

**OFFICIALS**

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



**CITY OF KUNA**  
**Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634**

**City Council Meeting**  
**MINUTES**  
**Tuesday, 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**

*(Timestamp 00:00:11)*

**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  
Troy Behunin, Senior Planner  
Marina Lundy, Planner  
Michelle Covert, Economic Development Administrator  
Morgan Webb, Deputy Parks Director  
Nancy Stauffer, Human Resources Director  
Nathan Stanley, City Clerk

**Mayor Stear** Okay. All right, we will go ahead and call this meeting to order at 6:00 P.M. 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.

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

## **2. Pledge of Allegiance: Mayor Stear**

*(Timestamp 00:01:04)*

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 00:01:24)*

- 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 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.

*(Timestamp 00:01:24)*

**Mayor Stear** First item is the consent agenda. Questions, comments, anything you want pulled for discussion?

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

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded. Any further discussion on that motion? Nathan, would you poll the Council, please?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:01:33)*

**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 McPherson, Biggs, Laraway, Bruce

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

#### **4. Public Comment**

*(Timestamp 00:01:52)*

**Mayor Stear** That takes us to public comments. I had Michael Rocco sign in. Is there anybody else who wishes to address the council that didn't get a chance to sign in? All right, thank you.

**Michael Rocco** Thank you, Mayor, City Council. I see on the agenda that there's going to be a request for \$50,000...

**City Clerk Nathan Stanley** Mr. Rocco, can you say your name and address? Thank you.

**Michael Rocco** 1286 East Fort Erie Street in Kuna, Idaho, 83634. About the \$50,000 request for a new motorcycle for the police. And so, I have some questions for the City Council. One, can the City explain whether insurance has been applied towards the damaged police motorcycle? And if so, how much of the replacement cost insurance will cover versus what will come from City funds? Since the City contracts with the Ada County Sheriff's Office for policing services, why is the City of Kuna responsible for the full motorcycle replacement rather than the Sheriff's Office? What was the purchase price of the Harley-Davidson Electro Glide motorcycle bought in 2023, and how does that compare with the current \$50,000 replacement request? Can Council provide a breakdown of what makes up the \$50,000 replacement cost? For example, the base motorcycle, police equipment, outfitting, technology, decals, and administrative costs. Does the City have a policy for how police vehicles, including motorcycles, are insured, depreciated, and replaced? And is there a reserve fund for these type of losses? And will the City review whether it's more cost effective to purchase or lease future motorcycles or to insure them differently to limit unexpected costs like this in the future? Thank you.

**Mayor Stear** Well, I can go ahead and answer a little bit of that while you're there. So, the funding for these motorcycles came from a SAFER grant. And in order to keep that SAFER grant, it had to be something that we could keep, we had to make it continue, right? So, the city bought the motorcycles. They had to be American-made motorcycles, which is why we bought Harley-Davidson. In this case, we're asking for the contingency request because the amount of time it takes to get the motorcycle. They are insured and we will get insurance for that. So, we don't know exactly what that money looks like yet, but once we get it, it'll come out of the that will reduce that amount and go back into the general fund for that.

**Michael Rocco** So, the \$50,000 is a contingency request then, but you don't you're not anticipating using?

**Mayor Stear** That's simply to get the motorcycle coming because we need to get that ordered or it'll be way longer to get it here.

**Michael Rocco** Sure, got it. Thanks for answering that.

**City Clerk Nathan Stanley** And Mayor, if I may, we are going to expand on that more on that item when it comes up.

**Mayor Stear** Yeah. Okay, and that was all I had signed up for that. Is there anybody else who wants to talk to Council? Okay, thank you.

## 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.*

*(Timestamp 00:05:24)*

- A. Case No. 25-01-ZC Wanner Buckner / City of Kuna Rezone – 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). Marina Lundy, Planner, Development Services. ACTION ITEM

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*(Timestamp 00:05:24)*

**Mayor Stear** All right, that takes us to case #25-01-ZC, Wanner Buckner / City of Kuna Rezone, and that's going to be Marina Lundy.

**Planner Marina Lundy** Good evening, Mr. Mayor, and Members of the Council. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests rezone approval for three parcels located at 700 North Meridian Road, which are approximately 75.86 acres currently zoned agriculture. The site is located at the intersection of Meridian Road and Meadowview Road. The site plan available within the application materials is purely conceptual and subject to change. If the rezone is approved, the applicant must return in the future for further land use approvals. Staff has reviewed the proposed rezone application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Council approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions you have about the application, and Jess with Economic Development is here tonight as the project representative.

**Mayor Stear** Okay, thank you. Did anybody have any questions for Marina at this point? Okay. Jessica.

**Economic & Community Development Specialist Jessica Hall** Good evening, Mayor, and Council. For the record, Jessica Hall, Economic and Development Services Specialist, 751 West 4th Street, Kuna. So, tonight before you is a rezone application of three parcels to the C-2 zone which meets the future land use map that was recently adopted after our ad hoc committee. This application is strictly for the rezone. No partnerships have been entered into at this time and any future subdivision or design review applications would proceed through the required application and noticing processes. I can answer any questions you may have.

**Mayor Stear** Okay. Questions for Jessica?

**Council President Bruce** Go ahead.

**Council Member Biggs** Jessica, so when you say no partnerships, this is the first time I'm formally seeing this. I've read about it in Boise Dev, where it gives you the implication that there is a partnership. So, I guess that's, I don't know, I might expand on that in a second. But, specifically on page 141, the conceptual design is a little blurry. I can kind of make out the baseball fields, but I can't make out what the rest of it's supposed to be. I'd be curious to see

what that is. There are a lot of people with opinions on this because I've seen this all-over social media, but nobody's approached me specifically about anything, so I can't really answer any questions. But I am curious if we can go over that conceptual design. And again, when you mentioned partnerships, you're making the presentation. So, me being simple, I would think that there is something behind it. So... So, baseball fields, it makes sense. Softball, I guess. The upper left, all on that other side, and I obviously can see what parking is. So, what are those others? And then the upper right, that big complex, it's all blurry.

**Economic & Community Development Specialist Jessica Hall** Okay, Councilmember Biggs. So, the applicant in his conceptual plan had represented a possibility of six baseball fields that could also be realigned for field hockey, soccer, things of that nature. They could also be reduced to offer for T-ball. On the far-right hand side is proposed RV parking strictly for those coming to attend any kind of tournament event that might be going on. The large building on the upper right-hand side, that is a proposed indoor-outdoor facility that would boast an indoor family area with possible bowling lanes a family fun center. It would have space for a physical therapist. It could have a bar and grill involved. It would have in the basketball courts that could be converted to volleyball courts. The applicant has gotten feedback from the community about possibly adding ice, an ice rink to it in the future, possibly adding a pool to it in the future. And then everything on the left-hand side that goes from south to north, is commercial. There is anything that's allowed in a C-2 could go there if the user meets the requirements of the city. They have in there showing maybe a gas station, maybe a hotel, maybe some restaurants, maybe some retail. That's just kind of throwing an idea out there of what fits in a C-2 zone.

**Council Member Biggs** And so there will be no influence on Kuna City Parks will be what will not be part of this?

**Economic & Community Development Specialist Jessica Hall** No, they will not be.

**Council Member Biggs** No management?

**Economic & Community Development Specialist Jessica Hall** No, that will be completely self-sufficient facility. They've talked with the KY SBA about making sure that they have a schedule for all their teams to see if they can make it to where there's a field available at all times. It's in the very beginning concept plan. In regards to a partnership, the original applicant, David with Tru Gritt Sports, he misquoted information. He has since been set straight. And the fact that until there is a contract that has been reviewed by our Attorney and reviewed by council and approved, there is no partnership whatsoever.

**Council Member Biggs** Thank you. Yeah, I guess I'm not going to comment further on the conceptual design because it is all, because there's things I also kind of would wonder about that would be in there, but we're not even close to that stage yet. So, I won't believe when you do that.

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

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

**Council President Bruce** It seems like we're kind of putting the cart before the horse. We should probably figure out what we want to do with that land as a city, whether we want to do a partnership or we want to sell it or something, but doesn't that seem like this is a little premature for what we would do, but rezoning it prior to having some type of agreement in place?

