUCKNER
-  ENTITLED SUBDIVISIONS
-  KUNA_PARCELS
-  KUNA_WATERBODIES
-  KUNA_CITY_LIMITS
-  KUNA_RAILROAD





Miranda Gold, President
 Alexis Pickering, Vice-President
 Kent Goldthorpe, Commissioner
 Dave McKinney, Commissioner
 Patricia Nilsson, Commissioner

Date: June 4th, 2025

To: City of Kuna / True Gritt Sports

Staff Contact: Matt Pak, Planner

Project Description: Project Swing

Trip Generation: Trip generation will be determined with a future development application, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Proposed Development Meets	
All ACHD Policies	
Requires Revisions to meet ACHD Policies	X

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	
No	

ACHD Planned Improvements	
FYP	
CIP	X

Livable Street Performance Measures	
Pedestrian	LTS 4
Cyclist	LTS 4

Is Transit Available?	
Yes	
No	X

connecting you to more



Project/File: **Project Swing / KUNA25-0008 / 25-01-ZC**
 This is a rezone application from A (Agriculture) to C-2 (Area Commercial) to allow for the development of a future public-private partnership subdivision to consist of commercial lots, hotel, and outdoor and indoor sports fields on 75.9 acres.

Lead Agency: City of Kuna

Site address: 700 N Meridian Rd

Staff Approval: June 4th, 2025

Applicant: Doug Hanson
 City of Kuna/True Gritt Sports
 751 W 4th Street
 Kuna, ID 83634

Representative: Jessica Hall
 City of Kuna
 751 W 4th Street
 Kuna, ID 83634

Owner: Wanner-Buckner Partnership/City of Kuna
 700 N Meridian Rd
 Kuna, ID 83634

Staff Contact: Matt Pak
 Phone: 208-387-6171
 E-mail: mpak@achdidaho.org

Report Summary:

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ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Meridian Road is listed in the CIP to be extended as a 5-lane roadway from Kuna Road to King Road between 2036 and 2040.
- Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69 (Meridian Road) between 2031 and 2035.
- Deer Flat Road is listed in the CIP to be widened to 5-lanes from SH-69 (Meridian Road) to Locust Grove Road between 2036 and 2040.
- The intersection of Deer Flat Road and SH-69 (Meridian Road) is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
** SH-69 (Meridian Road)	1,288-feet	Principal Arterial	796	N/A
* Meadow View Road	2,506-feet	Collector	N/A	N/A

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

** ACHD does not set level of service thresholds for State Highways.

2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH-69 (Meridian Road) south of Deer Flat Road was 17,805 July 10th, 2024.
- There are no current traffic counts available for Meadow View Road.

A. Site Specific Conditions of Approval

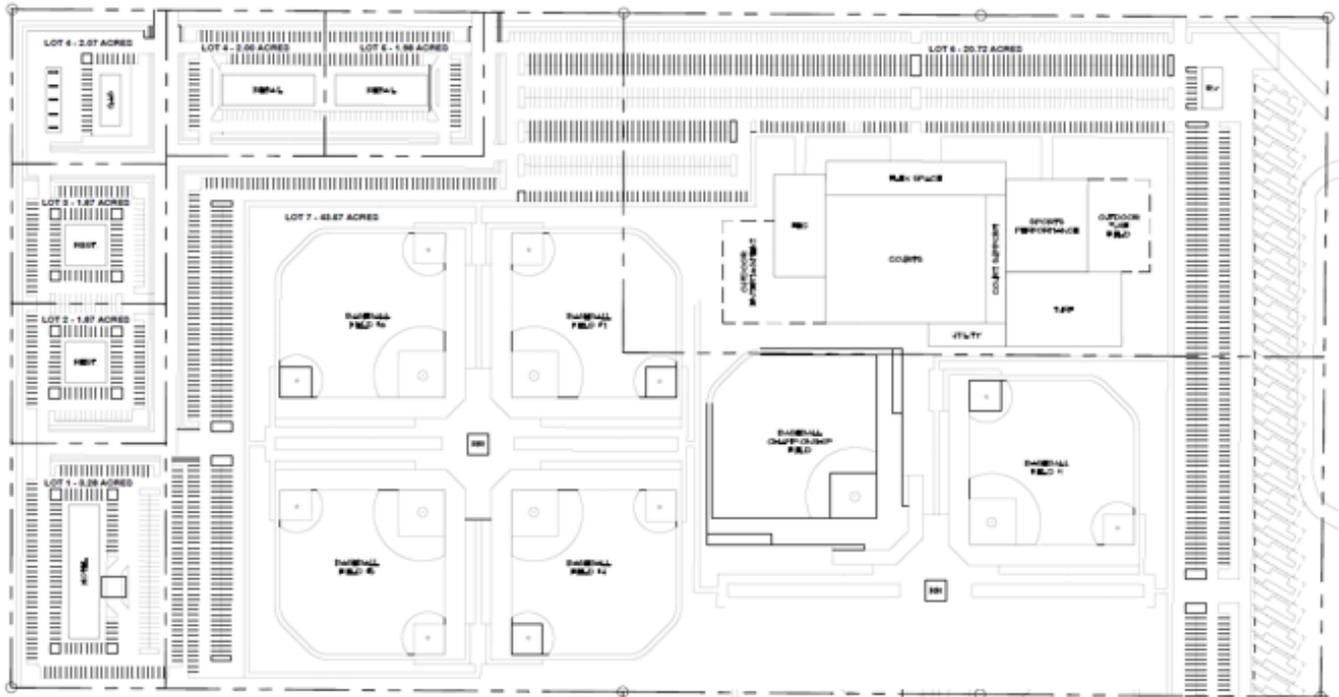
This application is for rezone only. Site specific conditions of approval will be established through the review of a future development application.

1. Submit civil plans as part of a future development application to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
2. There will be an impact fee that is assessed and due prior to issuance of any building permits as part of a future application. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
3. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



CONCEPTUAL SITE PLAN
1" = 100'-0"

D. Findings for Consideration

This application is for rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.

1. Traffic Impact Study

A traffic impact study will required for this development. The applicant should coordinate with ACHD and ITD to determine the scope of the study and it should be reviewed and accepted by both agencies prior to submittal of a future development application.

2. State Highway SH-69 / Meridian Road

SH-69 (Meridian Road) is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant(s), the City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69 (Meridian Road).

3. Meadow View Road

a. Existing Conditions: Meadow View Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50 to 61-feet of right-of-way for Meadow View Road (31-foot from centerline).

b. Applicant Proposal: The applicant is not proposing any additional dedication of right-of-way or frontage improvements to Meadow View Road abutting the site.

c. Staff Comments/Recommendations: As part of a future development application, the applicant shall be required to improve Meadow View Road as ½ of a 36-foot wide collector street section to meet District policies listed on page 8. Center left and right turn lanes will be required to be constructed at all driveway approaches providing access to the development.

4. Driveways

4.1 Meadow View Road

Existing Conditions: There are 4 existing driveways onto Meadow View Road, located as follows. All measurements are centerline-to-centerline.

- 20-foot wide unimproved driveway located 475-feet east of SH-69 (Meridian Road)
- 35-foot wide unimproved driveway located 315-feet west of Stone Falls Avenue
- 39-foot wide unimproved driveway, located 61-feet west of Stone Falls Avenue
- 30-foot wide unimproved driveway located 807-feet east of Stone Falls Avenue

a. Applicant's Proposal: The applicant is proposing to close the existing driveways.

The applicant is proposing to construct three new driveways from the site onto Meadow View Road, located as follows. All measurements are centerline-to-centerline.

- 46-foot wide driveway located 359-feet east of SH-69 (Meridian Road)
- 46-foot wide driveway located 621-feet west of Stone Falls Avenue
- 26-foot wide driveway located 681-feet east of Stone Falls Avenue

b. Staff Comments/Recommendations: As part of a future development application, the applicant should be required to close the existing driveways onto Meadow View Road to meet District policies listed on page 10.

The proposed driveways meet District Driveway Location and Successive Driveways policies. The proposed driveway located 359-feet east of SH-69 (Meridian Road) should be required to be restricted to right-in/right-out movement only. To operate as a full movement driveway, the applicant should be required to locate the driveway a minimum of 440-feet from the intersection of SH-69 (Meridian Road) and Meadow View Road.

The three proposed driveways should be constructed to meet District Driveway Width and Paving policies (listed on page 10).

The number of accesses/driveways from the site onto Stone Falls Avenue will be reviewed as part of a future development application, consistent with District Access Policy (listed on page 10).

5. Other Access

Meadow View Road is classified as a collector roadway. Other than the access specifically approved as part of a future development application, direct lot access to Meadow View Road will be prohibited.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Meadow View Road

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets. Improvements shall include transitional segments in accordance with ADA and the current version of PROWAG.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default. ACHD reserves the right to require bicycle and pedestrian facilities above those identified in the Livable Streets Design Guide and Master Street Map to ensure the safest facility possible based on current best practice.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk or multi-use path and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk or multi-use path is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 47-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes. If a multi-use path is determined to be the required treatment, the street section shall be reduced to 37-feet. If it is determined a continuous center left-turn lane is not appropriate and a path is installed, the street section may be reduced to 26-feet.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

At the discretion of Traffic Engineering staff, adjustments may be made to the street section, including removal of the continuous center turn lanes or modification to lane widths, where no driveways or intersections are present or to ensure adequate space for pathways and buffers.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-foot), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the top back of curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian Facilities: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 8-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalk constructed next to the back-of-curb shall be a minimum of 7-feet wide. Alternatively, on roadways identified as low-stress bikeways in ACHD's Bike Master Plan, a minimum 10-foot wide multi-use path may be required in lieu of sidewalks. ACHD Development Review staff will be responsible for determining the required facility. The path shall be built 8-feet behind the back-of-curb as measured to the closest edge of the path. Street trees are encouraged between the pedestrian facility and the roadway when irrigation and maintenance will occur by the adjacent property owner or HOA through an approved license agreement. Vertical hardscape alternatives to street trees may be considered in the buffer space when street trees are not practicable.

Pedestrian facilities should be parallel to the adjacent roadway. Pedestrian facilities will only be allowed to deviate from a straight line when authorized by Development Review staff to meet site specific conditions (i.e., street trees, utilities, etc.).

Appropriate easements shall be provided if public sidewalks or multi-use paths are placed out of the right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk or multi-use path. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Curb ramps or blended transitions shall be provided to connect the pedestrian access route at each pedestrian street crossing in accordance with the current version of PROWAG. Provide detectable warning surface in accordance with the current version of PROWAG.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Meadow View Road is designated as a commercial/residential collector in the MSM as a with 2-lanes and on-street bike lanes, a 36-foot street section within 66-feet of right-of-way.

5. Driveways

5.1 Meadow View Road

Access Policy: District Policy 7206.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1 requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

8. Pathway Crossings

United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

F. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA), Public Right-of-Way Accessibility Guidelines (PROWAG), ISPWC, or ACHD requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

G. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

April 28, 2025

Jessica Hall, Associate Planner
Kuna Planning & Zoning
751 W 4th St
Kuna, ID 83634
jreid@kunaid.gov

Subject: 25-01-ZC Wanner-Buckner & City of Kuna Agency Transmittal

Dear Ms. Hall:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink that reads "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator



RE: 25-01-ZC Wanner-Buckner & City of Kuna Agency Transmittal

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Fri 4/25/2025 9:07 AM

To Jessica Reid <jhall@kunaaid.gov>

Good Morning Jessica,

ITD has reviewed the application transmittal for 25-01-ZC and does not have any concerns with the proposed rezone. As discussed in the pre-app meeting last year, the applicant will need to complete a traffic impact study for the development. While that is not a requirement at this time, I bring it up in case there's anything I can do to help those efforts in terms of scoping, questions, etc.

