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

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

City Council Meeting
AGENDA

Tuesday, October 21, 2025

6:00 P.M. REGULAR CITY COUNCIL

For questions, please call the Kuna City Clerk's Office at (208) 387-7726.

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

2. Pledge of Allegiance: Mayor Stear

3. Consent Agenda: ACTION ITEMS

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

A. Regular City Council Meeting Minutes Dated October 07, 2025

B. Accounts Payable Dated October 16, 2025, in the amount of $975,219.88

C. Decision and Reason Statement

1. Case Nos. 22-07-ZC & 22-15-S Gallica Heights Subdivision

D. Final Plats

1. Case No. 25-25-FP (Final Plat) Valor West Subdivision No. 2
2. Case No. 25-22-FP (Final Plat) Valor West Subdivision No. 1
3. Case No. 25-23-FP (Final Plat) Valor Golf Village No. 6

E. Resolutions

1. Resolution R73-2025A

A RESOLUTION AMENDING RESOLUTION R73-2025 OF THE CITY COUNCIL OF KUNA, IDAHO:

- MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND

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.

- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES WHICH INCLUDE:
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND
- ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND
- REPEALING PRIOR CITY AND/OR KUNA MUNICIPAL IRRIGATION SYSTEM RESOLUTIONS R68-2024; AND
- PROVIDING A SEVERABILITY CLAUSE; AND

PROVIDING AN EFFECTIVE DATE.

2. Resolution R77-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R78-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R79-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R80-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R81-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R82-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution R83-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC, AN IDAHO GENERAL BUSINESS CORPORATION, FOR LINROCK SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R84-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS LLC, AN ARIZONA

LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

4. Public Comment

5. External Reports / Proclamations

A. Ada County CIP Partner Update. Justin Lucas, Chief of Operations + Infrastructure

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.
City Council members may ask questions throughout the public hearing process.
Once the public hearing is closed, no further testimony or comments are heard.
City Council may move to continue the application to a future meeting or approve or deny the application.

A. Case Nos. 25-01-OA (Ordinance Amendment) The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation

7. Business Items:

A. Determine the following objections to the Lodged Agency Record and Transcripts filed with the City related to the Layne Thornton, et. al. v. The City of Kuna (i.e. Ada County District Court Case No. CV01-25-15843) Judicial Review matter: Marc Bybee, City Attorney ACTION ITEM

A.1- Objection of the City of Kuna, filed by Deputy City Clerk Garrett Michaelson;

A.2- Objection of Gemstone Technology Park, LLC and D. Yamamoto Development, LLC, filed by Hethe Clark; and

A.3- Objection of Layne Thornton, Toledo Dairy I, LLC, and Toledo Land Holdings, LLC, filed by Doug Waterman.

https://www.kunacity.id.gov/DocumentCenter/View/9821/Objections-to-Lodged-Record-and-Transcripts-PDF

8. Ordinances:

A. Consideration to approve Ordinance 2025-31 Idaho Power Franchise Agreement ACTION ITEM

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.

Consideration to approve Ordinance

B. Consideration to approve Ordinance 2025-35 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 PATAGONIA 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

C. Consideration to approve Ordinance 2025-36 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 MAGELLAN 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 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

9. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment:

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
MINUUTES

Tuesday, October 07, 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 000:00:23)

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

CITY STAFF PRESENT:
Marc Bybee, City Attorney
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Adam Wenger, Public Works Director
Doug Hanson, Planning & Zoning Director
Michelle Covert, Economic Development Administrator
Troy Behunin, Senior Planner
Morgan Webb, Deputy Parks & Recreation Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

Mayor Stear All right, it is 5:59 and 45 seconds, so we'll go ahead and call this meeting to order. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:40)

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

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 00:01:00)

A. Regular City Council Meeting Minutes Dated September 16, 2025

B. Accounts Payable Dated October 02, 2025, in the amount of $1,797,515.71

C. Decision and Reason Statement

1. Case Nos. 24-09-AN & 24-06-S Blossom Meadows Subdivision
2. Case No. 25-01-ZC Wanner-Buckner/City of Kuna Rezone

D. Final Plats

1. Case No. 25-18-FP (Final Plat) Whiterock Subdivision
2. Case No. 25-19-FP (Final Plat) Lugarno Terra North Subdivision No. 2
3. Case No. 25-20-FP (Final Plat) Lugarno Terra North Subdivision No. 3

E. Resolutions

1. Resolution R75-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING

THE *"AGREEMENT FOR PROFESSIONAL SERVICES UNDER $150,0000"* WITH SAFEBUILT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

2. Resolution R76-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COOPERATIVE AGREEMENT BETWEEN VALLEY REGIONAL TRANSIT AND CITY OF KUNA FOR PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION; AUTHORIZING THE CITY TREASURER TO PAY THE PUBLIC TRANSPORTATION FINANCIAL CONTRIBUTION IN THE AMOUNT OF NINETEEN THOUSAND AND SIXTY-FOUR DOLLARS AND ZERO CENTS ($19,064.00); AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

(Timestamp 00:01:00)

Mayor Stear First item is the consent agenda.

Council President Bruce Mr. Mayor, I did notice one thing that item E.1. has one extra zero in there.

Council Member Biggs It's also in the Resolution.

Council President Bruce Unless it's for 1.5 million.

Council Member Biggs *Right there, there's an extra zero.* It's in the resolution as well.

Mayor Stear 150.0000, okay. Nathan, can you clarify what that is?

City Clerk Nathan Stanley That's just a typo. It's a typo. It's to the contract or the professional service agreement is to not exceed $150,000.

Mayor Stear Okay. All right. Anything else? Good catch.

Council Member McPherson That's it.

Council President Bruce Councilman Laraway, do you have anything? I move we approve the consent agenda as published with the update to item E.1. That it is 150,000 that we are agreeing to and not 1.5 million.

Council Member McPherson I'll second that.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:02:06)
Motion To: Approve The Consent Agenda With An Amendment To Item E.1.
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Roll Call Vote
4-0-0

4. Public Comment

(Timestamp 00:02:37)

Mayor Stear Next we have public comment. David Wardell, If you would just state your name and address for the record.

[Inaudible]

City Clerk Nathan Stanley Can you say it into the mic so we can get it on the recording, please? Thank you.

Council President Bruce *And is it green?*

Mayor Stear *Yeah, push the base there..*

David Wardell *That was easy.*

Mayor Stear Okay, now go.

David Wardell David Wardell, 2230 East Condor Lane, Kuna. I came to discuss a little bit of issues that I have with the Building Department, and just a few minutes ago, Mayor Stear informed me that there are some changes being made, and so I am compelled to cut back on my rhetoric, considerably. But I would like to comment that at this time, in this jurisdiction, you have absolutely no code compliant construction going on. My understanding, that's going to change. I hope so. That's why I came in. There have been many errors, not only in plan check, but also in inspections. Again, I've been told that's going to change. I hope so. The building department is going to need your support because if they start doing what I've been told they're going to start doing, and in fact enforcing the code, the builders are going to scream. And they're going to be on you. And I hope that you will support your people and not succumb to politics. Because that's one of the reasons that these people back off, I talked to a lot of superintendents here in this area and in other areas, their whole general and almost 100% attitude is we don't care about the code. As long as we can get away with it and make money at it, we're going to keep doing it. And if you start making them do it correctly, it's going to cost more and that's going to be a problem.

So, I urge you to please support your Building Department and Planning & Zoning and all those and let them know that as long as they stay in the code, you're going to back them. So anyway, that's the big thing I have discussed earlier with your Building Official. He said that the workforce out there is very poor. Mostly, much of it is unskilled and untrained, which is true. I've worked around the world in many, mostly in third world countries, and the workforce that's out here right now, building in this jurisdiction is not much better in the general framing areas. These people will improve if the code is enforced. They will not ever improve if the code maintains what you're doing, what has been done. So, I certainly hope that everyone will rise to the occasion and give the people in this town what they have every right to expect is a code compliant home when they buy one. The building code represents the worst, the lousiest house you're allowed to build by state law. It's a good house, but it's the lowest level of quality that you're allowed to build. None of them currently being built meet that standard.

City Clerk Nathan Stanley Sir, you've reached your time. If you can wrap up your comments.

David Wardell *Thank you.* That's just, I hope you give them some support and quite frankly, I would be more than happy to assist if anyone has any questions later on what's going on. I am a certified building inspector and have 50 years' experience as a builder. So, I do know a little bit.

Council President Bruce Thank you.

Mayor Stear Thank you very much. Michael Law.

Michael Law Michael Law, I reside at 892 North Cranesville Avenue here in Kuna. Just wanted to make a quick statement on the resolution that you just passed on the cooperative agreement between Valley Regional Transit and the City of Kuna. I wholeheartedly disagree with that. Why? Because that is not the proper role of government. It is not to provide transportation or anything else or provide the means for anybody else, especially from somebody like myself who doesn't ever commute. Traffic is not a problem for me, but yet if we continue to push public transportation, I'm still going to be paying for it and that is called extortion, when you take money and do not provide a service. Is it available? Yes, but it's not something that I need or want. Just to remind you, the proper role of government is to, is to provide, not to provide anything, but to protect life, liberty, and property. We all, you all, took an oath to defend and protect the Constitution of the United States, and that is the purpose of government as the declaration very clearly lays out. It is to protect life, liberty, and property, not to provide for any of that. It is only to protect, and this is not protecting, this is providing, and that is not a proper role of government, and that's all I have to say.

Mayor Stear Okay, thank you, Mr. Law.

Council President Bruce Thank you, Michael.

Mayor Stear And that's all I had to sign in for public comment. Is there anybody else who wishes to that didn't get a chance to sign in? All right.

5. External Reports / Proclamations

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 00:09:13)

A. Case Nos. 24-08-AN (Annex) and 24-05-S (Preliminary Plat) – Applicant requests approval for Annexation of approx. 79 acres into Kuna City and proposing the R-6 (Medium Density Residential) & C-1 (Neighborhood Commercial) zones; and requests Preliminary Plat approval to subdivide the same land into 354 single-family lots, 38 common lots, 12 common driveways, 1 School Site, 1 City Park and 2 deeded access lots. The site is in Section 27, Township 2 North, Range 1 West (Parcel numbers; R7321001020 & R7321001040). A school site has been integrated into the site plan. Troy Behunin, Senior Planner ACTION ITEM

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:09:13)

Mayor Stear And that takes us to public hearing for case #24-08-AN and #24-05-S. Troy, you may have the floor, sir. *Oh, you even get to sit down this time. That's awesome.*

Senior Planner Troy Behunin Yes, thank you, Mr. Mayor. I am sitting tonight instead of standing Good evening, Mr. Mayor, and Members of the Council. For the record, Troy Behunen, Kuna Development Services Department, Senior Planner. The applications before you this evening request annexation of approximately 79 acres and to apply the R-6 and the C-1 zones. The applicant is also requesting a preliminary plat approval in order to subdivide the site into 354 single-family lots and 38 common lots, 20 -- 12 common driveways, a school lot, and also a city park lot. The site is located near the southwest corner of Ten Mile and Kuna Roads. Staff would like to highlight that this developer is working with Kuna Royal Fire District and a Charter School for an onsite school lot and also a city park. The applicant has made adjustments to the site to accommodate also a 40 foot wide Boise Project Border Control easement along this the Sunbeam and Bead Lily frontages for at least part of the frontages and an exhibit demonstrating that cross-section of those specific frontages are in the Council's packet. Staff has reviewed the proposed annexation and the preliminary plat applications for compliance with Kuna City Code, Idaho State Statutes, the Kuna Comprehensive Plan, and should the council approve the annexation and the preliminary plat applications, staff does recommend that the applicant be subject to the proposed recommended conditions that are outlined in staff's memo. The applicant is present tonight, and they do have a presentation which begins on page 194 of the packet, and the staff report begins on page 222, and I'll be here for any questions you might have.

Mayor Stear All right And who do we have presenting for the option?

Stephanie Hopkins, KM Engineering Good evening, Mr. Mayor, Members of Council. My name is Stephanie Hopkins. I'm with KM Engineering. Our address is 5725 North Discovery Way in Boise. And Jamie with Kittleson is with me too. So I'll let him introduce himself.

Jamie Marcosian, Kittleson and Associates Yes, for the record, Jamie Marcosian, Kittleson and Associates, traffic engineer, 101 South Capital Boulevard, Boise, Idaho, 83702.

Stephanie Hopkins, KM Engineering Okay, so we are thrilled to be here this evening. I was actually preparing for this presentation, looking back at the history of everything, and realized that today is my sixth-year work anniversary with KM Engineering, and this was the first project I worked on when I started working at KM. So, I've been a part of the development team from the beginning, as obviously the developer, Kittelson has been involved, and we've been fortunate enough to be able to coordinate with the city. Troy, who's been here the whole time, and various other stakeholders and folks that have been involved throughout the project for several years. So, we've made quite a few changes and think that this development is going to be a great benefit to South Kuna. The developer has a lot of experience developing in Kuna and has been able to kind of harness relationships and gather amenities and things within this development that will greatly benefit not only the residents here, but residents in Kuna overall. So, we've made changes based on the feedback we've received, not only recently with Planning & Zoning Commission, but initially we'd actually planned on running this as a planned unit development. And we were going to be requesting R-12, R-6, C-1. It was going to be considerably more dense. We had 432 units. Now we have 354. We previously were going to have an attached townhome product that was going to be pretty dense. And then we decided to kind of scale that back based on feedback we'd been receiving from staff and other agencies during the time, neighbors, and also based on the feedback that we've received on other projects the developer's been working on.

So Gallica Heights was recently approved. That's one that we've been kind of watching, obviously, as this project has been evolving as well. And, you know, the PUD request was something that wasn't supported, in that application, and we realized it wouldn't be supported in this either. So, we pulled that request and have changed the plat considerably since the beginning. Notably, the future fire station lot that's in the north part. So, the north arrow is pointing to the right. This is Kuna Road. Bead Lily’s on our west. That's going to be a new collector that will be constructed with this project. The fire station lot was actually already donated to the Kuna Rural Fire District ahead of a bond that they needed passed. So that was an integral piece of that bond being passed. And the developer was more than happy to do that and happy to support them in that endeavor. We have several folks from the development team here too. So, we'll address, I'll address the land use stuff and Jamie's going to cover traffic. And then if you have any further questions, we can bring other folks up and some other folks are signed in to speak as well. Troy did a wonderful job covering the basics.

So I'm going to keep it brief. Future land use is supported in this area. It's medium density residential. Our plot is 6 units per acre and we are requesting the C-1 district. So, we're asking for your approval on annexation into the C-1 district, about 2.57 acres and 76.39 acres in the R-6 district. Alongside that, we have a preliminary plat that we're requesting for approval on this evening as well. So this is the layout. We have 421 total lots. Seven of those are C-1, so that's commercial lots. And then 409 are R-6. So 354 of those are buildable. There are 306 standard single-family homes. So these are the ones that are kind of in the majority of the site. We've specifically positioned those against Sutter's Mill, which is to our east to provide a nice transition. And then there are alley loaded lots in the kind of central area here. Based on Planning & Zoning Commission's discussion the last time that we met with them. They wanted to see more open space and a pedestrian connection from south to north. So Sunbeam is a collector roadway on the south boundary of the site. We connected a pathway and increased open space opportunities through the middle and then also added some pedestrian connections that could go to the commercial area on the west side of the development. And as mentioned, there's a park lot that's included in a school lot that the developers partnering with Bloom and Sage International. They're here tonight and they'll speak. Open space is provided in excess of what code requires. So 10.5% of the overall site is required, which is about 8.29 acres. We're providing 11.7 acres, which is about 15% of the overall site of open space. There are additional buffers that have been added throughout the process and internal walkways that I've mentioned.

This is just a zoomed in version of the amenities. And then access and connectivity was a big discussion during Planning & Zoning Commission. There is a portion of right-of-way that's currently unopened, ACHD right of way that we are working through a process with them to exchange that right of way for right-of-way that will be dedicated in other areas of the site. There are two homes that currently access there, so we've included two deeded lots for them to access their homes. There's a primary access that'll be going to Kuna Road, which is on the north boundary here. That's a minor arterial roadway that will be constructed Half of this will be constructed with the development. Bead lily's on our west boundary, that's a collector. It'll be a new north-south collector roadway that does not currently exist on the west boundary, and that will be constructed. Half of that will be constructed with this development as well. Stub streets into the subdivision and Sunbeam, which is a collector roadway on the south boundary. So, I'll turn it over to Jamie.

Jamie Marcosian, Kittleson and Associates Keeping on the lens of transportation and connectivity, we prepared a comprehensive traffic impact study, which studied the previously defined development plan, which was more dense than this. ACHD has reviewed and accepted that TIS and issued a staff report assuming those land uses. So, the land uses you see before you today are less dense, and in other words, produce less traffic than the original project did. Our comprehensive assessment here goes not only for the site frontage and adjacent intersections, but we're touching intersections and roadways up to five miles away from this site. We studied all the way up to Amity Road and all the way out to State Highway 69 with this project. We're using a combination of existing traffic counts, area growth projections through the Community Planning Association of Southwest Idaho, or Compass, and the Institute of Transportation Engineers Trip Generation Manual to develop project generated trips that would be coming to and from this development.

The revised preliminary plat that you see before you with 354 residential lots is considerably less dense than the original product going from R-12 to R-6. And so, within that ACHD staff report, we have we have, you know, seen mitigations that are required, conditions of approval that are required, that include additional study of area intersections and roadways, which may include additional improvements that are required as mitigation from the developer. There will need to be a separate TIS and CUP for the school site and the study intersections and segment along Kuna Road within the study area unfortunately are not identified in the ACHD CIP or the five-year work plan. And they do meet ACHD levels of planning -- ACHD planning level of service thresholds for volumes on those classification of roadways.

Down here, you see a CIP map. So, all the circles and roadway segments that are colored within represent projects that are identified and listed in the ACHD Capital Improvements Plan. In blue, you see the various developments that are in this area. And here we are at Madrone Village, kind of, you know, in the south, the southwest corner of this aerial snip. I'll turn it back to Steph.

Stephanie Hopkins, KM Engineering So with this development, the developer will be funding the improvements that I've mentioned earlier. So the half street connection or the half street improvement on Kuna Road, Bead Lily Avenue, which is that new collector on the west boundary, Sunbeam, which is the southern collector, and then -- So with those roadways, the developer actually be funding those and improving those with each of the phases as they come in as final plats, and that'll be required before they can get occupancy on homes and that's something that's entirely funded by the developer. And I think Jamie maybe mentioned this, but the traffic impact study or the ACHD report requires that we do a re-analysis at the 200th lot for the intersection of Black Cat and Columbia Roads. So that's going to be something that they will look at again when we have a final plat come through and they'll be able to assess whether there are additional mitigations required.

So, impact fees are another thing. The city, ACHD, the community fire district, and other agencies will collect a one-time impact fee from Madrone village to fund public improvements like roads, parks, and other services that are required. And these are necessary to serve the growth that is proposed with this. So, it's not meant to take care of existing issues. It's meant to basically, development will pay for itself, right? That's the idea. So, these impact fees

are based on the number of residences that are proposed. So, for example, ACHD has an impact fee of $3,493. It's required per unit. So that comes out to $1.2 million. Overall, the impact fees that this development will contribute to these different agencies is $2.8 million, which will be obviously a huge benefit and impact to these agencies and I can go through the conceptual phasing if you'd like or I can touch on that during rebuttal but really appreciate your consideration this evening we're really excited about this project and um we're here to answer questions if you have them this project will be a really great benefit to the community and it's been a long time coming it'll be a great project, so thank you.

Mayor Stear Okay questions?

Council President Bruce Not at this time… oh, I guess.

Mayor Stear Council Member Biggs.

Council Member Biggs Yes, Stephanie, so the Planning & Zoning Commission recommended denial of this four to zero, and one was out. So, it was unanimous. And I guess the two primary concerns they brought up were traffic. They brought up the traffic that was already mentioned, and then also Kuna Road and Ten Mile intersection there. So, I guess what have you done to mitigate their concerns since June the 10th that meeting?

Stephanie Hopkins, KM Engineering Thank you, Mayor, Councilman Biggs. I don't know that we've done any additional work to mitigate their concerns or the request. I think that during that meeting, we didn't address their concerns comprehensively. And so that's partially why we have Jamie here again. He came to the first Planning & Zoning commission meeting, wasn't available for the second. So, I was fielding a lot of traffic questions that I wasn't prepared to answer. The -- I think the main thing that we want to convey tonight is that the construction of Bead Lily Avenue, which is that new collector on the west boundary, is going to provide an alternative option for folks that would maybe take Ten Mile, otherwise, Ten Mile. The additional access is there will alleviate the current traffic that's on Ten mile. I don't know if Jamie wants to add some more information.

Jamie Marcosian, Kittleson and Associates Thank you, Jamie Marcosian. Let's see. Mr. Mayor, Councilmember Biggs, the analysis that we prepared at Ten Mile and Kuna did indicate a level of service F. In other words, a pretty significant amount of delay for folks coming from the south northbound at Ten Mile. Per ACHD policy, that intersection is a two-way stop controlled intersection. In other words, the only traffic control there is a stop sign for folks traveling northbound on Ten Mile. Within our analysis, we look at what's called a volume to capacity ratio, and it's an assessment, a calculation, et cetera, effectively, of how much volume is on the roadway versus how much volume it can process. And typically that goes in a ratio of 1.0 or less. 1.0 would be the roadway is at capacity, so it cannot accommodate additional volume. In our analysis, we are we are seeing a volume to capacity ratio of 0.86 or 86%. And what's happening within that operations analysis that leads to an LOSF, or an excessive delay, is simply the fact that there is a large volume of vehicles moving east to west on Kuna Road. And so finding a gap for folks who are headed northbound at the Ten Mile becomes a little bit difficult. It is still within the ACHD levels of service thresholds, though, given it is a two way stop controlled intersection. And because it's not part of the ACHD CIP and there still is additional capacity available on that roadway segment and at that intersection, ACHD has not conditioned additional mitigations at that location at this time.

So, there are like we talked about, there are additional traffic analyses that are impending unit count as the project would be to, would be, you know, ongoing. And so this could be one of those locations that gets rolled in. ACHD has identified the Black Cat and Columbia Road intersection in particular for that additional analysis. But those are some of the reasons why, you know, Ten Mile, Kuna came up in our traffic study, but also some of the reasons why, as we comply with ACHD's policies, it is not shown as a piece of mitigation within the project.

Council Member Biggs Is there, I guess, expectation from your study that the, I guess, the adjoining subdivision, Sutter's Mill, people are going to be used going through this one to get out?

Jamie Marcosian, Kittleson and Associates There could be. I think there are stub streets right now in Sutter's Mill that would be continued and connected within the Madrone Village project. And additionally, the Sunbeam Street collector that runs east to west on the south border of both of those developments, plus the addition of a new north-south collector at Bead Lily Avenue, offers that additional outlet capacity for folks who are in Sutter's Mill, perhaps, who need to get out to Kuna Road and can take Sunbeam to Bead Lily to access Kuna Road in that way. Typically, the most delay that you'll see at Ten Mile and Kuna is for folks who are sitting at the stop sign trying to make a left-hand turn to head westbound. The right-hand turn is a much more easy movement to control, but those left-hand turns have to navigate two directions of traffic instead of one. And so having that additional connectivity with Bead Lily Avenue and Sunbeam Street to move folks out of Sutter's Mill and Madrone up to Kuna Road is going to help the Ten Mile Kuna location.

Council Member Biggs Okay, well, thank you for that.

Jamie Marcosian, Kittleson and Associates You bet.

Council Member Biggs I guess I'll go back to Stephanie for the other concern that the zoning and zoning had. Is there gonna be a school presentation with this?

Stephanie Hopkins, KM Engineering Mayor, Commissioner, Councilman Biggs, yes, they are here to speak.

Council Member Biggs Okay, well then I will save that.

Stephanie Hopkins, KM Engineering Okay, thank you.

Council Member Biggs thank you.

Council Member Laraway I do have a question.

Mayor Stear Yes, Council Member Laraway.

Council Member Laraway Just a little clarification, 'cause this is the second time we've seen this, and I didn't bring it up the first time. The land that surrounds the future school, is that a city park or is that school property?

Stephanie Hopkins, KM Engineering Mayor, Councilman Laraway, that would be a city park. The school and the city are going to have some kind of agreement and actually the school could probably provide you a little bit more information on that, but they'll have an agreement to jointly use those and it'll be the city's…

Council Member Laraway Okay, but bear with me a minute. Chief, clarification, I can open carry at a city park. But I can't open carry on school grounds. So, which is this going to be?

Council President Bruce Right.

Police Chief Mike Fratusco For the record, Mike Fratusco, Chief of Police for the city of Kuna, 793 W 4th St. You are correct. Councilman Laraway, you can carry in a park. You cannot carry out school property.

Council Member Laraway So there's going to be some confusion on that. And I know, like I said, there's only the second time we've brought this up. I didn't think about it the first time, but if this is going to become a trend there might be some clarification that we might have to deal with.

Stephanie Hopkins, KM Engineering Sure, that's a great point. I hadn't considered that either, but I think, I mean, our development team could certainly consider and try to find a solution.

Council Member Laraway All right, thank you.

Stephanie Hopkins, KM Engineering Thank you.

Mayor Stear Okay, anything further?

Council President Bruce I did, actually.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce Thank you.

Council President Bruce When you're discussing the traffic coming off of this development, do you think that some of the traffic will be headed up Black Cat?

Jamie Marcosian, Kittleson and Associates Mayor Stear, Councilman Bruce, yes, for sure. Black Cat serves as a key north-south corridor to get folks across Indian Creek Railroad and up to places, you know, towards the interstate. From a just ease of use perspective, probably a lot more efficient for someone to head up Black Cat towards those destinations to the north, as it would be to slog through downtown Kuna and then make their way over to Highway 69 to head northbound there. Certainly, people will go east to head north. But given the location of this project and the access that Black Cat provides to the north, we do anticipate a good amount of vehicles traveling north-south on Black Cat Road.

Council President Bruce And that was just, and that's what I was thinking as well, because I think we have about at least five developments that are being built up Black Cat now. So it's something to think about of the traffic as it trends west and goes north. So, thank you.

Mayor Stear All right, anything further for the applicant?

Council Member Laraway No, sir.

Mayor Stear All right, thank you. All right, this is a public hearing. Is there anybody who wishes to testify that didn't get a chance to sign in on this sheet? Okay. We'll start with Keith Donahue. If you would just state your name and address for the record, please, sir.

Keith Donahue Yes, thank you, Mr. Mayor, and Council Members. I am Keith Donahue. I reside at 1811 West Resue Street in Boise, Idaho. And I am here as a representative of both Bloom and we presented to you all about 6, 7 months ago about who we are and what we do across the state. I'm also a board member of the Sage International networks of schools. So, pleasure to be here speaking with you and I've covered a lot when we spoke to you before, so I'll try and just hit on some key points that I've heard come up in subsequent hearings, attending and listening to those. So, charter schools are public schools that are part of the public school system designed to bring choice into that system. I feel choice is important. I have a graduate of Sage International, I have a graduate of Boise High. Both were served very well by the two different schools, traditional and charter. Charter schools are public, they're free, and they accept all students and serve all students. And Ms. Downey, who's speaking on behalf of SAGE, will provide you some data about how diverse the student population is there, just to give some comfort in that regard.

Charter schools conduct their enrollment by lottery. It gets a little confusing, but I'll try to explain it real quick. If there's less demand than seats, every person who put in the lottery in every grade gets it, regardless of that they got disabilities, anything of that nature you're in. If there's more applicants than seats in any given grade, there's a lottery. Students who already attend are automatically in. Staff children get a priority. Siblings of students will already get a priority. And then all students residing in the primary attendance zone get a priority. SAGE will draw their primary attendance zone to include all of Kuna. So, Kuna residents will get a priority only if there's still space after that, The fifth priority level is students outside that area to fill the school. I hope that helps make sense *'cause* that question's come up quite a bit. The plan approach that we have, you know, as Bloom working in partnership with Sage for the Kuna school is similar to what we did in Middleton. We often take a phased approach with our schools where we, in this instance, we would build a facility capable of housing K-8. We'd likely open in 2028 with K-4, K-5 and grow over four or five years to fill that initial phase one space. Assuming that everything is going well

and there's demand in the community and interest for the school and a need, we would then fund and finance phase two construction, build a high school, become a K-12. We make that decision at that time based on desire in the community. So, we kind of build phased for a variety of reasons. We think it's good for kids in schools not to try to be a 500-student school all at once. It's exactly the approach we took in Middleton with our school campus there.

I think that school's in its seventh year, and this is the first year with the completed high school building. An important note I want to make is we build our facilities with no levies and no burden on the local taxpayers. We use our state funds, philanthropy, and private financing. So, you know, we typically for a -- we're building K-12 schools for 700 kids for a total of about 16 million. And none of that's local taxpayer money. We do it through those other resources and the benefit here of donated land through Mr. Eck So happy to stand for questions and we look forward with partnering with the community should you choose to move forward with this.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce So, I appreciate it. I actually think the fact that the taxpayers aren't having to build the schools are a great option. But are you -- I know that there will be some impacts on public schools, whether you can't house some or maybe special needs kids or sports. Do you track any of that data at all? *'Cause* I get a lot of concerns from our constituents to say, hey, yeah, it's great you're building that, but it is gonna impact the school some, the public schools. Do we know what that impact is, or is that something that you track or you even can identify?

Keith Donahue Yeah, Mr. Mayor and Council Member Bruce. It is something we track and more clarity probably on the SPED and special education end of things than exactly how sports works because that varies a bit, but I can answer both. And Ms. Downey will have some data showing that. So, when we as Bloom through the Albertson Foundation support schools, we require busing and free and reduced lunch program from day one. That helps enable all families to attend. We also put as a goal in every grant application that we consider that the school has to be attempting to meet or exceed the low income and special ed population of the district they're located in. And they have to have a plan for how they're going to do that. And Ms. Donnie will share that the Middleton campus for Sage, in fact, exceeds the Middleton district in both of those metrics. I believe the Gem Prep School that was approved recently also to Meridian South exceeds the Meridian. So that's a goal we watch and focus and make sure the school staff to achieve. Charter schools are subject to the exact same equal access laws as traditional districts. We're subject to all those laws. Parents can bring an action if we exclude or do not provide all of the rights you know and access they're entitled to. I hope that provides clarity on that.

Council President Bruce I just know that this is a new, especially for our district, having someone that has the forethought to bring their own schools in. And I just *wanna* make sure that we understand all the impacts or the moving parts that we're seeing moving forward, 'cause it is a great idea. I think it does help with the community, but I just *wanna* make sure that we're not having an adverse impact on one agency rather than the other. So, thank you.

Keith Donahue So yeah, no, it's a great question. Just to follow up on that, we received the same federal funding to support those students as well and Medicaid reimbursement and those type of things. So, it's essentially the same approach.

Council President Bruce Okay. Thank you.

Keith Donahue So and then on the sports side, charter, we have our schools attempt to offer the sports they can afford to offer. We don't build schools with football stadiums or schools this size necessarily to support a program like that. If the charter school offers a sport, the students at that school, you know, play that sport at that school. If a charter school does not offer a sport that is offered in the district, that child has the ability to, you know, if it's a competitive sport, try to compete and get on the school that would be their traditional home district school, and then they would pay the fees that a participant pays. So and we do have oftentimes and I'll speak with Sage. That's what I

know best. Typically, if a kid's a big football kid, they'll transfer into the school with their teammates. Okay, but oftentimes some kids will stay at the charter, and you know we try to give them electives at the end of the day, so they can get over to practice on time and participate. And again, these are kids from the community. So that's how that works. Does that answer the question?

Council President Bruce Yes, sir. Thank you.

Keith Donahue Okay.

Mayor Stear All right. Thank you, sir.

Keith Donahue Thank you very much.

Mayor Stear Emily Downey.

Emily Downey Yes, hi, thank you. I'm Emily Downey, 6060 South Sturgeon Way in Boise, Idaho. That was South Boise, pretty close to Kuna. Go to the dentist here in Kuna, love it. I am -- thank you so much, Mr. Mayor and the Council, for allowing me to speak. I'm the executive director of the Sage International Charter Schools. I'd like to speak on support of the Madrone development and just start with a thank you to Mr. Eck for the planned donation for a Sage School and a park that's going to benefit the community. It's a very high-performing school, as I'll talk to a little bit, and it's just a huge benefit to the Kuna community to add that. Sage schools are international baccalaureate schools. And what that means is it's simply a framework for rigorous college preparatory schools that are designed to develop inquiring, knowledgeable, caring young people with critical thinking skills.

Our schools offer after school, during breaks, and summer enrichment programming to help take care of those kids, and some athletics, and a robust outdoor education program. We offer student busing, which is really important in terms of a benefit for our kids and families and also for traffic implications. And we offer a full nutrition program that provides free and reduced meals for qualifying students so that we're making sure we're open to everybody. We always exceed our financial metrics while providing transparency and prioritizing our budget that goes straight into the student as much as we can. We feel very honored. My husband and I have three boys that graduated from the Sage Boise campus. All three of them graduated with a full year of college credits, hefty scholarships, all free rides, one to Texas A&M, and then my twins to Montana State. All three of them are graduated from college and thriving in highly sought-after careers as engineers. So clearly, we are sold, we reaped the benefit of that, and I think it's important to really understand what happens to a community by placing a sage school in that community. We are able to reach all sorts of students with different needs through our randomly drawn public lottery and get meaningful measures of growth and outcomes for those students.

A good example of that, and this speaks to one of your questions, is our Middleton campus. We have significantly higher special education, Hispanic, and low-income students, and military families. All of those from compared to the Middleton district around us, yet we consistently exceed student growth for all of the academic measures. Our Boise campus has similar demographics to the Boise School District. Again, there, we are consistently outperforming in growth and in all of those proficiency metrics. And, you know, Boise School District is one of the higher performing districts in the state. Sage schools are also. Our Middleton campus and our Boise campus are just examples of what a high-performing school can provide to our parents in the community. Our parents in surveys tell us that they feel we have high expectations for learning and that their child feels supported and cared for and that's a really important part of a school community to provide to the Kuna district. Sounds like I'm out of time I did have a tiny little letter that a Kuna parent wrote that I don't know if I am able to read to you. You want me to read that?

Mayor Stear Yeah, you can go ahead and wrap up.

Emily Downey Okay, thank you so much. So, she says it better than us. So, this is a Kuna, this is a Kuna resident who has a child or children in our Boise district. ‘Hello, my name is, and this is to you. Hello, my name is Jackie

Gogan and I live at 609 South Red Oak Avenue, Kuna, Idaho. We have been a part of the Kuna community for 30 years. I wanted to write in support of the Madrone development because I am so excited about the possibility of having a Sage International School in Kuna.

Our children currently attend Sage International's Boise School campus and it's been a wonderful school but a challenging drive back and forth to downtown Boise each day and this is about a 19-mile drive for her. Our children have thrived at SAGE and have blossomed. We believe that the educational choice that SAGE offers will complement the educational programming offered by the Kuna district, allowing Kuna families to choose a school model that best fits the needs of their particular family. We also appreciate that public charter schools like SAGE build their schools without needing local property tax levies, a significant saving to Kuna families. For these reasons, I am in favor of approving in the Madrone development. Thank you again for your time, and thank you for your service to the city of Kuna.' And I'd like to express also my thanks to you for your service, and I'm happy to take any questions.

Mayor Stear Okay, questions?

Council President Bruce No, sir. Thank you.

Mayor Stear All right, thank you very much.

Emily Downey Thank you so much.

Mayor Stear Scott Hedrick.

Scott Hedrick Scott Hedrick, 1154 North Orchard, Boise, Idaho. Good evening, Mayor and Council Members. I'm here this evening to speak in favor of Madrone Village for several reasons. I've attended several of these hearings over the past years, and common opposition has been school capacity. It's the first hearing I've attended where the applicant is resolving the school capacity issue by donating a site for a charter school that will provide capacity exceeding 270% of the students generated by Madrone Village. The applicant is also donating a public park to the Kuna Parks. Applicant has already donated a two-acre parcel to Kuna fire -- rural fire district where fire station number two is planned to be built and will be provide expedited fire and first responder time south of the tracks.