**Economic & Community Development Specialist Jessica Hall** Council Member Bruce, we have not put an agreement in place per direction of our Attorney, because at the time and currently, at this time, the applicant is looking for funds for sponsorships to actually construct the facility. So, until there's something that could be put there, we didn't want to enter into a partnership or a contract. Now with the property, Kuna's City Parcel, *excuse me*, split these two parcels in half. So, for them to fit even this concept, all three of those parcels would have to be joined together to fit that. So in conversation because the ground has not been developed, there's been multiple ideas

thrown around in the past, but because the parcel hasn't been developed or used and this was something that would support our community and our youth, we decided that we would go ahead and enter into a rezone application, especially because if it is rezoned to a C-2, regardless if this is built or not, that would meet our future land use map and make it available for additional commercial come forward.

**Council President Bruce** And who agreed upon going into this application? Who was it when you say we agreed.

**Economic & Community Development Specialist Jessica Hall** It's True Gritt Youth Sports and the City of Kuna.

**Council President Bruce** So, someone from the city agreed to have it rezoned?

**Economic & Community Development Specialist Jessica Hall** Correct.

**Council Member Laraway** Question.

**Mayor Stear** Yes.

**Council Member Laraway** How long is this marriage?

**Economic & Community Development Specialist Jessica Hall** *How long is this marriage?*

**Council Member Laraway** How long is this partnership? Because we're not giving up the land.

**Economic & Community Development Specialist Jessica Hall** No, sir. So again, there is no partnership at this time. Our marriage, as you are explaining it, would end once a subdivision plat was submitted, because that would change the boundaries of our parcel. So, we're not giving up the land. We would still maintain ownership, and that is something that would come into an agreement later, what that would look like, you know.

**Council Member Laraway** But, are we talking five years.

**Economic & Community Development Specialist Jessica Hall** I could not tell you until the gentleman has his funding in place.

**Mayor Stear** Marc, yes.

**City Attorney Marc Bybee** *If I might*, Marc Bybee, the City Attorney. So, I just wanted to weigh on this a little bit. As far as the rezone coming now, I shared some of the questions that you guys have with Jessica about, you know, kind of the cart before the horse, Councilman Bruce, I had a similar question. My understanding talking with Jessica is part of it is he's to essentially get his funding, He's needing to show a ready lot or ready zoning designation, essentially like without this, it's difficult to raise the funding. And so that was kind of that was part of the motivation is why the county or the city was willing to tolerate consideration of a rezone before a full-fledged agreements in place or even really any agreements in place because it's for him to be able to see the other applicant be able to see basically can I generate the funding to make this a reality and having the zoning designation is something that from what was reported to me apparently helps in that endeavor. Now I do, I will say, I share the same concerns and I'm okay being on record for this that what my main major question is, what is the city getting from this agreement? You know, so if we, if the city were to give the 20 acres, what is the city going to receive in return? Okay, the sports complex may be developed, but it's a complete private ownership as a private enterprise. It's a private revenue. Is there some use guarantee for the city? There's a lot of these types of questions that before a plat proposal would come forward that I would be pushing on staff as these have to be answered. There has to be something formalized because I will agree this is a very cool concept for the city. It has a lot of potential, but there are a lot of unanswered questions. And so, if the rezone were to go forward, it's my understanding helps with this revenue generation component that the applicant is trying to accomplish that totally his side to attempt to accomplish, but the agreement a lot needs to be sorted out because it's just an idea right now.

**Council President Bruce** And if I may.

**Mayor Stear** Yes.

**Council President Bruce** Yeah, but an...our of legislative authority really is that annexation and rezone, so once we've kind of rezoned it to that in our private prior to, you discussions on land use before once we rezone it we're kind of we're kind of handcuffed once they have an agreement in place right, or?

**City Attorney Marc Bybee** It's a fair question uh councilman Bruce the difference here is this is your land um the city owns this it's not just City within the jurisdiction that's owned by somebody else. The city owns it. And so, they don't have our approval or consent to go forward the any kind of plating application so if they attempted to you know okay, we're saying we'll entertain a rezone of our land right now. But if you want to come forward later with a plat application, it's our land still, and it's not going to go forward without our consent to that plat application. And so, it is unique in that aspect that the city owns this land. It's not somebody else's. It is the city land. There are other parcels that are not the city land. Right? And so those line, and I are we are those part of this application just or just the city parcel?

**Economic & Community Development Specialist Jessica Hall** It's all three. It's the two Warner Buckner and then the city of Duna.

**City Attorney Marc Bybee** Okay. And so the city parcel, that's the one that they're absolutely going to have to get our consent to pursue any type of subdivision application because it's ours.

**Council Member Biggs** Have there been any overtures from Warner Buckner trying to buy this, buy this from the city?

**Economic & Community Development Specialist Jessica Hall** Not that I'm aware of Councilmember Biggs.

*[Brief Silence]*

**Mayor Stear** Is the applicant here to present?

**Economic & Community Development Specialist Jessica Hall** David is here.

**Mayor Stear** Did he want to present?

**Economic & Community Development Specialist Jessica Hall** Would you have anything to add?

*[Inaudible, from audience]*

**Economic & Community Development Specialist Jessica Hall** *Come on down. State your name and address for the record, please.*

**David McMenemy** My name is David McMenemy. My address is 880 East Stormy Drive, Meridian, Idaho.

**Mayor Stear** Okay. Anybody have questions for David?

**Council Member Biggs** I will just, I'll ask, expand on what Marc was talking about. Are there, let's say this does go through... Kuna Optimist Football, Kuna Youth Baseball, Basketball, those leagues, or are we going to have to, are they going to have to rent the facilities from you?

**David McMenemy** There'll be some sort of rental fee, yes. This is set up as a nonprofit. It will need to be self-sustaining as a nonprofit. We do have plans to, you know, have a separate company that owns pieces of the front development that would then feed back into the nonprofit to help it in any down years and hopefully that would offset a lot of these fees so we don't have to charge very high fees for the field rentals. We are totally open to

entertaining an agreement with the city where you know you guys provide the land on a long-term lease in exchange for usage rights for the various clubs and organizations and teams that you guys have here. So, we're very open to that.

**Council Member Biggs** Okay, I guess that was my concern.

**David McMenomey** Sure.

**Council Member Biggs** Because I didn't want if the city was going to do this for our kids and then also have to pay extra that would have been interesting.

**Council President Bruce** Well, have you discussed with any of your revenue streams just purchasing the land? Is that? I just struggle with government being in business with things, right? Because if it doesn't work out and then down the road, the taxpayer is going to be on the hook for anything that's still on that land. Have you thought about just purchasing that parcel of land rather than having some type of agreement with the city?

**David McMenomey** I have not, but if there was a proposed price for them, we would consider that if that would make everything simpler. I'm a simple guy. I would love to be simple.

**Council President Bruce** I just, you see my concerns though, right? It's just down the road if something where if it didn't bring in the income that we thought and then the taxpayer would be on the hook to manage it.

**David McMenomey** Sure.

**Council President Bruce** I appreciate the input, thank you.

**David McMenomey** Absolutely.

**Mayor Stear** And they have wanted to meet with me, but because this was coming to a public hearing, I chose not to do that. So, we're at a little disadvantaged because I don't know really beyond what you know as far as the concept and their ideas and that type of thing.

**Council President Bruce** I've seen these. My kids play in tournaments all over the country with these, so I've seen them before, I think they can benefit the community. They have their ups and downs, just like everything. But I think that's my only concern. So, thank you.

**David McMenomey** Absolutely.

**Mayor Stear** Any further questions? Okay. Thank you very much.

**David McMenomey** Can I add one comment?

**Mayor Stear** Sure.

**David McMenomey** Most of these facilities around the country are run in a 3P situation and they are usually funded by a city or a county. We're unique in our area where we just don't have the bottom line to do that no, the vision for this is to be a nonprofit to benefit these kids. We're not some mega corporation coming in. We're just a couple of dads who said, let's just build this thing. Let's do it. So whatever we can do in partnership with you guys, whether that's in a legal contract or just all of us putting our heads together to go, how do we protect our kids to be able to play and not have to hit the lottery to be able to play sports, youth sports, then let's do it. I think we owe it to our kids to be able to do that. So that's the whole heart behind this. It's not to make a bunch of millionaires. It's probably not going to happen. It's going to be set up as a nonprofit. So anyway, I just wanted to communicate that to you guys. That is the heart behind what we're doing here. Thank you.

**Mayor Stear** Thank you very much.

**Council President Bruce** Anybody have any other questions?

**Mayor Stear** This is a public hearing, and I only had one person sign in to testify. Was there anybody else who wishes to testify in this matter?