Thank you!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



From: Jessica Reid <jhall@kunaaid.gov>

Sent: Tuesday, April 22, 2025 9:27 AM

To: ACHD <planningreview@achdidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; COMPASS - Olivia <gis@compassidaho.org>; COMPASS - Olivia <cmiller@compassidaho.org>; DEQ <BRO.Admin@deq.idaho.gov>; Idaho Power (PDickerson@idahopower.com) <PDickerson@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; Power - Easements (kfunke@idahopower.com) <easements@idahopower.com>; Chief Fratusco <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; PWoffice <PWoffice@kunaaid.gov>

Cc: Doug Hanson <dhanson@kunaaid.gov>

Subject: 25-01-ZC Wanner-Buckner & City of Kuna Agency Transmittal

<p>CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.</p>
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Notice is hereby given by the City of Kuna the following actions are under consideration:

CASE NUMBERS:	25-01-ZC WANNER-BUCKNER & CITY OF KUNA
PROJECT DESCRIPTION	The City of Kuna & True Gritt Youth Sports request Rezone approval for three (3) parcels (APNs: S1419325400, S1419314800, S1419314950), totaling approx. 75.86 acres, from A (Agriculture) to the C-2 (Area Commercial) zone. The subject sites are located on the Southeast corner of N Meridian Road & E Meadow View Road; Section 19, Township 2 North, Range 1 East.
SITE LOCATION	Southeast corner of N Meridian Road & E Meadow View Road
REPRESENTATIVE	Doug Hanson, City of Kuna dhanson@kunaid.gov David McMenomey, True Gritt Youth Sports david@redemit1.com
SCHEDULED HEARING DATE	Tuesday, July 8, 2025 , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Hall Economic & Community Development Specialist jhall@kunaid.gov
<ul style="list-style-type: none"> • The above referenced Case may have potential impacts on which your agency may wish to comment. • <i>Please provide comments within 15 days; if more time is needed, please inform our offices.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. • If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it. • If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address. • <u><i>If your agency needs additional time for review, please notify our office ASAP.</i></u> 	

Sincerely,



751 W. 4th Street

P.O. Box 13

Jessica Hall

Economic & Community Development Specialist

City of Kuna | Development Services

Phone: 208-366-9901

Kuna, ID 83634

Email: jhall@kunaid.gov

www.kunacity.id.gov

All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.

**RESOLUTION NO. R48-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO APPROVE THE UPDATING OF FEES RELATED TO THE RENTAL OF FIRE HYDRANT WATER (CONSTRUCTION) METERS, MODIFY THE TERMS OF FUTURE RENTAL CONTRACTS, AND PROVIDE AN EFFECTIVE DATE.

WHEREAS, the City of Kuna Public Works Department has evaluated the current fee structure for construction meter rentals, **“Exhibit A”**, and determined it necessary to adopt a new fee structure, **“Exhibit B”**, to adequately protect City assets, and contemporize the rental agreement with comparable municipalities as shown in **“Exhibit C”**; and

WHEREAS, two public hearings, properly noticed under the provisions of Idaho Code § 63-1311A, were held on August 15, 2025, and on August 22, 2025, to consider the requested changes to the rental agreement detailed in **“Exhibit B”** attached to this Resolution; and

WHEREAS, the City Council has determined that the fee schedule marked **“Exhibit B”** attached to this Resolution will establish fees which are fair and reasonably related to the cost borne by the City, as depicted in **“Exhibit D”**.

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

The City of Kuna Public Works department fee schedule for the rental of construction meters as set forth in **“Exhibit B”** attached hereto are hereby approved.

The approved fees as set forth in **“Exhibit B”** shall be effective on rental contracts initiated after September 03, 2025. Open contracts will be honored under original terms, until cause arises to issue a new meter, e.g. malfunction, damage, loss of device.

All fees as established by earlier resolutions or actions that conflict with the new fees as established in **“Exhibit B”** are hereby repealed.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of September, 2025

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of September, 2025

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

ATTACHMENTS:

Exhibit A: Existing contract

Exhibit B: Proposed contract

Exhibit C: Fee comparison chart

Exhibit D: Meter replacement quote



FIRE HYDRANT METER RENTAL AGREEMENT

Requirements:

1. Meters can be used on fire hydrants designated by Inspectors only. Remove meter after each working day.
2. Water trucks and trailers must have an air gap equal to 2 times the diameter of the fill line minimum.
3. The contractor will be charged, current costs, for repair and/or replacement for lost/stolen or damaged fire hydrants or hydrant meters.
4. When operating the hydrant meter, the hydrant must be fully open to avoid damage.
5. **The contractor is to call or email Robert Jones at 208-880-6080 or Travis Fleming at 208- 573-7672 or rjones@kunaid.gov or tfleming@kunaid.gov with the meter reading by the last working day of the month. Failure to provide a read may result in the loss of the privilege of using fire hydrant water meters to obtain job water.**

Fees:

1. **\$3.53 per 1,000 gallons.** (Resolution R01-2020)
2. **\$5.00 per day for a meter rental.**

PLEASE FILL IN HIGHLIGHTED AREAS

Office Email: _____

Contractor's Name/Name of Business: _____

Responsible Person Checking Meter Out: _____

Billing Address: _____

City: _____ **State:** _____ **Zip:** _____

Office Phone #: _____ **Cell Phone #:** _____

Job Location: _____ **Email:** _____

Customer Signature: _____ **Date:** _____

Estimated Time Frame Needed: _____

FOR OFFICE USE ONLY		ACCT#
Assigned Meter Number _____ Meter Reading _____ Checked out by: _____		
Hydrant Meter Inspection at time of Rental:		
1. Screen is present	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Lid is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. Valve is present/working	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4. Handles Intact?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5. Rock Screen Intact	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Date Meter Returned _____ Meter Reading _____ Checked in by: _____		
Hydrant Meter Inspection at time of return:		
1. Screen is present	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Lid is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. Valve is present/working	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4. Handles damaged?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5. Rock Screen Intact	Yes <input type="checkbox"/>	No <input type="checkbox"/>



CONSTRUCTION METER RENTAL AGREEMENT

Requirements:

1. Meter assemblies will be removed from hydrants and secured at the end of each working day.
2. Meter assemblies shall only be used on specific fire hydrants previously designated by the City.
3. All receiving vessels (water trucks, trailers, tanks, etc.) must have an air gap equal to or greater than 2 times the diameter of the fill line.
4. When operating the construction meter, the fire hydrant must be fully open to avoid damage.
5. By the 15th day of each month, current meter read will be provided to **meters@kunaid.gov**. Reads not provided by the 20th of each month will be considered late and incur an additional fee.
6. Every six (6) months the rented meter will require re-inspection by the City. This will be scheduled by the City and can be performed on site of use.
7. If any malfunction or problem occurs with the meter assembly the Public Works department should promptly be contacted for assistance (email meters@kunaid.gov or call 208.287.1722).

Failure to comply with any of the above requirements can result in additional fees being assessed, or immediate meter confiscation by City of Kuna staff.

I understand and agree to the above Requirements: _____ (initial)

Fee Schedule (as updated in Resolution R48-2025):

1. **\$3,000 Refundable Deposit – minus any damages or outstanding fees/charges**
 2. **\$3.53 per 1,000 gallons used** (Resolution R01-2020)
 3. **\$5.00 per day contractor is in possession of the meter assembly**
 4. **Tamper fee of \$400 will be assessed if City inspection reveals modification or tampering**
 5. **A late fee of \$25 will be charged for monthly meter reads not provided as described above**
- The renter assumes all responsibility and liability for replacement and repair costs of meter assembly and any direct or indirect damage incurred due to its use.**

I understand and agree to the above Fee Schedule: _____ (initial)

Prohibited Actions:

1. Tampering with or altering the meter assembly in any way
2. Heating/thawing with a high temperature device, e.g. torching
3. Failing to secure the construction meter outside of working hours
4. Storing the construction meter in areas subject to freezing
5. Placing the meter assembly directly on the ground
6. Rapidly opening or closing hydrant valves

If any prohibited actions listed above occur, City of Kuna staff are at liberty to confiscate the rented equipment at any time.

I understand and agree to avoid the above Prohibited Actions: _____ (initial)



CONSTRUCTION METER RENTAL AGREEMENT

PLEASE FILL OUT HIGHLIGHTED AREAS

OFFICE EMAIL: _____

Contractor's Name/Name of Business: _____

Responsible Person Checking Meter Out: _____

Billing Address: _____

City: _____ **State:** _____ **Zip:** _____

Office Phone #: _____ **Cell Phone #:** _____

Job Location: _____ **Email:** _____

Customer Signature: _____ **Date:** _____

Estimated Completion Date of Rental: _____

Assigned Hydrant(s): _____

<u>Meter Number</u>	<u>Initial Meter Reading</u>		<u>Issued By</u>	<u>Issue Date</u>
Initial Inspection	YES	NO (comment required)		
Rock screen is present	<input type="checkbox"/>	<input type="checkbox"/>		
Lid is attached	<input type="checkbox"/>	<input type="checkbox"/>		
Anti-tamper wire is intact	<input type="checkbox"/>	<input type="checkbox"/>		
Gate valve operational	<input type="checkbox"/>	<input type="checkbox"/>		
Handles are intact	<input type="checkbox"/>	<input type="checkbox"/>		
Gasket is present	<input type="checkbox"/>	<input type="checkbox"/>		
Recipient acknowledgement of Initial Inspection:				

Treasure Valley Municipality Construction Meter Fee Schedule					
Public Water System	Deposit (\$)	Daily Rate (\$)	Rate (Per 1000 Gal)	Tamper Fee (\$)	Late Fee (\$)
City of Caldwell	1311	0.50	2.05	525	26.23
City of Eagle	200	--	--	250	--
City of Kuna ¹	<i>3000</i>	5.00	3.53	<i>400</i>	<i>25.00</i>
City of Meridian	--	5.00	2.06	--	--
City of Middleton	--	5.00	3.50	--	--
City of Nampa ²	1500	--	2.66	300	75.00
City of Star	1000	--	2.50-10.00	--	--
Garden City	--	3.00	2.05	--	--
Veolia Water	--	2.83	2.81	--	--

¹: Italicized figures are proposed amounts, currently each is zero (\$0)

²: Figures reflect proposed increases for FY2026

Municipalities not included in comparison chart	
City of Emmett	No fees, hydrant meters serve as City's flushing program
City of Melba	Utilizes FastFill system, no hydrant meters used
City of Parma	No meter program used
City of Wilder	No response available

Run Date: 8/07/25

Quote



Customer #	111219
Order #	X504274
Date Ordered	08/07/25
Job #	
Job Name	
Customer Reference	HYDRANT METER
Purchase Order #	HYDRANT METER QUOTE
Method of Shipment	PICKUP
Contract Order #	0000000
Ordered By	ROBERT
Ship Via	

Sold To:
 CITY OF KUNA
 BOISE BRANCH
 ACCOUNTS PAYABLE
 PO BOX 13
 KUNA, ID 83634-0013

Ship To:
 CITY OF KUNA
 Branch - 306
 3338 Commercial Court
 Meridian, ID 83642

Branch:
 BOISE ID
 Branch - 306
 3338 Commercial Court
 Meridian, ID 83642

 Phone: 208-888-5656

Bid Seq#	Product Code	Description	Qty Ordered	Qty Shipped	Qty B/O	Net Price	UOM	Ext Price
	4330DRGHYDWC	COOMLETE METER 3" HYD MTR D/R USG W/NST CPLG ET2BR8G1 19-1/4" W/CPLG; NO LEAD	1			2830.62000	EA	2830.62
		HYDRANT METER PARTS						
	42NE9600201	#21 COMPLETER TOP 9600-201 UME FOR 3" HYD METER, NEPTUNE	1			1968.91000	EA	1968.91
	44NE9439001SP00	#10 MEASURING CHAMBER 3 T/F COMP MTR MEAS CHAMB 9439-001SP00	1			738.73000	EA	738.73
	44NE9485001	#6 DRIVE SPINDLE 9485-001 3" DR SPINDLE ASSB	1			13.13000	EA	13.13
	44NE8341304	#13 MAIN CASE GASKET 8341-304 MAIN CASE GASKET F/ 4" NEPTUNE TT TURBINE	1			7.88000	EA	7.88
	44NE8340029	#14 GASKET/ORING 8340-029 FIRE HYDT METER GSKT	1			4.23000	EA	4.23
	44NEFHC9631002	#15 FIRE HOSE COUPLER NEPTUNE 9631-002 COUPLING ASSM 3 FH W/STR	1			257.41000	EA	257.41
	5102A23628	#19 GATE VALVE 2 A2362-8 THRD RW GV OL ON 020A236208LN	1			566.98000	EA	566.98

**RESOLUTION NO. R49-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO APPROVE THE UPDATING OF THE FEE STRUCTURE FOR MODELING SUPPORT.