I'm a general contractor. In the past, I built Kuna High School and I built two elementary schools for Kuna and have remodeled both those elementary schools since then. I was awarded the contract as a general contractor to build Fire Station #2 in July. There's a number of major issues that have come up since that contract was awarded. The two-acre parcel donated by the applicant to the Kuna Rural Fire District is not an improved lot. It's an undeveloped parcel that needs to be developed. Like any other development, Kuna Code requires that the developer bring all Kuna utilities to and through their parcel. This would include sewer, water, and pressure irrigation. The nearest sewer connection is an existing manhole 880 feet away from Fire Station 2. Our project, when we bid the project, had the sewer, water, and pressure irrigation shown on the plans, and it will not work. Public Works will not accept what was on those plans. Therefore, it has to be modified. The nearest sewage connection is 880 feet away. It's between 22 and 26 feet deep in basalt or rock. It will require saw cutting. Unfortunately, rock saws do not cut this deep. It's going to require a 6- to 8-foot-deep trench that will have to be excavated. And then the rock saw would come in and saw cut for the sewer line. This possibly could destroy the entire width of Kuna Road and require a rebuild of Kuna Road. 12-inch pressure irrigation is 1,000 feet west and should be installed behind the right-of-way in an easement that would be granted in Madrone Village if approved. There's a 12-inch domestic water line in Kuna Road that is valved and stubbed to the south to extend in Madrone Avenue, reflected in the Madrone Village application. This is the water main connection that provides service to Fire Station #2 that installs in the right-of-way that exists only if Madrone Village is approved. None of these improvements required for Fire Station 2 development comply with Kuna's to and through requirements. These improvements that we are currently pricing,

we got new plans last week, would add a substantial amount of money for us to go 880 feet to connect to the 26-foot deep sewer.

In addition, there is an access issue. Station 2 design has emergency vehicle signalized access to Kuna Road that is for emergency vehicle use only. The primary access to Station 2 is depicted as a temporary access that does not meet the ACHD's spacing requirement for Madrone Avenue. ACHD might allow this as a temporary access that is to be built before phase one of Madrone Village, but if Madrone Village is denied, the temporary access becomes permanent and is not allowed by ACHD. It's imperative to understand that if approved tonight, phase one of Madrone Village will bring sewer, water, and pressure irrigation to the fire station site. It'll construct Madrone Avenue south of Kuna Road, providing the permanent access connection for Station 2. And that's why I'm in support of this project. I think it will solve a lot of things for the Kuna Fire District, too, and possibly money going back to the taxpayers where the developer would commit to these utilities. Any questions?

Mayor Stear Great, thank you. Questions for Mr. Hedrick?

Council Member Biggs I do, sir.

Mayor Stear Yes, Council Member Biggs.

Council Member Biggs So am I hearing right then? So, if this doesn't pass, the fire station is, I guess, its future hangs in the balance.

Scott Hedrick Well, we have a written contract to build this fire station and build it in about 180 working days once we actually get a building permit. Public Works will not, has not approved the current utility plan, therefore the Building Department has thus far not has not reviewed it to issue a building permit. So, we don't know when that's going to take place. So, I don't I wouldn't say that it's hanging in the balance. We have a contract to build the fire station. But to do this new utility plan from what we were given last week, roughly Thursday of last week, we have to now price this sewer going this distance, and the cost could be substantial. So I think if you've got a developer that's willing to bring it to the site within the time frame that we need, which the applicant has committed that if he's approved tonight, he would begin CD drawings on phase one tomorrow. And we need sewer, water, and pressure irrigation in six months. And I think if that's accomplished, that solves a lot of problems for everybody. And then we have money then would go back to the Kuna Fire District for utility work that we're not doing.

Council Member Biggs Okay, thank you.

Mayor Stear Okay, further questions?

Council President Bruce No, sir.

Mayor Stear Very good. Thank you, sir. Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District, 711 East Porter Street here in Kuna. Good to be back in front of you after a little hiatus and so. Kuna School District, I first want to say we're not in opposition to other schools and choice and stuff like that. This isn't a Kuna versus Sage issue. I think the applicant and they've already stated they understand there's going to be an impact on the public schools, you know, and to start out, you know, K-4 and I know very familiar with Sage's model, have friends that are teachers and administrators within their. Their system and but going through, you know, a K-4 eventually building out to a K-8 after, you know, until and if that high school is built, then those kids transition to a high school and most likely if it's close to here, it's either Kuna High School or Swan Falls High. And so, you know, if you and I know I watched your last meeting and I know Danielle talked to you about the population sizes of our schools, and Kuna High School's at 110% capacity right now, you know, and so we'd be feeding into something that's already 10% over capacity. And, but they, you know, that's the thing about this, is there's not a denial that we can't force the people that live in this development to go to the school that's built in that neighborhood. Probably many would choose to, it's be convenient, able to go

there. But there's also a lot of the parents, and I'll bring up the athletic side of it, there's, from my experience working in 1A size districts all the way up to now 6A size districts, athletics are a big thing. And so those kids that *wanna* play those sports that aren't, usually basketball, volleyball are kind of the primary ones that they start out with. Yeah, if they *wanna* play football, football's an extremely expensive sport, you guys seen that, you know, equipment and obviously coaches and personnel and maintenance that goes with the facilities and so there is a cost to that and we weren't able to come to an agreement, a mitigation agreement, and I know the developer says, well the mitigation is we're building a charter school that's helping to relieve your pressure and I completely get that, but it's not -- we are still gonna have an impact in the public schools. And so we did, it's been quite a while ago, we submitted a letter of non-support based on those different things, those obstacles, *'cause* there will be an impact on the local public school district. And so I just *wanna* bring that forward with you guys and stand for any questions.

Mayor Stear Thank you, Tim. Questions for…

Council President Bruce I do.

Mayor Stear Mr. Jensen? Yes.

Council President Bruce Thank you, Mr. Jensen, nice to see you again. So I'll reiterate every, like I did with Danielle and before, the community has said we're not gonna pass a bond, and then developers don't *wanna* participate, but the schools are still growing. I've asked for a capacity plan, right? Because at some point it's gotta change, you can't just keep packing them in there, you've gotta say what does that look like, is it mobile units, is it buses, is it teachers? If you could please share that with whoever's on your building committee, that please provide that because if it, maybe you have folks who are coming in to develop and they'd say, well, I understand there's going to be more capacity. You need 6 trailers, you need buses, you need teachers. Maybe they're more apt to do that. to at least help ease the burden of the schools. And then that way we know as well, because it gets kind of confusing when sometimes you show up and you're like, ‘oh, well, we'll partner or we won't or we're full or we won't.’ And I know that puts you in a weird spot. I don't mean to put you on the spot, but we need something so that we can make the best decision while we're looking at these projects. So, thank you.

Tim Jensen, Kuna School District Yeah, no, and Councilman Bruce, like I said, I watched the last meeting and saw that you had made that same comment. And it's something I took note of. I've officially been on the clock back in this position for about 36 hours, so I tried to do some cramming on stuff. But…

Council President Bruce And I know it's not ideal to put, you know, try mobile units and things like that, but when you're full, you're full, you have to make it work. So, we just need to know what that looks like. So, thank you.

Mayor Stear Any further questions for Mr. Jensen? Yes, Council Member Biggs.

Council Member Biggs Just one real quick, Tim. This would feed into Indian Creek Elementary?

Tim Jensen, Kuna School District Yes.

Council Member Biggs And I guess Kuna Middle School?

Tim Jensen, Kuna School District Kuna Middle School, yeah.

Council Member Biggs What's the capacity on both of those right now?

Tim Jensen, Kuna School District Off the top of my head, I know Indian Creek is at 80, I'm going to say it's 87, but I don't quote me, because with the boundary changes, we just had like a lot of that just shifted.

Council Member Biggs They start at Indian Creek and they go to Ross, right?

Tim Jensen, Kuna School District Yeah, Indian Creek, Ross, then Kuna Middle from Ross, and so, yeah. And so Kitta Middle School right now, depending on the grade level you're looking at, they're at 90, I'm gonna say it was 91% capacity, if I recall, right? But like their sixth grade is over capacity. You know, And I'm the principal at Fremont Middle School, and we got an influx of kids this year, and we're 24 kids over capacity school wide. And so it's just, you know, it's the dynamics of, you know, people moving in. We don't know from year to year what, you know, what those impacts will be and so.

Council President Bruce And can I make one more request?

Mayor Stear Yes.

Council President Bruce So, the district was providing a letter or statistics of every development that was outstanding and what that looked like. Do you know why they stopped providing that to us or if they could, could you provide that again? It was -- It's been, what, a year?

Council Member Biggs Yeah. Yeah, the one with all the colors on it.

Council President Bruce Yeah, it shows, hey, these are the developments that are outstanding, here's what these capacities look like as we grow, so that way it's easier for us to visualize it.

Tim Jensen, Kuna School District Yeah, no, I can, absolutely, like I said…

Council President Bruce Thank you.

Tim Jensen, Kuna School District Getting back into the position—

Council President Bruce In the groove.

Tim Jensen, Kuna School District Help you out any way I can, so.

Mayor Stear Anything further? Mr. Jensen, thank you.

Multiple Council Members Thank you.

Mayor Stear All right, and that is all I had to sign up to testify. Is there anybody else who wishes to testify that didn't get a chance? All right, seeing none, rebuttal.

Stephanie Hopkins, KM Engineering Thank you, Mayor, Members of Council. Do you want to go first, Tim?

Tim Eck Yeah, Tim Eck, I'm the applicant. I live at 6357 Buena Vista Lane, Star, Idaho. You know, there's several -- there's a bit of history on this, Planning & Zoning had one of the Planning & Zoning Commissioners…

City Clerk Nathan Stanley *Mr. Eck, can you speak into the mic for me, thank you*.

Tim Eck Had a had a real opposition to a caveat that we wanted to offer and that was that during school hours access to the park would be restricted for the school students. Park & Rec was fine with that. The school was fine with that. I thought this was a great benefit as it would provide additional level of safety for the students that were using the park. The particular Planning & Zoning Commissioner just lost it on that idea, what about the mother of the three-year-old that wants to go to the park, and she can't *'cause* it's during school hours? At the same time, in two years, that three-year-old could be going to that school and have a much, have a secured park to use for the next 18 years. We're open to whatever works best for the city. You know, so we'll let the park be open all the time. School's fine with that. Park & rec's fine with that or if the city feels like it would be safer for this carry no carry concern to have the park access limited to students during school hours, we can do that. It's not the only parks in Kuna that the two-year-old could go visit. Our connection to Kuna Road, our subdivision, will provide two additional fully improved fully turn lane acceleration lanes deceleration lanes center left turn lane connections to Kuna Road we

more than triple the access to Kuna Road at Ten mile. In addition when the school comes in they'll have to do their own traffic impact study and they'll be responsible for any additional traffic mitigation that comes up in that traffic impact study. I think the general idea is that with the addition of the mid-mile collectors that we'll be producing, the local roads that we'll be producing, the two full service connections to Kuna Road, we're going to reduce the traffic at Ten Mile and Kuna. We're not going to increase it. It's a mess there with the Falcon Charter School. Who wants to go that way? They're going to go around it when they can. Gem Prep in Gallica that was approved three weeks ago will be a K through 12 from the beginning. The two schools combined will provide a thousand seats for butts. *I think that was your phrase.* Provide over a thousand seats for butts, but will only be producing about 500 students or less. In the beginning, the Gem Prep school at Gallica Heights provides more capacity than the student generation from both subdivisions. So, the school at this location just helps with the school need throughout the entire community.

You know, when we started looking at this site, we knew the community needed a fire station. When we did Madrone across the street, that was the biggest thing. We need first responders out there. So, I worked with Kuna Fire, we struggled long and hard, we found a location, everybody loved it. It's a perfect location for the fire station. So we bought the land, partly so we can facilitate that need. Had not planned on donating the site before the plat was approved, but they needed it. They needed it to get the bond passed. Bond had failed repeatedly, partly because, well, we need a fire station, but we have no idea where. Now you know where. Now you have a site, it's free, build your fire station, but the utilities aren't my problem. My ballpark estimate of those improvements is about two million bucks. It's not covered in the bond, it's not covered in the budget, it's gonna be a major bust. We bring it to their door. We give them the permanent access, we give them all these utilities at their property boundary. I'm not sure where they're gonna get the other two million dollars to finish that station. If they have to comply with the – Kuna's Code that developers must bring all utilities to and through. If it was a Jackson's, they'd be bringing it all to and through. They'd be spending that two million bucks. Well, they wouldn't spend two million bucks because they're not public. But when you go to public work and you've got to have a public works bid, the numbers go up. We've all seen the picture of the that says contract and the that says change order. There's a hole there. We'll fill it. We'll take care of it. We'll start design immediately we will expedite an off-site plan that will bring all these utilities to the fire station Public Works this and the fire department knows this as well if you have any time.

Stephanie Hopkins, KM Engineering I don't have much to add. Tim is super thorough as you probably are all aware. The conceptual phasing plan, just to kind of piggyback on what he was saying, was developed specifically to make sure that the fire station lot was within the first phase of development. So, if this project were to be approved, the first phase includes 66 residential lots, but it also includes 6 commercial lots, the fire station lot, the school lot, and the park lot. So, Tim wanted to front load all of the amenities he's proposing with this development. For the first phase so like he said if we were to just start designing tomorrow we would get something submitted and hopefully you know start construction maybe next spring or fall you know depending on review times and all that good stuff but like he said he'd bring the services brought to the fire station lot so that they would be able to develop their building with the money that they already have.

Tim Eck I know KM will fast-track the design workforce and I believe the city will fast-track the approval process to get the necessary improvements in for the fire station so that we can get started on it as quickly as possible.

Mayor Stear Okay. Further questions?

Council Member McPherson he answered mine.

Council Member Laraway No, sir.

Council President Bruce No, no, not at this time, no.

Mayor Stear All right, thank you very much.

Stephanie Hopkins, KM Engineering Thank you.

Council President Bruce I do have a question for Adam.

Mayor Stear Okay.

Council President Bruce Adam, in the Public Works memo, it talks about the 655 EDUs. You want to expand on that some?

Public Works Director Adam Wenger Council President Bruce, realistically, that's a big win. As we all know, Ten Mile is a burden. It's overloaded. This cannot work as is going to Ten Mile. This off-site changes those EDUs to go into Danskin, which then frees up that space in the basin, which allows for this and subsequent headroom for future developments or just breathing room in the Ten Mile basin. Does that answer or would you like something more specific?

Council President Bruce Yeah.

Council Member Laraway So just to clarify, this subdivision is not going to the lagoons?

Public Works Director Adam Wenger It ultimately will. Yes, sir.

Council Member Laraway Okay.

Council President Bruce Anybody else have any other questions?

Council Member McPherson Well, yes, sort of. The memorandum from you to me doesn't make sense because it talks about connection points at Kay and Limestone. I think you got this project and the one over off of Kay and Deer Flat mixed up a little bit. I'm not trying to throw you under the bus, but I didn't catch this when I read it the other day. But the connection points you're talking about, East Limestone and Olivine, that's over by the bus barn. So maybe we need a new paper from you, but I mean, I know what you're -- what it probably meant to say that it was going to 10 mile an out and you shifted EDUs on the north side of the tracks to make this possible.

Public Works Director Adam Wenger Council Member McPherson, that is correct. I believe those street names must be in there for another one of the 106 projects we have going on. I apologize for that.

Council Member McPherson 106, is that all you got going on?

Public Works Director Adam Wenger I'm sorry.

Council Member McPherson *Geez Louise*. Yeah, no big deal. I just, I started reading it again tonight and I was like, wait a minute, these roads are a mile and a half away, so.

Council President Bruce That's going to be pumping a lot of well stuff.

Council Member McPherson Going a long way around the block.

Council President Bruce Councilman Laraway, did you have any questions for anyone before I close evidence?

Council Member Laraway No, I'm sitting here looking at the traffic and I'm like, traffic is, every time we have a subdivision, traffic is a problem, but -- I don't want to say it's the problem. It seems to be the excuse of why we don't do something and ACHD is in control of that. They're the ones that have the little wizard's hats on that figure out all the traffic movement and traffic devices that move traffic. And I think the developer looks like he's going to be quite a bit of a update on some of the roads, I think traffic is always going to be an issue. And that's the only thing I see wrong with this is the traffic, so I can't let it be the issue.

Council President Bruce Did you have a question? We're still in evidence.

Council Member Laraway *What's that?*

Council President Bruce *We're still presenting evidence.*

Council Member Laraway *Okay. I thought that we've moved on.*

Council President Bruce Did you have any questions, Matt?

Mayor Stear Okay.

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

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:06:34)
Motion To: Close Evidence Presentation And Proceed To Deliberation
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

Council President Bruce Now the floor is yours, Mr. Laraway.

Council Member Laraway Do you want me to repeat it?

Council Member McPherson Yeah, verbatim.

[Laughter]

Council Member Laraway Now I just, again, we're back to the traffic and the traffic is always, it's always a sticking point no matter if it's the surrounding neighborhoods that have a problem with the subdivision. I'm sure the subdivisions that were there before that had a problem with their traffic. We have to trust ACHD is going to make the right decision and we have to trust that the road improvements that the developers are required to improve are going to flow along at the same time as we start reaching the problem. But again, I don't know if it's going to be a problem because a lot of the traffic is going to be going north. I don't know if a lot of traffic is going to be going through town. Well, they can go out Black Cat and cut across Columbia. I don't know.

Council President Bruce Well, and I think that's, I love the idea of the schools and I -- but when it comes to traffic, anybody can say they can do a project if you push it out far enough, right? ACHD can say, hey, we'll do anything. It'll be 30 years. But what is the quality of life that everyone has around there sitting in traffic everywhere we go right? There is uh you know that impact to our community. If they're going to go north if you look at the developments that we have on Ten Mile and on Black Cat all those have been approved because they were already annexed so we were kind of handcuffed there uh on a lot of those because they were approved a long time ago. This

is an annexation this is somewhere where we have more control and we could say ‘hey, we're going to pause it and see what happens with the other developments around it.’ I know that they're helping with the fire station and I think that's one thing. Would the community around it want to trade off the fire station being built for the impact of traffic that they're going to deal with? I don't like the fact that we have, that it's one or the other, right? That's, I don't like being put in that position. I think.

City Clerk Nathan Stanley *Can we make sure we're speaking in the mics, especially when the train's going by? Thank you. It makes Garrett's job a little easier.*

Council President Bruce *It gives Garrett something to do.* So those are my concerns, right? The traffic on Black Cat, on Ten Mile, all the developments that are approved up that way. Also, I don't like the fact that we're stuck in this position to where if we don't approve it, the fire station on the south side of the tracks is either going to cost a lot more to the community or not going to be done. I don't know why that wasn't, you know, looked at prior to getting to the stage it was at. That's nothing that we can do. But this is an annexation, so this is what we have more control over. With 6- to 7000 homes that are already outstanding in the community. We've always talked about annexation, so those are just my thoughts.

Council Member McPherson And I see your point. I'm living on that side of the tracks now, which I never had up until a year ago, but. Times of the day, yeah, it's rough. And I get your point on that. This is where we control it at the annexation level and I don't know why the calculation for that connection was missed. I don't -- I think they anticipated it would probably be developed the same time the fire station started, You know…

C**ouncil President Bruce** Coming together.

Council Member McPherson Yeah, and all that. So I think that was maybe just an oversight, whatever. To me, it's a trade off that, you know, it took, and Mayor Steer can attest to this, 25, 30 years to get a bond for a second station or more. I mean, it took that long to get that first station built from where we were downtown.

Council President Bruce Yeah.

Council Member McPherson So to me, the trade-offs were that and they've downsized. I mean, you've heard the testimony on what they wanted to bring forward and what they had planned for that. So, the fact that they scaled it way back and they're eating the two mil to get water and sewer to get a fire station for our citizens on that side of town.

Council President Bruce Yeah.

Council Member McPherson And I get the school issue too. I mean, Charter school is not going to eat all that subdivision up, and it's going to burden our other school. It's also going to pull from the other school, too, in essence. So, to me, there's a lot of trade-off for the good on this project where a lot, you're right, at the annexation level, we can say, eh.

Council President Bruce Yeah.

Council Member McPherson I mean, me personally, this one's a 100% go.

Mayor Stear Well, I think they did address the fire station had to be done early in order, it had to be annexed and donated before they could go for a bond. And that's why that came in way ahead of this development. But yeah, so it's, it is tied, although it was done separately.

Council Member McPherson Right.

Council Member Laraway And I also think that we're looking at, it's not only Ten mile the traffic is going to be using, but you have that overpass at Linder that's going to be in probably done before this is done I mean there's a lot

of avenues to go north I agree with what you're saying but I also look at that fire station going that's a public safety need it's a need it's not a hey how about this it is needed on that side of the tracks now I don't know the cost difference between the developer paying for that or the fire station paying for it. But it is a need. It's a safety need. That's just my two cents.

Council President Bruce I think he said $2 million.

Council Member Biggs I wish that we didn't have to approve a subdivision to fill that need. You know, that's where I guess I have a problem. It feels like this is kind of being hung above You know, it's like, well, you know, and I know this is not what Mr. Eck means, but approve this or else kind of a thing. But also with the New York, I'm sorry, not New York, Ten Mile lift station, easing the burden off of the Ten mile lift station because of this also, because we're going to re-map those EDUs to other places so that the issues there can be mitigated. One thing about the south, anything that's on the south side, I also take great interest in because we have a lack, a severe lack of commercial on the south side. And this will do a little bit, didn't really get too much into what those, what is planned for that C-1 beyond the fire station, I guess. We definitely sorely need commercial on the south side to offset a lot of this residential growth. I do like the traffic plans that will mitigate traffic in that area, but overall, all of Kuna, whether you go east, north, or southeast, I guess, out to King, it's going to increase the traffic period. We all know it. So issues with that as well. The design, I think, looks good and the school is obviously a great thing. But I do have some questions, just like I guess the Planning & Zoning Commission did as well. So the schools will bear a brunt for a while. Kuna School District, there's already so many other subdivisions that you alluded to that aren't even -- that are still -- that might be getting shovel to dirt before this one does. That's only going to add to that 110% we're already seeing at KHS. So, and then the other, the feeder schools.

Council Member Laraway If you're looking at a scale of things, on the negative side, we've talked about traffic. But on the other side, we're talking about, we're getting a fire station, which is needed. We're getting a school, which is needed. We're getting commercial, which is a start. I mean, there's the scale tips, in a certain way for public safety.

Council Member Biggs I don't deny that benefit, but it just feels like we have to -- I wish we didn't have to approve a subdivision to get to that point to address that need.

Council President Bruce Well, I guess we could look at, we actually, we don't, but then where does it go from there, right? Then it's back to the taxpayer to foot that bill. Would they want that or would they want 3,000 extra trips a day, right? What's -- that's -- I see the public safety benefit, but I just look at annexations in general at some point, at some point where we're tapped out, you know, so, but I see the value of -- That's kind of all I have to say. I'll stand for a motion if any of you got one.

Council Member Biggs I'll be recusing myself on this one because I live in a subdivision directly to the south.

Council President Bruce Okay.

Council Member Biggs I'm going to be affected by this.

Mayor Stear Okay.

City Attorney Marc Bybee Sorry, Marc Bybee, City Attorney. Council Member Biggs, I would advise you, and you have already participated in deliberations. As far as **f**rom a legal sense, do you have an obligation to recuse yourself just because you live in a nearby subdivision? My answer to you is no. And also I think the fact that you already participated in deliberations, I don't know that your recusal from the vote would cure an issue if you were prohibited from voting. So, my point is I think you can legally participate unless you have some pecuniary interest in this development that has not been announced. And I think your participation to this point has already been substantial. So, I'm concerned about the recusal might just be ceremonial more than legally required.

Council Member Biggs Well, no, we had a situation recently that's just maybe second, give me second thoughts on if I should, if there's any, if there's anything to be perceived that, that of bias or anything like that, that's why.

Council Member Biggs I understand where you're talking about the one that's, yeah, I understand what you're talking about.

Council Member McPherson Okay, then. I would move we approve case #24-08-AN and #24-05-S with the conditions listed in the packet.

Mayor Stear Okay, do we have a second?

Council Member Laraway You're recused? I'll second.

Mayor Stear Okay, we have a motion and a second for approval. Is there any further discussion on that motion? All those in favor…Actually, I'm going to go ahead and Nathan do a roll, please.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce No.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear Okay, that motion carries. Thank you for the good discussion. That was a lot to take in and I think you did a good job of getting through that. All right, if people are leaving, I will let that happen before we go ahead and move on.

(Timestamp 01:17:19)
Motion To: Approve Case #24-08-AN And #24-05-S With Conditions
Motion By: Council Member McPherson
Seconded By: Council Member Laraway
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson,
Members Voting Nay: Council Member Bruce
Members Absent: None
Members Recused: Council Member Biggs
Via: Roll Call Vote
2-1-0-1

[Brief Recess 01:18:27 – 01:19:25]

7. Business Items:

8. Ordinances:

(Timestamp 01:19:26)

Mayor Stear All right, that takes us to ordinances.

A. Third reading 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 01:19:29)

Mayor Stear Item 8A is the third reading 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, a corporation, and its successors, and assigns to construct, maintain, and operate in and upon 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 telecommunications 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.

And so that was the third reading, so that will be on the agenda for the next council meeting.

Council President Bruce Sure you don't want to read it a couple more times?

Mayor Stear Yeah, yeah.

Clerk's Note: This Was A Third Reading Only, No Council Action Taken. [Ref. I.C. §50-902]

B. Consideration to approve Ordinance 2025-33 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY PARCEL NOS. S1419314800 & S1419314800 OWNED BY WANNER-BUCKNER PARTNERSHIP AND PARCEL NO. S1419314950 OWNED BY THE CITY OF KUNA, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; AND
- AMENDING THE ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve Ordinance
(Timestamp 01:21:07)

Mayor Stear Let's see. Item B, consideration to approve ordinance 2025-33. A municipal rezone ordinance of the City Council of the City of Kuna; making certain findings; and rezoning certain real property, to wit: Ada County parcel numbers, S1419314800, and S1419314800, owned by Wanner-Buckner Partnership and parcel number S1419314950, owned by the City of Kuna, situated within the corporate limits of the City of Kuna, Ada County, Idaho; and amending the zoning map; and directing the city engineer and city clerk; and providing an effective date.

Council President Bruce I move we waive 3 readings of ordinance 2025-33.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:22:04)
Motion To: Waive 3 Readings Of Ordinance 2025-33
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

Council President Bruce I move we approve ordinance 2025-33.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval of the ordinance. Nathan, would you pull 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 01:22:16)
Motion To: Approve Ordinance 2025-33
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Roll Call Vote
4-0-0

C. Consideration to approve Ordinance 2025-34 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 TH HOLDINGS 2022 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 01:22:37)

Mayor Stear Consideration to approve ordinance 2025-34. 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 TH Holdings 2022 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 2025-34.

Council President McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:23:21)
Motion To: Waive 3 Readings Of Ordinance 2025-34
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

Council President Bruce I move we approve Ordinance 2025-34.

Council President McPherson Second.

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

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:23:34)
Motion To: Approve Ordinance 2025-33
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Laraway, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Roll Call Vote
4-0-0

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 01:23:55)

Mayor Stear That is all we had on the agenda tonight. I would like to bring attention to Ada County Highway District is requesting comment on their impact fees and they have a map that they're showing to divide that into two areas. It's pretty much a straight line running north to south. The one thing that I have issue with on that is it cuts, for all intents and purposes, it cuts our industrial zone out of our area of impact fee collections. So, that puts that money east of us instead of towards us. So, not sure exactly the implications of that. I'm going to have discussions with them and see if I can get some more information on that. But I am a little uncomfortable with that line cutting our area in half.

Council President Bruce Well, if you'd like more input on that, I'd like to participate too, because they tend to spend most of those dollars outside of our area already.

Council Member Biggs Is that something that can come together as a statement from the Council?

Mayor Stear We can certainly do that. I mostly wanted to bring it to your attention so that you, they have a comment period right now, so you can do that personally, and then we can get together with ACHD and have a discussion about that. But I don't fully -- I understand why they want to do that, and obviously a straight line is the easiest way to do that, but just cutting ours -- cutting our biggest impact area out of our area is, seems to be problematic to me.

Council President Bruce I'll agree with that.

Mayor Stear And did anybody else have anything? I'll tell you staff's been working hard. Michelle is coming into her own here. She has been out and walking the downtown, meeting business owners and getting out and learning some of the stuff we have and finding good opportunities for the city. So, kudos to Michelle and her efforts to move forward. And she's done that kind of, well, I heard she had Jessica working in her office with her, but I think she's kind of been doing that on her own. So, thank you for that effort and we appreciate that. Adam's done great things and gotten us a long way with public works, very pleased with that. Things are going really good there. We don't have any of the issues we used to have. He reported today that 100% of the hydrants have been either exercised or replaced, and so that's complete. We don't have to worry about fire hydrants being ineffective anymore…

Council President Bruce Over-weight.

Mayor Stear Adam if you want to talk about that.

Council President Bruce You exercised them.

Council Member Laraway *[Inaudible]* The fire department for.

Mayor Stear I don't know. Well we like fire hydrants yeah.

Public Works Director Adam Wenger One note on that mayor there are 18 old-style scissor hydrants that have not been addressed and will not be addressed because it do so would cause them to fail and we would have to replace them at the spot, so those will be replaced in this year and next year's budget. But aside from those 18, you are correct, 100% have been.

Mayor Stear What was the number of those total? It was a lot, more than I thought.

Council President Bruce And thank you, by the way, because that was...

Public Works Director Adam Wenger 1,667.

Council Members Wow.

Council President Bruce And that was, remember that was a fight for years, so thank you.

Mayor Stear Yes, and Nancy's always working through our policy manuals, trying to keep updated on those. We seem to always keep Marc busy with something, so we appreciate his efforts.

City Attorney Marc Bybee Can I give a little update?

Mayor Stear Yes, go ahead.

City Attorney Marc Bybee The IDEQ lawsuits officially wrapped up other than Adam has to comply with the judgment. But besides that, the penalty that we had to pay was paid. And now just we're progressing through the new judicial review matter. We did something last week called 'lodging the record.' That basically means we made it available to the parties so that they can review it and object to it. I'm just letting the Council know if there is an objection raised, which the type of objections tend to be something's missing that should have been in the record, which happens, but I don't think we missed anything, but it does happen, or there's errors in the transcript. Oddly, the

Council would be called on to decide those objections and take some kind of action on them. So, I'm just kind of let front loading you to let you know that if something comes in the next seven days, that it would be on your next agenda to deal with the objection.

Council President Bruce Okay.

City Attorney Marc Bybee So, I don't anticipate anything, but you never know. I've been in judicial reviews from the petitioner side where the objection was an absolute, or sorry, the record was an absolute mess. But your staff keeps a pretty good record here, so I don't think we should have an issue. And if we do, I hope it's just minor. But after that lodged record is settled, is the term, then we filed the settled record with the court, and that's when it kind of starts getting into the briefing schedule.

Council President Bruce Okay, thank you.

Council Member Laraway Thank you, Marc.

Council President Bruce Yeah, that was several years coming, too. Thank you.

Mayor Stear And then the Clerk's office, as always, they went through and put all that together. It looked to me almost about like a phone book when they got done. Garrett was going through that feverishly to look for mistakes. Did a great job with that. Nathan's got a great staff, and they're doing good things there.

City Attorney Marc Bybee If t's any consolation there's a recent Supreme Court case that Boise was the party on that had like a 600,000 page record.

Mayor Stear I don't think it was that big. No. But it started to look like, he asked me if I wanted to look at it and review his work, and I said, 'I think you're good.' And Doug and all of his folks are doing good things consistently moving forward. Doing good work, making changes where changes need. And Chief Fratusco, he's had some issues come up with injured folks and people that are off, and so they've been dealing with some short staff issues, but still getting the work done and doing our community policing as well as our calls for service. So, I'm really proud of our police officers. We've had some transfers out. That means we get some new folks in. They are always very pleased to be chosen to get to be part of the Kuna team. And I think all those, I think, well, a lot of that has to do with community and the fact that the community is supportive of our police and make them feel welcome here. But, Chief Fratusco has done a great job in making this a place that they want to be.

Council Member Laraway Did we get our motorcycle?

Mayor Stear We have not got a motorcycle yet. That's still coming. But we have both of those officers now are off for a little while. I think Tyson's coming back.

Police Chief Mike Fratusco Frank, Frank will be back.

Mayor Stear Oh, Frank, I'm sorry, yes.

Council President Bruce I have one thing as well. I spoke to the -- I received calls about motor vehicles and camping and all kinds of stuff out by Black's Creek and Kuna Mora. I did talk to the Sheriff and he said he had also received multiple complaints. So, he was sending somebody out there to check it out just so you guys know if you get questions from the community about it as well. So, he called, he texted me today and let me know that they were sending people out there.

Mayor Stear And we have some other issues that we're working through. Marc is helping out with some ordinance stuff through the Chief on e-bikes and camping and things like that. All those things that are coming up. So, yeah, keeping track of all that as best we can. But some of those are tough to deal with, especially like the e-bike thing. I

mean, we've got We got folks running things all over the place and it's, police have their hands tied a little bit on what that is that they can even do about it. So.

Council President Bruce If I see that new motorcycle chasing the E-bike down the street, I'm going to know it's been out of hand.

[Inaudible]

Council President Bruce Yeah, I reached out to BLM also just to find out what, obviously the government shut down. You don't get a lot of people that want to call you back right now.

Mayor Stear And Jared's out on a training. I didn't think he needed training. I thought he knew everything, but apparently there was something he needed to be caught up on. But him and his team have been doing strong work also. So very proud of all of our folks that work here at the city, doing a good job. Irrigation water was let out today, so they're working to get that all buttoned up for the winter and make it to where there's as little impact as possible when it comes to start it up again next spring. Anyway, that's all I have, and I appreciate you all very much, and thank you.

11. Adjournment:

(Timestamp 01:33:49)

Mayor Stear Anyway, that's all I have, and I appreciate you all very much, and thank you.