*[Inaudible From Audience]*

**Mayor Stear** *If you want, if you want to testify, you can sign in.*

**Council President Bruce** *We won't hold it against you. It's okay. We value your input.*

**Mayor Stear** It just makes it clearer on the record.

**Council President Bruce** Thank you.

*[Inaudible]*

**Council President Bruce** Yes, *ma'am.*

*[Brief Silence As Members Of The Public Sign-In To Testify]*

**Mayor Stear** Thank you.

**Council President Bruce** Look *what you started, Mr. Mayor:*

**Mayor Stear** *What's that?*

**Council President Bruce** Look *what you started.*

**Mayor Stear** *I know it.*

**Council President Bruce** *Thank you.*

**Mayor Stear** *All right, thank you. All right, Michael Rocco, you may have the floor, sir.*

**Michael Rocco** Michael Rocco, 1286 East Fort Erie Street in Kuna, Idaho, 83634. I appreciate the Attorney's input as far as it is the city's land. And so, I feel like it's not as risky. And so, I appreciate that. So, my comments really are about maybe down the future, not necessarily about the rezoning and maybe they're more rhetorical than anything else. But the traffic, you know, what's traffic studies confirm that nearby roads will safely handle tournament and peak event volumes. What assurances are in place to ensure taxpayers aren't stuck paying for related utility, stormwater, or road upgrades? How will noise and lighting from evening events be mitigated for nearby residents? Does this request generally align with the Kuna's comprehensive plan and long-term growth vision, rather than catering to a standalone development? And then the City Council passed Resolution R32-2024, approving a real property and easement donation agreement with Gordon Properties. In light of that, and this is to your point, Councilman Biggs, how will this property arrangement ensure continued public access, equitable use, and accountability, rather than benefiting primary private interests? With that, that's all I have to say. Thank you.

**Mayor Stear** Thank you.

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

**Mayor Stear** Tina Townley.

**Tina Townley** Tina Townley, 2955 Meadowview Road, Kuna, Idaho. I was here last time, and I asked a lot of questions, and they were-- I got a lot of answers. But one thing that I didn't-- I heard that I wasn't real-- my big concern is this. They didn't plan on putting a light in and 95% of Kuna's kids are on this side of Meridian Road. My concern is the dangers of them going to that side of Kuna Road. So, I would really like that considered, that

somehow there's got to be a way for them. They're not going to walk all the way down to Deer Flat to cross. They're just not going to do it. So that's my big concern. That was the only question I had. Thank you.

**Mayor Stear** Very good, thank you. Very good. Rebecca Simmons.

**Rebecca Simmons** Rebecca Simmons, 2035 East Thea Drive, Kuna. So, I live in Indian Creek Ranch, which is just down the street. And I think as a parent, this is a great idea. But I do have concerns about the Kuna curve. And if nothing is done about the Kuna Curve, I mean, it's getting harder and harder off of Kuna Road to get out and turn left. I hope that is part of your planning when you do this. And the other thing that when I originally heard about this that I liked was that the city owned part of that land, which meant they had a little bit of control over the years that would continue of the kids, local children being able to use that without high fees. And so those are just my couple of concerns.

**Mayor Stear** Very good, thank you. Jan Zar.

**Jan Zar** Jan Zar, 412 East Boise Street, Kuna, Idaho. A lot of the concerns have already been mentioned, but I think my biggest concern is what Councilman Bruce has a concern about, especially a government agency in partnership with a non-government agency. We've seen that happen just down the road with the Ford Idaho Center. So, we want to make sure that we don't get in that type of situation. I think it's a great idea to have this here, but personally I think sell the land, let them have it. So, in trying to get into that partnership where you get into something 20 years down the line, you're going, oh, what the heck did we do? And taxpayers are paying for it. So anyway, that's all I have. Thanks.

**Council President Bruce** Thank you.

**Mayor Stear** Thank you. That's all right, and that's all I had. Did anybody else wish to testify? All right, seeing none.

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

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:29:01)*

**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 McPherson, Biggs, Laraway, Bruce

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I can start I like the idea. I think they're beneficial in large places, but we've also I've seen them where they've been in other states that they've failed as well, and I just don't want to put I would rather figure

out a way to address the land what we're going to do with it whether we're going to sell it or a partnership I'd like to know that first before we I just think this is a little premature I would rather sell the land than have any ownership of it I think that like one of the constituents said, if we do end up, it doesn't make the money that we think it does, are we going to put the taxpayer on the hook down the road? That's something that I have a concern about. Will it be parks managing it then? Will it be we'll be spending that money? So, or if we do have a partnership, I'd like to see what that looks like prior to moving forward. That's just my thought process. Not that it's just a 'no,' just that it's let's clarify where we're at first.

**Mayor Stear** Well, in my mind, you know, the possibilities are so, there's so many possibilities that I think I'd like to see what we can come up with a contract for the property that ensures that the City's not on the hook for maintenance or continuing funding to go into a bottomless pit. So, I guess I'd like to see what we can come up with for a contract for that. And I certainly understand the need to get the rezone done so that they can move forward with trying to secure some funding and that type of thing. So, I don't know, I guess in my mind it doesn't hurt anything to do the rezone, especially where we still own the property. We control that 20 acres, substantially. So, that's kind of my thoughts on it. Just the possibilities that can occur because we've tried for recreation district and a recreation center and the funding that costs and having to bond for that and put people on the hook for a whole bunch of money certainly wasn't a popular idea. And I don't know that it would be any more popular today than it was when we ran that, I don't know, 11 or 12 years ago. So, I guess I'm looking at something that we can do for the kids and keep the athlete...and we are short. I know the school district talks about how much it costs them to keep all those baseball fields going and working for the community and something like this will kind of help take the load off of them. So, I'd just like to see... I'd like to see this move forward so that we can see where it brings us.

**Council Member McPherson** That's my thoughts too. It's kind of -- it's the step we need to take so they can secure funding potentially and see where it can go. And I get your point of the cart before the horse and all that. And usually the hole in the donut is the one that's surrounded by growth or whatever and they eventually give in but we're the hole in the donut but we control the, you know, the wheel rolling at this point like, If they don't meet funding, we still own our chunk in the middle and we can do such. I mean, I'm not opposed to the idea of selling it down the road, but again, they need to have it as a unit, zone the same just to secure funding. So, I don't see where it hurts to do that, like the Mayor said.

**Council President Bruce** Well, I look at it as are we going to be the...Is the government agencies supposed to be the fundraiser for stuff like this, right? Should we change it just so they can go raise funds? I think they should have that handled prior to coming to us. You know, that's just my thought is, hey, let's secure this is what we're going to do. You're not giving me any money. You're just saying, 'hey, If I can go get this done here, we come with an agreement let's move forward.' rather than saying let's change this to prepare him to get to the next step, I just don't. It just isn't government's job to do that, I don't think. But I see what you're saying. I mean, everyone has their own opinions.

**Council Member Biggs** I tend to agree with that because I think that the Ford Idaho Center was a perfect example of what's going on when things go the other way. I've been reading a lot about that in the news and watching online, but I think I also would like to see us sell it and then let them push forward that way. Bringing us along and having us being part of it just I don't know I keep going back to that your cart before the horse thing and I don't know, I'm a little skeptical I guess, I would rather just flat-out sell it outright.

**Council Member Laraway** I guess I'm the last one. I kind of agree with everybody's saying... but I'm still stuck on what Councilman Bruce said. I'm not in favor of the government getting involved with private corporation, private citizens, to be part of a project for a couple of reasons. One, if this all falls through are we going to have... be required to come up with the money or a bond or something to finish the project? Because we're going...

The citizens are going to like this. I think it's a great idea. Don't get me wrong. I think it's beautiful. But there's a lot of questions like the Attorney brought up that are unanswered. And I don't know if I want to stick my vote with that.

I'd rather wait till all these questions that all of us have are answered so we can move forward clearly and not just go, okay, it's okay to do a zone change. I don't know if I want to do anything until we have more answers. That's just my opinion.

**Mayor Stear** Well, I guess I would say that regardless of whether we keep it or sell it, do a contract, or sell it, the zoning actually probably adds value to the sale price. So, I mean, I don't... I don't see that that's a stickler in this case. I mean, I get that if the government doesn't want to be involved in helping or getting a contract written or any of that, that's fine, but maybe they'll come up with a contract that makes it desirable. I don't know. So, I still think the possibilities are enough, and it's positive enough, that I think it's worthwhile to let it move forward either way. And then we can determine what we want to, I mean, if Council doesn't want to approve a contract, we don't have to, there's nothing says we have to, and then we can force for the sale of the property. So, I don't really see that it's, I don't really see that it's a deal breaker either way for us if we rezone or if we don't.