SECTION 1: PURPOSE

- 1.1 The City of Kuna has an existing contract with Keller Associates for their support with modeling of infrastructure improvements and those improvements' effect on the associated water, wastewater, and pressurized irrigation systems.
- 1.2 In reviewing the actual cost to provide these services, Keller has determined an update to the fees they charge is necessary to cover their expenditure. Additionally, the fee structure will be modified to better capture costs currently borne by the City for Commercial and Ad-Hoc modeling efforts.
- 1.3 The City recuperates these fees through the invoicing of applicants and developers. This resolution will not change that process; the updated fees will continue to pass onto the parties requiring the model updates.
- 1.4 The details of the fee structure updates are contained in the attached Technical Memorandum, as **Exhibit A**.

SECTION 2: EFFECTIVE DATE

- 2.1 This resolution shall become effective September 03, 2025, following approval by the Kuna City Council.

NOW, THEREFORE, 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 approve the modifications to the fee schedule for infrastructure modeling support provided to the City by Keller Associates.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of September, 2025

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of September, 2025

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

Attachments:
Exhibit A – Keller Associates Technical Memorandum



Technical Memorandum

TO: City of Kuna – Adam Wenger
FROM: Keller Associates, Inc. – Justin Walker, PE; Mikel Sangroniz, PE
DATE: July 3, 2025
SUBJECT: Updates to Fee Structures for Modeling Support

PURPOSE

Keller Associates contracted with the City of Kuna to review and update existing water, sewer, and pressure irrigation system models to simulate new development reflected in preliminary plats, construction drawings, and record drawings. Keller uses this information to provide analysis and feedback to the City about likely system impacts of developments. After review of actual costs to provide these services, Keller is requesting an update to the fee structure for preliminary plat modeling efforts and a new fee for commercial development modeling efforts for the City of Kuna.

This technical memorandum documents the requested modeling support fees for the preliminary plat review phase, commercial developments, and other ad-hoc reviews. These fees will be assessed to the City of Kuna by Keller Associates for each preliminary plat and commercial development for which Keller Associates provides modeling support. It is our understanding that the City of Kuna will continue to collect this fee from developers upon issuance of Will Serve or commercial development application to the City of Kuna.

SUBDIVISION PRELIMINARY PLAT FEE STRUCTURE

Keller requests that the City update its preliminary plat fee structure to match the fee structure of the construction drawings review, and includes two pieces: 1) a base rate to cover the fixed costs of importing data, running the model, writing the technical memo, oversight, and admin support common to all developments regardless of development size; 2) a lot-based fee that accounts for the additional time needed to import and analyze the subdivision based on size. Using this approach, the following lot-based fee structure is requested.

	Base Fee	Additional Fee per Lot
CURRENT FEE	\$600	\$6
REQUESTED FEE	\$1,140	\$10

COMMERCIAL PLAT DEVELOPMENT FEE STRUCTURE

The City has requested a fee structure for modeling support for platted commercial developments in a manner comparable to the subdivision fee structure. As no fee structure currently exists for commercial plat support, the following fee schedule is proposed.

	Base Fee	Additional Fee per Lot
CURRENT FEE	n/a	n/a
REQUESTED FEE	\$1,140	\$10

AD-HOC DEVELOPMENT FEE STRUCTURE

There are instances observed and expected in which modeling cost associated with development is not

otherwise captured by the prior fee structures. This would include changes to Use, Occupancy, Lot, Zoning, and any other alteration or modification that could be expected to influence the City's water, wastewater, or irrigation systems. This fee will be assessed at the time of Building Permit, Tenant Improvement, or Change of Occupancy. Given the uncertainty of the level of effort required, modeling fees for these circumstances will be invoiced on an hourly basis.

	Hourly Fee*
Lead modeler	\$150
Senior model reviewer	\$230

*Hourly fees are updated January and July of each year

**RESOLUTION NO. R66-2025
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO, ESTABLISHING NEW FEES; REPEALING AND REPLACING PORTIONS OF THE CITY OF KUNA PLANNING & ZONING DEPARTMENT AND BUILDING DEPARTMENT FEES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna Planning & Zoning and Building Department Fee Schedules, marked as **“Exhibit A”** and attached to this Resolution, include new fees and increase other fees previously set by the City Council; and

WHEREAS, a public hearing, properly noticed under the provisions of Idaho Code §63-1311A, was held on September 2, 2025, to consider the City of Kuna Planning & Zoning Department and Building Department Fee Schedules marked **“Exhibit A”** and attached to this Resolution; and

WHEREAS, the City Council has determined that the City of Kuna Planning & Zoning and Building Department Fee Schedules, marked **“Exhibit A”** and attached to this Resolution, will establish fees for City services which are fair and reasonably related to, but do not exceed the cost to the City, and that said services would otherwise be funded by property tax revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The City of Kuna Planning and Zoning and Building Department Fee Schedules, as set forth in **“EXHIBIT A”** attached hereto and by this reference incorporated herein as if set forth at length, are hereby approved.

Section 2: These approved fees as set forth in **“EXHIBIT A”** shall be effective September 3rd, 2025, and charged and collected by the applicable City of Kuna Department.

Section 3: All fees as established by earlier resolutions that are in conflict with the new fees as set forth in **“EXHIBIT A”** are hereby repealed and replaced with the fees found herein as set forth in **“Exhibit A”**.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of September, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of September, 2025.

Joe L. Stear, Mayor

ATTEST:

Nathan Stanley, City Clerk

REDLINED FEE SCHEDULES

Application Type	Existing Fee	Resolution	Proposed Fee	Resolution
Planning & Zoning				
Administrative Determination	\$169	R74-2023A		
Annexation or De-Annexation	\$1,465 + \$34 per acre	R74-2023A		
Appeal Request	\$394	R74-2023A		
City Ordinance Text Amendment	\$901	R74-2023A		
Comprehensive Plan Amendment	\$2,253	R74-2023A		
Comprehensive Plan Text Amendment	\$1,690	R74-2023A		
Conditions of Approval Amendment	\$451	R74-2023A		
Design Review				
Architectural - Multi-Family	\$451 + \$11 per unit	R74-2023A		
Architectural - Office, Commercial, Industrial	\$451 + \$11 per square foot	R74-2023A		
Open Space, Common Areas, Parking	\$282 + \$23 per acre	R74-2023A		
Façade Change	\$50	R09-2025		
Design Review Inspection				
Building	\$169	R74-2023A		
Landscape	\$169	R74-2023A		
Re-inspection	\$68	R74-2023A		
Tenant	\$113	R74-2023A		
Development Agreement	\$394	R74-2023A		
Attorney Review Fee (per hour)	\$225 per hour (invoiced prior to public hearing)	R74-2023A		
Development Agreement Modification	\$451	R74-2023A		
Attorney Review Fee (per hour)	\$225 per hour (invoiced prior to public hearing)	R74-2023A		
Lot Line Adjustment	\$270	R09-2025		
Lot Split	\$270	R09-2025		
Manufactured Home or Mobile Home Park	\$1,577	R74-2023A		
Map Printout				
11"x17" (black and white)	\$3	R74-2023A		
11"x17" (color)	\$4	R74-2023A		
Large (over 11"x17")	\$23	R74-2023A		
Neighborhood Mailing List Labels	\$23	R74-2023A		

Planned Unit Development	\$901 + \$28 per lot	R74-2023A		
Rezone	\$1,296	R74-2023A		
Sign	\$96	R74-2023A		
Modification	\$56	R74-2023A		
Variance	\$56	R74-2023A		
Special Use Permit	\$1,014	R74-2023A		
Modification	\$451	R09-2025		
Accessory Dwelling Unit	\$394	R09-2025		
Home Occupation	\$394	R74-2023A		
Sign	N/A	N/A	\$394	RXX-2025
Subdivision				
Preliminary Plat	\$1,555 + \$28 per lot	R74-2023A		
Preliminary and Final Plat (Combination)	\$1,521	R74-2023A		
Preliminary Plat Reinstatement	N/A	N/A	\$1,088	RXX-2025
Final Plat	\$394 + \$28 per lot	R74-2023A		
Plat Amendment	\$451	R74-2023A		
Time Extension, Director	\$270	R09-2025		
Time Extension, Council	\$338	R74-2023A		
Subdivision Name Change	\$25	R09-2025		
Vacation	\$451	R74-2023A		
Variance	\$676	R74-2023A		
Waiver Request	\$113	R74-2023A		
Zoning Verification Letter	\$13	R09-2025	\$53	RXX-2025

Building				
Residential Building Permit Submittal Fee	\$70	R74-2023A		
Residential Structural Plan Review Fee	\$65 per hour, 1 hour minimum	R09-2025		
Commercial Building Permit Submittal Fee	\$200	R74-2023A		
Commercial Structural/Mechanical Plan Review Fee	\$150 per hour, 1 hour minimum	R09-2025		
Change of Occupancy	\$100, includes inspection	R09-2025		
Temporary Certificate of Occupancy	\$40	R09-2025		
Residential/Commercial Building Permit Fee per Project Value Table		R74-2023A		
Courtesy Inspection Fee: per hour (applies to Building & MEP)	\$65	R74-2023A		
Building Permit Modification	\$100	R74-2023A		
Demolition Permit Fee	\$30			
Moving/Placing Mobile Home Submittal Fee	\$70	R09-2025		
Moving/Placing Mobile Home Inspection Fee	\$65	R09-2025		

Footing/Foundation/Patio Cover Only Permit				
Total Valuation <= \$2000	\$65	R09-2025		
Total Valuation > \$2,000 and <= \$25,000	\$65 + \$11.35 for each additional \$1,000 or fraction thereof (up to and including \$25,000) over \$2,000			
Total Valuation > \$25,000 and <= \$50,000	\$321.46 + \$7.20 for each additional \$1,000 or fraction thereof (up to and including \$50,000) over \$25,000			
Total Valuation > \$50,000 and <= \$100,000	\$499.65 + \$5.15 for each additional \$1,000 or fraction thereof (up to and including \$100,000) over \$50,000			
Total Valuation > \$100,000	\$756.15 + \$4.15 for each additional \$1,000 or fraction thereof over \$100,000			
Residential Fence Application Fee	\$25	R74-2023A		
RES Check	\$25	R74-2023A		
Residential Re-Inspection Fee	\$65.00 each (after each failed attempt)	R57-2021		
Commercial Re-Inspection Fee			\$95.00 each (after each failed attempt)	RXX-2025
Fine for Covering Without Inspection	\$50	R09-2025	\$75	RXX-2025
Reinstatement Fee: Patio/Fence	\$65	R09-2025		
Reinstatement Fee: Residential/Commercial	\$150	R09-2025		
Mechanical Fees:				
New Residential Mechanical	\$93.00	R57-2021		
New Residential Mechanical w/ Fire Place	\$128.00	R57-2021		
New Residential Mechanical Additional Furnace/Fire Place	\$93.00	R09-2025		
Existing Residential Permit Base Permit Fee	\$100	R74-2023A		
Existing Residential Installations:				
Mechanical Equipment Fee + \$15 per additional appliance	\$30	R74-2023A		
Exhaust duct or ventilation duct Fee + \$5 per additional duct	\$15	R74-2023A		
Gas Piping Fee per appliance outlet	\$5	R74-2023A		
Hydronic Heating	\$5 per zone	R74-2023A		
Multi-Family & Commercial Mechanical Fee per Project Value Table		R74-2023A		
Plumbing Fees:				