Adjourned at 7:33PM

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 10.21.2025

KUNA
IDAHO

CITY OF KUNA

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

City Council Public Comment Sign-In Sheet

October 07, 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 DAVID WARDELL	Name	Name
Address 2230 E CONDOR LN	Address	Address
City, State, ZIP KUNA ID 83634	City, State, ZIP	City, State, ZIP
Topic: Bldg DEPT NEGLIGENCE	Topic:	Topic:
Name Michael Law	Name	Name
Address 842 N. Cranesbill Ave.	Address	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP	City, State, ZIP
Topic: Resolution 0R76-2025	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
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Topic:	Topic:	Topic:

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IDAHO

Name	Name	Name
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Topic:	Topic:	Topic:
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Topic:	Topic:	Topic:
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Topic:	Topic:	Topic:
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
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Address	Address	Address
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Topic:	Topic:	Topic:

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.KunaCity.ID.Gov

City Council Public Hearing Sign-In Sheet

October 7, 2025

Case Nos.: 24-08-AN (Annexation) & 24-05-S (Preliminary Plat)

Case Name: Madrone Village Subdivision

☑ Testify ☐ NOT Testify	☑ Testify ☐ NOT Testify
Name Keith Donahue	Name TIM JENSEN
Address 1811 W Resseguie St	Address 711 E. PORTER ST
City, State, ZIP Boise 83702	City, State, ZIP KUNA, ID 83634
☑ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Emily Downey	Name
Address 6060 S Sturgeon Way	Address
City, State, ZIP Boise, ID 83709	City, State, ZIP
☒ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name Scott Hedrick	Name
Address 1154 N. ORCHARD	Address
City, State, ZIP Boise IDAHO	City, State, ZIP
☐ Testify ☑ NOT Testify	☐ Testify ☐ NOT Testify
Name Elizabeth Koeckeritz	Name
Address 401 Bannock	Address
City, State, ZIP Boise ID 83702	City, State, ZIP

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
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Name	Name
Address	Address
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Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, Zip	City, State, Zip

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY EMERGENCY MGMT.												
839	ADA COUNTY EMERGENCY MGMT.	60126.00		FIRST QUARTER MEMBERSHIP CONTRIBUTION DUES FOR FY2026	10/01/2025	3,630.25	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
Total 60126.00:						3,630.25	.00					
Total ADA COUNTY EMERGENCY MGMT.:						3,630.25	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19744		475 W SHORTLINE OCT RENT-SEWER	10/01/2025	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	10/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19744		475 W SHORTLINE OCT RENT-WATER	10/01/2025	126.00	.00	20-6211 RENT - BUILDINGS & LAND	0	10/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19744		475 W SHORTLINE OCT RENT-P.I	10/01/2025	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	10/25		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	19744		475 W SHORTLINE OCT RENT-ADMIN	10/01/2025	148.50	.00	01-6211 RENT - BUILDINGS & LAND	1004	10/25		
Total 19744:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	09302025ACP		PROSECUTORIAL SERVICES FOR OCTOBER 2025	09/30/2025	7,724.70	.00	01-6203 PROSECUTORIAL SERVICES	0	10/25		
Total 09302025ACPA:						7,724.70	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						7,724.70	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	122924		KUNA PATROL CONTRACT SERVICES, OCT.'25	10/01/2025	422,697.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	10/25		
Total 122924:						422,697.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						422,697.00	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	I117457256725	21593	50 LABELS PRINTED AND CUT, D.STEPHENS, SEPT.'25	09/04/2025	87.50	87.50	01-6165 OFFICE SUPPLIES	1005	10/25	10/10/2025	
Total I117457256725:						87.50	87.50					
2074	AKK INVESTMENTS LLC	I117457256740	21700	234 LABELS PRINTED AND CUT, S.BARKER, SEPT.'25	09/23/2025	406.10	406.10	01-6165 OFFICE SUPPLIES	1005	10/25	10/10/2025	
Total I117457256740:						406.10	406.10					
Total AKK INVESTMENTS LLC:						493.60	493.60					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	0011095-IN		LED FIXTURES REPLACED AT BOISE/TEN MILE, BRIDGE/AVE E/MAIN, BRIDGE/GREENBELT CROSSING, BRIDGE/SHORTLINE ST, J.MILLER, SEPT.'25	09/26/2025	4,307.18	.00	01-6150 M & R - SYSTEM	1002	10/25		
Total 0011095-IN:						4,307.18	.00					
Total ALLOWAY ELECTRIC CO:						4,307.18	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2507645		SAMPLE TESTING, SEPT.'25	09/30/2025	570.00	.00	20-6152 M & R - LABORATORY COSTS	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1	ANALYTICAL LABORATORIES	2507645		SAMPLE TESTING, SEPT.'25	09/30/2025	368.00	.00	27-6152 M & R - LABORATORY COSTS	0	10/25		
Total 2507645:						938.00	.00					
1	ANALYTICAL LABORATORIES	2507646		SAMPLE TESTING, SEPT.'25	09/30/2025	311.60	.00	28-6152 M & R - LABORATORY COSTS	0	10/25		
1	ANALYTICAL LABORATORIES	2507646		SAMPLE TESTING, SEPT.'25	09/30/2025	3,158.75	.00	21-6152 M & R - LABORATORY COSTS	0	10/25		
Total 2507646:						3,470.35	.00					
Total ANALYTICAL LABORATORIES:						4,408.35	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	13132		FY 2026 AIC MEMBERSHIP DUES	07/01/2025	12,170.80	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
Total 13132:						12,170.80	.00					
Total ASSOCIATION OF IDAHO CITIES:						12,170.80	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	15829	21725	BOOM RENTAL TO REMOVE FLAG AT CITY HALL, C. REGLI, SEPT. 25- P.I	09/25/2025	25.00	.00	25-6212 RENT - EQUIPMENT	0	10/25		
1846	BIG SKY RENTALS LLC	15829	21725	BOOM RENTAL TO REMOVE FLAG AT CITY HALL, C. REGLI, SEPT. 25- SEWER	09/25/2025	65.00	.00	21-6212 RENT - EQUIPMENT	0	10/25		
1846	BIG SKY RENTALS LLC	15829	21725	BOOM RENTAL TO REMOVE FLAG AT CITY HALL, C. REGLI, SEPT. 25- ADMIN	09/25/2025	95.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
1846	BIG SKY RENTALS LLC	15829	21725	BOOM RENTAL TO REMOVE FLAG AT CITY HALL, C. REGLI, SEPT. 25- WATER	09/25/2025	65.00	.00	20-6212 RENT - EQUIPMENT	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 15829:						250.00	.00					
1846	BIG SKY RENTALS LLC	15832	21739	SKID AUGER AND EXTENSION RENTAL, T.FLEMING, SEPT.'25	09/26/2025	70.00	.00	21-6212 RENT - EQUIPMENT	0	10/25		
Total 15832:						70.00	.00					
1846	BIG SKY RENTALS LLC	15834	21739	DIAMOND BLADE FOR METAL CUTTING, T.FLEMING, SEPT.'25	09/26/2025	16.00	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
Total 15834:						16.00	.00					
Total BIG SKY RENTALS LLC:						336.00	.00					
BOISE METRO CHAMBER OF COMMERCE												
71	BOISE METRO CHAMBER OF COMMERCE	5836800		ANNUALL BVEP DUES, 10/01/25 -09/30/26	09/23/2025	10,000.00	.00	01-6075 DUES & MEMBERSHIPS	4000	10/25		
Total 5836800:						10,000.00	.00					
Total BOISE METRO CHAMBER OF COMMERCE:						10,000.00	.00					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	B182356	21849	BINDER CHAINS FOR PARKS TILT DECK TRAILER, S CAHILL, OCT.'25	10/13/2025	491.20	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total B182356:						491.20	.00					
Total BOISE RIGGING SUPPLY:						491.20	.00					
BPA HEALTH INC												
2357	BPA HEALTH INC	609130		EMPLOYEE ASSISTANCE PROGRAM, 9/1-30/2025 - P.I	10/01/2025	27.59	27.59	25-5950 TEAM BUILDING, ONBOARDING	0	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2357	BPA HEALTH INC	609130		EMPLOYEE ASSISTANCE PROGRAM, 9/1-30/2025 - ADMIN	10/01/2025	104.87	104.87	01-5950 TEAM BUILDING, ONBOARDING	0	10/25	10/10/2025	
2357	BPA HEALTH INC	609130		EMPLOYEE ASSISTANCE PROGRAM, 9/1-30/2025 - SEWER	10/01/2025	71.74	71.74	21-5950 TEAM BUILDING, ONBOARDING	0	10/25	10/10/2025	
2357	BPA HEALTH INC	609130		EMPLOYEE ASSISTANCE PROGRAM, 9/1-30/2025 - WATER	10/01/2025	71.74	71.74	20-5950 TEAM BUILDING, ONBOARDING	0	10/25	10/10/2025	
Total 609130:						275.94	275.94					
Total BPA HEALTH INC:						275.94	275.94					
C&B QUALITY TRAILER WORKS INC												
2253	C&B QUALITY TRAILER WORKS INC	82169	21846	TOOL BOX FOR PARKS TILT DECK TRAILER, S. CAHILL, OCT. 25	10/13/2025	549.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 82169:						549.00	.00					
Total C&B QUALITY TRAILER WORKS INC:						549.00	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N12009	21757	OIL AND GASKET FOR PARKS TRACTOR, J. DURHAM, SEPT. 25	09/30/2025	46.78	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total N12009:						46.78	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						46.78	.00					
CASCADE FENCE COMPANY												
467	CASCADE FENCE COMPANY	25915	21868	ALUMINUM TIES FOR TEMPORARY FENCING, S CAHILL OCT. 25	10/15/2025	105.00	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 25915:						105.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total CASCADE FENCE COMPANY:						105.00	.00					
CASELLE INC												
1239	CASELLE INC	INV-11393		MONTHLY MAINTENANCE AND SUPPORT, 11/1-30/2025 - ADMIN	10/01/2025	916.56	.00	01-6052 CONTRACT SERVICES	0	10/25		
1239	CASELLE INC	INV-11393		MONTHLY MAINTENANCE AND SUPPORT, 11/1-30/2025 - P.I	10/01/2025	241.20	.00	25-6052 CONTRACT SERVICES	0	10/25		
1239	CASELLE INC	INV-11393		MONTHLY MAINTENANCE AND SUPPORT, 11/1-30/2025 - WATER	10/01/2025	627.12	.00	20-6052 CONTRACT SERVICES	0	10/25		
1239	CASELLE INC	INV-11393		MONTHLY MAINTENANCE AND SUPPORT, 11/1-30/2025 - SEWER	10/01/2025	627.12	.00	21-6052 CONTRACT SERVICES	0	10/25		
Total INV-11393:						2,412.00	.00					
Total CASELLE INC:						2,412.00	.00					
CENTURYLINK												
62	CENTURYLINK	509750209092		TREATMENT PLANT INTERNET 09/24-10/23/2025 - P.I	09/24/2025	16.62	16.62	25-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
62	CENTURYLINK	509750209092		TREATMENT PLANT INTERNET 09/24-10/23/2025 - WATER	09/24/2025	43.60	43.60	20-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
62	CENTURYLINK	509750209092		TREATMENT PLANT INTERNET 09/24-10/23/2025 - SEWER	09/24/2025	43.60	43.60	21-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
Total 50975020909242025:						103.82	103.82					
Total CENTURYLINK:						103.82	103.82					
CHRISTENSEN INC												
2186	CHRISTENSEN INC	0759947-IN		FUEL FOR CRIMSON POINT LIFT STATION, T.FLEMING, SEPT.'25	09/30/2025	407.70	.00	21-6300 FUEL	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 0759947-IN:						407.70	.00					
2186	CHRISTENSEN INC	0759981-IN		FUEL FOR PATAGONIA LIFT STATION, T.FLEMING, SEPT.'25	09/30/2025	60.81	.00	21-6300 FUEL	0	10/25		
Total 0759981-IN:						60.81	.00					
2186	CHRISTENSEN INC	0760073-IN		FUEL FOR TEN MILE LIFT STATION, T.FLEMING, SEPT.'25	09/30/2025	353.25	.00	21-6300 FUEL	0	10/25		
Total 0760073-IN:						353.25	.00					
Total CHRISTENSEN INC:						821.76	.00					
CLEARWATER ADVISORS LLC												
2332	CLEARWATER ADVISORS LLC	64590		MANAGEMENT FEES FOR 09/01 -09/30/25- ADMIN	10/03/2025	941.93	.00	01-6202 PROFESSIONAL SERVICES	0	10/25		
2332	CLEARWATER ADVISORS LLC	64590		MANAGEMENT FEES FOR 09/01 -09/30/25- WATER	10/03/2025	644.47	.00	20-6202 PROFESSIONAL SERVICES	0	10/25		
2332	CLEARWATER ADVISORS LLC	64590		MANAGEMENT FEES FOR 09/01 -09/30/25- P.I	10/03/2025	247.87	.00	25-6202 PROFESSIONAL SERVICES	0	10/25		
2332	CLEARWATER ADVISORS LLC	64590		MANAGEMENT FEES FOR 09/01 -09/30/25- SEWER	10/03/2025	644.47	.00	21-6202 PROFESSIONAL SERVICES	0	10/25		
Total 64590:						2,478.74	.00					
Total CLEARWATER ADVISORS LLC:						2,478.74	.00					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	11559		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, OCT.'25 - WATER	10/01/2025	327.74	.00	20-6255 TELEPHONE EXPENSE	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	11559		CONTRACT IT SERVICES, OCT.'25 - SEWER	10/01/2025	2,818.22	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11559		CONTRACT IT SERVICES, OCT.'25 - WATER	10/01/2025	2,818.22	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11559		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, OCT.'25 - P&Z	10/01/2025	126.05	.00	01-6255 TELEPHONE EXPENSE	1003	10/25		
2014	CMIT SOLUTIONS CORP	11559		CONTRACT IT SERVICES, OCT.'25 - ADMIN	10/01/2025	4,118.93	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11559		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, OCT.'25 - SEWER	10/01/2025	327.74	.00	21-6255 TELEPHONE EXPENSE	0	10/25		
2014	CMIT SOLUTIONS CORP	11559		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, OCT.'25 - ADMIN	10/01/2025	352.95	.00	01-6255 TELEPHONE EXPENSE	0	10/25		
2014	CMIT SOLUTIONS CORP	11559		CONTRACT IT SERVICES, OCT.'25 - P.I	10/01/2025	1,083.93	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11559		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, OCT.'25 - P.I	10/01/2025	126.04	.00	25-6255 TELEPHONE EXPENSE	0	10/25		
Total 11559:						12,099.82	.00					
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR A NEW COMPUTER, S.BARKER, SEPT.'25 - BUILDING DEPT	10/01/2025	580.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1005	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOP, J.EMPEY, AUG.'25 - WATER	10/01/2025	131.59	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR A NEW LAPTOP, A.WENGER, AUG.'25 - WATER	10/01/2025	334.95	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2014	CMIT SOLUTIONS CORP	11671		DELIVERED AND COPIED EDISCOVERY RESULTS/FILES TO CLERKS OFFICE, SEPT.'25 - P.I	10/01/2025	23.20	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP PROFILE CHARGES ON LAB PC, W.HANCOCK, SEPT.'25	10/01/2025	181.25	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		DELIVERED AND COPIED EDISCOVERY RESULTS/FILES TO CLERKS OFFICE, SEPT.'25 - SEWER	10/01/2025	46.40	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOPS, AUG.'25 - P&Z	10/01/2025	906.25	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOP, J.EMPEY, AUG.'25 - ADMIN	10/01/2025	99.69	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		DELIVERED AND COPIED EDISCOVERY RESULTS/FILES TO CLERKS OFFICE, OCT.'25 - WATER	10/01/2025	46.40	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOP, Z.MONTENEGRO, AUG.'25	10/01/2025	1,087.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		INSTALLATION OF NEW SWITCH AND ACCESS POINT IN SEWER DEPT OFFICE, SEPT.'25	10/01/2025	217.50	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOP, J.EMPEY, AUG.'25 - SEWER	10/01/2025	131.59	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR A NEW LAPTOP, A.WENGER, AUG.'25 - SEWER	10/01/2025	334.95	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOP, J.PEREZ, AUG.'25	10/01/2025	906.25	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR A NEW COMPUTER, D.STEPHENS,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				AUG.'25 - BUILDING DEPT	10/01/2025	507.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1005	10/25		
2014	CMIT SOLUTIONS CORP	11671		DELIVERED AND COPIED EDISCOVERY RESULTS/FILES TO CLERKS OFFICE, SEPT.'25 - ADMIN	10/01/2025	1,044.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR NEW LAPTOP, J.EMPEY, AUG.'25 - P.I	10/01/2025	35.88	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2014	CMIT SOLUTIONS CORP	11671		SET UP CHARGES FOR A NEW LAPTOP, A.WENGER, AUG.'25 - PI	10/01/2025	127.60	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
Total 11671:						6,742.50	.00					
2014	CMIT SOLUTIONS CORP	11680		LAPTOP CHARGER, P&Z, SEPT.'25	10/01/2025	38.99	.00	01-6141 IT SMALL EQUIPMENT	0	10/25		
Total 11680:						38.99	.00					
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, BUILDING DEPT USERS - A EVERHART,D STEPHENS,T VILLANUEVA,T IRISH, OCT.'25	10/08/2025	1,158.30	.00	01-6075 DUES & MEMBERSHIPS	1005	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, WATER DEPT USER - M DAVILA, OCT.'25 - WATER	10/08/2025	231.65	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, SEWER DEPT USER - M NADEAU, OCT.'25	10/08/2025	170.88	.00	21-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, TREATMENT PLANT USERS - A WENGER,D CROSSLEY,M BORZICK,S FEIST, OCT.'25 - P.I	10/08/2025	185.30	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		

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2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, HR USER - J.EDINGER, OCT.'25 - P.I	10/08/2025	26.07	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, WATER DEPT USERS, M, DAVILA,R JONES, OCT.'25 - P.I	10/08/2025	68.36	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, CLERKS OFFICE USERS - C MANNING, G MICHAELSON, OCT.'25 - SEWER	10/08/2025	23.16	.00	21-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, TREATMENT PLANT USER - J.MILLER, OCT.'25 - P.I	10/08/2025	27.34	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, J.HALL, OCT.'25 - ECONOMIC DEV	10/08/2025	289.56	.00	01-6075 DUES & MEMBERSHIPS	4000	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, CLERKS OFFICE USERS - L TORRES,N STANLEY, OCT.'25 - SEWER	10/08/2025	13.68	.00	21-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, CLERKS OFFICE USERS - C MANNING, G MICHAELSON, OCT.'25 - ADMIN	10/08/2025	521.20	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, TREATMENT PLANT USER - J.MILLER, OCT.'25 - WATER	10/08/2025	71.77	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, TREATMENT PLANT USERS - A WENGER,D CROSSLEY,M BORZICK,S FEIST, OCT.'25 - SEWER	10/08/2025	486.50	.00	21-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, HR USER - J.EDINGER, OCT.'25 - SEWER	10/08/2025	95.55	.00	21-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, WATER DEPT USERS, M, DAVILA,R JONES, OCT.'25 - WATER	10/08/2025	273.40	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		

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2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, CLERKS OFFICE USERS - C MANNING, G MICHAELSON, OCT.'25 - WATER	10/08/2025	23.16	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, TREATMENT PLANT USER - J.MILLER, OCT.'25 - SEWER	10/08/2025	71.77	.00	21-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, P & Z USERS - D HANSON,T BEHUNIN, OCT.'25	10/08/2025	579.12	.00	01-6075 DUES & MEMBERSHIPS	1003	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, CLERKS OFFICE USERS - L TORRES,N STANLEY, OCT.'25 - WATER	10/08/2025	13.68	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, CLERKS OFFICE USERS - C MANNING, G MICHAELSON, OCT.'25 - P.I	10/08/2025	11.60	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, CLERKS OFFICE USERS - L TORRES,N STANLEY, OCT.'25 - ADMIN	10/08/2025	307.58	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, HR USER - J.EDINGER, OCT.'25 - ADMIN	10/08/2025	72.39	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, CLERKS OFFICE USERS - L TORRES,N STANLEY, OCT.'25 - P.I	10/08/2025	6.82	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, PARKS DEPT USERS - A BILLINGS,M WEBB, OCT.'25	10/08/2025	579.12	.00	01-6075 DUES & MEMBERSHIPS	1004	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, WATER DEPT USER - M DAVILA, OCT.'25 - P.I	10/08/2025	57.91	.00	25-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL CREATIVE CLOUD, Z MONTENEGRO, OCT.'25	10/08/2025	1,157.88	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		

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2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, TREATMENT PLANT USERS - A WENGER,D CROSSLEY,M BORZICK,S FEIST, OCT.'25 - WATER	10/08/2025	486.50	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE ACROBAT PRO FOR TEAMS, HR USER - J.EDINGER, OCT.'25 - WATER	10/08/2025	95.55	.00	20-6075 DUES & MEMBERSHIPS	0	10/25		
2014	CMIT SOLUTIONS CORP	11687		ANNUAL ADOBE STANDARD, P & Z USER - M.LUNDY, OCT.'25	10/08/2025	170.88	.00	01-6075 DUES & MEMBERSHIPS	1003	10/25		
Total 11687:						7,276.68	.00					
Total CMIT SOLUTIONS CORP:						26,157.99	.00					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	1286278	21844	MINI BUCKET FOR EXCAVATOR, R.JONES, OCT.'25	10/07/2025	1,760.00	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
Total 1286278:						1,760.00	.00					
Total COASTLINE EQUIPMENT COMPANY:						1,760.00	.00					
COMPASS												
4	COMPASS	0332		FY 2026 ANNUAL MEMBERSHIP DUES, FIRST QUARTER	10/01/2025	3,720.25	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
Total 0332:						3,720.25	.00					
Total COMPASS:						3,720.25	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	X627801	21754	1" METER SHIPPED 09/30/25, M.DAVILA, SEPT.'25	10/01/2025	579.89	.00	20-6020 CAPITAL IMPROVEMENTS	0	10/25		
Total X627801:						579.89	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
63	CORE & MAIN LP	X740538	21754	WIRE CONNECTORS FOR METERS SHIPPED 09/30/25, M.DAVILA,SEPT.'25	10/01/2025	93.14	.00	20-6150 M & R - SYSTEM	0	10/25		
Total X740538:						93.14	.00					
63	CORE & MAIN LP	X818284	21754	METER REGISTERS, ANTENNAS SHIPPED 09/30/25, M.DAVILA, SEPT.'25	10/01/2025	5,903.72	.00	20-6020 CAPITAL IMPROVEMENTS	0	10/25		
Total X818284:						5,903.72	.00					
63	CORE & MAIN LP	X837950	21754	HYDRANT REPAIR PARTS SHIPPED 09/30/25, M DAVILA, SEPT.'25	10/01/2025	2,016.52	.00	20-6150 M & R - SYSTEM	0	10/25		
Total X837950:						2,016.52	.00					
Total CORE & MAIN LP:						8,593.27	.00					
D & B SUPPLY												
75	D & B SUPPLY	0073		FASTENER AND CHAIN FOR MANURE SPREADER, B.VILLANUEVA, OCT.'25	10/08/2025	21.21	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 0073:						21.21	.00					
75	D & B SUPPLY	0905	21858	WINTER GLOVES FOR PARKS CREW, J. PEREZ, OCT.	10/14/2025	33.98	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/25		
75	D & B SUPPLY	0905	21858	GRASS BE GONE, J. PEREZ, OCT. 25	10/14/2025	19.98	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 0905:						53.96	.00					
75	D & B SUPPLY	0906	21859	JACKET FOR P. FLORES, OCT.	10/14/2025	139.99	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 0906:						139.99	.00					
75	D & B SUPPLY	0981	21864	TOTES FOR CHRISTMAS ITEMS, R. WARWICK, OCT. 25	10/14/2025	25.98	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 0981:						25.98	.00					
75	D & B SUPPLY	1134	21867	GALVANIZED WIRE FOR TEMPORARY FENCING, S.CAHILL, OCT.25	10/15/2025	21.99	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 1134:						21.99	.00					
75	D & B SUPPLY	1953-2025	21371	WASP SPRAY-A GOODWIN AUG'25-PARKS	08/01/2025	44.91	44.91	01-6150 M & R - SYSTEM	1004	10/25	10/10/2025	
Total 1953-2025:						44.91	44.91					
75	D & B SUPPLY	2794-2025	21773	WEED EATER HEADS, K. PETERSON, OCT. 25	10/01/2025	185.97	185.97	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25	10/10/2025	
Total 2794-2025:						185.97	185.97					
75	D & B SUPPLY	2872-2025	21775	TOOL BOX FOR NEW SEWER TRUCK, J.DURHAM, OCT.'25	10/01/2025	519.99	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 2872-2025:						519.99	.00					
75	D & B SUPPLY	4011	21806	TOTES FOR CHRISTMAS LIGHTS, J.PEREZ, OCT.'25	10/07/2025	103.92	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 4011:						103.92	.00					
75	D & B SUPPLY	5470	21810	WINTER WORK CLOTHING FOR P. BRYNER, OCT. 25	10/07/2025	244.98	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 5470:						244.98	.00					
75	D & B SUPPLY	5475-2025	21812	LEVEL, PLIERS, HAMMER, WRENCHES, S.HARMON, OCT.'25-SEWER	10/07/2025	130.95	.00	21-6175 SMALL TOOLS	0	10/25		
Total 5475-2025:						130.95	.00					
75	D & B SUPPLY	5487	21852	WORK BOOTS FOR J. MILLER, OCT. 25	10/14/2025	11.91	.00	25-6285 UNIFORMS EXPENSE	0	10/25		
75	D & B SUPPLY	5487	21852	WORK BOOTS FOR J. MILLER, OCT. 25	10/14/2025	31.29	.00	20-6285 UNIFORMS EXPENSE	0	10/25		
75	D & B SUPPLY	5487	21852	WORK BOOTS FOR J. MILLER, OCT. 25	10/14/2025	31.29	.00	21-6285 UNIFORMS EXPENSE	0	10/25		
Total 5487:						74.49	.00					
75	D & B SUPPLY	5761-102025	21826	WORK GLOVES, S. CAHILL, OCT. 25	10/09/2025	18.99	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/25		
Total 5761-102025:						18.99	.00					
75	D & B SUPPLY	5877	21832	WORK PANTS FOR M.PRICE, OCT.'25	10/09/2025	184.97	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 5877:						184.97	.00					
75	D & B SUPPLY	6061	21838	WORK PANTS FOR R.WARWICK, OCT. 25	10/10/2025	194.97	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 6061:						194.97	.00					
75	D & B SUPPLY	634	21847	WORK PANTS FOR J. PEREZ, OCT. 25	10/13/2025	189.97	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 634:						189.97	.00					
75	D & B SUPPLY	6728	21862	WIRE FASTENERS, FOR TEMPORARY FENCE, S.CAHILL, OCT.'25	10/14/2025	53.91	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 6728:						53.91	.00					
75	D & B SUPPLY	8333-82025	21518	RAKE AND HAMMER FOR THE FARM, T.GIRAUD, AUG.'25	08/25/2025	62.98	.00	21-6175 SMALL TOOLS	0	10/25		
Total 8333-82025:						62.98	.00					
75	D & B SUPPLY	9176	21811	WINTER WORK GLOVES, J.PEREZ, OCT.'25	10/07/2025	50.97	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 9176:						50.97	.00					
75	D & B SUPPLY	9297	21816	BALL MOUNT AND HITCH FOR SEWER TRUCK, T.FLEMING, OCT.'25	10/08/2025	79.48	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 9297:						79.48	.00					
75	D & B SUPPLY	9647	21831	TOOLS FOR THE SHOP, R.WARWICK, OCT.'25	10/09/2025	34.47	.00	01-6175 SMALL TOOLS	1004	10/25		
75	D & B SUPPLY	9647	21831	GREASE CAP PLUG FOR THE MOW TRAILER, R.WARWICK, OCT.'25	10/09/2025	6.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 9647:						41.46	.00					
75	D & B SUPPLY	9648	21833	WORK PANTS FOR P.FLORES, OCT.'25	10/09/2025	179.97	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 9648:						179.97	.00					
Total D & B SUPPLY:						2,626.01	230.88					
DEBEST PLUMBING INC												
2390	DEBEST PLUMBING INC	44402		PLUMBING WORK FOR THE PATAGONIA PARK RESTROOMS, 9/1-30/2025	09/25/2025	9,604.81	9,604.81	50-6045 CONTINGENCY	0	10/25	10/10/2025	
Total 44402:						9,604.81	9,604.81					
Total DEBEST PLUMBING INC:						9,604.81	9,604.81					
DEX IMAGING LLC												
2291	DEX IMAGING LLC	AR14100435		CONTRACT LEASE CHARGE, SHARP MX2651, SERIAL #03012172, TREATMENT PLANT, 10/1-31/2025	10/06/2025	95.55	.00	20-6212 RENT - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100435		CONTRACT OVERAGE CHARGE, SHARP MX2651, SERIAL #03012172, TREATMENT PLANT, 10/1-31/2025 - SEWER	10/06/2025	51.45	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100435		CONTRACT OVERAGE CHARGE, SHARP MX2651, SERIAL #03012172, TREATMENT PLANT, 10/1-31/2025 - P.I	10/06/2025	19.59	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100435		CONTRACT OVERAGE CHARGE, SHARP MX2651, SERIAL #03012172, TREATMENT PLANT, 10/1-31/2025 - WATER	10/06/2025	51.45	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total AR14100435:						218.04	.00					
2291	DEX IMAGING LLC	AR14100436		CONTRACT OVERAGE CHARGE, RICOH IMC4500(X2), SERIAL #3122R790389/3122R790356, CITY HALL, 9/1-30/2025 - WATER	10/06/2025	37.88	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100436		CONTRACT LEASE CHARGE, RICOH IMC4500(X2), SERIAL #3122R790389/3122R790356, CITY HALL, 10/1-31/2025 -	10/06/2025	433.94	.00	01-6212 RENT - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100436		CONTRACT OVERAGE CHARGE, RICOH IMC4500(X2), SERIAL #3122R790389/3122R790356, CITY HALL, 9/1-30/2025 - ADMIN	10/06/2025	55.36	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100436		CONTRACT OVERAGE CHARGE, RICOH IMC4500(X2), SERIAL #3122R790389/3122R790356, CITY HALL, 9/1-30/2025 - P.I	10/06/2025	14.57	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100436		CONTRACT OVERAGE CHARGE, RICOH IMC4500(X2), SERIAL #3122R790389/3122R790356, CITY HALL, 9/1-30/2025 - SEWER	10/06/2025	37.88	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
Total AR14100436:						579.63	.00					
2291	DEX IMAGING LLC	AR14100437		CONTRACT OVERAGE CHARGE FOR 9/1-30/2025 - HP M406DN, SERIAL#JPBDC08926, CITY HALL - P.I	10/06/2025	.28	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100437		CONTRACT OVERAGE CHARGE FOR 9/1-30/2025 - HP M406DN, SERIAL#JPBDC08926, CITY HALL - SEWER	10/06/2025	.76	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100437		CONTRACT OVERAGE CHARGE FOR 9/1-30/2025 - HP								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				M406DN, SERIAL#JPBDC08926, CITY HALL - ADMIN	10/06/2025	1.11	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100437		CONTRACT OVERAGE CHARGE FOR 9/1-30/2025 - HP M406DN, SERIAL#JPBDC08926, CITY HALL - WATER	10/06/2025	.76	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
Total AR14100437:						2.91	.00					
2291	DEX IMAGING LLC	AR14100438		CONTRACT OVERAGE CHARGE, SHARP BPC535WR, SERIAL #43010858, CLERKS OFFICE,9/1-30/2025- ADMIN	10/06/2025	157.02	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100438		CONTRACT OVERAGE CHARGE, SHARP BPC535WR, SERIAL #43010858, CLERKS OFFICE, 9/1-30/2025-P.I	10/06/2025	3.49	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100438		CONTRACT LEASE CHARGE, SHARP BPC535WR, SERIAL #43010858, CLERKS OFFICE, 10/1-31/2025 -	10/06/2025	47.99	.00	01-6212 RENT - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100438		CONTRACT OVERAGE CHARGE, SHARP BPC535WR, SERIAL #43010858, CLERKS OFFICE, 9/1-30/2025 - SEWER	10/06/2025	6.98	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
2291	DEX IMAGING LLC	AR14100438		CONTRACT OVERAGE CHARGE, SHARP BPC535WR, SERIAL #43010858, CLERKS OFFICE, 9/1-30/2025 - WATER	10/06/2025	6.98	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	10/25		
Total AR14100438:						222.46	.00					
Total DEX IMAGING LLC:						1,023.04	.00					
DIGLINE												
25	DIGLINE	0077907-IN		DIG FEES, SEPT.'25 - P.I	09/30/2025	227.14	.00	25-6065 DIG LINE EXPENSE	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
25	DIGLINE	0077907-IN		DIG FEES, SEPT.'25 - SEWER	09/30/2025	596.23	.00	21-6065 DIG LINE EXPENSE	0	10/25		
25	DIGLINE	0077907-IN		DIG FEES, SEPT.'25 - WATER	09/30/2025	596.23	.00	20-6065 DIG LINE EXPENSE	0	10/25		
Total 0077907-IN:						1,419.60	.00					
Total DIGLINE:						1,419.60	.00					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	325259		OIL FOR FLEET SHOP SUPPLIES, J. ADAMS, OCT. 25-WATER	10/07/2025	4.24	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	325259		OIL FOR FLEET SHOP SUPPLIES, J. ADAMS, OCT. 25-ADMIN	10/07/2025	10.60	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	325259		OIL FOR FLEET SHOP SUPPLIES, J. ADAMS, OCT. 25-SEWER	10/07/2025	4.24	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2115	DYNA PARTS LLC	325259		OIL FOR FLEET SHOP SUPPLIES, J. ADAMS, OCT. 25-P.I	10/07/2025	2.11	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 325259:						21.19	.00					
2115	DYNA PARTS LLC	325293	21808	ALLEN WRENCHES FOR FLEET BUCKET TRUCK, S. HOWELL, OCT. 25- SEWER	10/07/2025	4.11	.00	21-6175 SMALL TOOLS	0	10/25		
2115	DYNA PARTS LLC	325293	21808	ALLEN WRENCHES FOR FLEET BUCKET TRUCK, S. HOWELL, OCT. 25- WATER	10/07/2025	4.11	.00	20-6175 SMALL TOOLS	0	10/25		
2115	DYNA PARTS LLC	325293	21808	ALLEN WRENCHES FOR FLEET BUCKET TRUCK, S. HOWELL, OCT. 25- P.I	10/07/2025	2.05	.00	25-6175 SMALL TOOLS	0	10/25		
2115	DYNA PARTS LLC	325293	21808	ALLEN WRENCHES FOR FLEET BUCKET TRUCK, S. HOWELL, OCT. 25- ADMIN	10/07/2025	10.27	.00	01-6175 SMALL TOOLS	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 325293:						20.54	.00					
Total DYNA PARTS LLC:						41.73	.00					
FATBEAM LLC												
1831	FATBEAM LLC	61431		MONTHLY RECURRING 1M INTERNET SERVICE CHARGES, OCTOBER 2025 - WATER	10/01/2025	65.00	.00	20-6052 CONTRACT SERVICES	0	10/25		
1831	FATBEAM LLC	61431		MONTHLY RECURRING 1M INTERNET SERVICE CHARGES, OCTOBER 2025 - ADMIN	10/01/2025	95.00	.00	01-6052 CONTRACT SERVICES	0	10/25		
1831	FATBEAM LLC	61431		MONTHLY RECURRING 1M INTERNET SERVICE CHARGES, OCTOBER 2025 - P.I	10/01/2025	25.00	.00	25-6052 CONTRACT SERVICES	0	10/25		
1831	FATBEAM LLC	61431		MONTHLY RECURRING 1M INTERNET SERVICE CHARGES, OCTOBER 2025 - SEWER	10/01/2025	65.00	.00	21-6052 CONTRACT SERVICES	0	10/25		
Total 61431:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FIREWORKS & STAGE FX AMERICA, INC.												
408	FIREWORKS & STAGE FX AMERICA, INC.	23265	21776	FIREWORKS FOR NEW YEAR'S EVE GEM DROP, 50% DEPOSIT, A.GOODWIN, OCT.'25	09/30/2025	7,000.00	7,000.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/10/2025	
Total 23265:						7,000.00	7,000.00					
Total FIREWORKS & STAGE FX AMERICA, INC.:						7,000.00	7,000.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	107572	21848	BOTTLE JACK FOR PARKS SHOP, S. CAHILL, OCT. 25	10/13/2025	59.99	.00	01-6175 SMALL TOOLS	1004	10/25		
Total 107572:						59.99	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total HARBOR FREIGHT TOOLS:						59.99	.00					
ICRMP												
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - WATER	09/03/2025	14,738.11	14,738.11	20-6130 LIABILITY & PROPERTY INSURANCE	0	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - EAST KUNA SEWER	09/03/2025	19,650.82	19,650.82	28-6130 LIABILITY & PROPERTY INSURANCE	0	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - BUILDING DEPT	09/03/2025	1,228.18	1,228.18	01-6130 LIABILITY & PROPERTY INSURANCE	1005	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - EAST KUNA WATER	09/03/2025	9,825.41	9,825.41	27-6130 LIABILITY & PROPERTY INSURANCE	0	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - SEWER	09/03/2025	58,952.45	58,952.45	21-6130 LIABILITY & PROPERTY INSURANCE	0	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - ADMIN	09/03/2025	5,895.23	5,895.23	01-6130 LIABILITY & PROPERTY INSURANCE	0	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - PARKS	09/03/2025	4,912.70	4,912.70	01-6130 LIABILITY & PROPERTY INSURANCE	1004	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - P.I	09/03/2025	7,369.06	7,369.06	25-6130 LIABILITY & PROPERTY INSURANCE	0	10/25	10/10/2025	
35	ICRMP	02101-2026-1		RISK INSURANCE, 1ST INSTALLMENT, POLICY PERIOD 10/1/25-9/30/26 - SENIOR CENTER	09/03/2025	982.54	982.54	01-6130 LIABILITY & PROPERTY INSURANCE	1001	10/25	10/10/2025	
Total 02101-2026-1:						123,554.50	123,554.50					
Total ICRMP:						123,554.50	123,554.50					