**Council Member McPherson** Well, and it might be harder for them to come up with funding if they're saying, "we have this and we have that, but the city's in the middle going, 'eh.'" We want to either sell it or whatever, but we don't even have it listed as commercial or, you know, it might make it more difficult for them to even come up with funding if we don't... I mean, for something as simple as the zone change. I guess that's the way I see it.

**Council President Bruce** Yeah. I think we just look at it differently.

**Council Member McPherson** Yeah, for sure.

**Council President Bruce** I just, I don't, I say, and I deal with finance all the time... You go get your funding, you go and deal with it prior to changing anything. But we do have the school district land that's right behind that, right? If we change that to commercial, then we're stood... it's a no for me, yeah, but yeah, it's just the south but you guys have to figure out where you guys stand. I'd rather seek some type of agreement with it, whether we're gonna sell it or move on.

**City Attorney Marc Bybee** Sorry, Mark Bybee, City attorney. So, the first two comments will kind of pull in opposite directions. I'm just going to offer them. So as has been noted, I think I want to emphasize, even if it's rezoned, the City still controls that middle lot because it's theirs and the plat isn't going to go forward without the City signing off and agreeing to go on the plat which it's my opinion at that to get to that point there would have to be a lot of negotiations to happen to clarify the things you guys are talking about right now I think they're appropriate questions and I think it would need to be sorted out certainly the sell if you know they were to raise enough funds the sell of the City lot could happen even before it gets that point so now we're no longer on a plat application we sold it they can proceed on their own plat application, right? So those are possible things that could happen after this rezone and the other point I wanted to make is because I just think in my first comments I wasn't necessarily clear on this myself that's why I asked Jess is it all three lots or is it just the city lot that's on the rezone application this will result in those other two lots getting rezoned as well, right? So you retain the control of the central city one but the other two would end up commercial as well and you wouldn't have control over those so I'm so long as that's you know consistent with the comp plan and all those kinds of things I defer to Marina, defer to Doug, on whether it's consistent with the comp plan and all those different components are is the City okay with those ones being rezoned and not just okay but does it comply with the comp plan does it you know comply with our zoning code and what we're looking to do as a City. That's something me and Doug over here we're discussing is okay if there's going to be potentially denial how does it not satisfy on um is this not conforming to our future land use map is this not conforming to our zoning standards um what's the non-conformity right now?

**Mayor Stear** So, you're saying it's not conforming?

**City Attorney Marc Bybee** No.

**Mayor Stear** That's what you said.

**City Attorney Marc Bybee** I'm not saying that. I'm saying like if there's a denial, how is this application not satisfying?

**Mayor Stear** How is it not? Okay.

**City Attorney Marc Bybee** Yeah, how is it not so satisfying that so that we can put it in a written decision?

**Mayor Stear** I heard you say it was not.

**Council President Bruce** I would say that the City owns it and we don't want to rezone it. It's our land. We don't have to like...

**City Attorney Marc Bybee** And I think that's appropriate to this. That would be an appropriate thing, I guess, to say to the center lot. And I think you're hitting at an issue as, you know, why was the decision to agree to this application not brought to the Council first, right? And I think we're kind of seeing that issue at this moment. But I don't think that decision, that issue applies only to your lot. It doesn't apply to the other two.

**Council President Bruce** So, you're bringing us an application, then you're telling us we can't deny it?

**City Attorney Marc Bybee** No, I'm not telling you that. I am not telling you that.

**Council President Bruce** Not in that same language. You're saying, how are you going to deny it legally when we didn't even agree to bring this application before us?

**City Attorney Marc Bybee** And I think that's your identifying issue with the City law and maybe it's an issue of this application needs to be separate applications even, that maybe that's part of the issue is that it shouldn't have been joined together as co-applications.

**Council Member Biggs** Which goes back to the impression is that if there is a partnership, whether there is one or not.

**Council Member Laraway** I guess I have something I'm taking in my mind and I'm just, if we approve this, is it irresponsible for us to put a time limit on it? Like if nothing is done within five years, this development agreement dissolves. Because if somebody, if we're sitting here five years from now and nothing's being done and somebody comes along and say, 'hey, we'll give you \$20 million for that 20 acres,' do we have a way out? If nothing has been accomplished or moved forward with this.

**Council President Bruce** Well, I think that's where the agreement is that we would have. This is not like setting up an agreement. This is just saying we're going to rezone it. They'll come get an agreement. But we're also rezoning two other properties, which school district owns the land behind it. So, it's like we don't even have any input from them if they knew it was a rezone for just commercial for those two lots. Because I'm sure they would have something to say if we're rezoning commercial right behind where they're at.

**Council Member McPherson** I'd think they'd be happy, no kids. You know, to fill the schools more. I would think they would be...

**Council President Bruce** I'm just saying that we don't have it, right?

**Council Member Biggs** Yeah, there was no letter for -- I didn't see a letter from the school district on this.

**Council Member McPherson** It's just a rezone. I mean, it's not approving anything.

**Council Member Biggs** Oh, I know. I mean, there's other rezones we have letters from.

**Council President Bruce** But what they're saying is once we rezone it, whether we do anything or not, they can build commercial on those two lots. So did those other agencies have any input saying, 'hey, we're going to build commercial here?' They should have those. You may want to send some input on this because they're changing these two lots to commercial. They're thinking, hey, we're going to rezone it. It's all going to be one piece. But if it doesn't work out, then we've rezoned them without having any input from any agencies. Am I right? Am I wrong? Is that right?

**Council Member Laraway** No, I hear what you're saying.

**Mayor Stear** Doug, go ahead.

**Planning & Zoning Director Doug Hanson** Council President Bruce. So just so you are aware, just like any public hearing level application, we did send out an agency transmittal to all agencies letting them know of the rezone application. It's just the agency comments that you see in your packet. Those were just the responses we received. So, everybody got the opportunity to review the application.

**Council President Bruce** But you sent it out as all three parcels in one, right? So they're thinking it's a whole project.

**Planning & Zoning Director Doug Hanson** So for the record, Doug Hanson, Kuna Planning & Zoning staff. We sent it out as all three parcels in one, yes, with the proposed rezone request. But we wouldn't really receive any more in-depth comments because we let them know this is simply just a rezone and the site plan is just conceptual, that is subject to change. So when this initially went out, part of the thought process was just if the rezone would comply with the future land use map, that area is targeted for commercial. It gives the opportunity to True Gritt sports to see if they can even raise the funding. We didn't even really discuss any types of formal partnerships because we wanted this to get before you first so you could take a look at it to see if that's something you would even entertain because we didn't want to waste the staff time and resources, attorney fees, talking about any kind of formal partnerships if that's not something the city council was interested in. So, the rezone application was also a way to bring this before you. But if it's something that the council's not interested in, that's just that's fine as well.

**Mayor Stear** In my mind, I'd rather it be commercial than residential. So I'd just assume, see that it'd have a C stamp on it.

**City Attorney Marc Bybee** Sorry, City Attorney again, one last comment, Councilman Bruce, to what our back and forth that we had. This is one application. So the denial would go across the board, right? It's the application was presented at a certain form. So, it's not like we can select deny ours approved for the other two. And so I think you're right. And that is if you're denying because of this issue with the city lot, I think that could be applied to the other lots because they're joined in a single application, if that makes sense. It doesn't mean that these wouldn't apply, satisfy the criteria on their own, those separate parcels. It's but enjoined in this manner.

**Council Member Biggs** Marc, just one quick question for you. So if so, just to make sure I understand, whether this happens or not, there's nothing that binds us to the group. It's still just flat-out commercial zone. That's it.

**City Attorney Marc Bybee** If this was approved it just be flat out commercial zone and there's no guarantees going forward because I the city has not signed on to any long-term plan with this um so yeah you you'd be you'd have three commercially zoned lots in what I understand to be a place that's future land use map for it.

**Council Member Biggs** Thanks.

**Mayor Stear** Okay, anything further?

**Council President Bruce** You got anything?

**Council Member McPherson** I've have nothing.

**Council President Bruce** Councilman Biggs?

**Council Member Biggs** No.

**Council Member Laraway** I've said my piece.

**Council President Bruce** So do you want to see it? What would you rather see it done? You want them to handle the agreement first, or?