New Single-Family Dwelling: <i>Includes all buildings with plumbing being constructed on each property, based on living space, which is defined as space within a dwelling unit intended for human habitation which may reasonably be utilized for sleeping, eating, cooking, bathing washing, recreation and sanitation purposes. An unfinished basement is considered a part of the living space.</i>				
Up to 1,500 sq. ft.	\$130	R74-2023A		
1,501 to 2,500 sq. ft.	\$195	R74-2023A		
2,501 to 3,500 sq. ft.	\$260	R74-2023A		
3,501 to 4,500 sq. ft.	\$325	R74-2023A		
Over 4,500 sq. ft.	\$325 + \$65 per additional 1,000 sq. ft.	R74-2023A		
Commercial Plan Review Fee:				
Up to 10,000 sq. ft.	\$200	R09-2025		
10,001 to 100,000 sq. ft.	\$400	R09-2025		
Over 100,001 sq. ft.	\$600	R09-2025		
New Multi-Family Dwelling:				
Duplex Apartment on Condominium	\$260	R74-2023A		
Tri-Plex or more Multi-Family Units	\$130 per building + \$65 per unit	R74-2023A		
Existing Residence	\$65	R74-2023A		
+\$10 per additional fixture up to a maximum of the corresponding sq. ft of the building.	Variable	R74-2023A		
Detached Shop/Accessory Building	\$65	R74-2023A		
+\$10 per additional fixture up to a maximum of the corresponding sq. ft of the building.	Variable	R74-2023A		
Sewer and Water Fees:				
Sewer Line	\$65	R74-2023A		
Water Line	\$65	R74-2023A		
Sewer & Water	\$65	R74-2023A		
Backflow Device	\$65	R74-2023A		
Modular, Manufactured or Mobile Home	\$65	R74-2023A		
Water Heater Replacement Fee: <i>per occurrence/tankless heater requires Mechanical Permit for Venting & Gas Piping</i>	\$65	R74-2023A		
Water Conditioning Equipment	\$65	R74-2023A		
Plumbing Reinspection Fee	\$65.00 each (after each failed attempt)	R57-2021		
Commercial/Industrial Plumbing Permit Fee per Project Value Table		R74-2023A		
Electrical Fees:				

Temporary Construction Services Only	\$65, 200 amp or less, one location	R74-2023A		
New Single Family Dwelling: <i>Includes all buildings with wiring being constructed on each property, based on living space, based on living space, which is defined as space within a dwelling unit intended for human habitation which may reasonably be utilized for sleeping, eating, cooking, bathing, washing, recreation and sanitation purposes. An unfinished basement is considered a part of the living space.</i>				
Up to 1,500 sq. ft.	\$130	R74-2023A		
1,501 to 2,500 sq. ft.	\$195	R74-2023A		
2,501 to 3,500 sq. ft.	\$260	R74-2023A		
3,501 to 4,500 sq. ft.	\$325	R74-2023A		
Over 4,500 sq. ft.	\$325 + \$65 per additional 1,000 sq. ft.	R74-2023A		
Commercial Plan Review Fee:				
Up to 10,000 sq. ft.	\$200	R09-2025		
10,001 to 100,000 sq. ft.	\$400	R09-2025		
Over 100,001 sq. ft.	\$600	R09-2025		
New Multi Family Dwelling:				
Duplex Apartment or Condominium	\$260	R74-2023A		
Tri-Plex or more Multi-Family Units + per building + \$65 per unit	\$130	R74-2023A		
Existing Residences fee +\$10 per additional branch circuit up to the max. of the corresponding sq. ft. of the building	\$65	R74-2023A		
Detached Shop/Accessory Building fee +\$10 per additional branch circuit up to the max. of the corresponding sq. ft. of the building	\$65	R74-2023A		
Modular, Manufactured or Mobile Home fee +\$10 per additional branch circuit up to the max. of the corresponding sq. ft. of the building	\$65	R74-2023A		
Floor Heating (New or existing)	\$65	R74-2023A		
Pumps (Water, Irrigation or Sewage):				
Up to 25 HP	\$65	R74-2023A		
26 HP to 200 HP	\$95	R74-2023A		
Over 200 HP	\$130	R74-2023A		
Spas, Hot Tubs, Hydro Massage Tubs	\$65	R74-2023A		
Swimming Pools: Covers four (4) mandatory inspections with the exception of lighting.	\$195	R74-2023A		
Signs/Outline Lighting:				
Signs	\$65 per sign	R74-2023A		
Monument Sign Lighting	\$65 per occupancy	R74-2023A		
Temporary Amusement fee +\$10 per ride, concession or generator	\$65	R74-2023A		
Irrigation Machine fee +\$10 per tower/drive motor	\$65	R74-2023A		

Requested Inspection	\$65 per hour	R74-2023A	
Power has been off over 1 year	\$65 per hour (excludes contactors)	R74-2023A	
Electrical Reinspection Fee	\$65.00 each (after each failed attempt)	R57-2021	
Commercial/Industrial/Solar Electrical Permit Fee per Value Table		R74-2023A	

Building Project Value Tables			
Building Permit Project Value Table			
\$1-\$2000	\$65	R74-2023A	
\$2001-\$25,000 Value of Building Project (in addition to additional value)	\$65	R74-2023A	
for the first \$2000 + \$11.35 for each additional \$1,000 or fraction thereof up to and including \$25,000 (in addition to project value)	Variable	R74-2023A	
\$25,001-\$50,000 Value of Building Project (in addition to additional value)	\$326	R74-2023A	
for the first \$25,001 + \$7.20 for each additional \$1,000 or fraction thereof up to and including \$50,000 (in addition to project value)	Variable	R74-2023A	
\$50,001-\$100,000 (in addition to additional value)	\$506	R74-2023A	
for the first \$50,001 + \$5.15 for each additional \$1,000 or fraction thereof up to and including \$100,000 (in addition to project value)	Variable	R74-2023A	
\$100,001-\$250,000 (in addition to additional value)	\$764	R74-2023A	
for the first \$100,001 + \$4.65 for each additional \$1,000 or fraction thereof up to and including \$250,000 (in addition to project value)	Variable	R74-2023A	
\$250,001-\$500,000 (in addition to additional value)	\$1,461	R74-2023A	
for the first \$250,001 + \$4.85 for each additional \$1,000 or fraction thereof up to and including \$500,000 (in addition to project value)	Variable	R74-2023A	
\$500,001-\$1,000,000 (in addition to additional value)	\$2,674	R74-2023A	
for the first \$500,001 + \$6.00 for each additional \$1,000 or fraction thereof up to and including \$1,000,000 (in addition to project value)	Variable	R74-2023A	
\$1,000,001-\$3,000,000 (in addition to additional value)	\$5,674	R74-2023A	
for the first \$1,000,001 + \$5.50 for each additional \$1,000 or fraction thereof up to and including \$3,000,00 (in addition to project value)	Variable	R74-2023A	
\$3,000,001-\$5,000,000 (in addition to additional value)	\$16,674	R74-2023A	
for the first \$300,000,001 + \$1.00 for each additional \$1,000 or fraction thereof up to and including \$5,000,000	Variable	R74-2023A	
\$5,000,001-\$7,500,000 (in addition to additional value)	\$18,674	R74-2023A	
for the first \$500,000,001 + \$6.50 for each additional \$1,000 or fraction thereof up to and including \$7,500,000 (in addition to project value)	Variable	R74-2023A	
\$7,500,001-\$10,000,000 (in addition to additional value)	\$34,924	R74-2023A	
for the first \$700,500,001 + \$4.50 for each additional \$1,000 or fraction thereof up to and including \$10,000,000 (in addition to project value)	Variable	R74-2023A	
\$10,000,001-\$15,000,000 (in addition to additional value)	\$46,174	R74-2023A	

for the first \$10,000,001 + \$2.50 for each additional \$1,000 or fraction thereof up to and including \$15,000,000 (in addition to project value)	Variable	R74-2023A		
\$15,000,001-\$20,000,000 (in addition to additional value)	\$58,674	R74-2023A		
for the first \$15,000,001 + \$7.00 for each additional \$1,000 or fraction thereof up to and including \$20,000,000 (in addition to project value)	Variable	R74-2023A		
\$20,000,001-\$35,000,000 (in addition to additional value)	\$93,674	R74-2023A		
for the first \$20,000,001 + \$5.75 for each additional \$1,000 or fraction thereof up to and including \$35,000,000 (in addition to project value)	Variable	R74-2023A		
\$35,000,001-\$50,000,000 (in addition to additional value)	\$179,924	R74-2023A		
for the first \$35,000,001 + \$5.50 for each additional \$1,000 or fraction thereof up to and including \$50,000,000 (in addition to project value)	Variable	R74-2023A		
\$50,000,001+ (in addition to additional value)	\$262,424	R74-2023A		
for the first \$50,000,001 + \$4.50 for each additional \$1,000 (in addition to project value)	Variable	R74-2023A		

Commercial/Industrial Plumbing Permit Fee Value Table:				
<i>The fees listed under this inspection type shall apply to any and all plumbing installations not specifically mentioned elsewhere on this fee schedule. This shall include all labor, materials, equipment, overhead and profit, as well as all labor, materials and equipment supplied by others. The project value cannot be reduced by labor, material or equipment that is donated or supplied by others. A copy of the bid proposal on company letterhead is required to accompany any and all Commercial or Industrial plumbing permit applications. At the time of "Final" Inspection, the Scope of Work, valuation and permit fees will be verified</i>				
\$10,000 or less + (contract value X.02)	\$60	R74-2023A		
\$10,001-\$100,000 + ((contract value - \$10,000) x 0.01)	\$260	R74-2023A		
\$100,001 + ((contract value-\$100,000) x 0.005)	\$1,160	R74-2023A		

Commercial/Industrial/Solar Electrical Permit Fee Value Table:				
<i>The fees listed under this inspection type shall apply to any and all electrical installations not specifically mentioned elsewhere on this fee schedule. This shall include all labor, materials, equipment, overhead and profit, as well as all labor, materials and equipment supplied by others. The project value cannot be reduced by labor, material or equipment that is donated or supplied by others. A copy of the bid proposal on company letterhead is required to accompany any and all Commercial, Industrial or Solar electrical permit applications. At the time of "Final" Inspection, the Scope of Work, valuation and permit fees will be verified.</i>				
\$10,000 or less	\$60	R74-2023A		
+ (contract value X.02)	Variable	R74-2023A		
\$10,001-\$100,000	\$260	R74-2023A		
+ ((contract value - \$10,000) x 0.01)	Variable	R74-2023A		
\$100,001 +	\$1,160	R74-2023A		
+((contract value-\$100,000) x 0.005)	Variable	R74-2023A		

Multi-Family & Commercial (Permit Fee + Project Value Table Fee):				
Commercial/Industrial Mechanical Permit Fee Value Table: <i>Project value is the total fair market contract cost of the job and shall include, but not be limited to: all materials, labor and equipment. This value is not reducible due to owner supplied and /or donated materials, labor and /or equipment.</i>				
\$10,000 or less	\$60	R74-2023A		
'+ (contract value X.02)	Variable	R74-2023A		
\$10,001-\$100,000	\$260	R74-2023A		
'+ ((contract value - \$10,000) x 0.01)	Variable	R74-2023A		
\$100,001 +	\$1,160	R74-2023A		
'+((contract value-\$100,000) x 0.005)	Variable	R74-2023A		
Re-inspection Fee	\$65 each/after each failed attempt	R74-2023A		
Plan Check Fee	\$65 per hour, 2 hour minimum	R74-2023A		



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/15/25	21880

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, in accordance with Idaho Code 63-1311A, the City Council is scheduled to hold a public hearing on **Tuesday, September 2, 2025, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, to consider public comment regarding the institution of new or increased Planning and Zoning Fees and Building Fees. Information about the proposed changes may be obtained from the office of the Planning & Zoning Director at Kuna City Hall during regular business hours.