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IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	FY26 IHS KUN		ANIMAL CONTROL CONTRACT SERVICES FOR OCTOBER 2025	10/01/2025	14,261.00	.00	01-6005 ANIMAL CONTROL SERVICES	0	10/25		
Total FY26 IHS KUNA:						14,261.00	.00					
Total IDAHO HUMANE SOCIETY:						14,261.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	09252025IP		ELECTRIC SERVICE, 8/14/2025-9/23/2025 - FARM	09/25/2025	5,843.08	5,843.08	21-6090 FARM EXPENDITURES	0	10/25	10/10/2025	
38	IDAHO POWER CO	09252025IP		ELECTRIC SERVICE, 8/14/2025-9/23/2025 - SEWER	09/25/2025	7,762.56	7,762.56	21-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
38	IDAHO POWER CO	09252025IP		ELECTRIC SERVICE, 8/14/2025-9/23/2025 - EAST KUNA SEWER	09/25/2025	1,660.52	1,660.52	28-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
Total 09252025IP:						15,266.16	15,266.16					
38	IDAHO POWER CO	0925225I		ELECTRIC SERVICE, 8/15-9/23/2025 - WATER	09/25/2025	17,138.31	17,138.31	20-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
38	IDAHO POWER CO	0925225I		ELECTRIC SERVICE, 8/15-9/23/2025 - P.I	09/25/2025	845.21	845.21	25-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
38	IDAHO POWER CO	0925225I		ELECTRIC SERVICE, 8/15-9/23/2025 - EAST KUNA WATER	09/25/2025	6,106.67	6,106.67	27-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
Total 0925225I:						24,090.19	24,090.19					
38	IDAHO POWER CO	10012025I		ELECTRIC SERVICE, 8/23-9/23/2025 - STREET LIGHTS	10/01/2025	5,771.93	5,771.93	01-6290 UTILITIES EXPENSE	1002	10/25	10/10/2025	
Total 10012025I:						5,771.93	5,771.93					
Total IDAHO POWER CO:						45,128.28	45,128.28					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	10062025ISP		BCI0269, SOLICITOR BACKGROUND INVESTIGATIONS, SEPT.'25	10/06/2025	133.00	.00	01-2075 UNEARNED REVENUE	0	10/25		
Total 10062025ISP:						133.00	.00					
Total IDAHO STATE POLICE:						133.00	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	2509-099379	21727	CHAIN WRENCH, M.DAVILA, SEPT.'25- P.I	09/25/2025	37.00	.00	25-6175 SMALL TOOLS	0	10/25		
1667	IDAHO TOOL & EQUIPMENT, INC.	2509-099379	21727	CHAIN WRENCH, M.DAVILA, SEPT.'25- WATER	09/25/2025	148.00	.00	20-6175 SMALL TOOLS	0	10/25		
Total 2509-099379:						185.00	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						185.00	.00					
IDEXX DISTRIBUTION, INC.												
1620	IDEXX DISTRIBUTION, INC.	3185733441	21792	E COLI TESTING SUPPLIES, M.NADEAU, OCT.'25	10/06/2025	1,932.37	.00	21-6152 M & R - LABORATORY COSTS	0	10/25		
Total 3185733441:						1,932.37	.00					
Total IDEXX DISTRIBUTION, INC.:						1,932.37	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729093		NATURAL GAS CONSUMPTION FOR WELL #12, 08/27-09/29/2025	09/30/2025	11.07	11.07	20-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
Total 48212872909302025:						11.07	11.07					
37	INTERMOUNTAIN GAS CO	482135196093		NATURAL GAS CONSUMPTION FOR SENIOR CENTER, 08/27-09/29/25	09/30/2025	64.04	64.04	01-6290 UTILITIES EXPENSE	1001	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 48213519609302025:						64.04	64.04					
37	INTERMOUNTAIN GAS CO	482195000090		NATURAL GAS CONSUMPTION TREATMENT PLANT, 9/5-10/6/2025 - SEWER	10/07/2025	51.29	.00	21-6290 UTILITIES EXPENSE	0	10/25		
37	INTERMOUNTAIN GAS CO	482195000090		NATURAL GAS CONSUMPTION TREATMENT PLANT, 9/5-10/6/2025 - WATER	10/07/2025	51.29	.00	20-6290 UTILITIES EXPENSE	0	10/25		
37	INTERMOUNTAIN GAS CO	482195000090		NATURAL GAS CONSUMPTION TREATMENT PLANT, 9/5-10/6/2025 - P.I	10/07/2025	19.54	.00	25-6290 UTILITIES EXPENSE	0	10/25		
Total 482195000090525100625:						122.12	.00					
37	INTERMOUNTAIN GAS CO	482327707093		NATURAL GAS CONSUMPTION FOR ART HISTORY CENTER, 08/27-09/29/2025	09/30/2025	8.24	8.24	01-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
Total 48232770709302025:						8.24	8.24					
37	INTERMOUNTAIN GAS CO	482634665093		NATURAL GAS CONSUMPTION FOR CITY HALL, 08/27-09/29/2025- ADMIN	09/30/2025	7.83	7.83	01-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
37	INTERMOUNTAIN GAS CO	482634665093		NATURAL GAS CONSUMPTION FOR CITY HALL, 08/27-09/29/2025- P.I	09/30/2025	2.05	2.05	25-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
37	INTERMOUNTAIN GAS CO	482634665093		NATURAL GAS CONSUMPTION FOR CITY HALL, 08/27-09/29/2025- WATER	09/30/2025	5.36	5.36	20-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
37	INTERMOUNTAIN GAS CO	482634665093		NATURAL GAS CONSUMPTION FOR CITY HALL, 08/27-09/29/2025- SEWER	09/30/2025	5.36	5.36	21-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	
Total 48263466509302025:						20.60	20.60					
37	INTERMOUNTAIN GAS CO	482746266093		NATURAL GAS CONSUMPTION FOR THE POLICE STATION, 08/27-09/29/2025	09/30/2025	11.07	11.07	01-6290 UTILITIES EXPENSE	0	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 48274626609302025:						11.07	11.07					
Total INTERMOUNTAIN GAS CO:						237.14	115.02					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	09302025JM		20 YD BOX PICK UP AND RENTAL, SEPT.'25	09/30/2025	2.83	2.83	21-6212 RENT - EQUIPMENT	0	10/25	10/10/2025	
230	J & M SANITATION, INC.	09302025JM		30 YD BOX PICK UP AND RENTAL, SEPT.'25	09/30/2025	113.40	113.40	01-6212 RENT - EQUIPMENT	1004	10/25	10/10/2025	
230	J & M SANITATION, INC.	09302025JM		SLUDGE REMOVAL FOR SEPTEMBER 2025	09/30/2025	9,636.48	9,636.48	21-6153 M & R - SLUDGE DISPOSAL	0	10/25	10/10/2025	
Total 09302025JM:						9,752.71	9,752.71					
230	J & M SANITATION, INC.	10022025-100		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 10/02-10/09/25	10/10/2025	-8,957.14	-8,957.14	01-4170 FRANCHISE FEES	0	10/25	10/10/2025	
230	J & M SANITATION, INC.	10022025-100		SANITATION RECEIPT TRANSFER, 10/02-10/09/25	10/10/2025	90,659.29	90,659.29	26-7000 SOLID WASTE SERVICE FEES	0	10/25	10/10/2025	
Total 10022025-10092025:						81,702.15	81,702.15					
Total J & M SANITATION, INC.:						91,454.86	91,454.86					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	5092079		ENTERPRISE PAYMENT SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 9/1-9/30/2025 - P.I	10/01/2025	9.06	.00	25-6505 BANK FEES	0	10/25		
1328	JACK HENRY & ASSOCIATES, INC.	5092079		ENTERPRISE PAYMENT SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 9/1-9/30/2025 - SEWER	10/01/2025	23.57	.00	21-6505 BANK FEES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1328	JACK HENRY & ASSOCIATES, INC.	5092079		ENTERPRISE PAYMENT SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 9/1-9/30/2025 - WATER	10/01/2025	23.57	.00	20-6505 BANK FEES	0	10/25		
1328	JACK HENRY & ASSOCIATES, INC.	5092079		ENTERPRISE PAYMENT SOLUTIONS MONTHLY AND TRANSACTIONAL FEES, 9/1-9/30/2025 - ADMIN	10/01/2025	34.45	.00	01-6505 BANK FEES	0	10/25		
Total 5092079:						90.65	.00					
Total JACK HENRY & ASSOCIATES, INC.:						90.65	.00					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	2383		MONTHLY JANITORIAL SERVICE CITY HALL, OCT. 25-SEWER	10/02/2025	189.28	.00	21-6025 JANITORIAL	0	10/25		
1976	JONATHAN STRICKLAND	2383		MONTHLY JANITORIAL SERVICE CITY HALL, OCT. 25-ADMIN	10/02/2025	276.64	.00	01-6025 JANITORIAL	0	10/25		
1976	JONATHAN STRICKLAND	2383		MONTHLY JANITORIAL SERVICE CITY HALL, OCT. 25-P.I	10/02/2025	72.80	.00	25-6025 JANITORIAL	0	10/25		
1976	JONATHAN STRICKLAND	2383		MONTHLY JANITORIAL SERVICE CITY HALL, OCT. 25-WATER	10/02/2025	189.28	.00	20-6025 JANITORIAL	0	10/25		
Total 2383:						728.00	.00					
1976	JONATHAN STRICKLAND	2384		MONTHLY JANITORIAL SERVICES SENIOR CENTER, OCT. 25	10/02/2025	446.00	.00	01-6025 JANITORIAL	1001	10/25		
Total 2384:						446.00	.00					
1976	JONATHAN STRICKLAND	2385		MONTHLY JANITORIAL SERVICES TREATMENT PLANT, OCT. 25- P.I	10/02/2025	80.00	.00	25-6025 JANITORIAL	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1976	JONATHAN STRICKLAND	2385		MONTHLY JANITORIAL SERVICES TREATMENT PLANT, OCT. 25- SEWER	10/02/2025	210.00	.00	21-6025 JANITORIAL	0	10/25		
1976	JONATHAN STRICKLAND	2385		MONTHLY JANITORIAL SERVICES TREATMENT PLANT, OCT. 25- WATER	10/02/2025	210.00	.00	20-6025 JANITORIAL	0	10/25		
Total 2385:						500.00	.00					
1976	JONATHAN STRICKLAND	2386		MONTHLY JANITORIAL SERVICES PARKS SHOP, OCT. 25	10/02/2025	400.00	.00	01-6025 JANITORIAL	1004	10/25		
Total 2386:						400.00	.00					
Total JONATHAN STRICKLAND:						2,074.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0253171		PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 8/24-9/30/2025 - P.I	10/15/2025	1,008.00	.00	25-6202 PROFESSIONAL SERVICES	0	10/25		
429	KELLER ASSOCIATES, INC.	0253171		PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 8/24-9/30/2025 - SEWER	10/15/2025	2,646.00	.00	21-6202 PROFESSIONAL SERVICES	0	10/25		
429	KELLER ASSOCIATES, INC.	0253171		PROFESSIONAL SERVICES FOR KUNA-DEVELOPMENT PLAN REVIEW SUPPORT, 8/24-9/30/2025 - WATER	10/15/2025	2,646.00	.00	20-6202 PROFESSIONAL SERVICES	0	10/25		
Total 0253171:						6,300.00	.00					
Total KELLER ASSOCIATES, INC.:						6,300.00	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	1139056	21789	RUNNING BOARDS FOR EAST KUNA SEWER TRUCKS, T.FLEMING, OCT.'25	10/03/2025	615.00	615.00	28-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1616	KENDALL FORD OF MERIDIAN LLC	1139056	21789	RUNNING BOARDS FOR SEWER TRUCKS, T.FLEMING, OCT.'25	10/03/2025	615.00	615.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/10/2025	
Total 1139056:						1,230.00	1,230.00					
Total KENDALL FORD OF MERIDIAN LLC:						1,230.00	1,230.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	1072025		FIBER OPTIC LEASE, SEPTEMBER 2025 - P.I	10/07/2025	30.00	.00	25-6255 TELEPHONE EXPENSE	0	10/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1072025		FIBER OPTIC LEASE, SEPTEMBER 2025 - SEWER	10/07/2025	78.00	.00	21-6255 TELEPHONE EXPENSE	0	10/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1072025		FIBER OPTIC LEASE, SEPTEMBER 2025 - ADMIN	10/07/2025	114.00	.00	01-6255 TELEPHONE EXPENSE	0	10/25		
199	KUNA JT. SCHOOL DISTRICT NO. 3	1072025		FIBER OPTIC LEASE, SEPTEMBER 2025 - WATER	10/07/2025	78.00	.00	20-6255 TELEPHONE EXPENSE	0	10/25		
Total 1072025:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A179003	21257	PIPE COMPRESSION HOLDERS FOR SPRINKLER LINE BREAK ON GREEN BELT, J. PEREZ, JULY 25	07/17/2025	53.98	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total A179003:						53.98	.00					
499	KUNA LUMBER	A180534	21774	BOLTS FOR FERLITZER SPREADER, S. CAHILL, OCT. 25	10/01/2025	9.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total A180534:						9.00	.00					
499	KUNA LUMBER	A180667	21798	BOLT SNAP FOR KEY HOLDER, U.RAMIREZ, OCT.'25	10/06/2025	3.23	.00	21-6150 M & R - SYSTEM	0	10/25		
Total A180667:						3.23	.00					
499	KUNA LUMBER	A180731	21822	5" SPRING FOR THE MANURE SPREADER, B.VILLANUEVA, OCT.'25	10/08/2025	6.74	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total A180731:						6.74	.00					
499	KUNA LUMBER	B178312		EXIT SIGN, PAINT AND TAPE, M.DAVILA, JUN.'25	06/20/2025	27.19	.00	20-6150 M & R - SYSTEM	0	10/25		
Total B178312:						27.19	.00					
499	KUNA LUMBER	B178804	21206	NAILS AND FLAGGING TAPE, B. VILLANUEVA, JUL.'25	07/09/2025	16.62	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total B178804:						16.62	.00					
499	KUNA LUMBER	B179561		PROPANE TORCH, J.COX, AUG.'25	08/07/2025	2.88	.00	25-6175 SMALL TOOLS	0	10/25		
499	KUNA LUMBER	B179561	21415	PROPANE TORCH, J.COX, AUG.'25	08/07/2025	11.51	.00	20-6175 SMALL TOOLS	0	10/25		
Total B179561:						14.39	.00					
499	KUNA LUMBER	B179811	21481	WASP SPRAY, R. IVEY, AUG. 25	09/10/2025	5.39	.00	20-6150 M & R - SYSTEM	0	10/25		
Total B179811:						5.39	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	B180516	21719	FOUR PACK OF TRIPLE A BATTERIES, R. FORD, SEPT. 25-P.I	09/24/2025	1.43	.00	25-6150 M & R - SYSTEM (PI)	0	10/25		
499	KUNA LUMBER	B180516	21719	FOUR PACK OF TRIPLE A BATTERIES, R. FORD, SEPT. 25-WATER	09/24/2025	5.76	.00	20-6150 M & R - SYSTEM	0	10/25		
Total B180516:						7.19	.00					
499	KUNA LUMBER	B180629	21745	CAN OF YELLOW PAINT AND TAPE, M. DAVILA, SEPT. 25	09/29/2025	17.53	.00	20-6150 M & R - SYSTEM	0	10/25		
Total B180629:						17.53	.00					
499	KUNA LUMBER	B180662	21764	SPRAY PAINT FOR THE FIRE HYDRANTS, J.COX, SEPT.'25	09/30/2025	134.82	.00	20-6150 M & R - SYSTEM	0	10/25		
Total B180662:						134.82	.00					
499	KUNA LUMBER	B180774	21796	MOUSE TRAPS FOR CITY HALL, J.ADAMS,	10/06/2025	13.92	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/25		
Total B180774:						13.92	.00					
499	KUNA LUMBER	B180845	21828	3" CAP FOR REPAIRS ON THE IRRIGATION RISER AT THE FARM, OCT.'25	10/09/2025	25.62	.00	21-6090 FARM EXPENDITURES	0	10/25		
Total B180845:						25.62	.00					
499	KUNA LUMBER	B180886	21836	DOOR KEYS FOR NEW EMPLOYEE, T.FLEMING, OCT.'25	10/10/2025	9.90	.00	21-6150 M & R - SYSTEM	0	10/25		
Total B180886:						9.90	.00					
499	KUNA LUMBER	B180894	21840	END PIECE FOR PRESSURE WASHER, C. REGLI, OCT. 25	10/10/2025	9.89	.00	01-6142 MAINT. & REPAIR -				

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
								EQUIPMENT	1004	10/25		
Total B180894:						9.89	.00					
499	KUNA LUMBER	C5027		RETURNED 8 BAGS OF CONCRETE, INVOICE CORRECTION, R.JONES, SEPT.'25	09/02/2025	-9.58	.00	25-6150 M & R - SYSTEM (PI)	0	10/25		
499	KUNA LUMBER	C5027		RETURNED 8 BAGS OF CONCRETE, INVOICE CORRECTION, R.JONES, SEPT.'25	09/02/2025	-38.34	.00	20-6150 M & R - SYSTEM	0	10/25		
Total C5027:						-47.92	.00					
Total KUNA LUMBER:						307.49	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	4083	21807	REPAIRS TO PARKS FERTILIZER SPREADER AUGER, C. REGLI, OCT. 25	10/10/2025	1,400.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 4083:						1,400.00	.00					
Total KUNA MACHINE LLC:						1,400.00	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	29420	21697	SWEATSHIRTS FOR STOCK, TREATMENT PLANT, J.MILLER, OCT.'25 - SEWER	10/09/2025	302.85	.00	21-6285 UNIFORMS EXPENSE	0	10/25		
1769	KWIK SILVER EMBROIDERY	29420	21697	SWEATSHIRTS FOR STOCK, TREATMENT PLANT, J.MILLER, OCT.'25 - WATER	10/09/2025	302.85	.00	20-6285 UNIFORMS EXPENSE	0	10/25		
1769	KWIK SILVER EMBROIDERY	29420		SWEATSHIRTS FOR STOCK, TREATMENT PLANT, J.MILLER, OCT.'25 - P.I	10/09/2025	115.36	.00	25-6285 UNIFORMS EXPENSE	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 29420:						721.06	.00					
Total KWIK SILVER EMBROIDERY:						721.06	.00					
LAURA EVANS												
2254	LAURA EVANS	#1		BALLOON ARCH AND SPOOKY ADD ONS FOR TRUNK OR TREAT, OCT.25	09/30/2025	300.00	300.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25	10/10/2025	
Total #1:						300.00	300.00					
Total LAURA EVANS:						300.00	300.00					
McGUIRE BEARING COMPANY												
729	McGUIRE BEARING COMPANY	3258954-00	21781	BEARINGS FOR THE SPREADER, S CAHILL, OCT. 25	10/02/2025	173.76	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 3258954-00:						173.76	.00					
Total McGUIRE BEARING COMPANY:						173.76	.00					
MISCELLANEOUS #2												
1849	MISCELLANEOUS #2	10092025JE		J. EMPEY, TRAVEL AND INCIDENTALS REIMBURSEMENT, CASELLE CONFERENCE IN SALT LAKE CITY, OCT.'25 - ADMIN	10/09/2025	138.56	138.56	01-6270 TRAVEL EXPENSES	0	10/25	10/10/2025	
1849	MISCELLANEOUS #2	10092025JE		J.EMPEY, TRAVEL AND INCIDENTALS REIMBURSEMENT, CASELLE CONFERENCE IN SALT LAKE CITY,OCT.'25 - P.I	10/09/2025	49.88	49.88	25-6270 TRAVEL EXPENSES	0	10/25	10/10/2025	
1849	MISCELLANEOUS #2	10092025JE		J. EMPEY, TRAVEL AND INCIDENTALS REIMBURSEMENT, CASELLE CONFERENCE IN SALT LAKE CITY, OCT.'25 - WATER	10/09/2025	182.90	182.90	20-6270 TRAVEL EXPENSES	0	10/25	10/10/2025	