**Council Member Biggs** I would like to see that, but it's not going to stop me from rezoning. I think like Marc said, there's nothing binding us to the group. So, it appears to me that there's no harm in at least just getting it rezoned.

**Council Member McPherson** Same.

**Council President Bruce** And I'll entertain a motion from one of you guys.

**Council Member McPherson** Mr. Mayor, I would move we approve case #25-01-ZC.

**Council Member Biggs** Second.

**Mayor Stear** Motion is made and seconded for approval. Is there any further discussion on that motion?

**Council President Bruce** I'm just going to speak to my mind's going to be a no, just because I think that we should handle this prior to it getting to us. I don't like how this was presented to us and brought to us where it's, you know, we didn't get a chance to discuss what would be done with the city's property prior to packaging it up and bring it to us. I don't like that at all. So I will be a no on this.

**Council Member McPherson** Okay.

**Mayor Stear** All right. Anything further?

**Mayor Stear** All those in favor of the motion to approve case #25-01-ZC, signify by saying 'aye.'

**Council Members** Aye.

**Mayor Stear** Any opposed?

**Council President Bruce** Yes.

**Mayor Stear** All right, and that motion carries.

*(Timestamp 00:47:45)*

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

**Motion By:** Council Member McPherson

**Seconded By:** Council Member Biggs

**Further Discussion:** Yes

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

**Members Voting Nay:** Council Member Bruce

**Members Absent:** None

**Via:** Voice Vote

**3-1-0**

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*

*(Timestamp 00:49:06)*

**Mayor Stear** All right, consideration to approve resolution R48-2025, meter of rental fee, and R49-2025, updating fee structure for modeling support, Adam Wenger.

**Public Works Director Adam Wenger** Good evening, Mayor, Council. Adam Wenger, City of Kuna Public Works, 6950 South Ten Mile Road. Tonight, I bring forward Resolution R48-2025, which calls for the implementation of a new fee structure for the renting of construction meters. This change will contemporize the language of the contract and the rates charged by the City. The City's current rental agreement, shown in Exhibit A, can be found on page 158 of your packet. The updated agreement is found in Exhibit B on pages 159 and 160. The new contract provides more clarity on the requirements section and adds a prohibited actions section to further protect city property and infrastructure. The fee schedule component of the contract is the primary driver for this resolution for which a comparison of nearby municipalities was completed to ensure parity. This is detailed in Exhibit C, page 161. In this chart we show three fees that have proposed changes. The first is the implementation of a security deposit. The proposed deposit amount of \$3,000 is justified in Exhibit D, page 162, where it is shown the cost to the city to replace the meter is \$2,830.62. The additional \$169.38 above the cost of the meter is intended to cover future increased replacement costs and city staff time consumed to replace the meter. There's no proposed change to either the daily rate or usage rate, as those are both in line and considered adequate. Finally, two new fees are proposed as a tamper fee and a late fee. The first can be leveraged if it is determined that a meter has been altered in a way that will impact its ability to record the volume consumed, and the latter fee is meant to incentivize users to report their monthly readings in a timely manner and to otherwise accommodate for staff time spent pursuing this information. Upon Council approval, this updated fee schedule will be effective immediately for new rental contracts with existing contracts being honored until cause arises to issue a new meter. Thank you for your consideration. I stand by for your comments and questions.

**Mayor Stear** Okay, thank you. Questions for Adam?

**Council Member McPherson** Nope.

**Mayor Stear** All right, this is a public hearing. I didn't have anybody sign up to testify in this matter. Is there somebody who wishes to testify? All right, seeing none.

**Council President Bruce** You guys have anything?

**Council Member McPherson** I have nothing.

**Council President Bruce** You good? Actually, I had a question, Adam. How are we, since you brought up fire hydrants, how are we caught up on what we need to do with our fire hydrants in general?

**Public Works Director Adam Wenger** I'm sorry, Council President Bruce, what specifically?

**Council President Bruce** Since when you took over, I think we were behind on testing them...

**Mayor Stear** Well, flushing and exercising...

**Council President Bruce** Yep, I was just curious. I hadn't heard in a while, so.

**Public Works Director Adam Wenger** Sneak preview to your report that's coming out at the end of the week. To date, we have addressed about 1,000 and 600 or so remaining.

**Council President Bruce** That's great. Thank you.

**Council Member Biggs** Adam, I've got a question for you. Just looking at the schedule compared to the other cities like Meridian and Middleton and stuff, it's just interesting to me, you know, the numbers are kind of all over the place. Some don't have it at all that we're going to be at the high side. Maybe a little more insight into why Meridian doesn't. Maybe they all have brand new stuff. I don't know. They don't expect to have any this year.

**Public Works Director Adam Wenger** Sure. Council Member Biggs, Adam Wenger, City of Kuna. You're right. It's all over the place. There doesn't seem to be a great rhyme or reason to it. The only other city that is currently considering raising their rates or changing their rates is the City of Nampa. And they said that theirs hadn't been done in about 10 years. Talking with staff, this hasn't been done for the city of Kuna in probably 20 years. This is a similar fee structure to what I've used in other municipalities that did a better job of protecting the City's infrastructure, in my opinion. We might be higher above board but this in the end is our fees that contractors are really willing to pay in order to build here.

**Council Member Biggs** Thanks. It just it makes sense the \$3,000 deposit when you explain it's just it was interesting that they don't charge it at all for Meridian or Middleton. Maybe they trust their contractors a little more? I don't know.

**Public Works Director Adam Wenger** Council Member Biggs, it's also possible that the growth, I don't want to speak disparagingly of other cities, but we currently have 48 meters, 28 meters in our meter fleet and I know a lot of other cities only have a small handful so it's not as big as not as big of a deal for them as it might be for us.

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

*[Brief Silence]*

**Council President Bruce** Anything else?

**Mayor Stear** I think the biggest key is just the fact that we haven't done this for a while so I think it's just something we need to keep up with and it's fiscally responsible to do so.

**Council President Bruce** I'm just glad we've got caught up. That's... Adam's doing great over there. Thank you.

**Mayor Stear** Yeah, he is.

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

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded. All in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Motion carries.

*(Timestamp 00:54:43)*

**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 McPherson, Biggs, Laraway, Bruce

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve resolution R48-2025 and R49-2025.

**Council Member McPherson** Second.

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

**All Council Members** 'Aye.'

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

*(Timestamp 00:55:00)*

**Motion To:** Approve Resolution R48-2025 And Resolution R49-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

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*

*(Timestamp 00:55:25)*

**Mayor Stear** That takes us to consideration to approve resolution R66-2025, amending planning & zoning and building fee schedules, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Mayor and Council, for the record, Doug Hanson, Kuna Planning and Zoning Director, 751 West 4th Street, Kuna. This evening staff is proposing new and amended fees for the Planning & Zoning and building departments the proposed new and amended fees are redlined in your packet and begin on page 168. So, it will be the removal of the comprehensive plan text amendment application uh the removal of the res check the lowering of the sign special use permit application and an increase to the zoning verification letter and fine for covering without an inspection, as well as the commercial re-inspection fee, and we are also proposing one new fee for the preliminary plat reinstatement. The new and amended fees will ensure that development services is covering administrative costs that the department incurs for the review of development applications, building permits, and performing inspections. I'm here for any questions you have and to address any of the proposed fee changes in greater detail if necessary. And with that, I will stand by for any questions.

**Mayor Stear** Questions for Doug?

**Council Member Biggs** Thank you, Doug.

**Mayor Stear** All right, again, this is a public hearing. I didn't have anybody sign up to testify. Is anybody who wishes to testify that didn't get a chance to sign in? All right, seeing none. Well, again, I think this is just good fiscal responsibility to make sure that general fund doesn't have to pick up the tab for reviewing permitting and fees like that the builders and contractors should be covering, so...

*[Brief Silence]*

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

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded. All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 00:57:48)*

**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 McPherson, Biggs, Laraway, Bruce

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

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

**Council Member McPherson** No.

**Council Member Laraway** No, I just, I guess I'll make a comment. It's just, we're not really adding this cost on to the developers or the builders we're going to be tacking it on to what the people pay for their house. Ao that that's where I know the buck stops. So I don't think it really hurts the developers that much it's going to be in the pockets of the buyers.