Kuna Development Services Department

August 19, 26, 2025
 665729

KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
665729	PH 9/2/2025	08/19/25	08/26/25	4	\$50.02

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$50.02
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$50.02

We Appreciate Your Business!

(Space above reserved for recording)

ORDINANCE 2025-26

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[EBS DEVELOPMENT LLC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S EBS DEVELOPMENT LLC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as EBS DEVELOPMENT LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 2nd day of September 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
EBS DEVELOPMENT LLC
MADRONE HEIGHTS 4 SUBDIVISION**

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF KUNA, ADA COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 22, WHICH BEARS S00°21'13"W A DISTANCE OF 2,649.39 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 22;
THENCE FOLLOWING THE WESTERLY LINE OF SAID SOUTHEAST 1/4, N00°21'13"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY LINE, N00°21'13"E A DISTANCE OF 1,291.70 FEET TO THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 22;
THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE NORTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, S89°37'26"E A DISTANCE OF 306.16 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHWEST CORNER OF MADRONE HEIGHTS SUBDIVISION NO. 3 (BOOK 129 OF PLATS, PAGES 21199-21202, RECORDS OF ADA COUNTY, IDAHO);
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE SUBDIVISION BOUNDARY OF SAID MADRONE HEIGHTS SUBDIVISION NO. 3 THE FOLLOWING THREE (3) COURSES:

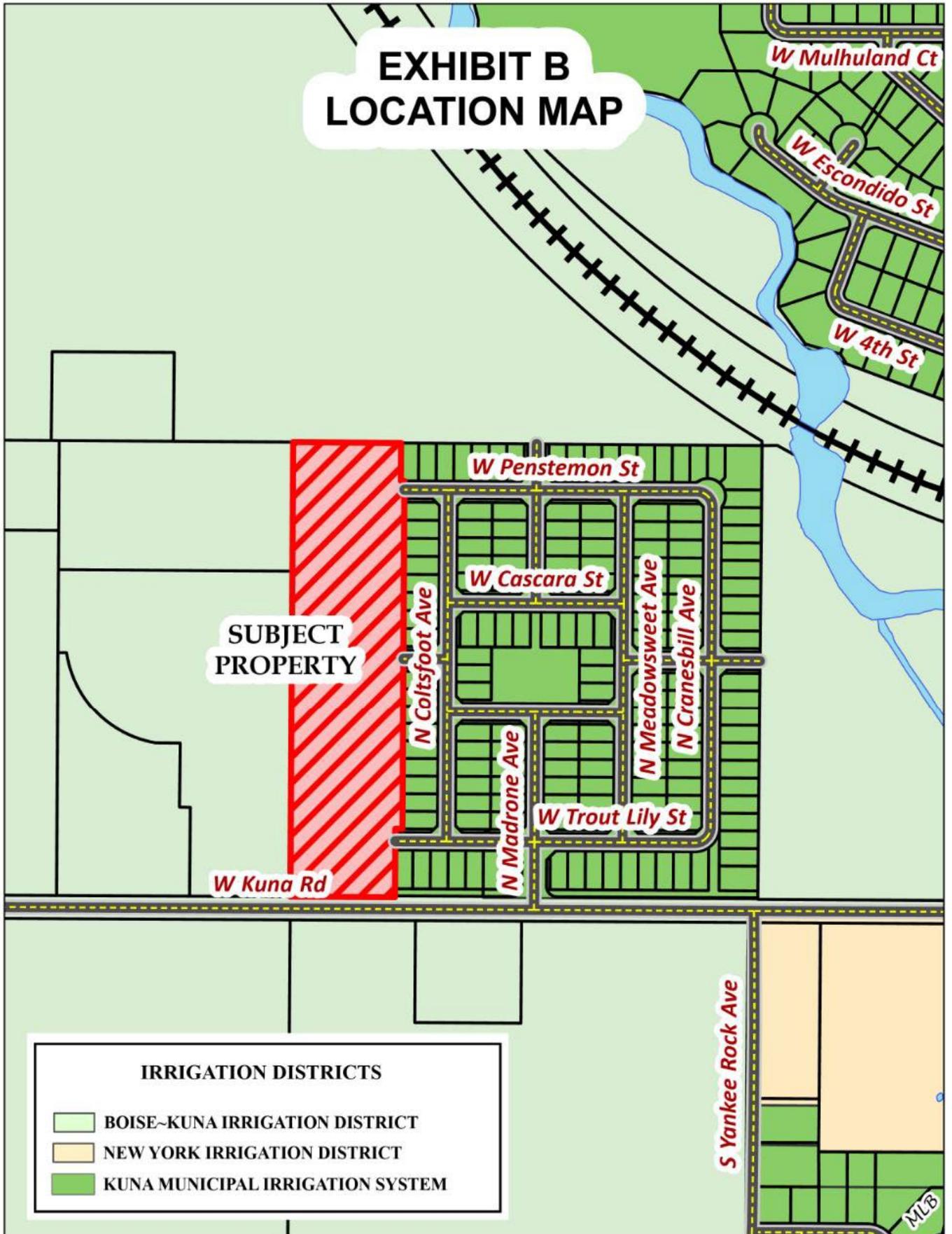
1. S00°18'35"W A DISTANCE OF 107.34 FEET TO A FOUND 5/8-INCH REBAR;
2. S89°41'25"E A DISTANCE OF 10.00 FEET TO A FOUND 5/8-INCH REBAR;
3. S00°18'35"W A DISTANCE OF 265.00 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHWEST CORNER OF MADRONE HEIGHTS SUBDIVISION NO. 2 (BOOK 125 OF PLATS, PAGES 20129-20131, RECORDS OF ADA COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE AND FOLLOWING THE BOUNDARY LINE OF SAID MADRONE HEIGHTS SUBDIVISION NO. 2 THE FOLLOWING THREE (3) COURSES:

1. S00°18'35"W A DISTANCE OF 725.00 FEET TO A FOUND 5/8-INCH REBAR;
2. N89°41'25"W A DISTANCE OF 20.00 FEET TO A FOUND 5/8-INCH REBAR;
3. S00°18'35"W A DISTANCE OF 194.00 FEET TO A FOUND BRASS PLUG ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. KUNA RD.;

THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE AND FOLLOWING SAID NORTHERLY RIGHT-OF-WAY LINE, N89°41'25"W A DISTANCE OF 297.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.275 ACRES, MORE OR LESS.



(Space above reserved for recording)

ORDINANCE 2025-27

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[CITY OF KUNA, real properties]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S BLACK CREEK LP; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as CITY OF KUNA. [legally described in **Exhibit A1** and **Exhibit A2** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A1** and **Exhibit A2** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 2nd day of September 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A1**LEGAL DESCRIPTION FOR WATER RIGHTS ON
CITY OF KUNA**

A parcel of land located in the NW 1/4 of the NE1/4 of Section 26, T. 2 N., R. 1 W., B.M., City of Kuna, Ada County, Idaho, more particularly described as follows;

COMMENCING at a found 5/8" rebar marking the northeast corner of Section 26;
 Thence South 89°55'49" West, coincident with the north line of the NE1/4 of said Section 26, a distance of 1315.01 feet to the northeast corner of the NW 1/4 of the NE1/4 of said Section 26;
 Thence South 0°03'56" West, coincident with the east line of said NW1/4 of the NE1/4 of Section 26, a distance of 801.89 feet to the POINT OF BEGINNING;
 Thence continuing South 0°03'56" West, coincident with said east line of the NW1/4 of the NE1/4 of Section 26, a distance of 506.20 feet to the northeast corner of Willow Glenn Subdivision No. 3 as shown on file in Book 103 of Plats, at Page 13819, Ada County Records;
 Thence South 89°50'14" West, coincident with the north line of said Willow Glenn Subdivision No. 3, a distance of 88.79 feet;
 Thence North 85°21'10" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 146.47 feet;
 Thence North 90°00'00" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 257.36 feet;
 Thence South 67°33'23" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 54.10 feet;
 Thence North 89°56'45" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 116.57 feet to the east line of Oasis Subdivision as shown on file in Book 62 of Plats, at Page 6164 Ada County Records.
 Thence North 0°09'40" East, coincident with said east line of Oasis Subdivision, 432.17 feet to the northeast corner of said Oasis Subdivision and the southeast corner of Breckenbury Subdivision as shown on file in Book 85 of Plats, at Page 9435, Ada County Records;
 Thence North 0°05'55" East, coincident with the east line of said Breckenbury Subdivision, 82.46 feet;
 Thence North 89°57'23" East, 657.93 feet to the POINT OF BEGINNING,

EXHIBIT A2**LEGAL DESCRIPTION FOR WATER RIGHTS ON
CITY OF KUNA**

The E 1/2 of the NW 1/4 of the NE 1/4 in Ada County, Idaho, all being in Section 26, T. 2N., R. 1W., B.M., Ada County, Idaho, except roadway and railroad right-of-ways.

EXCEPTING THEREFROM; Beginning at a point 1312.10 feet West of the Northeast corner of Section 26, T. 2N., R. 1W., B.M., running thence 196.67 feet South to the real point of beginning; thence South 260 feet; thence West 120 feet; thence North 314.60 feet; thence Southeasterly at an angle of 65°32' parallel with the Railroad right-of-way 131.84 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

A parcel of land located in the NW 1/4 of the NE1/4 of Section 26, T. 2 N., R. 1 W., B.M., City of Kuna, Ada County, Idaho, more particularly described as follows;

COMMENCING at a found 5/8" rebar marking the northeast corner of Section 26;

Thence South 89°55'49" West, coincident with the north line of the NE1/4 of said Section 26, a distance of 1315.01 feet to the northeast corner of the NW 1/4 of the NE1/4 of said Section 26;

Thence South 0°03'56" West, coincident with the east line of said NW1/4 of the NE1/4 of Section 26, a distance of 801.89 feet to the POINT OF BEGINNING;

Thence continuing South 0°03'56" West, coincident with said east line of the NW1/4 of the NE1/4 of Section 26, a distance of 506.20 feet to the northeast corner of Willow Glenn Subdivision No. 3 as shown on file in Book 103 of Plats, at Page 13819, Ada County Records;

Thence South 89°50'14" West, coincident with the north line of said Willow Glenn Subdivision No. 3, a distance of 88.79 feet;

Thence North 85°21'10" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 146.47 feet;

Thence North 90°00'00" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 257.36 feet;

Thence South 67°33'23" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 54.10 feet;

Thence North 89°56'45" West, coincident with said north line of Willow Glenn Subdivision No. 3, a distance of 116.57 feet to the east line of Oasis Subdivision as shown on file in Book 62 of Plats, at Page 6164 Ada County Records.