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1849	MISCELLANEOUS #2	10092025JE		J.EMPEY, TRAVEL AND INCIDENTALS REIMBURSEMENT, CASELLE CONFERENCE IN SALT LAKE CITY, OCT.'25 - SEWER	10/09/2025	182.90	182.90	21-6270 TRAVEL EXPENSES	0	10/25	10/10/2025	
Total 10092025JE:						554.24	554.24					
Total MISCELLANEOUS #2:						554.24	554.24					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	09152025LS		LARRY SMITH BOOT REIMBURSEMENT, SEPT.'25	09/15/2025	30.00	30.00	28-6285 UNIFORMS EXPENSE	0	10/25	10/10/2025	
2270	MISCELLANEOUS #3	09152025LS		LARRY SMITH BOOT REIMBURSEMENT, SEPT. 25	09/15/2025	270.00	270.00	21-6285 UNIFORMS EXPENSE	0	10/25	10/10/2025	
Total 09152025LS:						300.00	300.00					
2270	MISCELLANEOUS #3	10062025SH		SHAWN HARMON, BOOT REIMBURSEMENT, OCT. 25	10/06/2025	152.64	152.64	21-6285 UNIFORMS EXPENSE	0	10/25	10/10/2025	
2270	MISCELLANEOUS #3	10062025SH		SHAWN HARMON, BOOT REIMBURSEMENT, OCT. 25	10/06/2025	16.96	16.96	28-6285 UNIFORMS EXPENSE	0	10/25	10/10/2025	
Total 10062025SH:						169.60	169.60					
Total MISCELLANEOUS #3:						469.60	469.60					
MOTION INDUSTRIES, INC.												
1456	MOTION INDUSTRIES, INC.	ID09-00731681	21779	8 EA BEARINGS FOR BAND SCREENS, M.NADEAU, OCT.'25	10/06/2025	3,206.10	3,206.10	21-6150 M & R - SYSTEM	0	10/25	10/10/2025	
Total ID09-00731681:						3,206.10	3,206.10					
1456	MOTION INDUSTRIES, INC.	ID09-00731682	21779	3 EA OIL SEALS, M.NADEAU, OCT.'25	10/06/2025	80.49	80.49	21-6150 M & R - SYSTEM	0	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ID09-00731682:						80.49	80.49					
Total MOTION INDUSTRIES, INC.:						3,286.59	3,286.59					
NORCO, INC.												
222	NORCO, INC.	0044781155	21787	WELDING SHOP SUPPLIES, S. CAHILL, OCT. 25	10/03/2025	93.12	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 0044781155:						93.12	.00					
222	NORCO, INC.	00448565827	21856	RESP MASK, J.WARDEN, OCT.'25	10/14/2025	47.19	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/25		
Total 00448565827:						47.19	.00					
Total NORCO, INC.:						140.31	.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-428326	21793	FILTERS FOR FLEET INVENTORY, J. DURHAM, OCT. 25- P.I	10/06/2025	4.74	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-428326	21793	FILTERS FOR FLEET INVENTORY, J. DURHAM, OCT. 25- SEWER	10/06/2025	9.53	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-428326	21793	FILTERS FOR FLEET INVENTORY, J. DURHAM, OCT. 25- WATER	10/06/2025	9.53	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-428326	21793	FILTERS FOR FLEET INVENTORY, J. DURHAM, OCT. 25- ADMIN	10/06/2025	23.81	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 5841-428326:						47.61	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						47.61	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
PACIFIC STEEL												
584	PACIFIC STEEL	1682444	21855	FLAT BAR FOR CONSTRUCTION TEMPORARY FENCE, C. REGLI, OCT. 25	10/14/2025	193.30	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 1682444:						193.30	.00					
Total PACIFIC STEEL:						193.30	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	47132		HVAC REPAIR AT TREATMENT PLANTS OPERATIONS BUILDING, OCT. 25	10/08/2025	1,342.12	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 47132:						1,342.12	.00					
Total PAIGE MECHANICAL GROUP, INC.:						1,342.12	.00					
PIPECO, INC												
55	PIPECO, INC	S6145279.001	21861	CHRISTMAS LIGHTS, R.WARWICK, OCT.'25	10/14/2025	988.46	.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25		
Total S6145279.001:						988.46	.00					
Total PIPECO, INC:						988.46	.00					
PLCH25 LLC												
2389	PLCH25 LLC	CO-0000055	21820	2025 MIDSOTA TRAILER FOR PARKS, J.DURHAM, OCT. 25	10/08/2025	14,407.00	14,407.00	50-6166 CAPITAL EQUIPMENT PURCHASES	0	10/25	10/10/2025	
Total CO-0000055:						14,407.00	14,407.00					
2389	PLCH25 LLC	CO-0000059	21819	2026 TRAILERS FOR PARKS, J. DURHAM, OCT 25	10/08/2025	8,678.00	8,678.00	50-6166 CAPITAL EQUIPMENT PURCHASES	0	10/25	10/10/2025	
Total CO-0000059:						8,678.00	8,678.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total PLCH25 LLC:						23,085.00	23,085.00					
PRAIRIE'S EDGE LLC												
2383	PRAIRIE'S EDGE LLC	09112025PE-1		CHRISTMAS PARTY VENUE FINAL PAYMENT, N. STAUFFER, OCT. 25- WATER	09/11/2025	195.00	.00	20-5950 TEAM BUILDING, ONBOARDING	0	10/25		
2383	PRAIRIE'S EDGE LLC	09112025PE-1		CHRISTMAS PARTY VENUE FINAL PAYMENT, N. STAUFFER, OCT. 25- SEWER	09/11/2025	195.00	.00	21-5950 TEAM BUILDING, ONBOARDING	0	10/25		
2383	PRAIRIE'S EDGE LLC	09112025PE-1		CHRISTMAS PARTY VENUE FINAL PAYMENT, N. STAUFFER, OCT. 25- ADMIN	09/11/2025	285.00	.00	01-5950 TEAM BUILDING, ONBOARDING	0	10/25		
2383	PRAIRIE'S EDGE LLC	09112025PE-1		CHRISTMAS PARTY VENUE FINAL PAYMENT, N. STAUFFER, OCT. 25- P.I	09/11/2025	75.00	.00	25-5950 TEAM BUILDING, ONBOARDING	0	10/25		
Total 09112025PE-1:						750.00	.00					
Total PRAIRIE'S EDGE LLC:						750.00	.00					
RAPID FIRE PROTECTION INC												
2327	RAPID FIRE PROTECTION INC	7128411		ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS), 10/01-10/31/25- P.I	10/01/2025	55.35	.00	25-6150 M & R - SYSTEM (PI)	0	10/25		
2327	RAPID FIRE PROTECTION INC	7128411		ALARM MONITORING, (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER, AND SEGO PRAIRIE WELLS), 10/01-10/31/25- WATER	10/01/2025	221.41	.00	20-6150 M & R - SYSTEM	0	10/25		
Total 7128411:						276.76	.00					
Total RAPID FIRE PROTECTION INC:						276.76	.00					
REXEL USA, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1613	REXEL USA, INC.	6R34264	21802	LIGHT REPAIRS FOR THE GREENBELT, J.LORENTZ, OCT.'25	10/08/2025	51.87	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 6R34264:						51.87	.00					
Total REXEL USA, INC.:						51.87	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5072125793		COPER CHARGES, MODEL, #IMC2000, SERIAL #C86262110 09/01-09/30/25- PARKS OFFICE	10/01/2025	25.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/25		
Total 5072125793:						25.50	.00					
Total RICOH USA, INC. (MAINTENANCE):						25.50	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	2525588		RESIDENTIAL AND LIGHT COMMERCIAL BUILDING INSPECTIONS 09/02-09/30/25	09/30/2025	15,722.50	.00	01-6052 CONTRACT SERVICES	1005	10/25		
Total 2525588:						15,722.50	.00					
2173	SAFEBUILT LLC	2527591		COMMERCIAL PERMIT 49170 KUNA APARTMENTS CLUBHOUSE, PERMIT 49780 COUNCIL CHAMBERS BUILDING, AND PERMIT 49992 VALOR GOLF CART BARN/PRO SHOP, SEPT. 25	09/30/2025	650.00	.00	01-6052 CONTRACT SERVICES	1005	10/25		
Total 2527591:						650.00	.00					
2173	SAFEBUILT LLC	2529300		META COMMERCIAL BUILDING INSPECTIONS 09/03-09/26/25	09/30/2025	1,543.75	.00	01-6052 CONTRACT SERVICES	1005	10/25		
Total 2529300:						1,543.75	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
	Total SAFEBUILT LLC:					17,916.25	.00					
SIEMENS INDUSTRY, INC.												
1206	SIEMENS INDUSTRY, INC.	5671987660-A		3 MAG 600 METER DISPLAYS, M NADEAU, JULY'25	08/18/2025	7,251.00	7,251.00	21-6150 M & R - SYSTEM	0	10/25	10/10/2025	
	Total 5671987660-A:					7,251.00	7,251.00					
	Total SIEMENS INDUSTRY, INC.:					7,251.00	7,251.00					
SILVER CREEK SUPPLY												
1786	SILVER CREEK SUPPLY	0023541316-0	21795	CHRISTMAS LIGHTS, J.PEREZ, OCT.'25	10/06/2025	5,786.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25		
	Total 0023541316-001:					5,786.00	.00					
	Total SILVER CREEK SUPPLY:					5,786.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1	21778	AIR DUST CLEALER, SUCKERS, YELLOW HIGHT LIGHTERS, BLACK SHARPIE MARKERS FOR CITY HALL, A. PETERSON, OCT 25- P.I	10/03/2025	5.96	.00	25-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1	21778	AIR DUST CLEALER, SUCKERS, YELLOW HIGHT LIGHTERS, BLACK SHARPIE MARKERS FOR CITY HALL, A. PETERSON, OCT 25- WATER	10/03/2025	15.52	.00	20-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1	21778	AIR DUST CLEALER, SUCKERS, YELLOW HIGHT LIGHTERS, BLACK SHARPIE MARKERS FOR CITY HALL, A. PETERSON, OCT 25- ADMIN	10/03/2025	22.69	.00	01-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1		TOILET PAPER FOR CITY HALL, A. PETERSON, OCT 25- P.I	10/03/2025	19.60	.00	25-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1	21778	TOILET PAPER FOR CITY HALL, A. PETERSON, OCT 25- ADMIN	10/03/2025	74.54	.00	01-6025 JANITORIAL	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1		TOILET PAPER FOR CITY HALL, A. PETERSON, OCT 25- SEWER	10/03/2025	51.01	.00	21-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1	21778	AIR DUST CLEALER, SUCKERS, YELLOW HIGHT LIGHTERS, BLACK SHARPIE MARKERS FOR CITY HALL, A. PETERSON, OCT 25- SEWER	10/03/2025	15.52	.00	21-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-1	21778	TOILET PAPER FOR CITY HALL, A. PETERSON, OCT 25- WATER	10/03/2025	51.01	.00	20-6025 JANITORIAL	0	10/25		
Total WO-207409-1:						255.85	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-2		MINTS FOR CITY HALL, OCT. 25 - ADMIN	10/06/2025	8.71	.00	01-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-2		MINTS FOR CITY HALL, OCT. 25 - P.I	10/06/2025	2.29	.00	25-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-2		MINTS FOR CITY HALL, OCT. 25 - WATER	10/06/2025	5.96	.00	20-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207409-2		MINTS FOR CITY HALL, OCT. 25 - SEWER	10/06/2025	5.96	.00	21-6165 OFFICE SUPPLIES	0	10/25		
Total WO-207409-2:						22.92	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207427-1	21782	TOILET PAPER FOR EAST WATER/SEWER, J. MILLER, OCT 25- EAST SEWER	10/03/2025	49.04	.00	28-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207427-1	21782	TOILET PAPER FOR EAST WATER/SEWER, J. MILLER, OCT 25- EAST WATER	10/03/2025	49.04	.00	27-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207427-1		TOILET PAPER AND PAPER TOWELS FOR THE PLANT, J. MILLER, OCT 25- P.I	10/03/2025	63.02	.00	25-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207427-1	21782	TOILET PAPER AND PAPER TOWELS FOR THE PLANT, J. MILLER, OCT 25- WATER	10/03/2025	165.45	.00	20-6025 JANITORIAL	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207427-1		TOILET PAPER AND PAPER TOWELS FOR THE PLANT, J. MILLER, OCT 25- SEWER	10/03/2025	165.45	.00	21-6025 JANITORIAL	0	10/25		
Total WO-207427-1:						492.00	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	ENVELOPE SEALANT FOR CLERKS, OCT. 25- ADMIN	10/09/2025	12.11	.00	01-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	ENVELOPE SEALANT FOR CLERKS, OCT. 25- P.I	10/09/2025	.26	.00	25-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	ENVELOPE SEALANT FOR CLERKS, OCT. 25- SEWER	10/09/2025	.54	.00	21-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	2 CASES PAPER FOR CITY HALL , OCT. 25- ADMIN	10/09/2025	49.34	.00	01-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	ENVELOPE SEALANT FOR CLERKS, OCT. 25- WATER	10/09/2025	.54	.00	20-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	2 CASES PAPER FOR CITY HALL , OCT. 25- SEWER	10/09/2025	33.76	.00	21-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	2 CASES PAPER FOR CITY HALL , OCT. 25- P.I	10/09/2025	12.98	.00	25-6165 OFFICE SUPPLIES	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207862-1	21824	2 CASES PAPER FOR CITY HALL , OCT. 25- WATER	10/09/2025	33.76	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total WO-207862-1:						143.29	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR CITY HALL, OCT. 25- ADMIN	10/13/2025	31.95	.00	01-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR THE PLANT , OCT. 25- P.I	10/13/2025	13.45	.00	25-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR CITY HALL, OCT. 25- WATER	10/13/2025	21.86	.00	20-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR THE PLANT , OCT. 25- SEWER	10/13/2025	35.31	.00	21-6025 JANITORIAL	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR CITY HALL, OCT. 25- P.I	10/13/2025	8.40	.00	25-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR THE PLANT , OCT. 25- WATER	10/13/2025	35.31	.00	20-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207907-1	21824	TRASH CAN LINERS FOR CITY HALL, OCT. 25- SEWER	10/13/2025	21.86	.00	21-6025 JANITORIAL	0	10/25		
Total WO-207907-1:						168.14	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207992-1	21824	HAND SOAP REFILLS FOR PLANT, OCT. 25- SEWER	10/13/2025	30.47	.00	21-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207992-1	21824	HAND SOAP REFILLS FOR PLANT, OCT. 25- P.I	10/13/2025	11.60	.00	25-6025 JANITORIAL	0	10/25		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-207992-1	21824	HAND SOAP REFILLS FOR PLANT, OCT. 25- WATER	10/13/2025	30.47	.00	20-6025 JANITORIAL	0	10/25		
Total WO-207992-1:						72.54	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						1,154.74	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0259271-IN	21784	RAIN SUIT AND PANTS FOR S. CAHILL, OCT. 25	10/03/2025	74.97	.00	01-6285 UNIFORMS EXPENSE	1004	10/25		
Total 0259271-IN:						74.97	.00					
780	SPECIALTY CONSTRUCTION SUPPLY	0259416-IN	21801	ERROSION BARRIER FOR KPD, S. CAHILL, OCT. 25	10/07/2025	78.95	.00	01-6140 MAINT. & REPAIR BUILDING	0	10/25		
Total 0259416-IN:						78.95	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						153.92	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1477	SPECIALTY PLASTICS & FABRICATI, INC.	99519	21794	REDUCER BUSHINGS, 10 FT PVC PIPE, PVC CEMENT, AND PRIMER, M. NADEAU, OCT. 25	10/06/2025	310.11	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 99519:						310.11	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	99542	21809	COUPLERS AND BUSHINGS, M. NADEAU, OCT. 25	10/07/2025	119.56	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 99542:						119.56	.00					
1477	SPECIALTY PLASTICS & FABRICATI, INC.	99579	21809	COUPLERS AND BUSHINGS, M. NADEAU, OCT. 25	10/09/2025	28.73	.00	21-6150 M & R - SYSTEM	0	10/25		
Total 99579:						28.73	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						458.40	.00					
STATE OF IDAHO-DEPT OF ENVIR QUALITY												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	25POT0017AN		ANNUAL ASSESSMENT FOR IPDES PERMIT FOR FY2025, 10/1/24-9/30/25	10/01/2025	14,245.38	.00	21-6160 MISCELLANEOUS EXPENSES	0	10/25		
Total 25POT0017AN:						14,245.38	.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						14,245.38	.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	SMI-000760		INTERNET SERVICE 10/01-10/31/25 WATER OPS FACILITY-SEWER	10/01/2025	425.00	.00	28-6290 UTILITIES EXPENSE	0	10/25		
2356	SYRINGA NETWORKS LLC	SMI-000760		INTERNET SERVICE 10/01-10/31/25 WATER OPS FACILITY-WATER	10/01/2025	425.00	.00	27-6290 UTILITIES EXPENSE	0	10/25		
Total SMI-000760:						850.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total SYRINGA NETWORKS LLC:						850.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	255893270	21759	BUSINESS CARDS FOR J. PEREZ, K. PEREZ AND C. REGLI, M. WEBB, SEPT. 25	10/02/2025	89.62	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 255893270:						89.62	.00					
1435	TAYLOR CORPORATION	255893465	21751	250 EACH BUSINESS CARDS FOR J. MORFIN, SEPT. 25-P.I	10/02/2025	5.31	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1435	TAYLOR CORPORATION	255893465	21751	250 EACH BUSINESS CARDS FOR S. HARMON, SEPT. 25	10/02/2025	26.60	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1435	TAYLOR CORPORATION	255893465	21751	250 EACH BUSINESS CARDS FOR J. MORFIN, SEPT. 25-WATER	10/02/2025	21.27	.00	01-6165 OFFICE SUPPLIES	0	10/25		
Total 255893465:						53.18	.00					
Total TAYLOR CORPORATION:						142.80	.00					
TIMBER CREEK RECYCLING LLC												
2018	TIMBER CREEK RECYCLING LLC	T14646	21634	TREE WASTE REMOVAL, R.WARWICK, SEPT.'25	09/30/2025	120.80	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total T14646:						120.80	.00					
2018	TIMBER CREEK RECYCLING LLC	T14714	21738	GRASS AND LEAF REMOVAL, SEPT.'25	09/30/2025	36.30	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total T14714:						36.30	.00					
Total TIMBER CREEK RECYCLING LLC:						157.10	.00					
TREASURE VALLEY PARTNERSHIP												
800	TREASURE VALLEY PARTNERSHIP	2508		TREASURE VALLEY PARTNERSHIP ANNUAL DUES, FY 2025-2026	10/08/2025	2,401.00	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 2508:						2,401.00	.00					
Total TREASURE VALLEY PARTNERSHIP:						2,401.00	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	007752611002	21678	IDAHO APA PLANNING WORK SHOP, FOR C. BRUCE AND P&Z COMMISSIONERS, D. HANSON, SEPT. 25- ADMIN	09/18/2025	45.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1003	10/25		
1444	U.S. BANK (VISA)	007752611002	21678	IDAHO APA PLANNING WORK SHOP, FOR C. BRUCE AND P&Z COMMISSIONERS, D. HANSON, SEPT. 25- P.I	09/18/2025	1.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	007752611002	21678	IDAHO APA PLANNING WORK SHOP, FOR C. BRUCE AND P&Z COMMISSIONERS, D. HANSON, SEPT. 25- SEWER	09/18/2025	2.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	007752611002	21678	IDAHO APA PLANNING WORK SHOP, FOR C. BRUCE AND P&Z COMMISSIONERS, D. HANSON, SEPT. 25- WATER	09/18/2025	2.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
Total 00775261100204632763:						50.00	.00					
1444	U.S. BANK (VISA)	055235266489		BECKER PROFESSIONAL, J. EMPEY CONTINUING EDUCATION, SEPT. 25- ADMIN	09/23/2025	22.25	.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	055235266489		BECKER PROFESSIONAL, J. EMPEY CONTINUING EDUCATION, SEPT. 25- SEWER	09/23/2025	29.37	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	055235266489		BECKER PROFESSIONAL, J. EMPEY CONTINUING EDUCATION, SEPT. 25- P.I	09/23/2025	8.01	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	055235266489		BECKER PROFESSIONAL, J. EMPEY CONTINUING EDUCATION, SEPT. 25- WATER	09/23/2025	29.37	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 055235266489574192886:						89.00	.00					
1444	U.S. BANK (VISA)	078052600180	21655	DERO BIKE RACKS,REPLACEMENT AIR HOSES FOR BIKE PUMP STATIONS, J.PEREZ, SEPT.25	09/16/2025	428.00	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 07805260018013966457:						428.00	.00					
1444	U.S. BANK (VISA)	113452441001	21520	AMAZON, BATTERIES AND PENS FOR THE PLANT, AUG.'25 - SEWER	09/01/2025	12.28	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452441001	21520	AMAZON, BATTERIES AND PENS FOR THE PLANT, AUG.'25 - WATER	09/01/2025	12.28	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452441001	21520	AMAZON, BATTERIES AND PENS FOR THE PLANT, AUG.'25 - P.I	09/01/2025	4.67	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 11345244100164608093:						29.23	.00					
1444	U.S. BANK (VISA)	113452511000	21581	AMAZON, IBUPROFEN FOR PARKS, A. BILLINGS,	09/08/2025	35.75	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 11345251100037509155:						35.75	.00					
1444	U.S. BANK (VISA)	113452541001	21627	AMAZON, LAMINATING PAPER FOR CITY HALL, A. PETERSON, SEPT. 25- WATER	09/11/2025	3.94	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452541001	21627	AMAZON, LAMINATING PAPER FOR CITY HALL, A. PETERSON, SEPT. 25-ADMIN	09/11/2025	5.76	.00	01-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452541001	21627	AMAZON, LAMINATING PAPER FOR CITY HALL, A. PETERSON, SEPT. 25- P.I	09/11/2025	1.51	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452541001	21627	AMAZON, LAMINATING PAPER FOR CITY HALL, A. PETERSON, SEPT. 25-SEWER	09/11/2025	3.94	.00	21-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 11345254100139234543:						15.15	.00					
1444	U.S. BANK (VISA)	113452565100		AMAZON, FILE FOLDERS AND PENCILS FOR THE PLANT, SEPT. 25- P.I	09/22/2025	5.48	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452565100		AMAZON, FILE FOLDERS AND PENCILS FOR THE PLANT, SEPT. 25- WATER	09/22/2025	14.41	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452565100		AMAZON, FILE FOLDERS AND PENCILS FOR THE PLANT, SEPT. 25- WATER	09/22/2025	14.41	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 11345256510005068489 7:						34.30	.00					
1444	U.S. BANK (VISA)	113452601000	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- WATER	09/17/2025	15.32	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452601000	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- P.I	09/17/2025	5.83	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	113452601000	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- SEWER	09/17/2025	15.32	.00	21-6165 OFFICE SUPPLIES	0	10/25		
Total 11345260100039516371:						36.47	.00					
1444	U.S. BANK (VISA)	230052582073	21654	ASC, TRAINING FOR J. DURHAM, SEPT 25-ADMIN	09/15/2025	135.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	230052582073	21654	ASC, TRAINING FOR J. DURHAM, SEPT 25- WATER	09/15/2025	54.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	230052582073	21654	ASC, TRAINING FOR J. DURHAM, SEPT 25- P.I	09/15/2025	27.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	230052582073	21654	ASC, TRAINING FOR J. DURHAM, SEPT 25- SEWER	09/15/2025	54.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
Total 23005258207378008915:						270.00	.00					
1444	U.S. BANK (VISA)	263852610145	21673	WALMART, OFFICE SUPPLIES FOR PARKS OFFICE, A. BILLINGS, SEPT. 25	09/17/2025	183.72	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 26385261014542765456:						183.72	.00					
1444	U.S. BANK (VISA)	316852524735	21609	CHEF STORE, ESSENTIALS FOR EMPLOYEE APPRECIATION BBQ, SEPT. 25, N. STAUFFER- WATER	09/09/2025	153.86	.00	20-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852524735	21609	CHEF STORE, ESSENTIALS FOR EMPLOYEE APPRECIATION BBQ, SEPT. 25, N. STAUFFER- ADMIN	09/09/2025	116.56	.00	01-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852524735	21609	CHEF STORE, ESSENTIALS FOR EMPLOYEE APPRECIATION BBQ, SEPT. 25, N. STAUFFER- P.I	09/09/2025	41.95	.00	25-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852524735	21609	CHEF STORE, ESSENTIALS FOR EMPLOYEE APPRECIATION BBQ, SEPT. 25, N. STAUFFER- SEWER	09/09/2025	153.86	.00	21-5950 TEAM BUILDING, ONBOARDING	0	10/25		
Total 31685252473529192208:						466.23	.00					
1444	U.S. BANK (VISA)	316852554766	21630	ALBERTSONS, DRINKS AND COOKIES FOR THE EMPLOYEE BBQ, N.STAUFFER, SEPT.'25- ADMIN	09/11/2025	30.18	.00	01-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852554766	21630	ALBERTSONS, DRINKS AND COOKIES FOR THE EMPLOYEE BBQ, N.STAUFFER, SEPT.'25- WATER	09/11/2025	39.82	.00	20-5950 TEAM BUILDING, ONBOARDING	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	316852554766	21630	ALBERTSONS, DRINKS AND COOKIES FOR THE EMPLOYEE BBQ, N.STAUFFER, SEPT.'25- P.I	09/11/2025	10.87	.00	25-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852554766	21630	ALBERTSONS, DRINKS AND COOKIES FOR THE EMPLOYEE BBQ, N.STAUFFER, SEPT.'25- SEWER	09/11/2025	39.82	.00	21-5950 TEAM BUILDING, ONBOARDING	0	10/25		
Total 31685255476606460593:						120.69	.00					
1444	U.S. BANK (VISA)	316852674906	21710	ALBERTSONS, SALAD AND DRINKS FOR STAFF LUNCH, J. MILLER, SEPT. 25- P.I	09/23/2025	9.71	.00	25-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852674906	21710	ALBERTSONS, SALAD AND DRINKS FOR STAFF LUNCH, J. MILLER, SEPT. 25- SEWER	09/23/2025	25.51	.00	21-5950 TEAM BUILDING, ONBOARDING	0	10/25		
1444	U.S. BANK (VISA)	316852674906	21710	ALBERTSONS, SALAD AND DRINKS FOR STAFF LUNCH, J. MILLER, SEPT. 25- WATER	09/23/2025	25.51	.00	20-5950 TEAM BUILDING, ONBOARDING	0	10/25		
Total 31685267490698923505:						60.73	.00					
1444	U.S. BANK (VISA)	330952670837	21698	ITD, LICENSE PLATE FOR SEWER REPLACEMENT TRUCK, A. PETERSON SEPT. 25	09/23/2025	23.57	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25		
Total 33095267083707010094:						23.57	.00					
1444	U.S. BANK (VISA)	450052564002	21638	WALMART, CLEANING SUPPLIES FOR THE SPLASH PAD TANK, J.LORENTZ, SEPT.'25	09/12/2025	103.49	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 45005256400238516905:						103.49	.00					
1444	U.S. BANK (VISA)	550152511420	21601	WALMART, SHOCK TREATMENT FOR SPLASH PAD,J LORENTZ SEPT'25	09/08/2025	11.94	.00	01-6150 M & R - SYSTEM	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 55015251142000578892:						11.94	.00					
1444	U.S. BANK (VISA)	593052409000		ASSOCIATE OF IDAHO CITIES, 2025 ICCTFOA ANNUAL CONFERENCE REGISTRATION N. STANLEY AND G. MICHAELSON, AUG. 25- P.I	08/28/2025	10.80	.00	25-6155 MEETINGS/COMMITTEES	0	10/25		
1444	U.S. BANK (VISA)	593052409000		ASSOCIATE OF IDAHO CITIES, 2025 ICCTFOA ANNUAL CONFERENCE REGISTRATION N. STANLEY AND G. MICHAELSON, AUG. 25- WATER	08/28/2025	21.60	.00	20-6155 MEETINGS/COMMITTEES	0	10/25		
1444	U.S. BANK (VISA)	593052409000		ASSOCIATE OF IDAHO CITIES, 2025 ICCTFOA ANNUAL CONFERENCE REGISTRATION N. STANLEY AND G. MICHAELSON, AUG. 25- SEWER	08/28/2025	21.60	.00	21-6155 MEETINGS/COMMITTEES	0	10/25		
1444	U.S. BANK (VISA)	593052409000		ASSOCIATE OF IDAHO CITIES, 2025 ICCTFOA ANNUAL CONFERENCE REGISTRATION N. STANLEY AND G. MICHAELSON, AUG. 25- ADMIN	08/28/2025	486.00	.00	01-6155 MEETINGS/COMMITTEES	0	10/25		
Total 59305240900019128064:						540.00	.00					
1444	U.S. BANK (VISA)	710552396271	21528	IRWA, CONFINED SPACES TRAINING FOR L SMITH, AUG.'25	08/27/2025	125.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
Total 71055239627149155179:						125.00	.00					
1444	U.S. BANK (VISA)	710552406271	21541	IRWA, CLASS REGISTRATION FOR R.IVEY AND M.DAVILA, AUG.'25- P.I	08/28/2025	50.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	710552406271	21541	IRWA, CLASS REGISTRATION FOR R.IVEY AND M.DAVILA, AUG.'25- WATER	08/28/2025	200.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 71055240627168552337:						250.00	.00					
1444	U.S. BANK (VISA)	710552536271	21572	IRWA, R. FORD & J. OSBORN WATER TREATMENT CLASS, D. CROSSLEY, SEPT. 25- WATER	09/10/2025	263.20	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	710552536271		IRWA, R. FORD & J. OSBORN WATER TREATMENT CLASS, D. CROSSLEY, SEPT. 25- P.I	09/10/2025	65.80	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
Total 71055253627186818664:						329.00	.00					
1444	U.S. BANK (VISA)	710552596271	21663	IRWA, WATER TREAMENT CLASS FOR J. LISH, SEPT.'25- P.I	09/16/2025	24.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
1444	U.S. BANK (VISA)	710552596271	21663	IRWA, WATER TREAMENT CLASS FOR J. LISH, SEPT.'25- WATER	09/16/2025	96.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/25		
Total 71055259627184211072:						120.00	.00					
1444	U.S. BANK (VISA)	769335259272	21664	INK TECHNOLOGIES, INK FOR HR, J. EDINGER, SEPT. 25- WATER	09/16/2025	121.71	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	769335259272	21664	INK TECHNOLOGIES, INK FOR HR, J. EDINGER, SEPT. 25- P.I	09/16/2025	33.18	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	769335259272	21664	INK TECHNOLOGIES, INK FOR HR, J. EDINGER, SEPT. 25- SEWER	09/16/2025	121.71	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	769335259272	21664	INK TECHNOLOGIES, INK FOR HR, J. EDINGER, SEPT. 25- ADMIN	09/16/2025	92.20	.00	01-6165 OFFICE SUPPLIES	0	10/25		
Total 769335259272592218121:						368.80	.00					
1444	U.S. BANK (VISA)	921652318093	21520	AMAZON, 5 PACK OF STAPLES FOR THE PLANT, AUG.'25- WATER	08/26/2025	4.94	.00	20-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652318093	21520	AMAZON, 5 PACK OF STAPLES FOR THE PLANT, AUG.'25- P.I	08/26/2025	1.87	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652318093	21520	AMAZON, 5 PACK OF STAPLES FOR THE PLANT, AUG.'25- SEWER	08/26/2025	4.94	.00	21-6165 OFFICE SUPPLIES	0	10/25		
Total 92165231809318457840:						11.75	.00					
1444	U.S. BANK (VISA)	921652371091	21520	AMAZON, BLACK GEL PENS FOR THE PLANT, AUG.'25- SEWER	08/25/2025	9.26	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652371091	21520	AMAZON, BLACK GEL PENS FOR THE PLANT, AUG.'25-P.I	08/25/2025	3.51	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652371091	21520	AMAZON, BLACK GEL PENS FOR THE PLANT, AUG.'25- WATER	08/25/2025	9.26	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165237109158723534:						22.03	.00					
1444	U.S. BANK (VISA)	921652381095	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- SEWER	08/26/2025	10.05	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652381095	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- WATER	08/26/2025	10.05	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652381095	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- P.I	08/26/2025	3.82	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165238109528041509:						23.92	.00					
1444	U.S. BANK (VISA)	921652391009	21544	BASELINE, 1 YEAR RENEWAL SUBSCRIPTION FOR SPRINKLER CONTROLLER, M.WEBB, AUG.'25	08/27/2025	219.00	.00	01-6075 DUES & MEMBERSHIPS	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165239100955392365:						219.00	.00					
1444	U.S. BANK (VISA)	921652401010	21537	AMAZON, AIR FRESHENER FOR PARKS OFFICE, A.BILLINGS, AUG'25	08/28/2025	29.69	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 92165240101081814105:						29.69	.00					
1444	U.S. BANK (VISA)	921652401016	21537	AMAZON, AIR FRESHENER FOR PARKS OFFICE, A.BILLINGS, AUG'25	08/28/2025	24.99	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 92165240101689147478:						24.99	.00					
1444	U.S. BANK (VISA)	921652411025	21531	AMAZON, ART ATTACK SUPPLIES, LEAH, AUG.'25	08/29/2025	121.71	.00	01-6135 PUBLIC ENTERTAINMENT	0	10/25		
Total 92165241102584032293:						121.71	.00					
1444	U.S. BANK (VISA)	921652441054	21542	AMAZON, DO NOT DISTURB DOOR SIGNS, T.VILLANUEVA, AUG.'25	09/01/2025	28.08	.00	01-6165 OFFICE SUPPLIES	1003	10/25		
Total 92165244105459400203:						28.08	.00					
1444	U.S. BANK (VISA)	921652441055	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- WATER	09/01/2025	4.99	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652441055	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- SEWER	09/01/2025	4.99	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652441055	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- P.I	09/01/2025	1.90	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165244105587434504:						11.88	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652451058	21532	AMAZON, FIRST AID AND WRAPPING PAPER, D.CROSSLEY, AUG.'25- P.I	09/02/2025	6.42	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652451058	21532	AMAZON, FIRST AID AND WRAPPING PAPER, D.CROSSLEY, AUG.'25- SEWER	09/02/2025	16.88	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652451058	21532	AMAZON, FIRST AID AND WRAPPING PAPER, D.CROSSLEY, AUG.'25- WATER	09/02/2025	16.88	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165245105840565725:						40.18	.00					
1444	U.S. BANK (VISA)	921652461072		AMAZON, COMMERCIAL MOP BUCKET FOR CITY HALL, A. BILLINGS AUG. 25- SEWER	09/03/2025	15.60	.00	21-6025 JANITORIAL	0	10/25		
1444	U.S. BANK (VISA)	921652461072		AMAZON, COMMERCIAL MOP BUCKET FOR CITY HALL, A. BILLINGS AUG. 25- P.I	09/03/2025	5.99	.00	25-6025 JANITORIAL	0	10/25		
1444	U.S. BANK (VISA)	921652461072		AMAZON, COMMERCIAL MOP BUCKET FOR CITY HALL, A. BILLINGS AUG. 25- ADMIN	09/03/2025	22.80	.00	01-6025 JANITORIAL	0	10/25		
1444	U.S. BANK (VISA)	921652461072		AMAZON, COMMERCIAL MOP BUCKET FOR CITY HALL, A. BILLINGS AUG. 25- WATER	09/03/2025	15.60	.00	20-6025 JANITORIAL	0	10/25		
Total 92165246107214636855:						59.99	.00					
1444	U.S. BANK (VISA)	921652461072	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- P.I	09/03/2025	32.30	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652461072	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25- SEWER	09/03/2025	84.84	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652461072	21519	AMAZON, SQWINCHER STICKS FOR THE PLANT, D.CROSSLEY, AUG.'25-WATER	09/03/2025	84.84	.00	20-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165246107271172182:						201.98	.00					
1444	U.S. BANK (VISA)	921652471077	21581	AMAZON, DESK CALENDARS FOR PARKS, A. BILLINGS, SEPT 25	09/04/2025	24.00	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 92165247107768784001:						24.00	.00					
1444	U.S. BANK (VISA)	921652481090		AMAZON, CREDIT/RETURN DESK CALENDAR FOR J. EDINGER, SEPT. 25- ADMIN	09/05/2025	-2.25	.00	01-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652481090		AMAZON, CREDIT/RETURN DESK CALENDAR FOR J. EDINGER, SEPT. 25- P.I	09/05/2025	-.80	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652481090		AMAZON, CREDIT/RETURN DESK CALENDAR FOR J. EDINGER, SEPT. 25- SEWER	09/05/2025	-2.97	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652481090		AMAZON, CREDIT/RETURN DESK CALENDAR FOR J. EDINGER, SEPT. 25- WATER	09/05/2025	-2.97	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165248109096752944:						-8.99	.00					
1444	U.S. BANK (VISA)	921652501007	21537	AMAZON, COMMERCIAL MOP FOR CITY HALL, A.BILLINGS, AUG'25- WATER	09/07/2025	5.20	.00	20-6025 JANITORIAL	0	10/25		
1444	U.S. BANK (VISA)	921652501007	21537	AMAZON, COMMERCIAL MOP FOR CITY HALL, A.BILLINGS, AUG'25- ADMIN	09/07/2025	7.59	.00	01-6025 JANITORIAL	0	10/25		
1444	U.S. BANK (VISA)	921652501007	21537	AMAZON, COMMERCIAL MOP FOR CITY HALL, A.BILLINGS, AUG'25- SEWER	09/07/2025	5.20	.00	21-6025 JANITORIAL	0	10/25		
1444	U.S. BANK (VISA)	921652501007	21537	AMAZON, SQWINCHERS AND DESK CALENDARS FOR PARKS OFFICE, A.BILLINGS, AUG'25	09/07/2025	56.64	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
1444	U.S. BANK (VISA)	921652501007	21537	AMAZON, COMMERCIAL MOP FOR CITY HALL, A.BILLINGS,								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				AUG'25- P.I	09/07/2025	1.98	.00	25-6025 JANITORIAL	0	10/25		
Total 92165250100707788088:						76.61	.00					
1444	U.S. BANK (VISA)	921652521025	21597	AMAZON, PRIVACY SCREEN FOR G. MICHAELSON, C. MANNING, SEPT. 25- WATER	09/09/2025	2.40	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652521025	21597	AMAZON, PRIVACY SCREEN FOR G. MICHAELSON, C. MANNING, SEPT. 25- ADMIN	09/09/2025	54.00	.00	01-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652521025	21597	AMAZON, PRIVACY SCREEN FOR G. MICHAELSON, C. MANNING, SEPT. 25- SEWER	09/09/2025	2.40	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652521025	21597	AMAZON, PRIVACY SCREEN FOR G. MICHAELSON, C. MANNING, SEPT. 25- P.I	09/09/2025	1.19	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165252102583344375:						59.99	.00					
1444	U.S. BANK (VISA)	921652521026	21606	AMAZON, WORK GLOVES FOR PARKS CREW, SEPT 25	09/09/2025	136.69	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	10/25		
Total 92165252102605337024:						136.69	.00					
1444	U.S. BANK (VISA)	921652521029	21616	LOWES, MICROWAVE FOR THE PLANT , D.CROSSLEY, SEPT.25- P.I	09/09/2025	41.44	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652521029	21616	LOWES, MICROWAVE FOR THE PLANT , D.CROSSLEY, SEPT.25- SEWER	09/09/2025	108.78	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652521029	21616	LOWES, MICROWAVE FOR THE PLANT , D.CROSSLEY, SEPT.25- WATER	09/09/2025	108.78	.00	20-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 92165252102980026978:						259.00	.00					
1444	U.S. BANK (VISA)	921652531037	21623	LOWES, REFRIGERATOR FOR THE LAGOONS, D.CROSSLEY, SEPT.'25	09/10/2025	253.50	.00	21-6140 MAINT. & REPAIR BUILDING	0	10/25		
1444	U.S. BANK (VISA)	921652531037	21623	LOWES, REFRIGERATOR FOR THE PLANT, D.CROSSLEY, SEPT.'25- SEWER	09/10/2025	249.27	.00	21-6140 MAINT. & REPAIR BUILDING	0	10/25		
1444	U.S. BANK (VISA)	921652531037	21623	LOWES, REFRIGERATOR FOR THE PLANT, D.CROSSLEY, SEPT.'25- P.I	09/10/2025	94.96	.00	25-6140 MAINT. & REPAIR BUILDING	0	10/25		
1444	U.S. BANK (VISA)	921652531037	21623	LOWES, REFRIGERATOR FOR THE PLANT, D.CROSSLEY, SEPT.'25- WATER	09/10/2025	249.27	.00	20-6140 MAINT. & REPAIR BUILDING	0	10/25		
Total 92165253103728811175:						847.00	.00					
1444	U.S. BANK (VISA)	921652531037		LOWES, 10 OUTDOOR FARM SHEDS FOR IRRIGATION, SEPT. 25	09/10/2025	7,931.00	.00	25-6150 M & R - SYSTEM (PI)	0	10/25		
Total 92165253103740322847:						7,931.00	.00					
1444	U.S. BANK (VISA)	921652541040	21617	AMAZON, PRINTER PAPER FOR PARKS OFFICE, A.BILLINGS, SEPT.25	09/11/2025	39.17	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 92165254104054139560:						39.17	.00					
1444	U.S. BANK (VISA)	921652541046	21627	AMAZON, POST IT NOTES, BINDER CLIPS, SCREEN CLEANER FOR CLERKS, A. PETERSON, SEPT. 25- WATER	09/11/2025	1.06	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652541046	21627	AMAZON, POST IT NOTES, BINDER CLIPS, SCREEN CLEANER FOR CLERKS, A. PETERSON, SEPT. 25- ADMIN	09/11/2025	23.81	.00	01-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652541046		AMAZON, POST IT NOTES, BINDER CLIPS, SCREEN CLEANER FOR CLERKS, A. PETERSON, SEPT. 25- SEWER	09/11/2025	1.06	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652541046		AMAZON, POST IT NOTES, BINDER CLIPS, SCREEN CLEANER FOR CLERKS, A. PETERSON, SEPT. 25- P.I	09/11/2025	.52	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165254104659571803:						26.45	.00					
1444	U.S. BANK (VISA)	921652551048		AMAZON, PRINTABLE NAME BADGES FOR HR, SEPT. 25- SEWER	09/12/2025	12.43	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551048		AMAZON, PRINTABLE NAME BADGES FOR HR, SEPT. 25- P.I	09/12/2025	3.37	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551048		AMAZON, PRINTABLE NAME BADGES FOR HR, SEPT. 25- ADMIN	09/12/2025	9.41	.00	01-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551048		AMAZON, PRINTABLE NAME BADGES FOR HR, SEPT. 25- WATER	09/12/2025	12.43	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165255104843970233:						37.64	.00					
1444	U.S. BANK (VISA)	921652551049		AMAZON, DESK CALENDAR FOR HR, SEPT. 25- SEWER	09/12/2025	4.37	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049		AMAZON, DESK CALENDAR FOR HR, SEPT. 25- P.I	09/12/2025	1.19	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049		AMAZON, DESK CALENDAR FOR HR, SEPT. 25- ADMIN	09/12/2025	3.32	.00	01-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049		AMAZON, DESK CALENDAR FOR HR, SEPT. 25- WATER	09/12/2025	4.37	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165255104923297879:						13.25	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652551049	21637	AMAZON, MARKERS, COFFEE AND PENS FOR P&Z, T.VILLANUEVA, SEPT.'25	09/12/2025	113.60	.00	01-6165 OFFICE SUPPLIES	1003	10/25		
Total 92165255104962091985:						113.60	.00					
1444	U.S. BANK (VISA)	921652551049	21633	AMAZON, FILE HOLDERS FOR THE WALL, BATTERIES, & STICKY NOTE PADS, D.CROSSLEY, SEPT.'25- SEWER	09/12/2025	32.84	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049	21633	AMAZON, FILE HOLDERS FOR THE WALL, BATTERIES, & STICKY NOTE PADS, D.CROSSLEY, SEPT.'25- WATER	09/12/2025	32.84	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049		AMAZON, FILE HOLDERS FOR THE WALL, BATTERIES, & STICKY NOTE PADS, D.CROSSLEY, SEPT.'25- P.I	09/12/2025	12.51	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165255104966115966:						78.19	.00					
1444	U.S. BANK (VISA)	921652551049	21621	AMAZON, FIRST AID KIT REFILL FOR CITY HALL, Z. MONTENEGRO, SEPT. 25- ADMIN	09/12/2025	22.45	.00	01-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049	21621	AMAZON, FIRST AID KIT REFILL FOR CITY HALL, Z. MONTENEGRO, SEPT. 25	09/12/2025	5.89	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049	21621	AMAZON, FIRST AID KIT REFILL FOR CITY HALL, Z. MONTENEGRO, SEPT. 25- SEWER	09/12/2025	15.36	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551049	21621	AMAZON, FIRST AID KIT REFILL FOR CITY HALL, Z. MONTENEGRO, SEPT. 25- WATER	09/12/2025	15.36	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165255104989822164:						59.06	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652551053	21640	AMAZON, HOT CHOCOLATE FOR THE PLANT, D. CROSSLEY, SEPT.'25- P.I	09/12/2025	4.30	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551053	21640	AMAZON, HOT CHOCOLATE FOR THE PLANT, D. CROSSLEY, SEPT.'25- SEWER	09/12/2025	11.29	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551053	21640	AMAZON, HOT CHOCOLATE FOR THE PLANT, D. CROSSLEY, SEPT.'25- WATER	09/12/2025	11.29	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165255105391726927:						26.88	.00					
1444	U.S. BANK (VISA)	921652551054	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- WATER	09/12/2025	8.45	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551054	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- P.I	09/12/2025	3.21	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652551054	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- SEWER	09/12/2025	8.45	.00	21-6165 OFFICE SUPPLIES	0	10/25		
Total 92165255105423800633:						20.11	.00					
1444	U.S. BANK (VISA)	921652581077	21617	AMAZON, POST IT NOTES, PENS AND TOILET PAPER DISPENSOR KEY A.BILLINGS, SEPT.25	09/15/2025	62.12	.00	01-6165 OFFICE SUPPLIES	1004	10/25		
Total 92165258107704126321:						62.12	.00					
1444	U.S. BANK (VISA)	921652581078	21606	AMAZON, SPEED LIMIT SIGNS, A. BILLINGS, SEPT 25	09/15/2025	49.14	.00	01-6150 M & R - SYSTEM	1004	10/25		
Total 92165258107808935478:						49.14	.00					
1444	U.S. BANK (VISA)	921652581080	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- SEWER	09/15/2025	15.10	.00	21-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652581080	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- WATER	09/15/2025	15.10	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652581080	21640	AMAZON, SQWINCHERS FOR THE PLANT, D. CROSSLEY, SEPT.'25- P.I	09/15/2025	5.75	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165258108038611780:						35.95	.00					
1444	U.S. BANK (VISA)	921652581083		LOWES, MICROWAVE FOR THE PLANT, SEPT. 25- P.I	09/15/2025	20.64	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652581083		LOWES, MICROWAVE FOR THE PLANT, SEPT. 25- SEWER	09/15/2025	54.18	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652581083		LOWES, MICROWAVE FOR THE PLANT, SEPT. 25- WATER	09/15/2025	54.18	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165258108377367747:						129.00	.00					
1444	U.S. BANK (VISA)	921652581083		LOWES, CREDIT/RETURN MICROWAVE FOR PLANT, SEPT. 25- SEWER	09/15/2025	-108.78	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652581083		LOWES, CREDIT/RETURN MICROWAVE FOR PLANT, SEPT. 25- P.I	09/15/2025	-41.44	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652581083		LOWES, CREDIT/RETURN MICROWAVE FOR PLANT, SEPT. 25- WATER	09/15/2025	-108.78	.00	20-6165 OFFICE SUPPLIES	0	10/25		
Total 92165258108377368476:						-259.00	.00					
1444	U.S. BANK (VISA)	921652621012		AMAZON, NOTE BOOKS FOR THE PLANT, D. CROSSLEY, SEPT. 25- SEWER	09/19/2025	3.76	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652621012		AMAZON, NOTE BOOKS FOR THE PLANT, D. CROSSLEY, SEPT. 25- WATER	09/19/2025	3.76	.00	20-6165 OFFICE SUPPLIES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921652621012		AMAZON, NOTE BOOKS FOR THE PLANT, D. CROSSLEY, SEPT. 25- P.I	09/19/2025	1.42	.00	25-6165 OFFICE SUPPLIES	0	10/25		
Total 92165262101254238671:						8.94	.00					
1444	U.S. BANK (VISA)	921652661022	21628	AMAZON, COMMERCIAL ASHTRAY RECEPTACLE FOR CITY HALL, N. STAUFFER, SEPT.25- SEWER	09/23/2025	38.74	.00	21-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652661022	21628	AMAZON, COMMERCIAL ASHTRAY RECEPTACLE FOR CITY HALL, N. STAUFFER, SEPT.25- WATER	09/23/2025	38.74	.00	20-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652661022	21628	AMAZON, COMMERCIAL ASHTRAY RECEPTACLE FOR CITY HALL, N. STAUFFER, SEPT.25- P.I	09/23/2025	14.90	.00	25-6165 OFFICE SUPPLIES	0	10/25		
1444	U.S. BANK (VISA)	921652661022	21628	AMAZON, COMMERCIAL ASHTRAY RECEPTACLE FOR CITY HALL, N. STAUFFER, SEPT.25- ADMIN	09/23/2025	56.62	.00	01-6165 OFFICE SUPPLIES	0	10/25		
Total 92165266102221372235:						149.00	.00					
1444	U.S. BANK (VISA)	933852450025	21568	SCHEELS, VOLLEYBALLS AND SOFTBALLS, A.GOODWIN, SEPT.'25	09/02/2025	262.95	.00	01-6135 PUBLIC ENTERTAINMENT	1004	10/25		
Total 93385245002513773066:						262.95	.00					
1444	U.S. BANK (VISA)	933852610016		PURCHASE PROTECTION, SEPT. 25	09/18/2025	4.25	.00	01-6160 MISCELLANEOUS EXPENSES	0	10/25		
Total 93385261001601209073:						4.25	.00					
Total U.S. BANK (VISA):						14,668.27	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5647556		STANDARD PORTABLE RESTROOM RENTAL 09/08-010/05/25- CITY FARM	10/05/2025	61.00	.00	21-6212 RENT - EQUIPMENT	0	10/25		
Total INV-5647556:						61.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5647676		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/08-10/05/25- THE FARM PARK	10/05/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
Total INV-5647676:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5647763		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 09/08-10/05/25- SEGO PRAIRIE PARK	10/05/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
Total INV-5647763:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5647784		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/08-10/05/25- ARBOR RIDGE PARK	10/05/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
Total INV-5647784:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5660463		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 10/10/-11/06/25- BUTLER PARK	10/10/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
Total INV-5660463:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5661074		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE, 09/14-10/11/25- WINCHESTER PARK	10/11/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total INV-5661074:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5661190		ADA PORTABLE RESTROOM RENTAL WEEKLY SERVICE 09/14-10/11/25-SADIE CREEK PARK	10/11/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	10/25		
Total INV-5661190:						119.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						775.00	.00					
UNIVAR SOLUTIONS USA, INC.												
1410	UNIVAR SOLUTIONS USA, INC.	53367482	21686	44,880 LBS ALUM, M. NADEAU, SEPT. 25	10/01/2025	12,871.58	.00	21-6151 M & R - PROCESS CHEMICALS	0	10/25		
Total 53367482:						12,871.58	.00					
Total UNIVAR SOLUTIONS USA, INC.:						12,871.58	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	110310.03		SARAH K PRICE, 510 N SHADY GROVE WAY UTILITY REFUND-WATER	10/02/2025	49.87	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	110310.03		SARAH K PRICE, 510 N SHADY GROVE WAY UTILITY REFUND-SEWER	10/02/2025	91.35	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	110310.03		SARAH K PRICE, 510 N SHADY GROVE WAY UTILITY REFUND-TRASH	10/02/2025	45.71	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 110310.03:						186.93	.00					
2367	UTILITY REFUND #19	111380.03		BRYCE J HELGESON, 694 E MOONHILL ST, UTILITY REFUND- TRASH	10/07/2025	30.84	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	111380.03		BRYCE J HELGESON, 694 E MOONHILL ST, UTILITY REFUND- SEWER	10/07/2025	44.20	.00	21-4600 SEWER USER FEES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	111380.03		BRYCE J HELGESON, 694 E MOONHILL ST, UTILITY REFUND- WATER	10/07/2025	26.76	.00	20-4500 METERED WATER SALES	0	10/25		
Total 111380.03:						101.80	.00					
2367	UTILITY REFUND #19	121515.02		MARTIZA Y NAVARRO ESTRADA, 2076 W SEGO PRAIRIE ST, UTILITY REFUND-TRASH	10/07/2025	99.98	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	121515.02		MARTIZA Y NAVARRO ESTRADA, 2076 W SEGO PRAIRIE ST, UTILITY REFUND-WATER	10/07/2025	80.32	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	121515.02		MARTIZA Y NAVARRO ESTRADA, 2076 W SEGO PRAIRIE ST, UTILITY REFUND-SEWER	10/07/2025	143.59	.00	21-4600 SEWER USER FEES	0	10/25		
Total 121515.02:						323.89	.00					
2367	UTILITY REFUND #19	162045.02		JEFFREY WICK, 1364 N MASSEY AVE, UTILITY REFUND - WATER	10/14/2025	79.65	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	162045.02		JEFFREY WICK, 1364 N MASSEY AVE, UTILITY REFUND -TRASH	10/14/2025	40.90	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	162045.02		JEFFREY WICK, 1364 N MASSEY AVE, UTILITY REFUND - SEWER	10/14/2025	130.94	.00	21-4600 SEWER USER FEES	0	10/25		
Total 162045.02:						251.49	.00					
2367	UTILITY REFUND #19	170470.04		CODY HOGE 364 S WAGONTOWN AVE, UTILITY REFUND-SEWER	10/03/2025	48.64	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	170470.04		CODY HOGE 364 S WAGONTOWN AVE, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND- TRASH	10/03/2025	30.26	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	170470.04		CODY HOGE 364 S WAGONTOWN AVE, UTILITY REFUND- WATER	10/03/2025	25.62	.00	20-4500 METERED WATER SALES	0	10/25		
Total 170470.04:						104.52	.00					
2367	UTILITY REFUND #19	173270.02		ROGER W BEAVERS 587 S ROCKER AVE, UTILITY REFUND - TRASH	10/02/2025	24.40	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	173270.02		ROGER W BEAVERS 587 S ROCKER AVE, UTILITY REFUND - SEWER	10/02/2025	38.57	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	173270.02		ROGER W BEAVERS 587 S ROCKER AVE, UTILITY REFUND - WATER	10/02/2025	106.22	.00	20-4500 METERED WATER SALES	0	10/25		
Total 173270.02:						169.19	.00					
2367	UTILITY REFUND #19	200530.02		ANDREW PALMER, 2090 N SPARROW HAWK AVE, UTILITY REFUND-SEWER	10/07/2025	10.05	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	200530.02		ANDREW PALMER, 2090 N SPARROW HAWK AVE, UTILITY REFUND- WATER	10/07/2025	5.54	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	200530.02		ANDREW PALMER, 2090 N SPARROW HAWK AVE, UTILITY REFUND-TRASH	10/07/2025	6.23	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 200530.02:						21.82	.00					
2367	UTILITY REFUND #19	20910.01		CAROL J BEAMAN, 143 E MORRIS CT, UTILITY REFUND-TRASH	10/10/2025	28.65	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	20910.01		CAROL J BEAMAN, 143 E MORRIS CT, UTILITY REFUND-								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				SEWER	10/10/2025	36.12	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	20910.01		CAROL J BEAMAN, 143 E MORRIS CT, UTILITY REFUND-WATER	10/10/2025	20.12	.00	20-4500 METERED WATER SALES	0	10/25		
Total 20910.01:						84.89	.00					
2367	UTILITY REFUND #19	220745.03		MADYLIN MAURO, 529 E GREAT BEAR ST, UTILITY REFUND-SEWER	10/06/2025	49.64	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	220745.03		MADYLIN MAURO, 529 E GREAT BEAR ST, UTILITY REFUND-WATER	10/06/2025	26.80	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	220745.03		MADYLIN MAURO, 529 E GREAT BEAR ST, UTILITY REFUND-TRASH	10/06/2025	34.49	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 220745.03:						110.93	.00					
2367	UTILITY REFUND #19	230715.03		BRADY PALADICHUK, 420 S WILLOW TREE AVE, UTILITY REFUND- SEWER	10/14/2025	78.14	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	230715.03		BRADY PALADICHUK, 420 S WILLOW TREE AVE, UTILITY REFUND- WATER	10/14/2025	42.60	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	230715.03		BRADY PALADICHUK, 420 S WILLOW TREE AVE, UTILITY REFUND- TRASH	10/14/2025	54.27	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 230715.03:						175.01	.00					
2367	UTILITY REFUND #19	241010.01		THE LON & TAMI MORGAN TRUST, 1088 E SERAPHINA ST UTILITY REFUND- TRASH	10/07/2025	6.34	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	241010.01		THE LON & TAMI MORGAN TRUST, 1088 E SERAPHINA ST UTILITY REFUND- WATER	10/07/2025	5.11	.00	20-4500 METERED WATER SALES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	241010.01		THE LON & TAMI MORGAN TRUST, 1088 E SERAPHINA ST UTILITY REFUND- SEWER	10/07/2025	9.24	.00	21-4600 SEWER USER FEES	0	10/25		
Total 241010.01:						20.69	.00					
2367	UTILITY REFUND #19	242036.00		TH CONSTRUCTION, 134 S SUNNIVA AVE, UTILITY REFUND -SEWER	09/16/2025	35.97	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	242036.00		TH CONSTRUCTION, 134 S SUNNIVA AVE, UTILITY REFUND -WATER	09/16/2025	36.61	.00	20-4500 METERED WATER SALES	0	10/25		
Total 242036.00:						72.58	.00					
2367	UTILITY REFUND #19	256241.00		HUBBLE HOMES, 315 W WILLOW DALE DR, UTILITY REFUND- SEWER	09/16/2025	9.77	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	256241.00		HUBBLE HOMES, 315 W WILLOW DALE DR, UTILITY REFUND- WATER	09/16/2025	76.60	.00	20-4500 METERED WATER SALES	0	10/25		
Total 256241.00:						86.37	.00					
2367	UTILITY REFUND #19	256243.00		HUBBLE HOMES, 279 W WILLOW DALE DR, UTILITY REFUND- SEWER	09/03/2025	33.54	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	256243.00		HUBBLE HOMES, 279 W WILLOW DALE DR, UTILITY REFUND-WATER	09/03/2025	93.11	.00	20-4500 METERED WATER SALES	0	10/25		
Total 256243.00:						126.65	.00					
2367	UTILITY REFUND #19	257010.00		LENNAR HOMES, 1197 S SABRINA AVE, UTILITY REFUND - SEWER	09/29/2025	1.45	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	257010.00		LENNAR HOMES, 1197 S SABRINA AVE, UTILITY REFUND - WATER	09/29/2025	15.60	.00	20-4500 METERED WATER SALES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 257010.00:						17.05	.00					
2367	UTILITY REFUND #19	264400.02		CHAD EATON, 1814 N ROSEDUST DR, UTILITY REFUND- WATER	10/09/2025	73.52	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	264400.02		CHAD EATON, 1814 N ROSEDUST DR, UTILITY REFUND- SEWER	10/09/2025	152.77	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	264400.02		CHAD EATON, 1814 N ROSEDUST DR, UTILITY REFUND- TRASH	10/09/2025	83.79	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 264400.02:						310.08	.00					
2367	UTILITY REFUND #19	278126.02		VICTOR CAMPO 3029 W PEAR APPLE ST, UTILITY REFUND- TRASH	10/02/2025	23.51	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	278126.02		VICTOR CAMPO 3029 W PEAR APPLE ST, UTILITY REFUND- WATER	10/02/2025	21.90	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	278126.02		VICTOR CAMPO 3029 W PEAR APPLE ST, UTILITY REFUND- SEWER	10/02/2025	37.33	.00	21-4600 SEWER USER FEES	0	10/25		
Total 278126.02:						82.74	.00					
2367	UTILITY REFUND #19	280695.02		RICHARD BUCH, 1218 W HEARTLAND DR, UTILITY REFUND- TRASH	10/15/2025	36.65	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	280695.02		RICHARD BUCH, 1218 W HEARTLAND DR, UTILITY REFUND- WATER	10/15/2025	31.91	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	280695.02		RICHARD BUCH, 1218 W HEARTLAND DR, UTILITY REFUND- SEWER	10/15/2025	51.28	.00	21-4600 SEWER USER FEES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 280695.02:						119.84	.00					
2367	UTILITY REFUND #19	281518.01		JASON CAREY, 1463 W FLUORITE ST, UTILITY REFUND - WATER	10/08/2025	39.82	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	281518.01		JASON CAREY, 1463 W FLUORITE ST, UTILITY REFUND - TRASH	10/08/2025	49.46	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	281518.01		JASON CAREY, 1463 W FLUORITE ST, UTILITY REFUND - SEWER	10/08/2025	87.75	.00	21-4600 SEWER USER FEES	0	10/25		
Total 281518.01:						177.03	.00					
2367	UTILITY REFUND #19	292268.00		CBH HOMES, 8478 S TYRION WAY, UTILITY REFUND- SEWER	09/03/2025	35.34	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	292268.00		CBH HOMES, 8478 S TYRION WAY, UTILITY REFUND- WATER	09/03/2025	93.28	.00	20-4500 METERED WATER SALES	0	10/25		
Total 292268.00:						128.62	.00					
2367	UTILITY REFUND #19	293020.01		DANIEL R SNIVELY, 6612 S NORDEAN AVE, UTILITY REFUND-TRASH	10/13/2025	3.13	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	293020.01		DANIEL R SNIVELY, 6612 S NORDEAN AVE, UTILITY REFUND- WATER	10/13/2025	3.22	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	293020.01		DANIEL R SNIVELY, 6612 S NORDEAN AVE, UTILITY REFUND- SEWER	10/13/2025	4.96	.00	21-4600 SEWER USER FEES	0	10/25		
Total 293020.01:						11.31	.00					
2367	UTILITY REFUND #19	300380.04		DERRICK J DELACRUZ, 2680 N KRISTY AVE, UTILITY REFUND-TRASH	10/15/2025	28.24	.00	26-4975 SOLID WASTE USER FEES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	300380.04		DERRICK J DELACRUZ, 2680 N KRISTY AVE, UTILITY REFUND-SEWER	10/15/2025	44.74	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	300380.04		DERRICK J DELACRUZ, 2680 N KRISTY AVE, UTILITY REFUND-WATER	10/15/2025	25.39	.00	20-4500 METERED WATER SALES	0	10/25		
Total 300380.04:						98.37	.00					
2367	UTILITY REFUND #19	302111.02		RICK QUANSTROM 821 E ANDES DR, UTILITY REFUND-TRASH	10/02/2025	22.23	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	302111.02		RICK QUANSTROM 821 E ANDES DR, UTILITY REFUND-WATER	10/02/2025	28.24	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	302111.02		RICK QUANSTROM 821 E ANDES DR, UTILITY REFUND-SEWER	10/02/2025	51.17	.00	21-4600 SEWER USER FEES	0	10/25		
Total 302111.02:						101.64	.00					
2367	UTILITY REFUND #19	302603.01		WADE HARLAN ZEHRUNG, 8902 S FUEGO AVE UTILITY REFUND- SEWER	10/02/2025	38.89	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	302603.01		WADE HARLAN ZEHRUNG, 8902 S FUEGO AVE UTILITY REFUND- WATER	10/02/2025	21.15	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	302603.01		WADE HARLAN ZEHRUNG, 8902 S FUEGO AVE UTILITY REFUND- TRASH	10/02/2025	21.81	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 302603.01:						81.85	.00					
2367	UTILITY REFUND #19	310064.02		CARL F HAGEN, 1300 W SELDOVIA DR, UTILITY REFUND- SEWER	10/07/2025	12.79	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	310064.02		CARL F HAGEN, 1300 W SELDOVIA DR, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND- TRASH	10/07/2025	8.96	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	310064.02		CARL F HAGEN, 1300 W SELDOVIA DR, UTILITY REFUND- WATER	10/07/2025	7.41	.00	20-4500 METERED WATER SALES	0	10/25		
Total 310064.02:						29.16	.00					
2367	UTILITY REFUND #19	311046.00		TOLL BROS, 1396 W GIANTSBANE DR, UTILITY REFUND- WATER	09/10/2025	21.27	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	311046.00		TOLL BROS, 1396 W GIANTSBANE DR, UTILITY REFUND- SEWER	09/10/2025	44.09	.00	21-4600 SEWER USER FEES	0	10/25		
Total 311046.00:						65.36	.00					
2367	UTILITY REFUND #19	311050.00		TOLL BROS, 1332 W GIANTSBANE DR, UTILITY REFUND- SEWER	09/04/2025	44.09	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	311050.00		TOLL BROS, 1332 W GIANTSBANE DR, UTILITY REFUND- WATER	09/04/2025	21.27	.00	20-4500 METERED WATER SALES	0	10/25		
Total 311050.00:						65.36	.00					
2367	UTILITY REFUND #19	311200.00		TOLL BROS, 8673 S WINGSPREAD WAY, UTILITY REFUND- WATER	09/22/2025	28.17	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	311200.00		TOLL BROS, 8673 S WINGSPREAD WAY, UTILITY REFUND- SEWER	09/22/2025	58.42	.00	21-4600 SEWER USER FEES	0	10/25		
Total 311200.00:						86.59	.00					
2367	UTILITY REFUND #19	311220.00		TOLL BROS, 8652 S WINGSPREAD WAY, UTILITY REFUND- WATER	09/16/2025	43.68	.00	20-4500 METERED WATER SALES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	311220.00		TOLL BROS, 8652 S WINGSPREAD WAY, UTILITY REFUND- SEWER	09/16/2025	90.56	.00	21-4600 SEWER USER FEES	0	10/25		
Total 311220.00:						134.24	.00					
2367	UTILITY REFUND #19	311230.00		TOLL BROS, 8152 S DIAMOND RIVER AVE, UTILTY REFUND- SEWER	09/03/2025	42.76	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	311230.00		TOLL BROS, 8152 S DIAMOND RIVER AVE, UTILTY REFUND- WATER	09/03/2025	20.63	.00	20-4500 METERED WATER SALES	0	10/25		
Total 311230.00:						63.39	.00					
2367	UTILITY REFUND #19	311245.00		TOLL BROS, 1302 W DOVEFIELD CT, UTILITY REFUND-WATER	09/17/2025	23.66	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	311245.00		TOLL BROS, 1302 W DOVEFIELD CT, UTILITY REFUND- SEWER	09/17/2025	49.07	.00	21-4600 SEWER USER FEES	0	10/25		
Total 311245.00:						72.73	.00					
2367	UTILITY REFUND #19	311246.00		TOLL BROS, 1290 W DOVEFIELD CT, UTILITY REFUND- WATER	09/17/2025	23.05	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	311246.00		TOLL BROS, 1290 W DOVEFIELD CT, UTILITY REFUND- SEWER	09/17/2025	47.78	.00	21-4600 SEWER USER FEES	0	10/25		
Total 311246.00:						70.83	.00					
2367	UTILITY REFUND #19	311247.00		TOLL BROS, 1272 W DOVEFIELD CT, UTILITY REFUND- SEWER	09/12/2025	50.39	.00	21-4600 SEWER USER FEES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	311247.00		TOLL BROS, 1272 W DOVEFIELD CT, UTILITY REFUND- WATER	09/12/2025	24.30	.00	20-4500 METERED WATER SALES	0	10/25		
Total 311247.00:						74.69	.00					
2367	UTILITY REFUND #19	311248.00		TOLL BROS, 1258 W DOVEFIELD CT, UTILITY REFUND-WATER	09/09/2025	24.42	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	311248.00		TOLL BROS, 1258 W DOVEFIELD CT, UTILITY REFUND- SEWER	09/09/2025	50.64	.00	21-4600 SEWER USER FEES	0	10/25		
Total 311248.00:						75.06	.00					
2367	UTILITY REFUND #19	320031.01		CHRISTOPHER T BYRNE, 1879 E JOHN DEERE ST, UTILITY REFUND- TRASH	10/01/2025	50.86	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 320031.01:						50.86	.00					
2367	UTILITY REFUND #19	320502.00		HAYDEN HOMES, 1147 N BELGIAN WAY, UTILITY REFUND- WATER	09/22/2025	52.95	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	320502.00		HAYDEN HOMES, 1147 N BELGIAN WAY, UTILITY REFUND- SEWER	09/22/2025	19.20	.00	21-4600 SEWER USER FEES	0	10/25		
Total 320502.00:						72.15	.00					
2367	UTILITY REFUND #19	320504.00		HAYDEN HOMES, 1169 N BELGIAN WAY, UTILITY REFUND- SEWER	09/16/2025	22.21	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	320504.00		HAYDEN HOMES, 1169 N BELGIAN WAY, UTILITY REFUND- WATER	09/16/2025	50.30	.00	20-4500 METERED WATER SALES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 320504.00:						72.51	.00					
2367	UTILITY REFUND #19	320510.00		HAYDEN HOMES, 2294 E CAVE FALLS ST, UTILITY REFUND-SEWER	09/03/2025	44.56	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	320510.00		HAYDEN HOMES, 2294 E CAVE FALLS ST, UTILITY REFUND-WATER	09/03/2025	139.22	.00	20-4500 METERED WATER SALES	0	10/25		
Total 320510.00:						183.78	.00					
2367	UTILITY REFUND #19	320511.00		HAYDEN HOMES, 2306 E CAVE FALLS ST, UTILITY REFUND-SEWER	09/08/2025	29.24	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	320511.00		HAYDEN HOMES, 2306 E CAVE FALLS ST, UTILITY REFUND-WATER	09/08/2025	109.29	.00	20-4500 METERED WATER SALES	0	10/25		
Total 320511.00:						138.53	.00					
2367	UTILITY REFUND #19	320518.00		HAYDEN HOMES, 2300 E MISTY FALLS ST, UTILITY REFUND-SEWER	09/09/2025	55.80	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	320518.00		HAYDEN HOMES, 2300 E MISTY FALLS ST, UTILITY REFUND-WATER	09/09/2025	34.78	.00	20-4500 METERED WATER SALES	0	10/25		
Total 320518.00:						90.58	.00					
2367	UTILITY REFUND #19	320522.00		HAYDEN HOMES, 2244 E MISTY FALLS ST, UTILITY REFUND-SEWER	09/17/2025	20.53	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	320522.00		HAYDEN HOMES, 2244 E MISTY FALLS ST, UTILITY REFUND-WATER	09/17/2025	52.05	.00	20-4500 METERED WATER SALES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 320522.00:						72.58	.00					
2367	UTILITY REFUND #19	320523.00		HAYDEN HOMES, 2230 E MISTY FALLS ST, UTILITY REFUND-SEWER	09/04/2025	1.69	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	320523.00		HAYDEN HOMES, 2230 E MISTY FALLS ST, UTILITY REFUND-WATER	09/04/2025	65.64	.00	20-4500 METERED WATER SALES	0	10/25		
Total 320523.00:						67.33	.00					
2367	UTILITY REFUND #19	323130.00		TRESIDIO HOMES, 2293 E BLAKEHURST ST, UTILITY REFUND-SEWER	09/29/2025	-12.31	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	323130.00		TRESIDIO HOMES, 2293 E BLAKEHURST ST, UTILITY REFUND-WATER	09/29/2025	28.79	.00	20-4500 METERED WATER SALES	0	10/25		
Total 323130.00:						16.48	.00					
2367	UTILITY REFUND #19	323164.00		TH CONSTRUCTION, 2162 N HURTSVILLE AVE, UTILITY REFUND- SEWER	09/23/2025	25.29	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	323164.00		TH CONSTRUCTION, 2162 N HURTSVILLE AVE, UTILITY REFUND- WATER	09/23/2025	36.93	.00	20-4500 METERED WATER SALES	0	10/25		
Total 323164.00:						62.22	.00					
2367	UTILITY REFUND #19	360070.01		RICKEY WAYNE MAXWELL, 11885 S INTEGRITY LN, UTILITY REFUND- TRASH	10/14/2025	11.97	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	360070.01		RICKEY WAYNE MAXWELL, 11885 S INTEGRITY LN, UTILITY REFUND- SEWER	10/14/2025	18.36	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	360070.01		RICKEY WAYNE MAXWELL, 11885 S INTEGRITY LN, UTILITY REFUND- WATER	10/14/2025	8.86	.00	20-4500 METERED WATER SALES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 360070.01:						39.19	.00					
2367	UTILITY REFUND #19	360123.00		SHEA HOMES, 11803 S GLORY LN, UTILITY REFUND- WATER	09/17/2025	23.71	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	360123.00		SHEA HOMES, 11803 S GLORY LN, UTILITY REFUND- SEWER	09/17/2025	49.16	.00	21-4600 SEWER USER FEES	0	10/25		
Total 360123.00:						72.87	.00					
2367	UTILITY REFUND #19	360128.00		SHEA HOMES, 11883 S GLORY LN, UTILITY REFUND-SEWER	09/19/2025	47.64	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	360128.00		SHEA HOMES, 11883 S GLORY LN, UTILITY REFUND- WATER	09/19/2025	22.97	.00	20-4500 METERED WATER SALES	0	10/25		
Total 360128.00:						70.61	.00					
2367	UTILITY REFUND #19	360209.00		SH ACQ2020 LLC, 12165 S GLORY LN, UTILITY REFUND-SEWER	09/17/2025	46.60	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	360209.00		SH ACQ2020 LLC, 12165 S GLORY LN, UTILITY REFUND-WATER	09/17/2025	22.47	.00	20-4500 METERED WATER SALES	0	10/25		
Total 360209.00:						69.07	.00					
2367	UTILITY REFUND #19	360210.00		SH ACQ2020 LLC, 12179 S GLORY LN, UTILITY REFUND-SEWER	09/16/2025	7.66	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	360210.00		SH ACQ2020 LLC, 12179 S GLORY LN, UTILITY REFUND-WATER	09/16/2025	64.99	.00	20-4500 METERED WATER SALES	0	10/25		
Total 360210.00:						72.65	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2367	UTILITY REFUND #19	361921.00		TH CONSTRUCTION, 11380 W LAHINCH LN, UTILITY REFUND-SEWER	09/23/2025	54.18	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	361921.00		TH CONSTRUCTION, 11380 W LAHINCH LN, UTILITY REFUND-WATER	09/23/2025	26.13	.00	20-4500 METERED WATER SALES	0	10/25		
Total 361921.00:						80.31	.00					
2367	UTILITY REFUND #19	362026.00		TH CONSTRUCTION, 10932 W CRUDEN BAY LN, UTILITY REFUND- SEWER	08/28/2025	49.51	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	362026.00		TH CONSTRUCTION, 10932 W CRUDEN BAY LN, UTILITY REFUND- WATER	08/28/2025	23.87	.00	20-4500 METERED WATER SALES	0	10/25		
Total 362026.00:						73.38	.00					
2367	UTILITY REFUND #19	91480.03		DREW R BRODIEN, 1067 W POUCH ST, UTILITY REFUND-SEWER	10/14/2025	50.89	.00	21-4600 SEWER USER FEES	0	10/25		
2367	UTILITY REFUND #19	91480.03		DREW R BRODIEN, 1067 W POUCH ST, UTILITY REFUND-WATER	10/14/2025	24.37	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	91480.03		DREW R BRODIEN, 1067 W POUCH ST, UTILITY REFUND-TRASH	10/14/2025	23.24	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
Total 91480.03:						98.50	.00					
2367	UTILITY REFUND #19	91990.03		CYNTHIA GAIL ASQUITH, 1037 W FOOLS GOLD ST, UTILITY REFUND- WATER	10/07/2025	108.53	.00	20-4500 METERED WATER SALES	0	10/25		
2367	UTILITY REFUND #19	91990.03		CYNTHIA GAIL ASQUITH, 1037 W FOOLS GOLD ST, UTILITY REFUND- TRASH	10/07/2025	7.36	.00	26-4975 SOLID WASTE USER FEES	0	10/25		
2367	UTILITY REFUND #19	91990.03		CYNTHIA GAIL ASQUITH, 1037 W FOOLS GOLD ST, UTILITY								