**Council President Bruce** The end user.

**Council Member McPherson** But it doesn't hurt the other taxpayers that provide for their growth, so...

**Council Member Laraway** *I'm sorry?*

**Council Member McPherson** It doesn't make the taxpayers pay for someone else's growth though.

**Mayor Stear** It makes the new growth pay for the new growth.

**Council Member Laraway** I'm not arguing that.

**Mayor Stear** Yes, you are correct.

**Council Member Laraway** I think we're both right.

**Mayor Stear** I think you are.

**Council Member McPherson** We can go with that.

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

**Council Member Biggs** No, sir.

**Council President Bruce** You're good?

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

**Council President Bruce** I move we approve resolution R66-2025.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded for approval of resolution R66-2025. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

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

*(Timestamp 00:59:04)*

**Motion To:** Approve Resolution R46-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

## **7. Business Items:**

*(Timestamp 00:59:20)*

- 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

*(Timestamp 00:59:20)*

**Mayor Stear** That takes us to business items, a contingency request, Chief Fratusco.

**Police Chief Mike Fratusco** Good evening, Mayor Stear and Council Members. For the record, Mike Fratusco, Chief of Police for the City of Kuna, 793 West 4th Street. First off, I'd like to say thank you to the members and the City Staff who reached out to myself or Deputy Jones to check on him. As many of you recently have seen, Deputy Tyson Jones was involved in a horrific crash on patrol. I truly believe there was some divine intervention that kept him from being significantly injured or killed when he struck the deer at a high rate of speed. Tyson is one of the hardest working and toughest human beings that I have ever had the pleasure of supervising.

The city of Kuna is unique when it comes to traffic enforcement team we have put together in the city. When we started our traffic program, we teamed with ITD through a grant program to help purchase these motorcycles. The motorcycles had to be American-made, and we needed to meet certain monthly requirements to receive the grant money. For the last few years, we have been able to meet all criteria and have been successful in our partnership. We are now at the end of the grant program, and we can no longer participate for the grant matching funds. And unfortunately, due to the crash, we are no longer on track to be able to trade that motorcycle towards a new motorcycle.

My request is asking the City for \$50,000 in contingency money for the new motorcycle. The estimated cost of the new Harley through High Desert Harley is \$45,067, rough estimate. This contingency request will be executed in fiscal year 2026 and paid out of the general fund. Once the insurance money is sent back to the city for the crashed motorcycle, that money will go back into that general fund. The reason for asking so quickly is due to a couple factors. The 2025 models are coming to an end and the new Harley-Davidson body style is coming out in 2026. High Desert Harley has stated there will be a long lag time for getting a new motorcycle if we do not purchase the 2025 end-of-year models. The other factor is purchasing a first-generation motorcycle comes with its own problems and more likely a higher cost. These motorcycles and their riders have proven their worth and it's shown in a monthly and annual reports. The directed traffic enforcement and special events to include Kuna Days Parade, Christmas Parade, and those are just a couple of the special events where they are utilized. They also played a major role with traffic enforcement in school zones during the morning and afternoon school commutes. This specialized unit has hundreds of hours of training and needs to be back up and running as soon as possible.

I'd also like to, if I could, answer a couple questions I think Mr. Rocco brought up. So normally when we look at our Tahoes, If we were to crash at Tahoe, which approximately a month ago I would say we had a pursuit where we attempted three different pits on a vehicle. We had to have two Tahoes replaced and one is in process or will soon be in the process of having its door replaced. The city does in fact pay for those through the contract. So, there is a there is money inside the yearly contract that is allotted for replacement vehicles or damage to those vehicles. *Well, I take that back...* allotted for two replacement vehicles a year, and then the damage to those vehicles goes through Ada County Risk. So their damage is taken care of through the Sheriff's office. The difference with these motorcycles is these motorcycles are actually owned by the City of Kuna. And we did that because we did go through a grant program, and they are insured by the City of Kuna. The equipment that comes on those motorcycles is standard law enforcement equipment. It comes with the lights and the siren. Other than that, all other equipment on that motorcycle is placed by the Ada County Sheriff's Office through my budget. We probably have about, I would, I'm just guessing, approximately \$10,000 worth of equipment that Ada County Risk is replacing due to the damage of the crash. So, I know our City Clerk can probably explain more on how that grant worked and the cost, and I'll turn it over to him if that's okay.

**Mayor Stear** Okay.

**City Clerk Nathan Stanley** Mayor, Council, Nathan Stanley, City Clerk. So, when we first initiated the grant with ITD in 2023, we were awarded \$117,000 and we have a percentage of the match that we need to contribute. And so instead of using cash for that match percentage, we chose to purchase one of the two Harleys as our match to accommodate that match percentage. And we had to go with Harley-Davidson because it has to be American-made. And we have submitted our claim through our insurance, and we should hear back in the next week to 14 days on the outcome.

**Police Chief Mike Fratusco** Just going back on talking about the Harley-Davidson itself, speaking with High Desert, there's only a few left because they're going to be coming out with the 2026 models. ISP just ordered, I believe, six or eight. So, they're going to come first and then next would be ours. I've already gone through our risk already to replace our equipment and in the meantime and in the long run, If we want to look at a different method instead of us having to come to or myself having to come to City Council to replace a motorcycle because we are in a high-risk profession, we do crash cars. Unfortunately, we have a motorcycle that was crashed that needs replaced. We can in the future look at going through the same method we do with the Tahoes where the city's contract would increase, The city would pay money towards vehicles and they could be rotated out or gone through risk through the Ada County Sheriff's Office. But if we are to do the grant, that changes things. And that's why we went through this process. And I'll stand for any questions.

**Mayor Stear** Questions?

**Council President Bruce** No, I just want to say thank you. I understand the value of buying them the last model instead of the newer one next year. It's probably going to be less expensive. Plus, we already get it ordered. I think if we do want to look down the road about how we change with funding methods, but we're going to pay for them either way.

**Council Member Biggs** That's what I wanted to ask was about the grant. So, the grant is done. We're no longer eligible for the grant, right? I just want to make sure that part. So that's, go ahead...

**Police Chief Mike Fratusco** Councilman Biggs, for the record, Mike Fratusco. That's a great question. I believe we have to sit out a year.

**City Clerk Nathan Stanley** That's correct. So, we have been doing the grant for the last three years. After three years, you have to wait a year and then your eligibility restarts and then we'll be able to apply for it for the next three years, which we plan on doing.

**Council Member Biggs** So, I guess forgive my ignorance about motorcycles. I'm scared to death of them. But what would prevent us from using this to buy a BMW or a Kawasaki or an Indian motorcycle?

**Police Chief Mike Fratusco** Councilman Biggs, for the record, Mike Fratusco, City of Kuna. The motorcycle decision is a decision that we can come to down the road. Right now, our two riders are trained on the Harleys. They've gone through the course. Deputy Jones is actually an instructor in the state of Idaho. I believe there's maybe 5 to 7 instructors, so he teaches motorcycles and it can be BMW or Harley-Davidson. If we were to go back to the grant, which we sit out one year and we went back the following year, they would still require it to be an American-made motorcycle. Also, a lot of the agencies, Meridian is switching to Harley-Davidson, ISP has switched to Harley-Davidson, is implementing all of those in. So, we're seeing a lot of agencies switch to the Harley-Davidson. BMW, You're going to have your deputies that prefer the BMW. I will say right now that our BMW riders said that if Tyson Jones would have been riding a BMW, the outcome would have been different. So I think there was a lot more metal on that motorcycle. The way it was laid out, the way it sits. So I, not being a motorcycle rider, look at that Harley is being what saved him, I guess.

**Council Member Biggs** So it's not like jumping in, you know, from a Ford F-150 into a Toyota Tundra.

**Police Chief Mike Fratusco** Different ride, different sitting, different maneuverability. But we are seeing a lot of agencies switching to the Harley-Davidson and the BMW is more expensive. And Harley-Davidson High Desert gets us in and out of the shop and we take priority. Whereas our guys on the BMW's in Eagle, they can sit for a few weeks before they get their bike back.

**Council Member Biggs** I think Meridian Police Department does BMW.

**Police Chief Mike Fratusco** They do, but they're switching...They've switched over to Harley's. They have a few Harley's now.

**City Clerk Nathan Stanley** Councilman Biggs, Nathan Stanley, City Clerk. I do want to point out too that the grant actually helps pay for the traffic deputy salary as well. So it's a big tool that the city uses to have those extra deputies on the road.