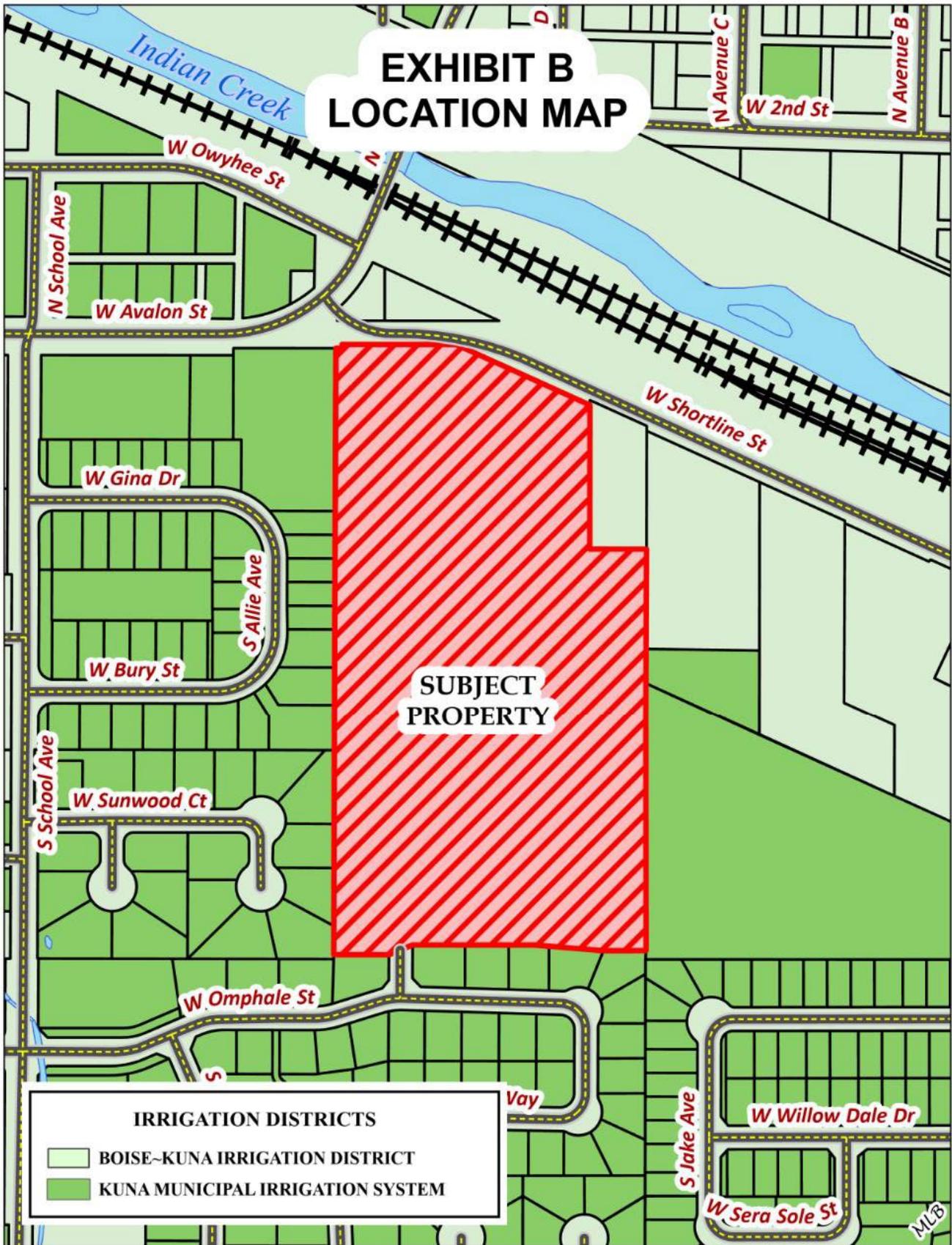
Thence North 0°09'40" East, coincident with said east line of Oasis Subdivision, 432.17 feet to the northeast corner of said Oasis Subdivision and the southeast corner of Breckenbury Subdivision as shown on file in Book 85 of Plats, at Page 9435, Ada County Records;

Thence North 0°05'55" East, coincident with the east line of said Breckenbury Subdivision, 82.46 feet;

Thence North 89°57'23" East, 657.93 feet to the POINT OF BEGINNING,

FURTHER EXCEPTING:

Any portion thereof lying with in the Willow Glenn Subdivision No. 3, recorded October 12, 2010 in Book 103 of Plats at Page 13819



(Space above reserved for recording)

ORDINANCE 2025-28

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[HHIF VI LLC, real properties]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HHIF VI LLC; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as HHIF VI LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 2nd day of September 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
HHIF VI LLC**

A RESUBDIVISION OF A PORTION OF LOT, BLOCK 1 OF WESTFALL SUBDIVISION AS SHOWN IN BOOK 81 OF PLATS ON PAGES 8726 THROUGH 8727, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE NW ¼ OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 17, FROM WHICH A 5/8 INCH IRON PIN MONUMENT MARKING THE NORTHEAST CORNER OF SAID NW ¼ BEARS S 89°47'24" E A DISTANCE OF 2639.68 FEET;

THENCE S 89°47'24" E ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ A DISTANCE OF 200.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°22'37" W A DISTANCE OF 33.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF WESTFALL SUBDIVISION, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 S 89°47'24" E A DISTANCE OF 1119.94 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE LEAVING SAID BOUNDARY N 0°12'36" E A DISTANCE OF 33.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 17 (W 1/16 CORNER);

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ S 89°47'24" E A DISTANCE OF 54.68 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°12'36" W A DISTANCE OF 175.00 FEET TO A POINT;

THENCE S 89°47'24" E A DISTANCE OF 4.86 FEET TO A POINT;

THENCE S 0°12'36" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 56°01'31" W A DISTANCE OF 5.49 FEET TO A POINT;

THENCE S 0°12'36" W A DISTANCE OF 116.92 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 287.69 FEET TO A POINT;

THENCE S 0°16'34" E A DISTANCE OF 2.57 FEET TO A POINT;

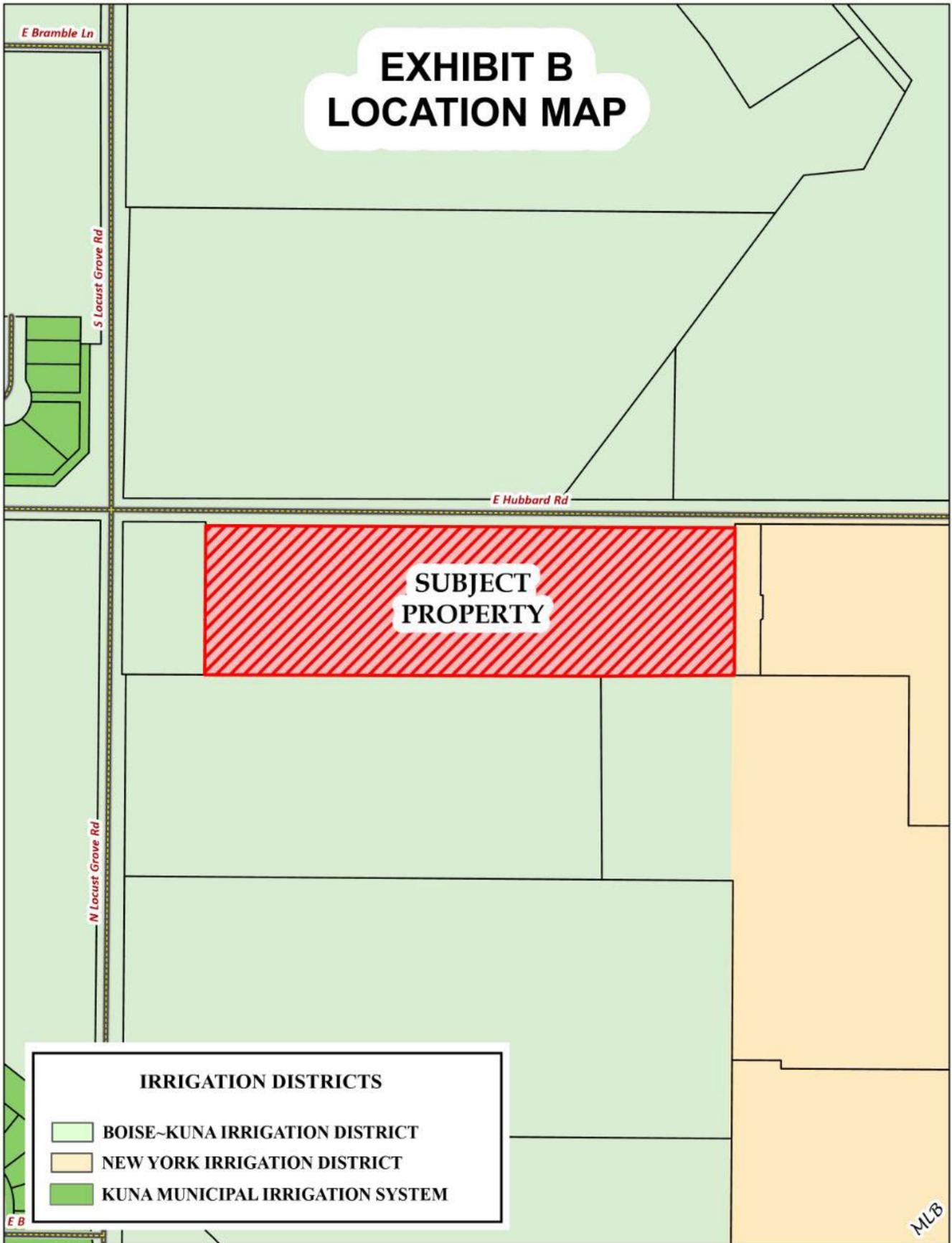
THENCE S 89°43'26" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 838.18 FEET TO A POINT;

THENCE N 0°22'37" E A DISTANCE OF 315.00 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING;

THOSE PORTIONS OF THIS SUBDIVISION THAT LIE EAST OF WHAT WILL BE N LA QUINTA WAY FOR ALL THE LANDS WITHIN THE NEW YORK IRRIGATION DISTRICT.



(Space above reserved for recording)

ORDINANCE 2025-29

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[HHIF VI LLC, real properties]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HHIF VI LLC; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as HHIF VI LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 2nd day of September 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
HHIF VI LLC**

A RESUBDIVISION OF A PORTION OF LOT, BLOCK 1 OF WESTFALL SUBDIVISION AS SHOWN IN BOOK 81 OF PLATS ON PAGES 8726 THROUGH 8727, RECORDS OF ADA COUNTY, IDAHO, AND A PORTION OF THE NW ¼ OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 17, FROM WHICH A 5/8 INCH IRON PIN MONUMENT MARKING THE NORTHEAST CORNER OF SAID NW ¼ BEARS S 89°47'24" E A DISTANCE OF 2639.68 FEET;

THENCE S 89°47'24" E ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ A DISTANCE OF 200.00 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°22'37" W A DISTANCE OF 33.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1 OF WESTFALL SUBDIVISION, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 S 89°47'24" E A DISTANCE OF 1119.94 FEET TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE LEAVING SAID BOUNDARY N 0°12'36" E A DISTANCE OF 33.00 FEET TO A POINT MARKING THE NORTHEAST CORNER OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 17 (W 1/16 CORNER);

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ S 89°47'24" E A DISTANCE OF 54.68 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°12'36" W A DISTANCE OF 175.00 FEET TO A POINT;

THENCE S 89°47'24" E A DISTANCE OF 4.86 FEET TO A POINT;

THENCE S 0°12'36" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE S 56°01'31" W A DISTANCE OF 5.49 FEET TO A POINT;

THENCE S 0°12'36" W A DISTANCE OF 116.92 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 287.69 FEET TO A POINT;

THENCE S 0°16'34" E A DISTANCE OF 2.57 FEET TO A POINT;