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND- SEWER	10/07/2025	13.45	.00	21-4600 SEWER USER FEES	0	10/25		
Total 91990.03:						129.34	.00					
Total UTILITY REFUND #19:						5,235.64	.00					
VALLEY REGIONAL TRANSIT												
1669	VALLEY REGIONAL TRANSIT	1668		ANNUAL VALLEY REGIONAL TRANSIT LOCAL AGREEMENT 10/01/2025-09/30/2026, OCT. 25	10/09/2025	19,064.00	.00	01-6075 DUES & MEMBERSHIPS	0	10/25		
Total 1668:						19,064.00	.00					
Total VALLEY REGIONAL TRANSIT:						19,064.00	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	102628		STATEMENT PRINTING AND POSTAGE, SEPT. 25- ADMIN	09/30/2025	4,008.33	4,008.33	01-6190 POSTAGE & BILLING	0	10/25	10/10/2025	
857	VALLI INFORMATION SYSTEMS, INC	102628		STATEMENT PRINTING AND POSTAGE, SEPT. 25- P.I	09/30/2025	1,054.82	1,054.82	25-6190 POSTAGE & BILLING	0	10/25	10/10/2025	
857	VALLI INFORMATION SYSTEMS, INC	102628		STATEMENT PRINTING AND POSTAGE, SEPT. 25- WATER	09/30/2025	2,742.54	2,742.54	20-6190 POSTAGE & BILLING	0	10/25	10/10/2025	
857	VALLI INFORMATION SYSTEMS, INC	102628		STATEMENT PRINTING AND POSTAGE, SEPT. 25- SEWER	09/30/2025	2,742.54	2,742.54	21-6190 POSTAGE & BILLING	0	10/25	10/10/2025	
Total 102628:						10,548.23	10,548.23					
857	VALLI INFORMATION SYSTEMS, INC	102629		LOCKBOX TRANSACTIONS, SEPT 25- P.I	09/30/2025	26.31	26.31	25-6505 BANK FEES	0	10/25	10/10/2025	
857	VALLI INFORMATION SYSTEMS, INC	102629		LOCKBOX TRANSACTIONS, SEPT 25- ADMIN	09/30/2025	100.02	100.02	01-6505 BANK FEES	0	10/25	10/10/2025	
857	VALLI INFORMATION SYSTEMS, INC	102629		LOCKBOX TRANSACTIONS, SEPT 25- SEWER	09/30/2025	68.44	68.44	21-6505 BANK FEES	0	10/25	10/10/2025	
857	VALLI INFORMATION SYSTEMS, INC	102629		LOCKBOX TRANSACTIONS, SEPT 25- WATER	09/30/2025	68.44	68.44	20-6505 BANK FEES	0	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 102629:						263.21	263.21					
Total VALLI INFORMATION SYSTEMS, INC:						10,811.44	10,811.44					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- PARKS	10/01/2025	670.45	670.45	01-6255 TELEPHONE EXPENSE	1004	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- P.I	10/01/2025	530.64	530.64	25-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- EAST SEWER	10/01/2025	88.25	88.25	28-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- SEWER	10/01/2025	944.24	944.24	21-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- ADMIN	10/01/2025	47.96	47.96	01-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- EAST WATER	10/01/2025	65.23	65.23	27-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- BUILDING DEPARTMENT	10/01/2025	38.37	38.37	01-6255 TELEPHONE EXPENSE	1005	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- ECONOMIC DEVELOPMENT	10/01/2025	38.37	38.37	01-6255 TELEPHONE EXPENSE	4000	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901245		CELL PHONE, TABLET AND LAPTOP SERVICE, 09/02-10/01/25- WATER	10/01/2025	606.60	606.60	20-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
Total 6124901245:						3,030.11	3,030.11					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- EAST WATER	10/01/2025	12.08	12.08	27-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- BUILIDING DEPARMENT	10/01/2025	22.15	22.15	01-6255 TELEPHONE EXPENSE	1005	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- PARKS	10/01/2025	111.77	111.77	01-6255 TELEPHONE EXPENSE	1004	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- ADMIN	10/01/2025	25.17	25.17	01-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- SEWER	10/01/2025	134.94	134.94	21-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- P.I	10/01/2025	54.37	54.37	25-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- WATER	10/01/2025	130.91	130.91	20-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901246		TABLET, CRADLEPOINT, ROUTERS AND MODEMS, 09/02 -10/01/25- EAST SEWER	10/01/2025	12.08	12.08	28-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
Total 6124901246:						503.47	503.47					
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25- EAST SEWER	10/01/2025	8.70	8.70	28-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25- P&Z	10/01/2025	26.11	26.11	01-6255 TELEPHONE EXPENSE	1003	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25- SEWER	10/01/2025	136.20	136.20	21-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25-P.I	10/01/2025	96.31	96.31	25-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25-PARKS	10/01/2025	214.67	214.67	01-6255 TELEPHONE EXPENSE	1004	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25-EAST WATER	10/01/2025	8.70	8.70	27-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25-ADMIN	10/01/2025	86.75	86.75	01-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25-ECONOMIC DEVELOPMENT	10/01/2025	29.01	29.01	01-6255 TELEPHONE EXPENSE	4000	10/25	10/10/2025	
1575	VERIZON WIRELESS	6124901247		CELL PHONE AND TABLET SERVICE FOR 09/02-10/01/25-WATER	10/01/2025	118.79	118.79	20-6255 TELEPHONE EXPENSE	0	10/25	10/10/2025	
Total 6124901247:						725.24	725.24					
Total VERIZON WIRELESS:						4,258.82	4,258.82					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0775369		RECORDS DESTRUCTION 09/01-09/30/25- P.I	10/01/2025	3.60	.00	25-6052 CONTRACT SERVICES	0	10/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0775369		RECORDS DESTRUCTION 09/01-09/30/25- SEWER	10/01/2025	9.36	.00	21-6052 CONTRACT SERVICES	0	10/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0775369		RECORDS DESTRUCTION 09/01-09/30/25- ADMIN	10/01/2025	13.68	.00	01-6052 CONTRACT SERVICES	0	10/25		
1633	WESTERN RECORDS DESTRUCTION, INC.	0775369		RECORDS DESTRUCTION 09/01-09/30/25- WATER	10/01/2025	9.36	.00	20-6052 CONTRACT SERVICES	0	10/25		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 0775369:						36.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						36.00	.00					
WEX FLEET UNIVERSAL												
2160	WEX FLEET UNIVERSAL	107847692		NON FUEL CAR WASH, WATER DEPARTMENT SEPT 25- P.I	09/30/2025	4.80	4.80	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/10/2025	
2160	WEX FLEET UNIVERSAL	107847692		FUEL, SEPT. 25-P&Z	09/30/2025	2.38	2.38	01-6300 FUEL	1003	10/25	10/10/2025	
2160	WEX FLEET UNIVERSAL	107847692		NON FUEL CAR WASH, WATER DEPARTMENT SEPT 25- WATER	09/30/2025	19.20	19.20	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	10/25	10/10/2025	
2160	WEX FLEET UNIVERSAL	107847692		FUEL, SEPT. 25- WATER	09/30/2025	150.92	150.92	20-6300 FUEL	0	10/25	10/10/2025	
2160	WEX FLEET UNIVERSAL	107847692		FUEL, SEPT. 25- P.I	09/30/2025	39.13	39.13	25-6300 FUEL	0	10/25	10/10/2025	
2160	WEX FLEET UNIVERSAL	107847692		FUEL, SEPT. 25- ADMIN	09/30/2025	6.65	6.65	01-6300 FUEL	0	10/25	10/10/2025	
2160	WEX FLEET UNIVERSAL	107847692		FUEL, SEPT. 25- SEWER	09/30/2025	6.18	6.18	21-6300 FUEL	0	10/25	10/10/2025	
Total 107847692:						229.26	229.26					
Total WEX FLEET UNIVERSAL:						229.26	229.26					
Grand Totals:						975,219.88	329,437.66					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

Report Criteria:
Detail report.
Invoices with totals above $0.00 included.
Paid and unpaid invoices included.

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

IN THE MATTER OF THE APPLICATIONS OF **BLOSSOM MEADOWS SUBDIVISION** *Related to the development of real property located at 2432 E Meadow View Road (Parcel No. S1419131300).*	)	**Case Nos.:** 24-09-AN (Annexation) and 24-06-S (Preliminary Plat). **DECISION AND REASONED STATEMENT FOR BLOSSOM MEADOWS SUBDIVISION.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the City Council of the City of Kuna (the "Council") for Public Hearing on July 15, 2025, where the matter was continued to August 7, 2025, where the Council entered a decision on the two (2) applications. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Council on October 7, 2025, for formal adoption of the Council's decision.

SECTION 2
DECISION

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

The Annexation Application (24-09-AN) is hereby *Approved.*

The Preliminary Plat Application (Case No. 24-06-S) is hereby *Approved.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- AFFIDAVIT
- ANNEXATION & ZONING APPLICATION
- COMMITMENT TO POST PROPERTY
- DESIGN REVIEW APPLICATION
- LANDSCAPE PLAN
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATION
- P&Z APPLICATION COVERSHEET
- SOILS REPORT

- SUBDIVISION NAME RESERVATION
- TRAFFIC IMPACT STUDY
- VICINITY MAP
- WARRANTY DEED
- IP PUBLICATION PZ 03.07.2025
- PROOF OF LEGAL NOTICE MAILER PZ 03.07.2025
- PROOF OF PROPERTY POSTING PZ 03.06.2025
- AGENCY TRANSMITTAL
- ACHD
- ADA COUNTY DEVELOPMENT SERVICES
- BPBC
- COMPASS
- ITD
- KSD
- eMAIL, MARKER 10.17.2024
- eMAIL, KELLY 3.18.2025
- APPLICANT PRESENTATION P&Z
- PZ COMMISSION MEETING MINUTES
- PZ COMMISSION DECISION & REASONED STATEMENT
- IP PUBLICATION CC 5.29.2025
- PROOF OF LEGAL NOTICE MAILER CC 5.29.2025
- PROOF OF PROPERTY POSTING CC 5.28.2025
- CC MEETING MINUTES 7.15.2025
- CC MEETING MINUTES 8.5.2025

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Council July 15, 2025, hearing are as follows, to-wit:

a. City Staff:
Troy Behunin, Senior Planner

b. Appearing for the Applicant:
Jadon Schneider, Bronze Bow Land, 3770 N Jackie Ln. Boise, ID 83704

c. Appearing in Favor:
Michael Rocco, 1286 E Fort Erie St.., Kuna, ID 83634

d. Appearing
Neutral:
None

e. Appearing in Opposition:
None

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Kuna City Code 1-14-3Title 5 Kuna City Code, Zoning Regulations

b. Relevant Statutory Provisions.

1. Chapter 13 of Title 50, Idaho Code.

2. Chapter 50 of Title 222, Idaho Code

3. Chapter 65 of Title 67, Idaho Code
   i. Idaho Code§ 67-651 l A.
   ii. Idaho Code§ 67-6513

c. Pertinent Constitutional Provisions

II. Factual Findings

a. General Factual Findings.

1. Statement of Fact

Parcel Number(s):	Sl419131300
Future Land Use Map Designation:	Medium Residential Density
Existing Land Use:	Residential and Agriculture
Current Zoning:	RR (Rural Residential -Ada County)
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	30.92 acres (Includes area for City Utility Lot)
Adjacent Zoning Districts:	**North:** RR (Rural Residential -Ada County); **East:** RR (Rural Residential - Ada County); **South:** RI (Low Density Residential Ada County), RR (Rural Residential -Ada County) & Ag (Agriculture Kuna City); **West:** R-8 (High Density Residential Kuna City).
Adjacent Street(s) Existing & Proposed:	**North:** None; **East:** None; **South:** E Meadow View; **West:** None
Internal Street(s) Existing & Proposed:	Public Streets Proposed. Cave Falls St., E Jade Falls St., Tugela Falls St., Stroebel Road., Streets A through E.
Adjacent Bike/Pedestrian Facilities:	None

Adjacent Parks:	None
Land Dedication Requirements:	*N/A*

2. Procedural Findings:

Neighborhood Meeting	Held on October 16, 2024. 10 Attendees were present.
Pre-Application Meeting	Held on July 25, 2024
Agency Comments Request	December 17, 2024
300 FT Legal Mailer Notice	Sent on March 7, 2025
Idaho Press Newspaper Published Hearing Notice	Published on March 7, 2025
Site Posting	Posted on March 6, 2025
Planning and Zoning Public Hearing	Held on March 25, & April 8, 2025
Planning and Zoning Commission Written Recommendation and Decision Entered	Held on May 13, 2025
300 FT Legal Mailer Notice Council	Sent on May 29, 2025
Idaho Press Newspaper Published Hearing Notice Council	Published on May 29, 2025
Site Posting Council	Posted on May 28, 2025

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project; therefore no contested facts were entered into the record.

c. Councils' Factual Findings on Relevant Contested Fact.

1. None

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

It is the rationale of the Council that the Annexation and Preliminary Plat are compliant with Idaho Code, Kuna City Code and the Comprehensive plan.