**Council President Bruce** I think you're talking about going from a Cadillac to a smart car.

*[Laughter]*

**Council Member Biggs** Again, ignorance.

**Council President Bruce** Yeah, that's kind of what...

**Council Member McPherson** Yes.

**Council Member Biggs** And we have nice cars.

**Council Member Laraway** I only have two questions. How is Tyson?

**Police Chief Mike Fratusco** Councilman Laraway, for the record, Mike Fratusco. I appreciate the question. Tyson Jones, had no internal injuries, no broken bones, and I'm sharing this with you because he's giving me permission to share it with everybody. He has road rash on his arms, elbows, a little on his leg, but his riding pants and the pads in those pants and I don't know if they're made out of Kevlar or not, but the pants, his load bearing vest that he wears, his Kevlar vest he wore underneath it and his helmet saved his life. He has... the helmet is torn up on one side. His vest is was ripped to shreds. So, all of that's getting replaced. His duty gear was shredded. His sidearm was pretty marred up. He slid 75 yards, and it was, I mean, it was it was crazy. He is lucky to be alive in my opinion.

**Council Member Laraway** My second statement is when we put this down, it should be when the deer struck Deputy Jones.

**Police Chief Mike Fratusco** Well, Councilman Laraway, I think Deputy Jones is probably took taken a lot of the families lives of that deer and I fully believe they were targeting him.

**Council Member Biggs** This is on Idaho 21, right?

**Police Chief Mike Fratusco** Yes, Councilman Biggs.

**Council Member Biggs** And that's the fall down there too.

**Police Chief Mike Fratusco** Sure. And that's been a question and I'll address that real quick in case there's any questions. So, we do share resources. If you drive an Eagle, you're going to see Meridian officers. You're going to see Boise officers, ISP, Eagle, Star. Star, they're not on motorcycles, but they have a two man team or three man team now. So they rotate around year through the month, so you'll see him go to different locations to include Garden City. They'll concentrate in Kuna, then they'll move the next month they'll move to Eagle. The next month they'll go to unincorporated Ada county. So they go all over trying to help curb traffic issues. So, they do share resources and it's been huge for us to get an influx of other riders to talk about when the Hells Angels were here, a lot of that, a lot of the Members that came to work that event were just trading their normal job hours in Eagle or wherever they were working to come out work in Kuna with no added overtime cost. So, there is a shared resource.

**Council President Bruce** Thank you. Good?

**Council Member McPherson** No brainer.

**Council President Bruce** Councilman?

**Council Member Laraway** I'm glad you answered the questions. I had a lot of them until you clarified a lot of them. Thank you.

**Council President Bruce** I move we approve the contingency request for \$50,000 to replace the Harley-Davidson motorcycle.

**Council Member Laraway** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries. And I will say personally, I was quite worried when Chief told me of that accident. I've known Tyson a long time and when you hear about an accident like that, I was afraid he would lose him to injury if nothing else. But fortunately, he's a tough dog and he's going to come back. So, very happy with that.

*(Timestamp 01:12:18)*

**Motion To:** Approve The Contingency Request For \$50,000 to replace the Harley-Davidson motorcycle.

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**8. Ordinances:**

(Timestamp 01:13:05)

**Mayor Stear** All right, that brings us to 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*

(Timestamp 01:13:12)

**Mayor Stear** Consideration to approve ordinance 2025-26. 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, EB's 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.

**Council President Bruce** I move we waive 3 readings of ordinance 2025-26.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 01:13:59)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-26

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve ordinance 2025-26.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of the ordinance. Any further discussion on that motion? Nathan, would you poll the council, please?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:14:15)*

**Motion To:** Approve Ordinance 2025-26

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

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*

*(Timestamp 01:14:38)*

**Mayor Stear** Consideration to approve ordinance 2025-27. 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; 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.

**Council President Bruce** I move we waive 3 readings of ordinance 2025-27.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 01:15:19)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-27

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve ordinance 2025-27.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the council?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:15:38)*

**Motion To:** Approve Ordinance 2025-27

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

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*

*(Timestamp 01:16:03)*

**Mayor Stear** *Let's see. Okay.* Consideration to approve ordinance 2025-28. 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 HHIF VI LLC.; and declaring water rights appurtenant thereto or 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.

**Council President Bruce** I move we waive 3 readings of ordinance 2025-28.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 01:16:49)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-28

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve ordinance 2025-28.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the council?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

*(Timestamp 01:17:08)*

**Motion To:** Approve Ordinance 2025-28

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

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*

*(Timestamp 01:17:32)*

**Mayor Stear** Consideration to approve ordinance 2025-29. 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, HHIF VI, LLC.; and declaring water rights appurtenant thereto are approved for delivery purposes; and directing the city clerk to record this ordinance as provided by law; and directing the City Clerk 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.

I thought that one was exactly the same until I got to the New York Irrigation District.

**Council President Bruce** Gotcha. I move we waive 3 readings of ordinance 2025-29.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 01:18:28)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-29

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve ordinance 2025-29.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the council?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:18:44)*

**Motion To:** Approve Ordinance 2025-29

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

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*

*(Timestamp 01:19:04)*

**Mayor Stear** Consideration to approve Ordinance 2025-30, 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, 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.

**Council President Bruce** I move we waive 3 readings of 2025-30.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Motion carries.

*(Timestamp 01:19:47)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-30

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve ordinance 2025-30.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval. Any further discussion on that motion? Nathan, would you poll the council?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:20:00)*

**Motion To:** Approve Ordinance 2025-30

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

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.

*(Timestamp 01:20:33)*

**Mayor Stear** Consideration to approve ordinance 2025-32. 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 Hubbell 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.

**Council Member McPherson** Just for clarification, in the packet on page 198, it says ordinance 2025-31, not -2 at the top of it. The bottom it says 32, but at the top it says 31.

**Mayor Stear** What I'm looking at is 32, and then when we drop down to the next ordinance, it's 31.

**Council Member Laraway** It's Idaho Power.

**Council President Bruce** Yeah, Idaho Power is 31, right?

**Council Member McPherson** Just on the top of the actual ordinance, it's on top of the ordinance itself, it reads 31.

**Mayor Stear** Well then, so in the packet they're not switched.

**Council President Bruce** No.

**Mayor Stear** Can you see as Idaho Power then, let's do this 32.

**Council Member Biggs** Nope, it's 31.

**Mayor Stear** So we have two 31's in the packet.

**Council President Bruce** Yep.

**Council Member McPherson** The bottom of the page—

**City Clerk Nathan Stanley** Yeah, that's just an error, I can fix that.

**Mayor Stear** All right, so we are approving ordinance 32 though, right now.

**City Clerk Nathan Stanley** 32 Correct.

**City Attorney Marc Bybee** Mark Bybee, City Attorney, you could actually amend it by interlineation to strike through, put it on there, include that as part of the motion that you amended the ordinance title to 32. What is it, 2025-32?

**Mayor Stear** The ordinance title in the packet. It's already that way in the-

**Council Member Biggs** That's correct in the summary.

**Mayor Stear** The agenda is correct.

**City Clerk Nathan Stanley** The agenda is correct. In the packet it says ordinance 2025-31 when it's actually for the ordinance 2025-32. So, that was just an error on my end.

**Council Member Biggs** It says 32.

**City Attorney Marc Bybee** So I was, yeah, I was saying to make a motion to correct because what I'm looking at in the packet page 202, is that right? That says 2025-31 should say 2025-32, correct?

**City Clerk Nathan Stanley** The irrigation annexation is 32. It's just listed as 31 in the title that was just an error on my end.

**City Attorney Marc Bybee** Okay, way too far in the packet. So is the Idaho power one. It is correct.

**City Clerk Nathan Stanley** Yes, that one Idaho powers 2025-31.

**City Attorney Marc Bybee** That's what threw me out because it comes next in the order on the agenda.

**Council President Bruce** So, do I need to state the page number that for clarification so they'll have a reference because if we just say a number it doesn't have any correlation.

**Council Member McPherson** Man, I made that way too difficult.

**Council President Bruce** No, no it's...

**Mayor Stear** why do you always have to point these it?

**City Attorney Marc Bybee** It doesn't hurt to specify the page number it's not I don't know that it's necessary but it won't hurt.

**Council President Bruce** Okay, I move that'll be for the approval. I move we waive 3 readings of 2025-32.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

*(Timestamp 01:23:59)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-32

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I move we approve ordinance 2025-32 and amend the ordinance on page 198 to match 2025-32.

**Council President McPherson** Second.

**Mayor Stear** Motion is made and seconded. Any further discussion on that motion? Nathan, would you poll the council?

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council Member Laraway** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:24:22)*

**Motion To:** Approve Ordinance 2025-32 With An Interlineated Amendment

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

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.