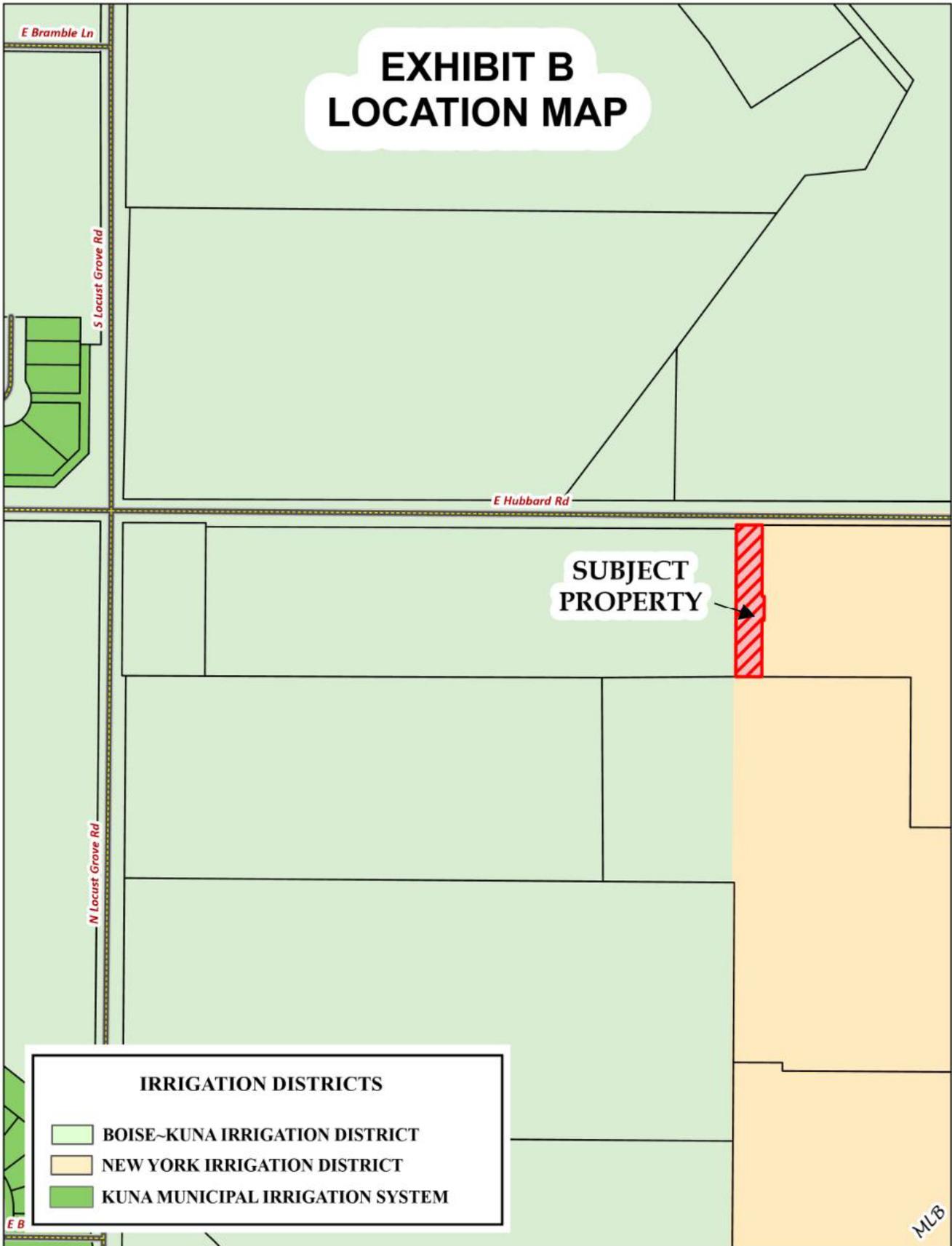
THENCE S 89°43'26" W A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 838.18 FEET TO A POINT;

THENCE N 0°22'37" E A DISTANCE OF 315.00 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING;

THOSE PORTIONS OF THIS SUBDIVISION THAT LIE WEST OF WHAT WILL BE N LA QUINTA WAY FOR ALL THE LANDS WITHIN THE BOISE~KUNA IRRIGATION DISTRICT.



(Space above reserved for recording)

ORDINANCE 2025-30

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[HHIF VI LLC, real properties]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HHIF VI LLC; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as HHIF VI LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 2nd day of September 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

Joe L. Stear, Mayor

Nathan Stanley, City Clerk

EXHIBIT A**LEGAL DESCRIPTION FOR WATER RIGHTS ON
HHIF VI LLC**

A PARCEL BEING A PORTION OF THE NW ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NW ¼ OF SAID SECTION 17, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NW ¼ BEARS S 89°47'24" E A DISTANCE OF 2639.68 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ S 89°47'24" E A DISTANCE OF 1374.52 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID BOUNDARY S 89°47'24" E A DISTANCE OF 605.24 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY S 0°17'23" W A DISTANCE OF 664.17 FEET TO A POINT;

THENCE N 89°41'33" W A DISTANCE OF 290.00 FEET TO A POINT;

THENCE N 0°17'23" E A DISTANCE OF 318.68 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 316.44 FEET TO A POINT ON THE EASTERLY BOUNDARY OF BELLARO SPRINGS SUBDIVISION NO. 1 AS SHOWN IN BOOK ___ OF PLATS ON PAGES ___ THROUGH ___, RECORDS OF ADA COUNTY, IDAHO;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE N 0°12'36" E A DISTANCE OF 115.56 FEET TO A POINT;

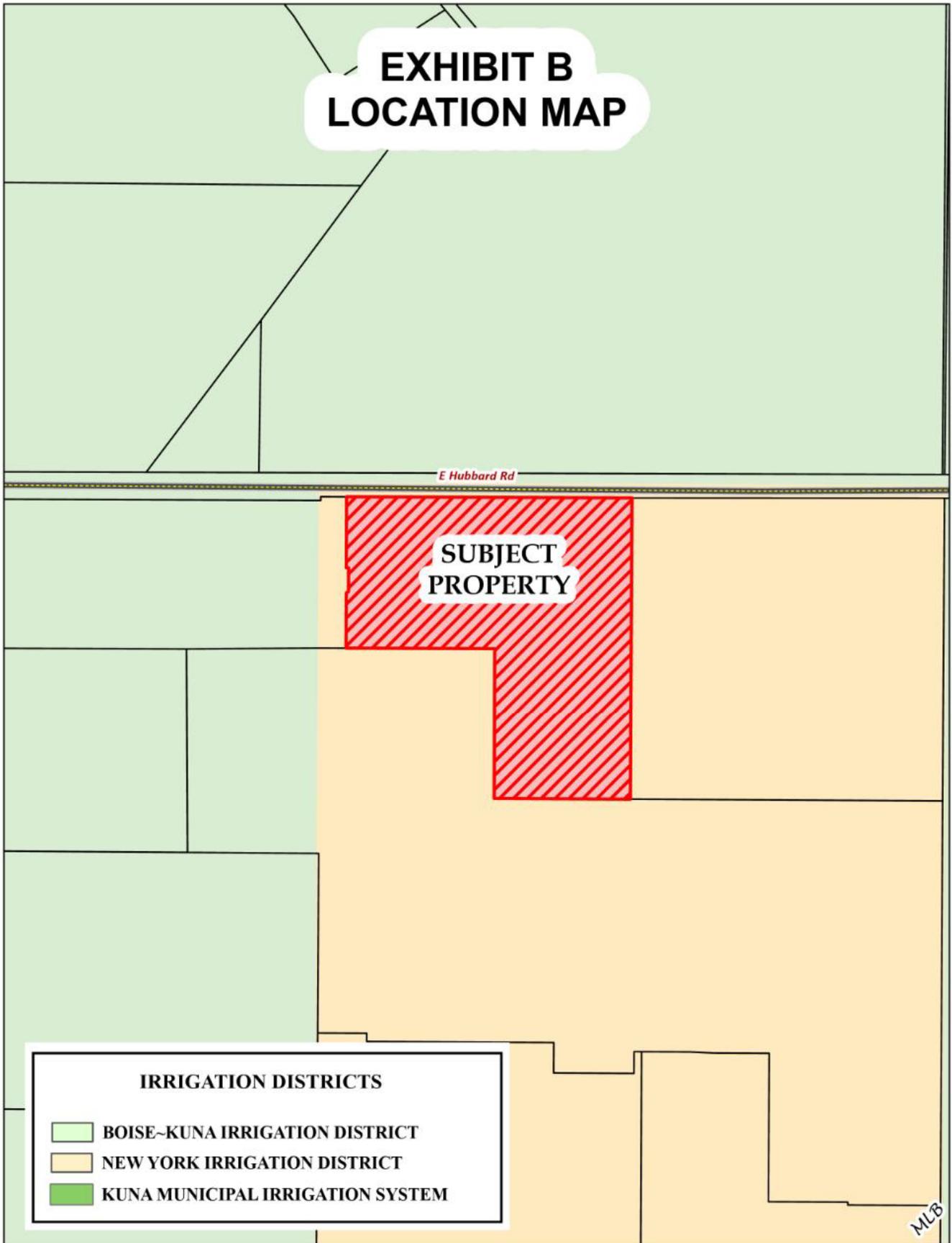
THENCE N 56°01'31" E A DISTANCE OF 7.91 FEET TO A POINT;

THENCE N 0°12'36" E A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N 89°47'24" W A DISTANCE OF 4.86 FEET TO A POINT;

THENCE N 0°12'36" E A DISTANCE OF 175.00 FEET TO THE **POINT OF BEGINNING**.

THIS PARCEL CONTAINS 6.91 ACRES MORE OR LESS.



(Space above reserved for recording)

ORDINANCE 2025-31

CITY OF KUNA, IDAHO

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[HUBBLE HOMES LLC. real property]**

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S HUBBLE HOMES LLC.; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and

- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as HUBBLE HOMES LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 2nd day of September 2025.

ATTEST:

CITY OF KUNA, Ada County, Idaho

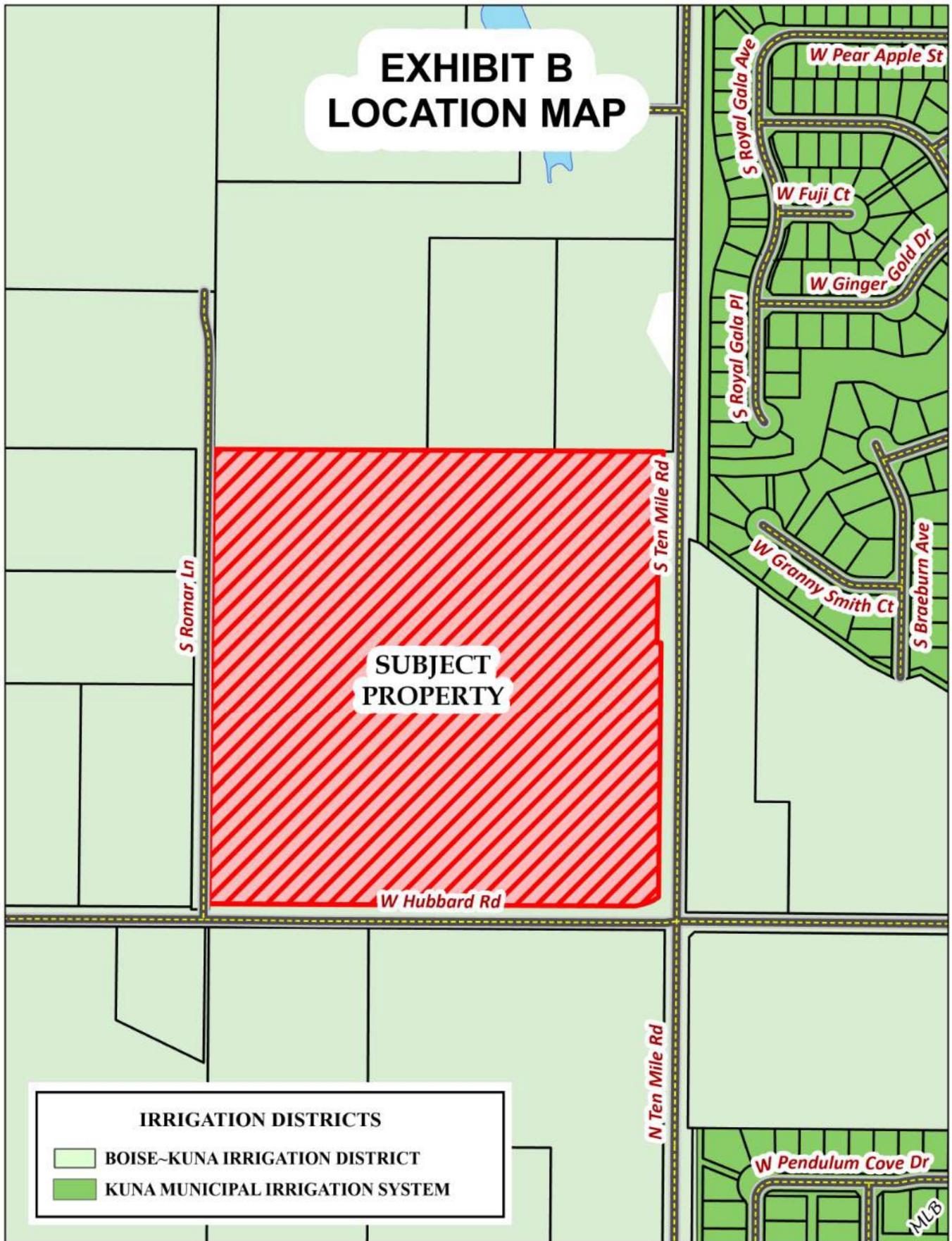
Joe L. Stear, Mayor

Nathen Stanley, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
HUBBLE HOMES LLC
SABINOS RIDGE SUBDIVISION**

**Being all of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 2 North, Range 1
West of the Boise Meridian, City of Kuna, Ada County, Idaho**



**ORDINANCE 2025-31
CITY OF KUNA, IDAHO**

“AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, A CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF 10 YEARS, INCLUDING THE NONEXCLUSIVE RIGHT TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE.”