IV. Conditions of Approval.

1. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with
   KCC 5-10-13-B-1-b.
2. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
3. Developer/Owner/Applicant shall connect the new development to the existing stub

street.

4. Developer shall place a Contractors Sign at the entry of the subdivision.
5. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
6. Developer/Owner/Applicant shall ensure the proper easement widths on all lots in accordance with
   KCC 5-8-1117-D-6.
7. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with *KCC 5-8-503.*
8. Fencing within and around the site shall comply with *KCC 5-8-905* (unless specifically approved otherwise and permitted).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
10. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
11. The Landscape Plan and Preliminary Plat as submitted will be considered binding site plans as amended and/or approved.
12. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in *KCC 5-8-901-B.*
13. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
14. Developer/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
15. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see *KCC 5-9-402-B-22.*
16. Compliance with *J.C. §31-3805* is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
17. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
18. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required with the exception of Pressurized irrigation. The Applicant shall conform to all corresponding City

of Kuna Master Plans.

19. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or a Water Booster Station as necessary.
20. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to *KCC 5-9- 203-J,* a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.
22. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
23. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

    A. The City Engineer shall approve all sewer connections.
    B. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
    C. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    D. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
    E. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    F. Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s). Please consult staff if there are questions about the process.
    G. All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

24. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
25. Developer/Owner/Applicant/Contractors are hereby notified of Kuna' s working hours. Construction of any kind shall only be conducted within hours specified in *KCC 10-6-3*. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
26. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements *KCC 8-1-3.* Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
27. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
28. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(6) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first,

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 7th day of October 2025.

_____
Joe Stear, Mayor

CASE NO. 25-25-FP

VALOR WEST SUB. NO. 2, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-25-FP, VALOR WEST SUB. NO. 2

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

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Valor West Subdivision No. 2		Application Number:		25-25-FP		
Date:	10/21/2025		Staff Contact:		Troy Behunin		
Owner/Applicant:	Toll Southwest, LLC - Owner		Applicant Contact:		mmtaylor1@tollbrothers.com		
Representative:	Kyle Prewett – Toll Brothers		Representative Contact:		kprewett@tollbrothers.com		

Purpose
Applicant requests Final Plat approval for approx. 20.45 acres within an existing R-6 zone; and requests approval in order to subdivide the site into 55 single-family lots and 10 common lots. The site is located near the northwest corner of Five Mile Road and Kuna Road (APN's, S1423325470, and S1423325445. This Final Plat request is a part of the overall Falcon Crest Master Planned Community.

Statement of Fact	
Parcel Numbers:	S1423325470 and S1423325445.
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agriculture and Golf Course
Current Zoning:	R-6, Medium Density Residential – Kuna City
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	20.45 Acres
Adjacent Zoning Districts:	**North:** R-6 (Medium Residential); **East:** R-6 (Medium Residential); **South:** RR (Rural Residential – *Ada County*); **West:** R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	**North:** Nothing; **East:** S Five Mile Road.; **South:** W Tiercel Drive; **West:** Nothing.
Internal Street(s) Existing & Proposed:	Public Streets (Proposed) W Tiercel Dr., W Cheer St., W Wellness St., S Mercy Ave., S Noble Ridge Ave., W Bravery St.,
Adjacent Bike/Pedestrian Facilities:	Existing Pedestrian & Bike Paths exist throughout the Planned Unit Development
Adjacent Parks:	City Park & Golf Course
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis

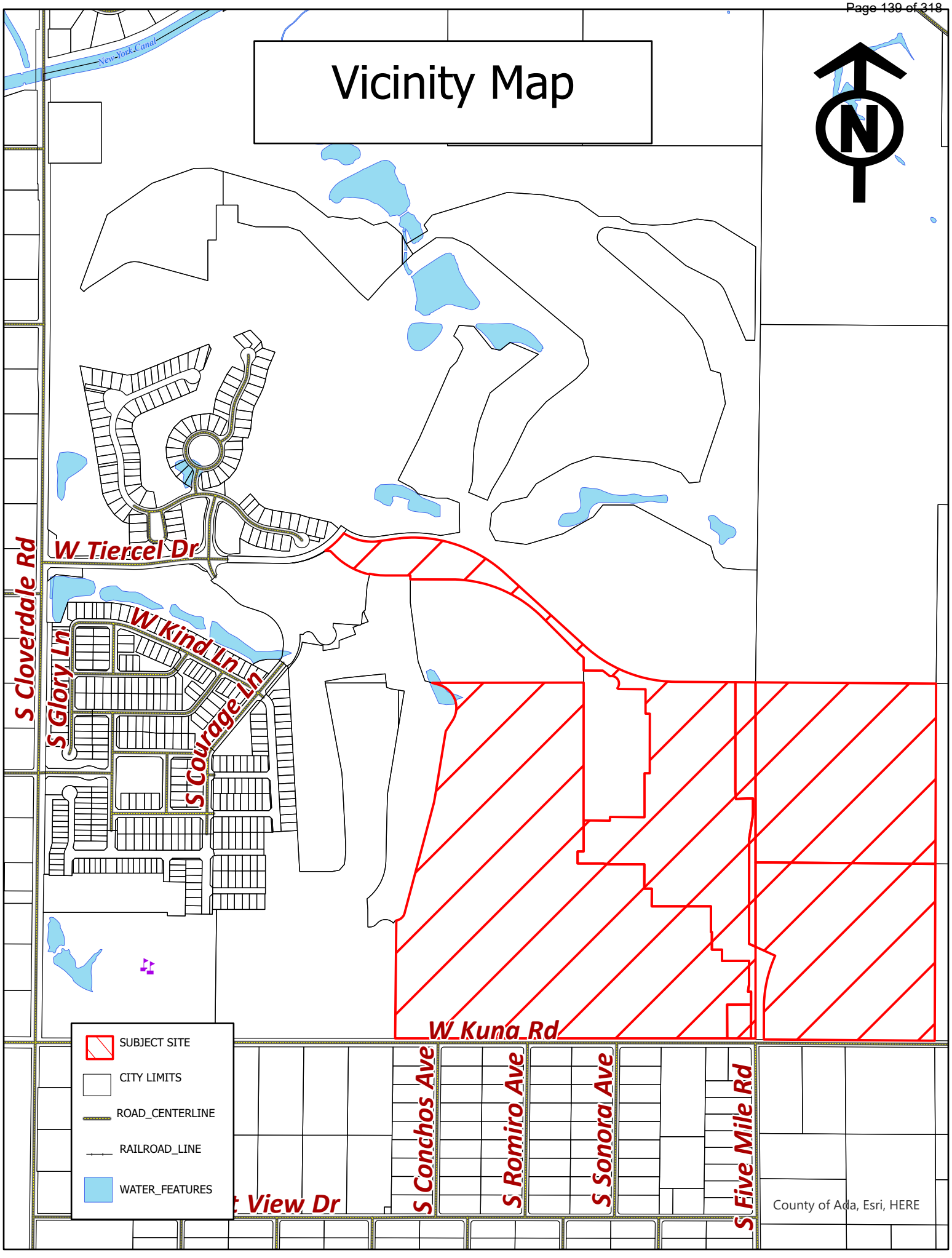
The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is a City of Kuna Zone; R-6 (Medium Density Residential). The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Recommended Conditions of Approval

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

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

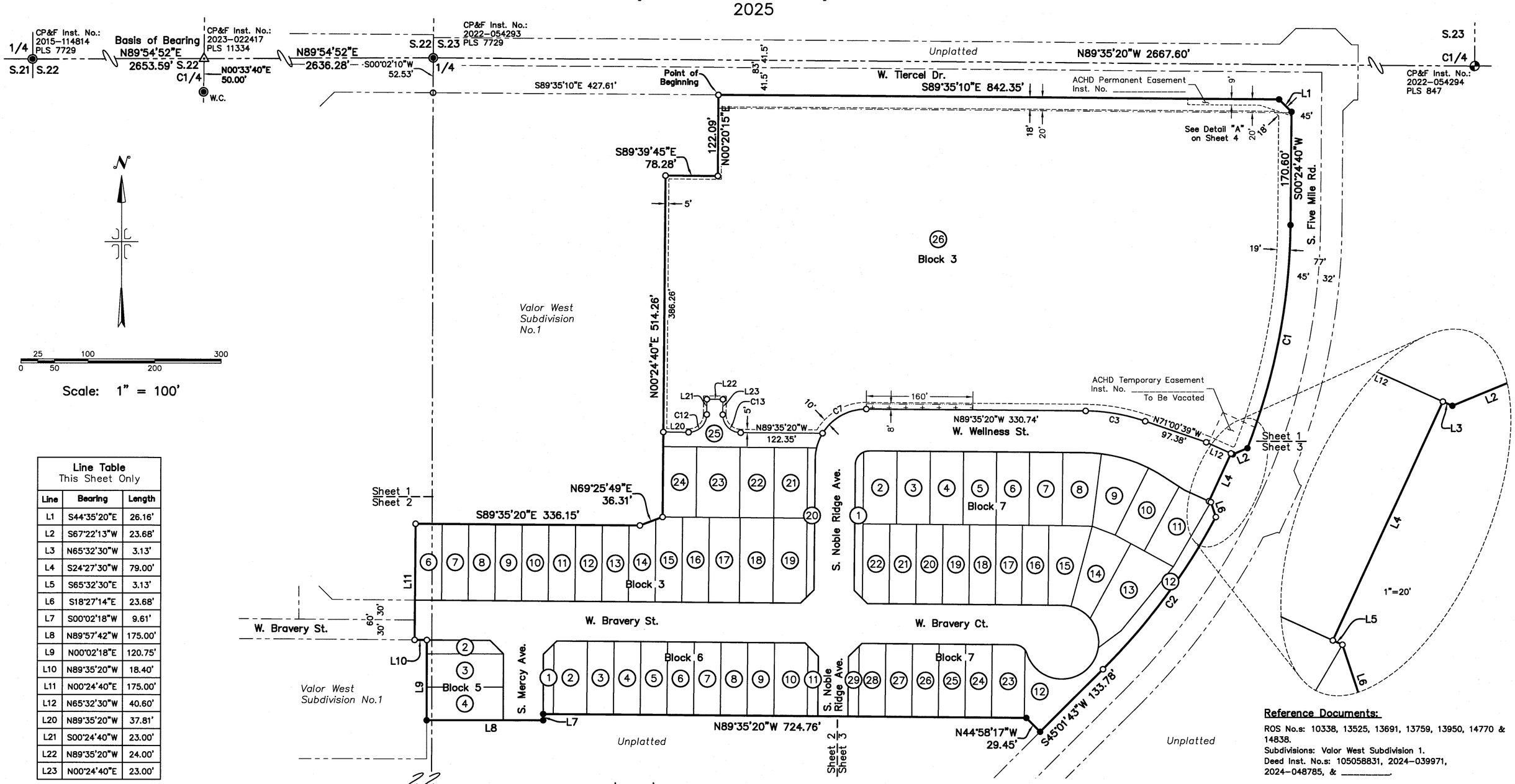
Vicinity Map



Plat Showing

Valor West Subdivision No. 2

Situated in the Southeast Quarter of Section 22 and the Southwest Quarter of Section 23,
Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2025



Scale: 1" = 100'

Line Table This Sheet Only		
Line	Bearing	Length
L1	S44°35'20"E	26.16'
L2	S67°22'13"W	23.68'
L3	N65°32'30"W	3.13'
L4	S24°27'30"W	79.00'
L5	S65°32'30"E	3.13'
L6	S18°27'14"E	23.68'
L7	S00°02'18"W	9.61'
L8	N89°57'42"W	175.00'
L9	N00°02'18"E	120.75'
L10	N89°35'20"W	18.40'
L11	N00°24'40"E	175.00'
L12	N65°32'30"W	40.60'
L20	N89°35'20"W	37.81'
L21	S00°24'40"W	23.00'
L22	N89°35'20"W	24.00'
L23	N00°24'40"E	23.00'

Curve Table This Sheet Only					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	343.94'	955.00'	20°38'05"	S10°43'43"W	342.08'
C2	285.99'	955.00'	17°09'29"	S36°26'58"W	284.92'
C3	91.28'	281.50'	18°34'41"	N80°17'59"W	90.88'
C7	78.31'	75.75'	59°13'58"	S60°47'41"W	74.87'
C12	42.41'	27.00'	90°00'00"	N45°24'40"E	38.18'
C13	42.41'	27.00'	90°00'00"	S44°35'20"E	38.18'

Legend

- Found 1/2" Iron Pin, PLS 11334
- Found 5/8" Iron Pin, PLS 11334
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Calculated Point, Nothing Found or Set
- Set 1/2" x 24" Iron Pin with Plastic Cap, ISG PLS 11334
- Set 5/8" x 24" Iron Pin with Plastic Cap, ISG PLS 11334
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ESMT" ISG PLS 11334
- Witness Corner
- Width Dimension
- Distance Dimension
- Lot Number
- Perpendicular Angle

- Subdivision Boundary Line
- Adjacent Parcel Line
- Right-of-Way Line
- Lot Line
- Section Line
- Centerline
- Utility Easement Line
- ACHD Permanent Easement Line
- ACHD Temporary Easement Line
- Offsite Pressure Irrigation Easement Line
- Pressure Irrigation Easement Line
- Sewer Easement Line
- Match Line
- ACHD Storm Water Drainage Easement Area

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/22/25 STATE OF IDAHO MICHAEL S. BYRNS

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. The boundary lines and subdivision lot lines were provided by JUB Engineers in conjunction with the approved preliminary plat. The monuments common to Valor West Subdivision No. 1 and Record of Surveys 13691 & 14838 were found and accepted.
The bearing system is: NAD83(2011) Epoch 2010 IDWest 1103.
The convergence angle at the southeast corner of Section 22 is -0°23'18".

See Sheet 4 for Notes and Line & Curve Tables.

Reference Documents:

ROS No.s: 10338, 13525, 13691, 13759, 13950, 14770 & 14838.
Subdivisions: Valor West Subdivision 1.
Deed Inst. No.s: 105058831, 2024-039971, 2024-048785, & _____.

Book Page

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 22-190
Sheet 1 of 6

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Valor West Subdivision No. 2

N

Scale: 1" = 40'

Valor West Subdivision No.1

Sheet 1
Sheet 2

N69°25'49"E 36.31'

S89°35'20"E 336.15'

N00°24'40"E 514.26'

N89°35'20"W 229.38'

N89°35'20"W 122.35'

N00°24'40"E 175.00'

N89°35'20"W 577.55'

N89°35'20"W 163.21'

N89°35'20"W 464.34'

N89°35'20"W 95.00'

N89°35'20"W 18.40'

N89°57'42"W 115.00'

N89°57'42"W 175.00'

N89°35'20"W 371.65'

N89°35'20"W 724.76'

N89°35'20"W 216.10'

S00°24'40"W 225.40'

S00°24'40"W 197.25'

S00°24'40"W 246.50'

N00°02'18"E 120.75'

S00°02'18"W 149.81'

S00°02'18"W 90.00'

Block 3

Block 5

Block 6

W. Bravery St.

S. Mercy Ave.

S. Noble Ridge Ave.

Width Varies

Valor West Subdivision No.1

Unplatted

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/22/25 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 1 for Legend.
See Sheet 4 for Notes and Line & Curve Tables.

Sheet 2
Sheet 3

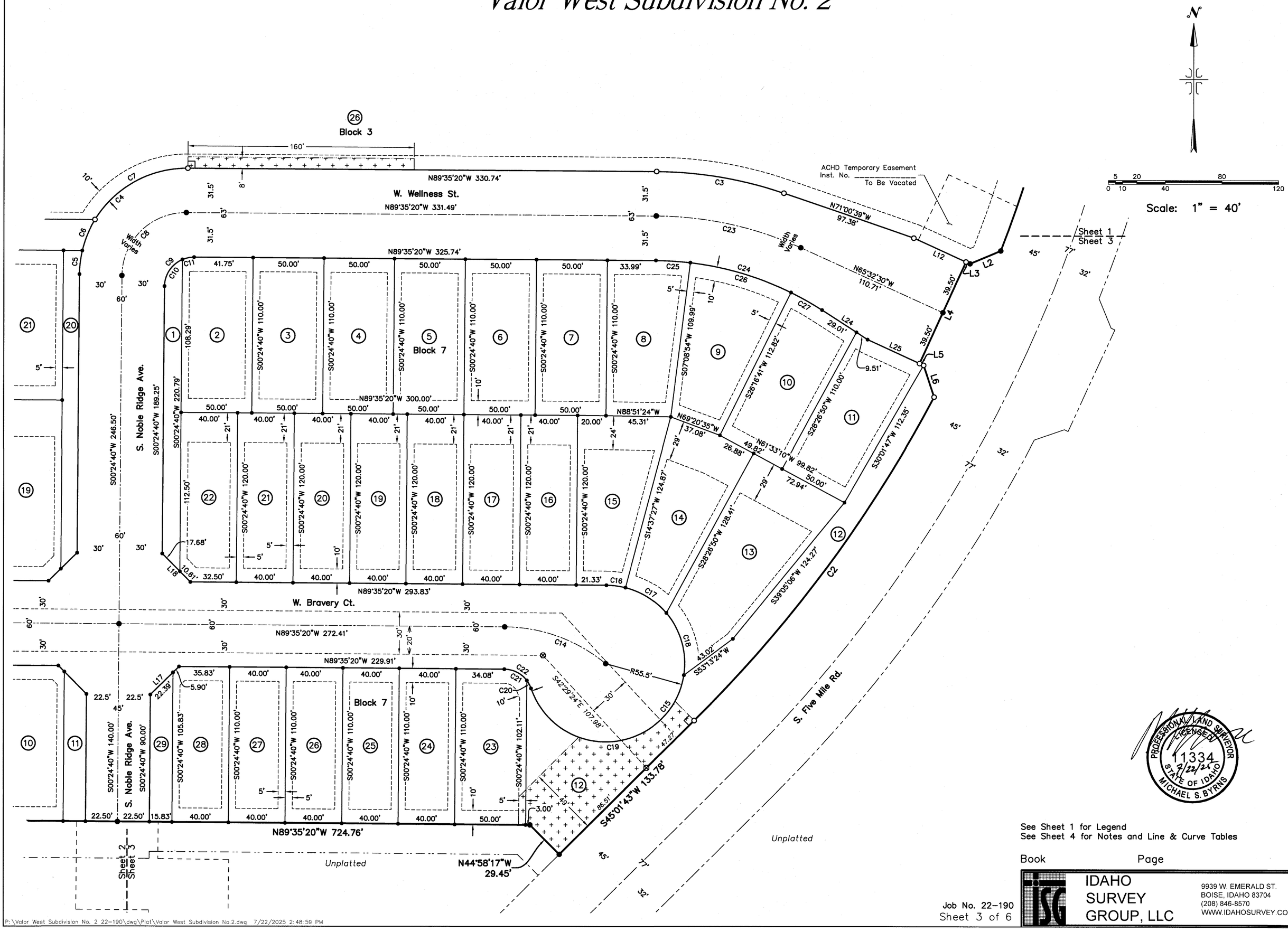
Book Page

Job No. 22-190
Sheet 2 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
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WWW.IDAHOSURVEY.COM

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Valor West Subdivision No. 2



See Sheet 1 for Legend
See Sheet 4 for Notes and Line & Curve Tables

Book Page

Job No. 22-190
Sheet 3 of 6

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BOISE, IDAHO 83704
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Valor West Subdivision No. 2

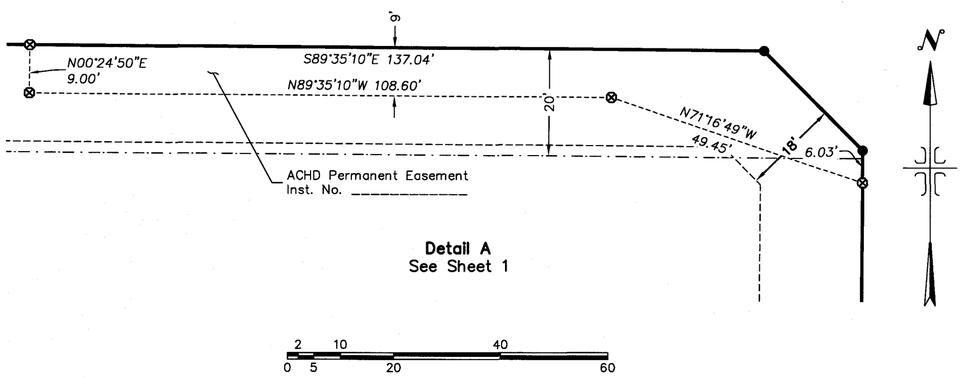
Notes

1. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not nuisance the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Water for irrigation purposes shall be provided by Valor Maintenance Corporation.
3. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
4. Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of individual building permits, or as specifically approved and/or required, or as shown on this plat.
5. Lot 20, and Lot 25, Block 3; Lot 2, Block 5; Lots 1 and 11, Block 6; and Lots 1, 12, and 29, Block 7 are common lots which shall be owned and maintained by the Valor West Homeowner's Association.
6. Lots shall not be reduced in size without prior approval from the health authority.
7. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
8. Reference is made to the public health letter on file with the Ada County Recorder regarding additional restrictions.
9. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
10. The Valor West Homeowners Association, Inc. (HOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) private irrigation. if the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
11. This development is subject to the Declaration of Covenants, Conditions, and Restrictions, to be recorded in conjunction with this plat; and any existing or future amendments, restatements, or supplements to said Declaration.
12. This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.
13. The subdivision is located in Zone X of the Flood Insurance Rate Map No. 16001C0425H, (Panel No. 425 of 875), which bears an effective date of February 19, 2003, and is not in a Special Flood Hazard Area.
14. Except for common lots, all lots are subject to a utility & pressure irrigation easement, ten (10) feet wide along street frontage, five (5) feet wide along side lot lines, and ten (10) feet wide along rear lot lines, unless otherwise shown. The common lots are subject to a blanket utility & pressure irrigation easement. See Instrument Number _____.
15. Pressurized irrigation shall be private.
16. See Instrument Number 735583 for an Access Road Easement and Instrument Number 2024-050243 for its release.
17. See Instrument Number 99019322 for a Power Line Easement and Instrument Number 2025-043973 for its release.
18. See Instrument Number 102118261 for a Power Line Easement and Instrument Number 2025-039178 for its release.
19. See Instrument Number _____ for ACHD Temporary Easement and Instrument Number _____ for its release.
20. See Instrument Number _____ for ACHD Permanent Easement.
21. See Instrument Number _____ and _____ for ACHD Temporary Easements.
22. A portion of Lots 12 and 23, Block 7, and Lot 26, Block 3, are servient to and contain an ACHD Storm Water Drainage System. Portions of these lots are encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code.
23. See Instrument Number _____ for Offsite Pressure Irrigation Easement.
24. See Instrument Number _____ for Pressure Irrigation Easement.
25. See Instrument Number _____ for Sewer Easement.
26. No easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, fences, or other such non-permanent improvements,
27. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
28. See Instrument Number _____ for ACHD Landscape License Agreement.
29. City utility responsibility ends at the water meter pit and at the sewer connection to the sewer mainline respectively.
30. Direct lot access to S. Five Mile Road is prohibited unless specifically approved by ACHD and the City of Kuna.

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	343.94'	955.00'	20°38'05"	S10°43'43"W	342.08'
C2	285.99'	955.00'	17°09'29"	S36°26'58"W	284.92'
C3	91.28'	281.50'	18°34'41"	N80°17'59"W	90.88'
C4	118.99'	75.75'	90°00'00"	N45°24'40"E	107.13'
C5	16.89'	75.75'	12°46'30"	S06°47'55"W	16.85'
C6	23.79'	75.75'	17°59'32"	S22°10'56"W	23.69'
C7	78.31'	75.75'	59°13'58"	S60°47'41"W	74.87'
C8	70.69'	45.00'	90°00'00"	S45°24'40"W	63.64'
C9	32.59'	20.75'	90°00'00"	S45°24'40"W	29.34'
C10	24.11'	20.75'	66°34'15"	S33°41'48"W	22.78'
C11	8.49'	20.75'	23°25'45"	S78°41'48"W	8.43'
C12	42.41'	27.00'	90°00'00"	N45°24'40"E	38.18'
C13	42.41'	27.00'	90°00'00"	S44°35'20"E	38.18'
C14	77.34'	112.75'	39°18'01"	N69°56'19"W	75.83'
C15	243.20'	55.50'	251°03'52"	S35°56'36"W	90.33'
C16	13.46'	55.50'	13°53'31"	N82°38'34"W	13.42'
C17	34.39'	55.50'	35°30'11"	N57°56'43"W	33.84'
C18	47.21'	55.50'	48°44'15"	N15°49'30"W	45.80'
C19	148.14'	55.50'	152°55'55"	N85°00'35"E	107.92'
C20	6.40'	20.00'	18°19'32"	S27°41'14"E	6.37'
C21	18.41'	20.00'	52°44'20"	N63°13'10"W	17.77'
C22	24.81'	20.00'	71°03'52"	N54°03'24"W	23.25'
C23	104.93'	250.00'	24°02'50"	N77°33'55"W	104.16'
C24	123.83'	218.50'	32°28'17"	N73°21'11"W	122.18'
C25	24.27'	218.50'	6°21'54"	N86°24'23"W	24.26'
C26	74.37'	218.50'	19°30'08"	N73°28'22"W	74.01'
C27	25.19'	218.50'	6°36'15"	N60°25'11"W	25.17'

Line Table		
Line	Bearing	Length
L1	S44°35'20"E	26.16'
L2	S67°22'13"W	23.68'
L3	N65°32'30"W	3.13'
L4	S24°27'30"W	79.00'
L5	S65°32'30"E	3.13'
L6	S18°27'14"E	23.68'
L7	S00°02'18"W	9.61'
L8	N89°57'42"W	175.00'
L9	N00°02'18"E	120.75'
L10	N89°35'20"W	18.40'
L11	N00°24'40"E	175.00'
L12	N65°32'30"W	40.60'
L13	N45°24'40"E	28.28'
L14	S44°46'31"E	28.38'
L15	S45°13'29"W	28.19'
L16	S44°35'20"E	28.28'
L17	S45°24'40"W	28.28'
L18	S44°35'20"E	28.28'
L19	N00°24'40"E	22.00'
L20	N89°35'20"W	37.81'

Line Table		
Line	Bearing	Length
L21	S00°24'40"W	23.00'
L22	N89°35'20"W	24.00'
L23	N00°24'40"E	23.00'
L24	N57°07'03"W	38.52'
L25	N65°32'30"W	40.60'



Detail A
See Sheet 1

2 10 40
0 5 20 60

Scale: 1" = 20'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/22/25 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 1 for Legend.

Book Page

Job No. 22-190
Sheet 4 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Valor West Subdivision No. 2 22-190\dwg\Plat\Valor West Subdivision No.2.dwg 7/22/2025 2:49:14 PM

Valor West Subdivision No. 2

Certificate Of Owners

Know all men by these presents: that Toll Southwest LLC, a Delaware limited liability company, and Falcon Crest, LLC, an Idaho limited liability company are the owners of the real property described as follows:
To Wit:
A parcel of land situated in the southeast quarter of Section 22 and the southwest quarter of Section 23, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the west quarter–section corner of Section 22, Township 2 North, Range 1 East, Boise Meridian;
Thence N89°54'52"E, 2653.59 feet along the east–west mid–section line of Section 22 to the center quarter–section corner of Section 22;
Thence continuing N89°54'52"E, 2636.28 feet along the east–west mid–section line of Section 22 to the east quarter–section corner of Section 22;
Thence S00°02'10"W, 52.53 feet along the line between Section 22 and 23 to the north boundary of Valor West Subdivision No. 1 (Book ____ of Plats at Pages _____ through _____, records of Ada County, Idaho);
Thence S89°35'10"E, 427.61 feet along the boundary of Valor West Subdivision No. 1 to the POINT OF BEGINNING:
Thence continuing S89°35'10"E, 842.35 feet along the south right–of–way line of W. Tiercel Dr. to the west right–of–way line of S. Five Mile Rd.;
Thence S44°35'20"E, 26.16 feet along the west right–of–way line of S. Five Mile Rd.;
Thence S00°24'40"W, 170.60 feet along the west right–of–way line of S. Five Mile Rd.;
Thence 343.94 feet on a curve to the right, having a radius of 955.00 feet, a central angle of 20°38'05", a chord bearing of S10°43'43"W, and a chord length of 342.08 feet, along the west right–of–way line of S. Five Mile Rd.;
Thence on a non–tangent line S67°22'13"W, 23.68 feet along the west right–of–way line of S. Five Mile Rd.;
Thence N65°32'30"W, 3.13 feet along the west right–of–way line of S. Five Mile Rd.;
Thence S24°27'30"W, 79.00 feet along the west right–of–way line of S. Five Mile Rd.;
Thence S65°32'30"E, 3.13 feet along the west right–of–way line of S. Five Mile Rd.;
Thence S18°27'14"E, 23.68 feet along the west right–of–way line of S. Five Mile Rd.;
Thence 285.99 feet on a non–tangent curve to the right, having a radius of 955.00 feet, a central angle of 17°09'29", a chord bearing of S36°26'58"W, and a chord length of 284.92 feet, along the west right–of–way line of S. Five Mile Rd.;
Thence S45°01'43"W, 133.78 feet along the west right–of–way line of S. Five Mile Rd.;
Thence N44°58'17"W, 29.45 feet;
Thence N89°35'20"W, 724.76 feet;
Thence S00°02'18"W, 9.61 feet;
Thence N89°57'42"W, 175.00 feet to the boundary of Valor West Subdivision No. 1;
Thence N00°02'18"E, 120.75 feet along the boundary of Valor West Subdivision No. 1;
Thence N89°35'20"W, 18.40 feet along the boundary of Valor West Subdivision No. 1;
Thence N00°24'40"E, 175.00 feet along the boundary of Valor West Subdivision No. 1;
Thence S89°35'20"E, 336.15 feet along the boundary of Valor West Subdivision No. 1;
Thence N69°25'49"E, 36.31 feet along the boundary of Valor West Subdivision No. 1;
Thence N00°24'40"E, 514.26 feet along the boundary of Valor West Subdivision No. 1;
Thence S89°39'45"E, 78.28 feet along the boundary of Valor West Subdivision No. 1;
Thence N00°20'15"E, 122.09 feet along the boundary of Valor West Subdivision No. 1 to the POINT OF BEGINNING.
The above–described parcel contains 20.45 acres, more or less.

It is the intention of the undersigned to include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. Easements created by this plat and not otherwise established or defined within the Declaration of Covenants, Conditions, and Restrictions, or a Declaration of Easement, filed in conjunction with this plat, are not dedicated to the public; are reserved, as required to service the lots within this development, for the uses and purposes depicted or designated hereon; shall become effective upon conveyance to separate ownership; and no permanent structures, other than for such uses and purposes, are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the City of Kuna and City of Kuna has agreed in writing to serve all the lots in this subdivision. Toll Southwest LLC and Falcon Crest, LLC hereby certify that surface water for irrigation is NOT reasonably available per Idaho Code 67–6537, and the requirements of Idaho Code 31–3805 are not applicable.

In witness whereof, I have hereunto set my hand:
Toll Southwest LLC, a Delaware limited liability company
As the owner of all of the lots except Lot 26, Block 3, upon recording

_____
By: Ryan Hammons
Its: Division President

In witness whereof, I have hereunto set my hand:
Falcon Crest, LLC, an Idaho limited liability company
As the owner of Lot 26, Block 3, upon recording

_____
By: Terry Cook
Its: Manager

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____,
by Ryan Hammons, as Division President of Toll Southwest LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____,
by Terry Cook, as Manager of Falcon Crest, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR
LICENSED
11334
7/22/25
STATE OF IDAHO
MICHAEL S. BYRNS

Book Page

Job No. 22–190
Sheet 5 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Valor West Subdivision No. 2 22–190\dwg\Plat\Valor West Subdivision No.2.dwg 7/22/2025 2:49:18 PM

Valor West Subdivision No. 2

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District

Commissioners on the _____ day of _____, 20____,

_____

President ACHD Date

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

_____

City Engineer PE Date

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, 20____, by the City of Kuna, Idaho.

_____

City Clerk, Kuna, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

_____

County Surveyor PLS Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50–1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____

County Treasurer Date

County Recorder's Certificate

State of Idaho }
County of Ada } **ss.** Instrument No. _____

I hereby certify that this instrument was filed at the request of the owner(s),

at _____ minutes past _____ o'clock ____ M.,

this _____ day of _____, 20_____ in

Book _____ of Plats at Pages _____ through _____,

Fee $ _____

_____ _____

Deputy Ex–Officio Recorder

PROFESSIONAL LAND SURVEYOR LICENSED 11334 6/19/25 STATE OF IDAHO MICHAEL S. BYRNS

Book Page

Job No. 22–190
Sheet 6 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Valor West Subdivision No. 2 22-190\dwg\Plat\Valor West Subdivision No.2.dwg 6/19/2025 8:30:52 AM

From: Kendra Conder
To: Troy Behunin
Subject: RE: Request for comments; Valor West Sub. No 2 Final Plat
Date: Wednesday, October 1, 2025 12:24:51 PM
Attachments: image001.png
image003.png
image004.png

Hi Troy,

ITD has reviewed the application transmittal for 25-25-FP and does not have any comments.

Thank you!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, September 30, 2025 1:01 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>
Subject: Request for comments; Valor West Sub. No 2 Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

More Afternoon Greetings Everyone,

Agency Transmittal – September 30, 2025

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	25-25-FP VALOR WEST SUBDIVISION NO. 2
PROJECT DESCRIPTION	Toll Southwest, LLC. respectfully submits a subdivision final plat application for approval: 1. *Valor West Subdivision No. 2* proposes 55 residential lots, and 10 common lots covering 20.45 acres, within an R-6 zone, inside the approved Falcon Crest P.U.D..
APPLICANT	**Kyle Prewett** Toll Brothers 3103 W Sheryl Dr., Ste. 100 Meridian, ID, 83642 831.801.9724 kprewett@tollbrothers.com
SCHEDULED MEETING DATE	Tuesday, **October 21, 2025,** at 6:00 P.M.
REVIEWING BODY	City Council
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

If you have any questions, or need additional information please let our office know.
Thank you,
Troy

PLANNING & ZONING KUNA IDAHO
751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

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

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

CASE NO. 25-22-FP

VALOR WEST SUB. NO. 1, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-22-FP, VALOR WEST SUB. NO. 1

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

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Valor West Subdivision No. 1		Application Number:		25-22-FP		
Date:	10/21/2025		Staff Contact:		Troy Behunin		
Owner/Applicant:	Toll Southwest, LLC - Owner		Applicant Contact:		mmtaylor1@tollbrothers.com		
Representative:	Kyle Prewett – Toll Brothers		Representative Contact:		kprewett@tollbrothers.com		

Purpose
Applicant requests Final Plat approval for approx. 29.93 acres within an existing R-6 zone; and requests approval in order to subdivide the site into 63 single-family lots, 8 common lots, one (1) school lot and one (1) amenity lot. The site is located near the northwest corner of Five Mile Road and Kuna Road (APN's, S1422141850, S1422417610, S1422417400, S1422417225, S1422417245, S1422417232 and S1422417236). This Final Plat request is a part of the overall Falcon Crest Master Planned Community.