*(Timestamp 01:24:51)*

**Mayor Stear** This is a first reading introduction of Ordinance 2025-31, Idaho Power Franchise Agreement.

An ordinance in accordance with Idaho Code 50-328 and 50-329 and 50-329A, granting a franchise to Idaho Power Company Corporation and 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 non-exclusive right to physically locate and maintain telephone, cable, fiber optics, or other communication 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.

So we're just going to do a first reading on that tonight. So, no further action is needed.

**Council Member Biggs** Is this typical of other cities and throughout the state? They all have this same...

**Mayor Stear** I don't know. There's a, I think. I think pretty much all cities have these.

**City Attorney Marc Bybee** Talking about franchise fee or franchise agreement, what was the question exactly what part of having what?

**Council Member Biggs** With Idaho Power, is it just an exclusive, what is it, the non-exclusive right to physically locate, maintain, telephone, cable, fiber optics, other communication facilities for basically not to compete for 10 years?

**City Attorney Marc Bybee** Okay, so yeah, Marc Bybee, City Attorney, franchise agreements for power in the state of Idaho are quite common. I think, if I remember right, I think Idaho Falls has its own power grid that it actually owns as infrastructure. But otherwise, most cities are contracted with a company. The majority down in southern Idaho are Idaho Power. I think up in north Idaho, they might actually be on some Washington-based company. But franchise agreements are very common because most Idaho cities just don't own their own power supply.

**City Clerk Nathan Stanley** Councilman Biggs, Nathan Stanley, City Clerk, and we've been in a franchise agreement with Idaho Power for the last 10 years. It's just coming up, expiring this November.

**Council Member Biggs** And I guess my, I guess I've been in the tech world and 10 years can be a long time in tech sometimes. If there were another company that bought them out or something like that, then we'd have to do a new agreement or something like that. Okay, that's all I was curious.

**Council President Bruce** You about to sell power to somebody?

**Council Member Biggs** No, but I still got the fiber optic, you know, the telephone, telephone cable. We won't have telephone cable in 10 years.

**Council President Bruce** Yeah. That's great.

**Mayor Stear** All right. Anything further on that?

**Council Member Biggs** No, sir.

**Council President Bruce** No, not on that. Actually, like before we do the executive session, I asked the chief about the incident yesterday... If you keep their family, was it yesterday, at the in the creek?

**Mayor Stear** Oh, the drowning.

**Council President Bruce** Yeah. Just keep that family in your prayers.

**Mayor Stear** Certainly. Yeah, that's very unfortunate. Fortunately, we haven't had... I can't remember the last time, I think I kind of do, but I don't remember how many years ago. It's been several years now since we've had a drowning there. That creek is just really unforgiving. Some of the most dangerous spots are the ones that look the most calm. There's a lot of rocks and sticks and other weird things down in underneath that create dangers there. And so...

**Police Chief Mike Fratusco** Mayor, can I say something?

**Mayor Stear** Yes.

**Police Chief Mike Fratusco** For the record, Mike Fratusco, City of Kuna. I would like to acknowledge some of the citizens, the citizens that were out there were fantastic. I mean, we had people, what I'm being told is one gentleman opened his house to all first responders for tips for everybody and he stepped aside and just stayed out in the driveway helping direct emergency responders to the location. I'm going to get his address and another gentleman's address so I can personally go thank them. But it was pretty amazing. The citizens that were out there and the compassion they had. So pretty proud of the community over there.

**Mayor Stear** Good. Yes, thank you for mentioning that.

*CLERK'S NOTE: NO COUNCIL ACTION TAKEN, FIRST READING ONLY*

## **9. Executive Session:**

*(Timestamp 01:30:06)*

- 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.

**Mayor Stear** If nothing further, we do need to have an executive session.

**Council President Bruce** And who do we need?

**Mayor Stear** Who all do we want for executive session?

**City Attorney Marc Bybee** I'm the one that asked for the executive session, so I'd like Nate to stay in. I'd like Doug to stay in. I don't know that anybody else needs to, unless if Jared wants to be, I'm not going to kick him out, but... okay.

**Council President Bruce** I move we adjourn to executive session under 74-206 with City Council, Doug Hanson, the City Clerk. That's it? And our City Treasurer.

**Mayor Stear** Okay.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded. 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 the motion carries. And we will not be making any decisions. And when we come back out of executive session, we will conclude. So, thank you very much.

*(Timestamp 01:30:36)*

**Motion To:** Enter Executive Session Under Idaho Code §74-206

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Laraway

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

**10. Mayor/Council Announcements:**

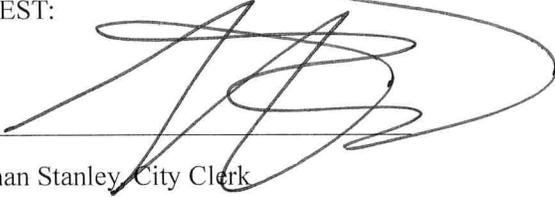
**11. Adjournment:**

*Adjourned at 7:48 PM*



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*

*Date Approved: CCM 09.16.2025*





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



City Council Public Comment Sign-In Sheet  
 September 2<sup>nd</sup>, 2025

**The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda.**

In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases MUST be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session, particularly if your comments are covered by Idaho Code §74-206(1), and may notify you accordingly. If you are recognized to speak you may "have the floor" for up to three (3) minutes unless a separate time duration is determined by The Mayor and/or City Council.

Name <i>Michael Rocco</i>	Name	Name
Address <i>1286 E Fort Erie St</i>	Address	Address
City, State, ZIP <i>KUNA 83634</i>	City, State, ZIP	City, State, ZIP
Topic: <i>\$50,000 Replace Motor cycle</i>	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
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Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
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Topic:	Topic:	Topic:



# CITY OF KUNA

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • www.kunacity.id.gov

City Council Public Hearing Sign-In Sheet  
 September 2, 2025

**Case No.: 25-01-ZC**

**Case Name: Wanner-Buckner/City of Kuna Rezone**

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Michael Rocco	Name
Address 1286 E. Fort Erie St	Address
City, State, ZIP KUNA 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Tina Townley	Name
Address 2995 Meadowview Rd	Address
City, State, ZIP Kuna	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Rebecca Simmons	Name
Address 2035 E Thea Dr	Address
City, State, ZIP Kuna	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Jan A Zow	Name
Address 412 E. Boise St	Address
City, State, ZIP Kuna	City, State, ZIP

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## CITY OF KUNA

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5546 • [www.kunacity.id.gov](http://www.kunacity.id.gov)

City Council Public Hearing Sign-In Sheet  
 September 2, 2025

### Consideration to approve Resolution R48-2025 Meter Rental Fee and R49-2025 Updating Fee Structure for Modeling Support

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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City Council Public Hearing Sign-In Sheet  
 September 2, 2025

### Consideration to approve Resolution R66-2025 Amending Planning & Zoning and Building Fee Schedules

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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City, State, Zip	City, State, Zip

# KUNA IDAHO

CITY OF KUNA | Kuna City Hall 751 W 4th Street | Kuna, Idaho 83634



## EXECUTIVE SESSION MINUTES Tuesday, September 2, 2025

### 1.) Executive Session

**Authority:** Idaho Code 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.

Start Time: 19:40

**Persons Present:**

**Title:**

<u>NATHAN STANLEY</u>	<u>CITY CLERK</u>
<u>Jared Empey</u>	<u>City Treasurer</u>
<u>DOUG HANSON</u>	<u>P.Z DIRECTOR</u>
<u>Marc Bybee</u>	<u>City Attorney</u>
<u>Joe Stear</u>	<u>Mayor</u>
<u>MATTHEW BLOGG</u>	<u>CITY COUNCIL</u>
<u>CHRIS BRUCE</u>	<u>city council</u>
<u>John LARMAWA</u>	<u>city council</u>
<u>Greg McPherson</u>	<u>City Council</u>

Motion to Exit Executive Session By: BRUCE  
Second on Motion to Exit Executive Session By: McPHERSON

All In Favor: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
All Opposed: \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

End Time: 19:48

**Information Received; No Action Taken.**

Pursuant to Idaho Code §74-205 (2) Minutes pertaining to an executive session shall include a reference to the specific statutory subsection authorizing the executive session and shall also provide sufficient detail to identify the purpose and topic of the executive session but shall not contain information sufficient to compromise the purpose of going into executive session.