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO THAT;

SECTION 1. The City of Kuna, Idaho (hereinafter called the “City”) hereby grants to IDAHO POWER COMPANY, a corporation, and to its successors and assigns (hereinafter called the “Grantee”) the right (subject to the rights of the City set forth in Section 14 hereof), privilege and franchise for a period of ten (10) years from and after November 1, 2025 (the effective date of this ordinance), however, with the right to amend by mutual agreement in accordance with Section 15, to construct, maintain and operate in and upon the present and future streets, alleys, highways and other public places within the corporate limits of the City, electric utility property and facilities for supplying electricity to the City, and the inhabitants thereof, and to persons and corporations beyond the limits of the City, including the nonexclusive right to physically locate and maintain telephone, cable, fiber optics or other communications facilities of the Grantee or other parties, (provided, that Grantee shall comply with the City’s requirements for cable system franchises) all subject to the terms and conditions hereinafter specified. In the case of annexation of property to the corporate limit, such area will be considered under this agreement, upon effective date of the annexation, subject to Section 9 hereof. All such electric utility property and facilities now maintained by the Grantee within the streets, alleys, highways and other public places within the corporate limits of the City shall be deemed covered by this ordinance as provided herein.

SECTION 2. All of the Grantee’s electric property and facilities in and upon the present and future streets, alleys, highways and public places within the corporate limits of the City shall be constructed and at all times maintained in good order and condition and in accordance with standard engineering practices and all applicable safety codes and lawful governmental regulations, including all applicable state and federal regulations and all construction standards

presently in effect by the Idaho Public Utilities Commission or adopted by that Commission during the term of this franchise agreement.

SECTION 3. Upon request of the City, the Grantee shall relocate its facilities as necessary within the present and future streets, alleys, highways and other public places owned by the City. The City shall have no responsibility for the costs of such relocations. The Grantee shall bear the cost of relocating its facilities at the City's request, unless the facilities are to be relocated for the benefit of a third party, in which case the third party shall pay the costs of relocation. In the event federal, state or other funds are available in whole or in part for utility relocating purposes, the City shall apply for such funds and the Grantee will be reimbursed to the extent any such funds are actually obtained.

SECTION 4. It shall be lawful for the Grantee to make all needful or convenient excavations and/or installations in any of the present and future streets, alleys, highways and other public places within the corporate limits of the City for the purpose of erecting and maintaining the posts, poles, towers, or other supports for its wires or for the purpose of laying, maintaining and operating conduits, vaults and wires and other conductors underground for the purpose aforesaid, or to repair and improve such electric power and light system and to extend the same; provided that when the Grantee or any person or corporation under the authority of this franchise, shall disturb any of said streets, alleys, highways or other public places for the purposes aforesaid, he, it or they shall restore the same to good order and condition as soon as practicable and without unnecessary delay and failing to do so after five days' notice from the City, or its duly authorized officer or officers, then the City may place said street, alley, highway or public place in such condition at the cost and expense of the Grantee, and said Grantee will forthwith pay the full cost and expense thereof upon demand of the City. All facilities constructed under this ordinance shall be placed and maintained at such places and positions in or upon such public ways and public places as shall not interfere with the passage of traffic and shall conform to all applicable laws, rules and regulations.

SECTION 5. If the City wishes to attach City communications facilities to Grantee's poles and related facilities, the parties will enter into the standard Idaho Power Facilities Attachment Agreement, which sets forth the terms and conditions for third-party attachments to Grantee's poles and related facilities, including without limitation facility attachment fees, safety and clearance requirements, and make-ready obligations.

SECTION 6. The Grantee shall at all times indemnify and hold the City, its officers, employees and agents, harmless from any and all expenses or liability arising from, and against or by reason of any negligent act or omission of the Grantee, its representatives or employees, in the construction, operation or maintenance of any of the Grantee's electric utility property or facilities.

SECTION 7. Upon acceptance of this franchise by Grantee and before Grantee shall have any rights hereunder, Grantee shall file with the City Clerk a Certificate of Insurance evidencing General Liability Insurance which covers claims for Bodily Injury, Property Damage and Personal Injury. Such insurance shall have minimum limits of \$1,000,000 per occurrence.

The City of Kuna shall be named as an “Additional Named Insured” under Grantee’s insurance policy. Should the minimum limits of insurance as set forth herein be increased above \$1,000,000, pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation, the Grantee shall be required to provide the City with a new Certificate of Insurance evidencing the higher limits upon the City’s request.

SECTION 8. The electric service to be furnished to the public hereunder, and all rates and charges therefore, and all regulation of the Grantee hereunder, shall at all times be subject to all rules, regulations and orders that may be lawfully prescribed by the Idaho Public Utilities Commission or by any other governmental authority now or hereafter having jurisdiction over such matters. During the term of this franchise, Grantee shall at all times assure that customers within the City have access to customer service from the Grantee as required by the Idaho Public Utilities Commission.

SECTION 9. Upon the effective date of this agreement and continuing through June 30, 2026, as compensation for the right, privilege and franchise hereby granted, Grantee agrees to pay to the City an amount equivalent to zero percent (0%) of Grantee’s “gross revenues” for the preceding calendar quarter. For the calendar quarter beginning July 1 of 2026 and continuing through the remaining term of this franchise agreement, as compensation for the right, privilege and franchise hereby granted, Grantee agrees to pay to the City on or before the 30th day of January, April, July, and October, an amount equivalent to one percent (1%) of Grantee’s gross revenues for the preceding calendar quarter. For purposes of this Section, “gross revenues” shall mean the amount of money billed by the Grantee for the electricity it sells within the corporate limits of the City to customers, less uncollectibles. The City shall provide appropriate information to the Grantee to allow the Grantee to identify which of its customers are located within the corporate limits of the City for purposes of paying franchise fees. Grantee shall not be responsible for any failure to pay franchise fees which results from deficiencies in such information provided by the City. In the event the City annexes a new area into its corporate limits, the terms of this Section 9 regarding franchise fees shall not apply to the annexed area until sixty (60) days after the City has supplied the Grantee with appropriate information for the identification of the Grantee’s customers within the annexed area.

The Grantee’s franchise fee payment obligations hereunder shall commence with the start of the Grantee’s first full billing cycle following the effective date of this ordinance; provided, that the Grantee must first receive approval from the Idaho Public Utilities Commission for the collection of the franchise fee in the rates charged by Grantee.

SECTION 10. The City shall have the right during the term of this franchise agreement to increase the franchise fee hereunder up to three percent (3%), by obtaining the consent of the Grantee or the approval of a majority of voters of the City voting on the question at an election held in accordance with chapter 3, title 50, Idaho Code. Any such vote to increase the franchise fee hereunder shall provide that the increased franchise fee will apply to any electric service provider (other than the City) who utilizes the City’s streets, alleys or other public places to provide electrical service within the City, during the term of this franchise agreement.

SECTION 11. The Grantee shall keep accurate books of account for the collection of the franchise fees for a period of at least three years hereunder and the City shall have the right to inspect the same at all times during business hours, and from time to time audit the same for the purpose of determining gross revenues under Section 9 above.

SECTION 12. The franchise fees paid by the Grantee hereunder will be in lieu of and as payment for any tax or fee imposed by the City on the Grantee by virtue of its status as a public utility including, but not limited to, taxes, fees or charges related to easements, franchises, rights-of-way, utility lines and equipment installation, maintenance and removal during the term of this franchise agreement.

SECTION 13. The Grantee shall have the right and privilege, insofar as the City is able to grant the same, in accordance with National Arborist Association standards, of the pruning of all trees which overhang the present and future streets, alleys, highways and other public places within the corporate limits of the City, in such a manner and to such extent as will prevent the branches or limbs or other parts of such trees from touching or interfering with its wires, poles and other fixtures and equipment. However, except in an emergency, no pruning shall be undertaken without giving the occupant of the adjacent property written or oral notice that such pruning will be performed.

SECTION 14. In consideration of Grantee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of providing electric service during the life of this franchise or any extension thereof in competition with the Grantee, its successors and assigns; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain granted to it under the laws of the State of Idaho. The City shall not grant a franchise to another electric service provider during the term of this franchise agreement unless the electric service provider has received approval to provide electrical service within the City from the Idaho Public Utilities Commission, and the City has imposed the same franchise fee on the electric service provider as paid by the Grantee.

SECTION 15. In the event of an amendment to the laws, rules or regulations of the City of Kuna the State of Idaho or the Public Utilities Commission of Idaho applicable to this franchise, or for periodic review of any section of this agreement, the terms of this franchise and the rights and privileges hereby conferred may be changed, altered, amended or modified upon mutual agreement between the City and the Grantee. In all cases, 60 days notice shall be required on the part of City or Grantee to reopen the agreement pursuant to this section.

SECTION 16. Any violation by the Grantee of the provisions of this ordinance, franchise and grant or any material portions thereof or the failure promptly to perform any of the provisions thereof shall be cause for the forfeiture of this franchise and grant and all rights hereunder by the City after sixty (60) days' written notice to the Grantee and the continuance of such violation, failure or default; however, this provision shall not prevent the Grantee from submitting such question of violation or forfeiture to the appropriate forum (which may include the district court having jurisdiction or the Idaho Public Utilities Commission) for determination.

SECTION 17. Sale, assignment or lease of this franchise is prohibited without notification to the City.

SECTION 18. The Grantee shall assume the cost of publication of this franchise as such publication is required by law.

SECTION 19. The Grantee shall within thirty (30) days after final passage of this ordinance, file with the City Clerk its acceptance of this franchise in writing signed by its proper officers and attested by its corporate seal.

SECTION 20. The existing franchise agreement between the City and Grantee set forth in Ordinance #2015-12, dated November 1, 2015, shall terminate upon the effective date of this ordinance.

SECTION 21. Inasmuch as the Grantee has constructed and now is maintaining and operating the electric utility property and facilities in and upon the streets, alleys, highways, and public places in the City, it is hereby adjudged and declared that this ordinance is necessary for the preservation of the public peace, health and safety, and therefore this ordinance shall take effect on November 1, 2025.

SECTION 22. In accordance with Idaho Code Section 67-2346, Grantee hereby certifies that it is not currently engaged in, and during the term of this franchise agreement will not engage in, a boycott of goods or services from Israel or territories under its control as defined in said code section.

SECTION 23. In accordance with Idaho Code Section 67-2359, Grantee hereby certifies that it is not currently, and for the term of this franchise agreement will not be, owned or operated by the Government of China as defined in said section.

PASSED AND ADOPTED by the Council of the City of Kuna this ____ day of _____, 2025.

APPROVED by the Mayor this ____ day of _____, 2025.

ATTEST:

Mayor

City Clerk

(Seal)

ACCEPTANCE

IDAHO POWER COMPANY, as the franchisee, accepts the franchise set forth in the above Ordinance and agrees to abide by the terms and conditions thereof.

DATED this ____ day of _____, 2025.

By: _____
Adam Richins
SVP & Chief Operating Officer

ATTEST:

Secretary

(Seal)