Statement of Fact	
Parcel Numbers:	S1422141850, S1422417610, S1422417400, S1422417225, S1422417245, S1422417232 and S1422417236.
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agriculture and Golf Course
Current Zoning:	R-6, Medium Density Residential – Kuna City
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	29.93 Acres
Adjacent Zoning Districts:	**North:** R-6 (Medium Residential); **East:** R-6 (Medium Residential); **South:** RR (Rural Residential – *Ada County*); **West:** R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	**North:** W Tiercel Drive; **East:** S Five Mile Road; **South:** W Bravery Street; **West:** Nothing.
Internal Street(s) Existing & Proposed:	Public Streets (Proposed) W Tiercel Dr., W Cheer St., W Wellness St., S Sonora Ave., S Fearless Ave., S Honor Ave., W Bravery St.,
Adjacent Bike/Pedestrian Facilities:	Existing Pedestrian & Bike Paths exist throughout the Planned Unit Development
Adjacent Parks:	Golf Course
Land Dedication Requirements:	N/A

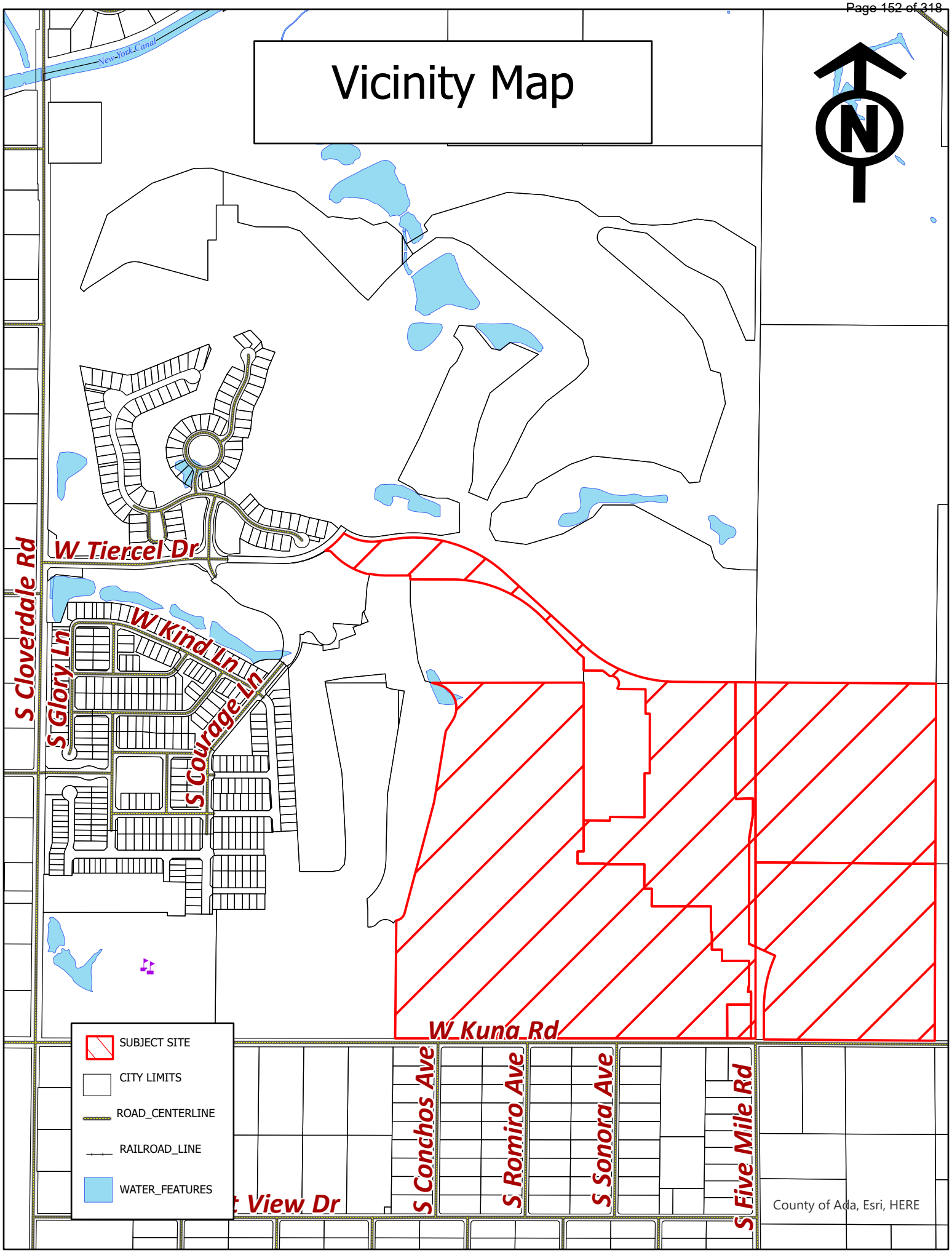
Comprehensive Plan and Future Land Use Map Analysis

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

Recommended Conditions of Approval

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

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

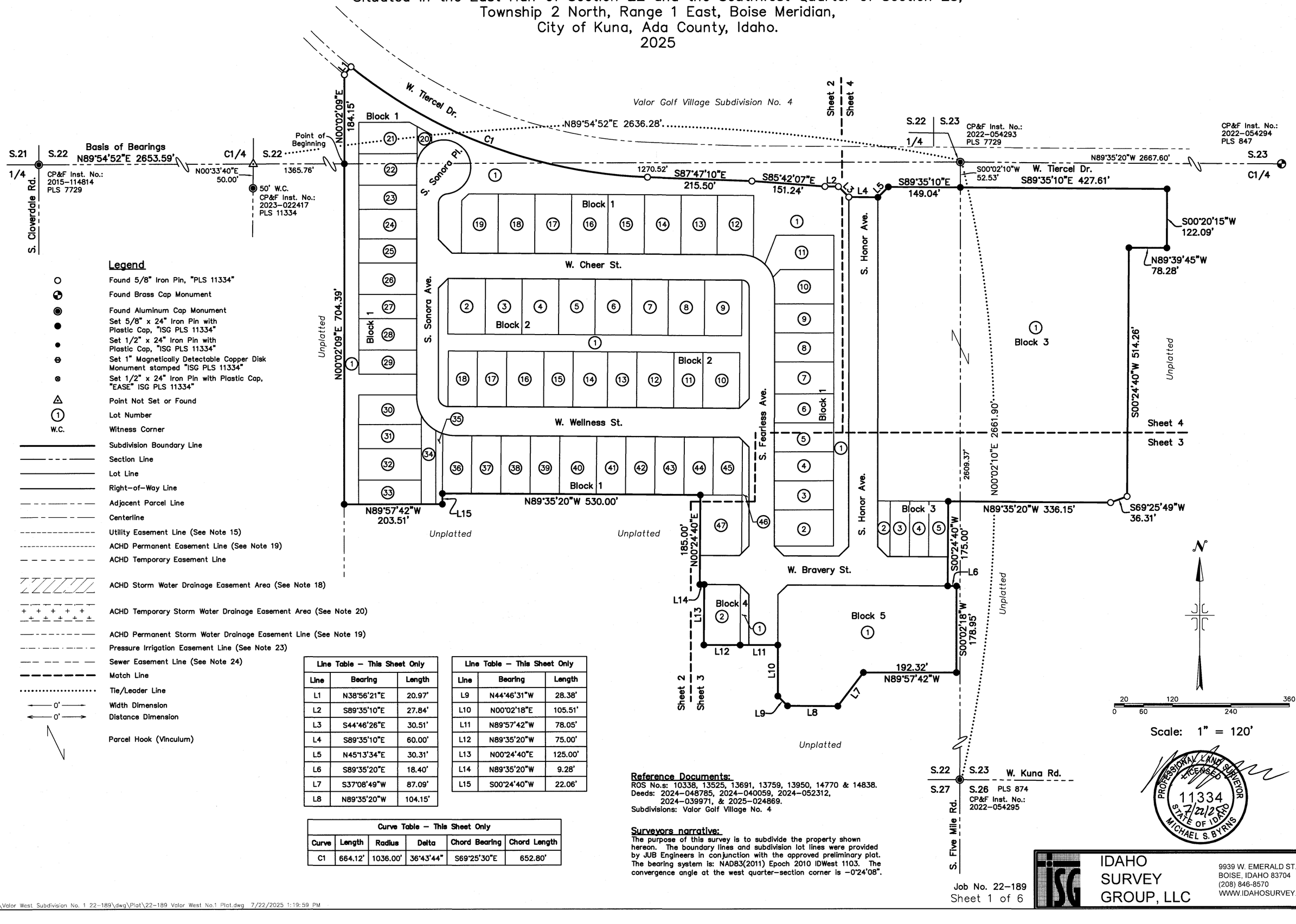

Vicinity Map
N
New York Canal
W Tiercel Dr
S Cloverdale Rd
S Glory Ln
W Kind Ln
S Courage Ln
W Kuna Rd
S Conchos Ave
S Romiro Ave
S Sonora Ave
S Five Mile Rd
t View Dr
SUBJECT SITE
CITY LIMITS
ROAD_CENTERLINE
RAILROAD_LINE
WATER_FEATURES
County of Ada, Esri, HERE

Plat Book _____ Page _____

Plat Showing

Valor West Subdivision No. 1

Situated in the East Half of Section 22 and the Southwest Quarter of Section 23,
Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2025



Legend

- Found 5/8" Iron Pin, "PLS 11334"
- Found Brass Cap Monument
- Found Aluminum Cap Monument
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Set 1" Magnetically Detectable Copper Disk Monument stamped "ISG PLS 11334"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "EASE" ISG PLS 11334"
- Point Not Set or Found
- (1) Lot Number
- W.C. Witness Corner
- Subdivision Boundary Line
- Section Line
- Lot Line
- Right-of-Way Line
- Adjacent Parcel Line
- Centerline
- Utility Easement Line (See Note 15)
- ACHD Permanent Easement Line (See Note 19)
- ACHD Temporary Easement Line
- ACHD Storm Water Drainage Easement Area (See Note 18)
- ACHD Temporary Storm Water Drainage Easement Area (See Note 20)
- ACHD Permanent Storm Water Drainage Easement Line (See Note 19)
- Pressure Irrigation Easement Line (See Note 23)
- Sewer Easement Line (See Note 24)
- Match Line
- Tie/Leader Line
- 0' Width Dimension
- 0' Distance Dimension
- Parcel Hook (Vinculum)

Line Table – This Sheet Only		
Line	Bearing	Length
L1	N38°56'21"E	20.97'
L2	S89°35'10"E	27.84'
L3	S44°46'26"E	30.51'
L4	S89°35'10"E	60.00'
L5	N45°13'34"E	30.31'
L6	S89°35'20"E	18.40'
L7	S37°08'49"W	87.09'
L8	N89°35'20"W	104.15'

Line Table – This Sheet Only		
Line	Bearing	Length
L9	N44°46'31"W	28.38'
L10	N00°02'18"E	105.51'
L11	N89°57'42"W	78.05'
L12	N89°35'20"W	75.00'
L13	N00°24'40"E	125.00'
L14	N89°35'20"W	9.28'
L15	S00°24'40"W	22.06'

Curve Table – This Sheet Only					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	664.12'	1036.00'	36°43'44"	S69°25'30"E	652.80'

Reference Documents:
ROS No.s: 10338, 13525, 13691, 13759, 13950, 14770 & 14838.
Deeds: 2024-048785, 2024-040059, 2024-052312, 2024-039971, & 2025-024869.
Subdivisions: Valor Golf Village No. 4

Surveyors narrative:
The purpose of this survey is to subdivide the property shown hereon. The boundary lines and subdivision lot lines were provided by JUB Engineers in conjunction with the approved preliminary plat. The bearing system is: NAD83(2011) Epoch 2010 IDWest 1103. The convergence angle at the west quarter-section corner is -0°24'08".

N

0 20 60 120 240 360

Scale: 1" = 120'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/22/25 STATE OF IDAHO MICHAEL S. BYRNS

Job No. 22-189
Sheet 1 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

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Plat Book _____ Page _____

Valor West Subdivision No. 1

Valor Golf Village Subdivision No. 4

W. Tiercel Dr.

ACHD Permanent Easement
Inst. No. _____

Point of Beginning

N00°02'09"E 184.15'

N00°02'09"E 704.39'

Unplatted

Block 1

S. Sonora Pl.

S. Sonora Ave.

S. Fearless Ave.

S. Honor Ave.

W. Cheer St.

W. Wellness St.

Block 2

S87°47'10"E 215.50'

S85°42'07"E 151.24'

S88°59'58"E 196.53'

S89°35'10"E 149.04'

N89°35'20"W 585.48'

N89°35'20"W 596.63'

N89°35'20"W 646.80'

N89°35'20"W 603.99'

S89°35'20"E 603.99'

S89°35'20"E 599.05'

N89°35'20"W 599.05'

N89°35'20"W 641.84'

N89°35'20"W 584.44'

N89°35'20"W 530.00'

N89°57'42"W 203.51'

CP&F Inst. No.:
2022-054293
PLS 7729

ACHD Temporary Turnaround Easement Inst. No. _____ To Be Vacated

ACHD Temporary Storm Drain Easement Inst. No. _____ To Be Vacated

Sheet 2

Sheet 3

Sheet 4

S.22 | S.23
1/4

Scale: 1" = 60'

PROFESSIONAL LAND SURVEYOR
LICENSED
11334
7/22/25
STATE OF IDAHO
MICHAEL S. BYRNS

See Sheet 1 for Legend
See Sheet 3 for Line & Curve Tables
See Sheet 4 for Notes

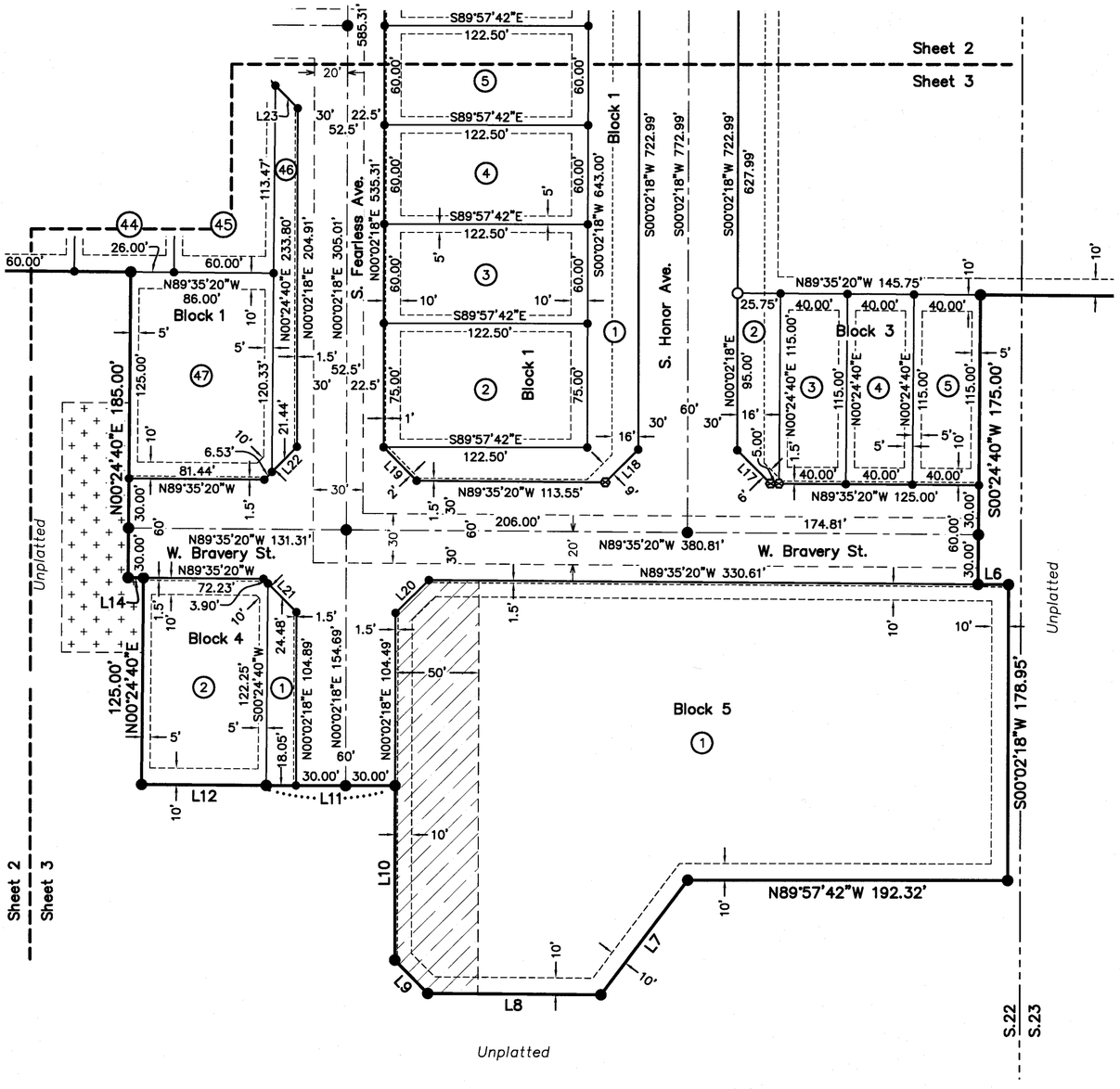
Job No. 22-189
Sheet 2 of 6

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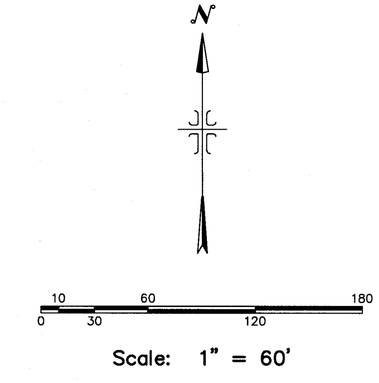
Plat Book _____ Page _____

Valor West Subdivision No. 1



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	664.12'	1036.00'	36°43'44"	S69°25'30"E	652.80'
C2	23.46'	15.00'	89°37'38"	N44°46'31"W	21.14'
C3	70.39'	45.00'	89°37'38"	N44°46'31"W	63.43'
C4	105.59'	67.50'	89°37'38"	N44°46'31"W	95.15'
C5	23.75'	67.50'	20°09'38"	N79°30'31"W	23.63'
C6	28.34'	67.50'	24°03'30"	N57°23'56"W	28.14'
C7	32.29'	67.50'	27°24'17"	N31°40'03"W	31.98'
C8	21.21'	67.50'	18°00'12"	N08°57'48"W	21.12'
C9	31.29'	20.00'	89°37'38"	N44°46'31"W	28.19'
C10	78.21'	50.00'	89°37'38"	N44°46'31"W	70.48'
C11	125.14'	80.00'	89°37'38"	N44°46'31"W	112.77'
C12	40.23'	80.00'	28°48'36"	N14°22'00"W	39.80'
C13	43.44'	80.00'	31°06'33"	N44°19'34"W	42.90'
C14	16.06'	80.00'	11°30'17"	N65°37'59"W	16.04'
C15	25.42'	80.00'	18°12'13"	N80°29'13"W	25.31'
C16	84.92'	101.50'	47°56'12"	N24°00'24"E	82.47'
C17	29.04'	20.00'	83°11'56"	N41°38'16"E	26.56'
C18	257.25'	56.00'	263°11'57"	N48°21'44"W	83.75'
C19	10.60'	56.00'	10°50'39"	N05°27'37"E	10.58'
C20	51.38'	56.00'	52°34'09"	N37°10'01"E	49.60'
C21	195.27'	56.00'	199°47'09"	N16°39'20"W	110.33'
C22	28.94'	1036.00'	1°36'01"	S51°51'39"E	28.94'
C23	139.86'	1036.00'	7°44'07"	S56°31'43"E	139.76'
C24	87.36'	1036.00'	4°49'53"	S62°48'43"E	87.33'
C25	48.19'	1036.00'	2°39'54"	S66°33'36"E	48.18'
C26	359.77'	1036.00'	19°53'49"	S77°50'27"E	357.97'
C27	20.23'	1051.00'	1°06'09"	S51°36'43"E	20.22'

Line Table		
Line	Bearing	Length
L1	N38°56'21"E	20.97'
L2	S89°35'10"E	27.84'
L3	S44°46'26"E	30.51'
L4	S89°35'10"E	60.00'
L5	N45°13'34"E	30.31'
L6	S89°35'20"E	18.40'
L7	S37°08'49"W	87.09'
L8	N89°35'20"W	104.15'
L9	N44°46'31"W	28.38'
L10	N00°02'18"E	105.51'
L11	N89°57'42"W	78.05'
L12	N89°35'20"W	75.00'
L13	N00°24'40"E	125.00'
L14	N89°35'20"W	9.28'
L15	S00°24'40"W	22.06'
L16	N47°12'54"E	19.92'
L17	S44°46'31"E	28.38'
L18	S45°13'29"W	28.19'
L19	N44°29'59"W	28.45'
L20	N45°13'29"E	28.19'
L21	N44°46'31"W	28.38'
L22	N44°45'33"E	27.97'
L23	N44°46'31"W	19.25'
L24	S44°46'31"E	28.51'
L25	N45°13'29"E	28.33'
L26	N45°23'03"E	28.28'
L27	N44°46'40"W	39.48'
L28	N43°28'56"E	21.81'
L29	N21°40'12"E	64.14'
L30	N00°02'18"E	73.18'
L31	S60°53'19"E	52.66'
L32	N00°15'04"E	16.96'
L33	N38°56'22"E	15.00'
L34	N38°56'20"E	5.97'
L35	S22°27'42"E	40.22'
L36	N00°02'09"E	33.47'
L37	S89°57'42"E	117.57'
L38	S00°24'40"W	89.39'



Scale: 1" = 60'

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/22/25 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 1 for Legend
See Sheet 4 for Notes

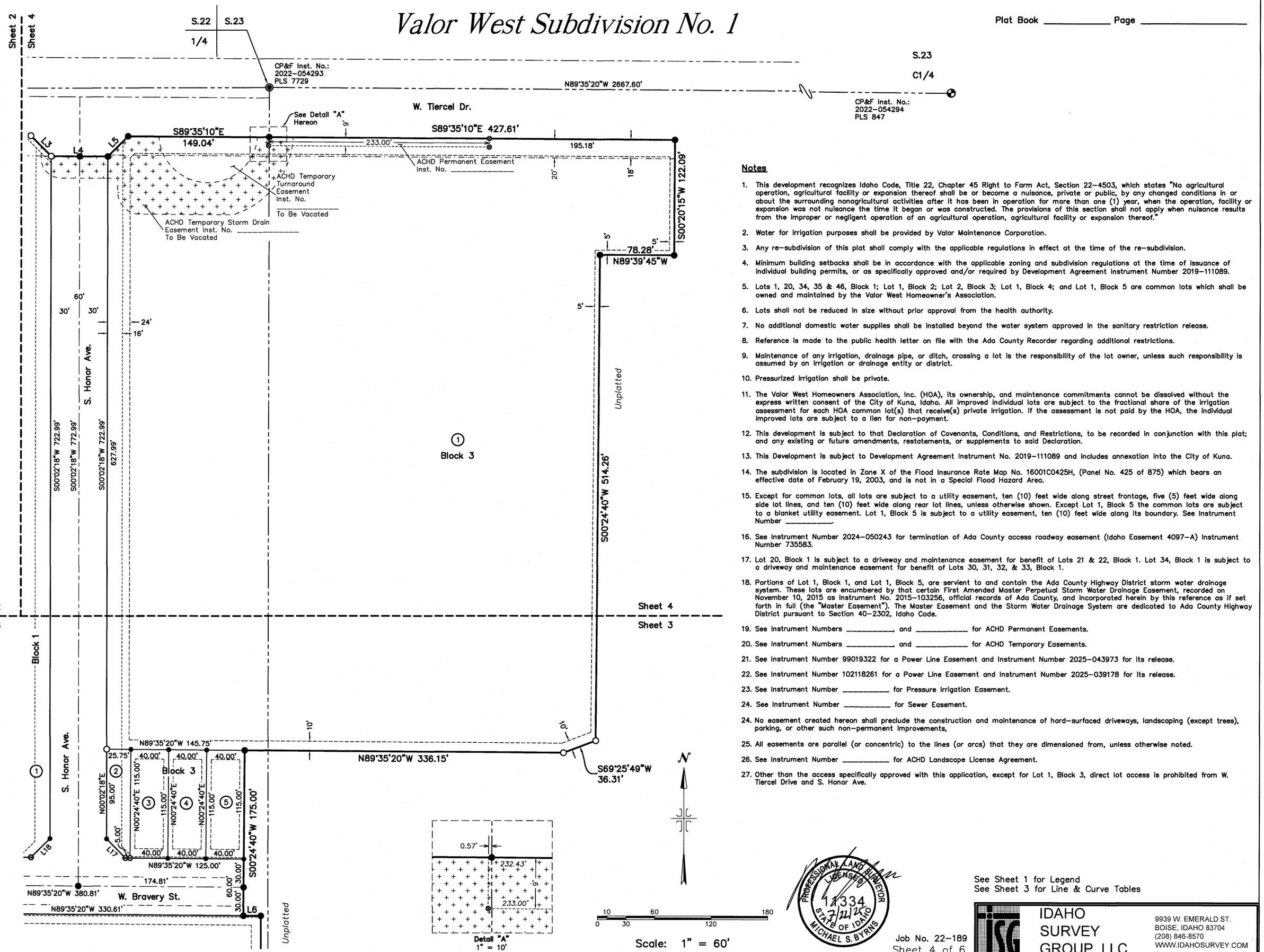
Job No. 22-189
Sheet 3 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

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Valor West Subdivision No. 1

Plat Book _____ Page _____



Notes

1. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22-4503, which states "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not nuisance the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Water for irrigation purposes shall be provided by Valor Maintenance Corporation.
3. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
4. Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of individual building permits, or as specifically approved and/or required by Development Agreement Instrument Number 2019-111089.
5. Lots 1, 20, 34, 35 & 46, Block 1; Lot 1, Block 2; Lot 2, Block 3; Lot 1, Block 4; and Lot 1, Block 5 are common lots which shall be owned and maintained by the Valor West Homeowner's Association.
6. Lots shall not be reduced in size without prior approval from the health authority.
7. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
8. Reference is made to the public health letter on file with the Ada County Recorder regarding additional restrictions.
9. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
10. Pressurized irrigation shall be private.
11. The Valor West Homeowners Association, Inc. (HOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) private irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
12. This development is subject to that Declaration of Covenants, Conditions, and Restrictions, to be recorded in conjunction with this plat; and any existing or future amendments, restatements, or supplements to said Declaration.
13. This Development is subject to Development Agreement Instrument No. 2019-111089 and includes annexation into the City of Kuna.
14. The subdivision is located in Zone X of the Flood Insurance Rate Map No. 16001C0425H, (Panel No. 425 of 875) which bears an effective date of February 19, 2003, and is not in a Special Flood Hazard Area.
15. Except for common lots, all lots are subject to a utility easement, ten (10) feet wide along street frontage, five (5) feet wide along side lot lines, and ten (10) feet wide along rear lot lines, unless otherwise shown. Except Lot 1, Block 5 the common lots are subject to a blanket utility easement. Lot 1, Block 5 is subject to a utility easement, ten (10) feet wide along its boundary. See Instrument Number _____.
16. See Instrument Number 2024-050243 for termination of Ada County access roadway easement (Idaho Easement 4097-A) Instrument Number 735583.
17. Lot 20, Block 1 is subject to a driveway and maintenance easement for benefit of Lots 21 & 22, Block 1. Lot 34, Block 1 is subject to a driveway and maintenance easement for benefit of Lots 30, 31, 32, & 33, Block 1.
18. Portions of Lot 1, Block 1, and Lot 1, Block 5, are servient to and contain the Ada County Highway District storm water drainage system. These lots are encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103256, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to Ada County Highway District pursuant to Section 40-2302, Idaho Code.
19. See Instrument Numbers _____, and _____ for ACHD Permanent Easements.
20. See Instrument Numbers _____, and _____ for ACHD Temporary Easements.
21. See Instrument Number 99019322 for a Power Line Easement and Instrument Number 2025-043973 for its release.
22. See Instrument Number 102118261 for a Power Line Easement and Instrument Number 2025-039178 for its release.
23. See Instrument Number _____ for Pressure Irrigation Easement.
24. See Instrument Number _____ for Sewer Easement.
24. No easement created hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements,
25. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
26. See Instrument Number _____ for ACHD Landscape License Agreement.
27. Other than the access specifically approved with this application, except for Lot 1, Block 3, direct lot access is prohibited from W. Tiercel Drive and S. Honor Ave.

PROFESSIONAL LAND SURVEYOR LICENSED
11334
7/24/25
STATE OF IDAHO
MICHAEL S. BYRNS

See Sheet 1 for Legend
See Sheet 3 for Line & Curve Tables

Job No. 22-189
Sheet 4 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

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Plat Book _____ Page _____

Valor West Subdivision No. 1

Certificate Of Owners

Know all men by these presents: that Toll Southwest LLC, a Delaware limited liability company, and Kuna Bluff, LLC, an Arizona limited liability company are the owners of the real property described as follows:
To Wit:

A parcel of land situated in the east half of Section 22 and the southwest quarter of Section 23,
Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at the west quarter–section corner of Section 22, Township 2 North, Range 1 East, Boise Meridian;
Thence N89°54'52"E, 2653.59 feet along the east–west mid–section line to the center quarter–section corner;
Thence continuing N89°54'52"E, 1365.76 feet along the east–west mid–section line to the POINT OF BEGINNING:
Thence N00°02'09"E, 184.15 feet;
Thence N38°56'21"E, 20.97 feet;
Thence 664.12 feet on a non–tangent curve to the left, having a radius of 1036.00 feet, a central angle of 36°43'44", a chord bearing of S69°25'30"E, and a chord length of 652.80 feet;
Thence on a non–tangent line S87°47'10"E, 215.50 feet;
Thence S85°42'07"E, 151.24 feet;
Thence S89°35'10"E, 27.84 feet;
Thence S44°46'26"E, 30.51 feet;
Thence S89°35'10"E, 60.00 feet;
Thence N45°13'34"E, 30.31 feet;
Thence S89°35'10"E, 149.04 feet to the line between Sections 22 & 23;
Thence continuing S89°35'10"E, 427.61 feet;
Thence S00°20'15"W, 122.09 feet;
Thence N89°39'45"W, 78.28 feet;
Thence S00°24'40"W, 514.26 feet;
Thence S69°25'49"W, 36.31 feet;
Thence N89°35'20"W, 336.15 feet;
Thence S00°24'40"W, 175.00 feet;
Thence S89°35'20"E, 18.40 feet;
Thence S00°02'18"W, 178.95 feet;
Thence N89°57'42"W, 192.32 feet;
Thence S37°08'49"W, 87.09 feet;
Thence N89°35'20"W, 104.15 feet;
Thence N44°46'31"W, 28.38 feet;
Thence N00°02'18"E, 105.51 feet;
Thence N89°57'42"W, 78.05 feet;
Thence N89°35'20"W, 75.00 feet;
Thence N00°24'40"E, 125.00 feet;
Thence N89°35'20"W, 9.28 feet;
Thence N00°24'40"E, 185.00 feet;
Thence N89°35'20"W, 530.00 feet;
Thence S00°24'40"W, 22.06 feet;
Thence N89°57'42"W, 203.51 feet;
Thence N00°02'09"E, 704.39 feet to the POINT OF BEGINNING.
The above–described parcel contains 29.93 acres, more or less.

Certificate of Owners Continued...
It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements created on this plat and not otherwise established or defined within the Declarations of Covenants, Conditions, and Restrictions, or a Declaration of Easement, filed in conjunction with this plat, are not dedicated to the public, are reserved, as required to service the lots within this development, for the uses and purposes depicted or designated hereon; shall become effective upon conveyance to separate ownership; and no permanent structures, other than for such uses and purposes, are to be erected within the limits of said easements. All lots in this plat will be eligible to receive water service from the City of Kuna and City of Kuna has agreed in writing to serve all the lots in this subdivision. Toll Southwest LLC and Kuna Bluff, LLC hereby certify that surface water for irrigation is NOT reasonably available, per Idaho Code 67–6537, and the requirements of Idaho Code 31–3805 are not applicable.

In witness whereof, I have hereunto set my hand:

Toll Southwest LLC,
a Delaware limited liability company
As owner of all of the lots except Lot 1, Block 3, upon recording.

_____
By: Ryan Hammons
Its: Division President

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____, by Ryan Hammons, as Division President of Toll Southwest LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

In witness whereof, I have hereunto set my hand:

Kuna Bluff, LLC,
an Arizona limited liability company
As owner of Lot 1, Block 3, upon recording.
By: M3 Builders, LLC,
an Arizona limited liability company
Its: Manager
By: The M3 Companies, LLC,
an Arizona limited liability company
Its: Member

_____
By: William I. Brownlee
Its: Manager

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____, by William I. Brownlee, as Manager of The M3 Companies, LLC, Member of M3 Builders, LLC, Manager of Kuna Bluff, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR LICENSED 11334 7/22/25 STATE OF IDAHO MICHAEL S. BYRNS

Job No. 22–189
Sheet 5 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
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Plat Book _____ Page _____

Valor West Subdivision No. 1

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____
Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District

Commissioners on the _____ day of _____, 20____.

_____
President ACHD Date

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

_____
City Engineer PE Date

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, 20____, by the City of Kuna, Idaho.

_____
City Clerk, Kuna, Idaho

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

_____
County Surveyor PLS Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50–1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____
County Treasurer Date

County Recorder's Certificate

State of Idaho } ss.
County of Ada }

Instrument No. _____

I hereby certify that this instrument was filed at the request of the owner(s),

at _____ minutes past _____ o'clock ____ M.,

this _____ day of _____, 20____ in

Book _____ of Plats at Pages _____ through _____,

Fee $ _____

_____ _____
Deputy Ex–Officio Recorder

PROFESSIONAL LAND SURVEYOR
LICENSED
11334
6/19/25
STATE OF IDAHO
MICHAEL S. BYRNS

Job No. 22–189
Sheet 6 of 6

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

From: Kendra Conder
To: Troy Behunin
Subject: RE: Request for comments; Valor West Subdivision No 1 Final Plat
Date: Wednesday, October 1, 2025 12:24:35 PM
Attachments: image003.png
image004.png
image005.png

Hi Troy,

ITD has reviewed the application transmittal for 25-22-FP and does not have any comments.

Thank you!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, September 30, 2025 12:41 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>
Subject: Request for comments; Valor West Subdivision No 1 Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Afternoon Greetings Everyone,

Agency Transmittal – September 30, 2025

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	25-22-FP VALOR WEST SUBDIVISION NO. 1
PROJECT DESCRIPTION	Toll Southwest, LLC. respectfully submits a subdivision final plat application for approval: 1. Valor West Subdivision No. 1 proposes 63 residential lots, and eight (8) common lots, 1 school lot and 1 amenity lot covering 29.93 acres, within an R-6 zone, inside the approved Falcon Crest P.U.D..
APPLICANT	**Kyle Prewett** Toll Brothers 3103 W Sheryl Dr., Ste. 100 Meridian, ID, 83642 831.801.9724 kprewett@tollbrothers.com
SCHEDULED MEETING DATE	Tuesday, **October 21, 2025,** at 6:00 P.M.
REVIEWING BODY	City Council
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

If you have any questions, or need additional information please let our office know.
Thank you,
Troy

PLANNING & ZONING KUNA IDAHO
751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

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

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

CASE NO. 25-23-FP

VALOR GOLF VILLAGE NO. 6, FINAL PLAT

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

ALL APPLICATION MATERIALS: 25-23-FP, VALOR GOLF VILLAGE NO. 6 SUB.

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

DEVELOPMENT SERVICES
KUNA
IDAHO

CITY OF KUNA:
CITY COUNCIL
STAFF MEMO

City of Kuna Council Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other

Title:	Valor Golf Village Sub. No. 6	**Application Number:**	25-23-FP
Date:	10/21/2025	**Staff Contact:**	Troy Behunin
Owner/Applicant:	M3 ID VGV I, LLC - Owner	**Applicant Contact:**	MTate@m3companiesllc.com
Representative:	Matt Day – JUB Engineers, Inc.	**Representative Contact:**	mday@jub.com

Purpose

Applicant requests Final Plat approval for approx. 7.65 acres within an existing R-6 zone; and requests approval in order to subdivide the site into 21 single-family lots, 2 common lots, and 1 private road lot. The site is located near the northeast corner of Cloverdale and Kuna Roads (APN, S1415449000).

This Final Plat request is a part of the overall Falcon Crest Master Planned Community.

Statement of Fact	
Parcel Number(s):	S1415449000
Future Land Use Map Designation:	Medium Density Residential
Existing Land Use:	Agriculture and Golf Course
Current Zoning:	R-6, Medium Density Residential – Kuna City
Proposed Zoning:	R-6, Medium Density Residential
Development Area:	7.65 Acres
Adjacent Zoning Districts:	**North:** R-6 (Medium Residential); **East:** R-6 (Medium Residential); **South:** R-6 (Medium Residential); **West:** R-6 (Medium Residential).
Adjacent Street(s) Existing & Proposed:	**North:** Nothing; **East:** Nothing; **South:** S Cabot Cliffs Ln..; **West: Nothing**
Internal Street(s) Existing & Proposed:	Private Streets (Proposed) Valderrama Ln. & S Cabot Cliffs Ln..
Adjacent Bike/Pedestrian Facilities:	Existing Pedestrian & Bike Paths exist throughout the Planned Unit Development
Adjacent Parks:	Golf Course
Land Dedication Requirements:	N/A

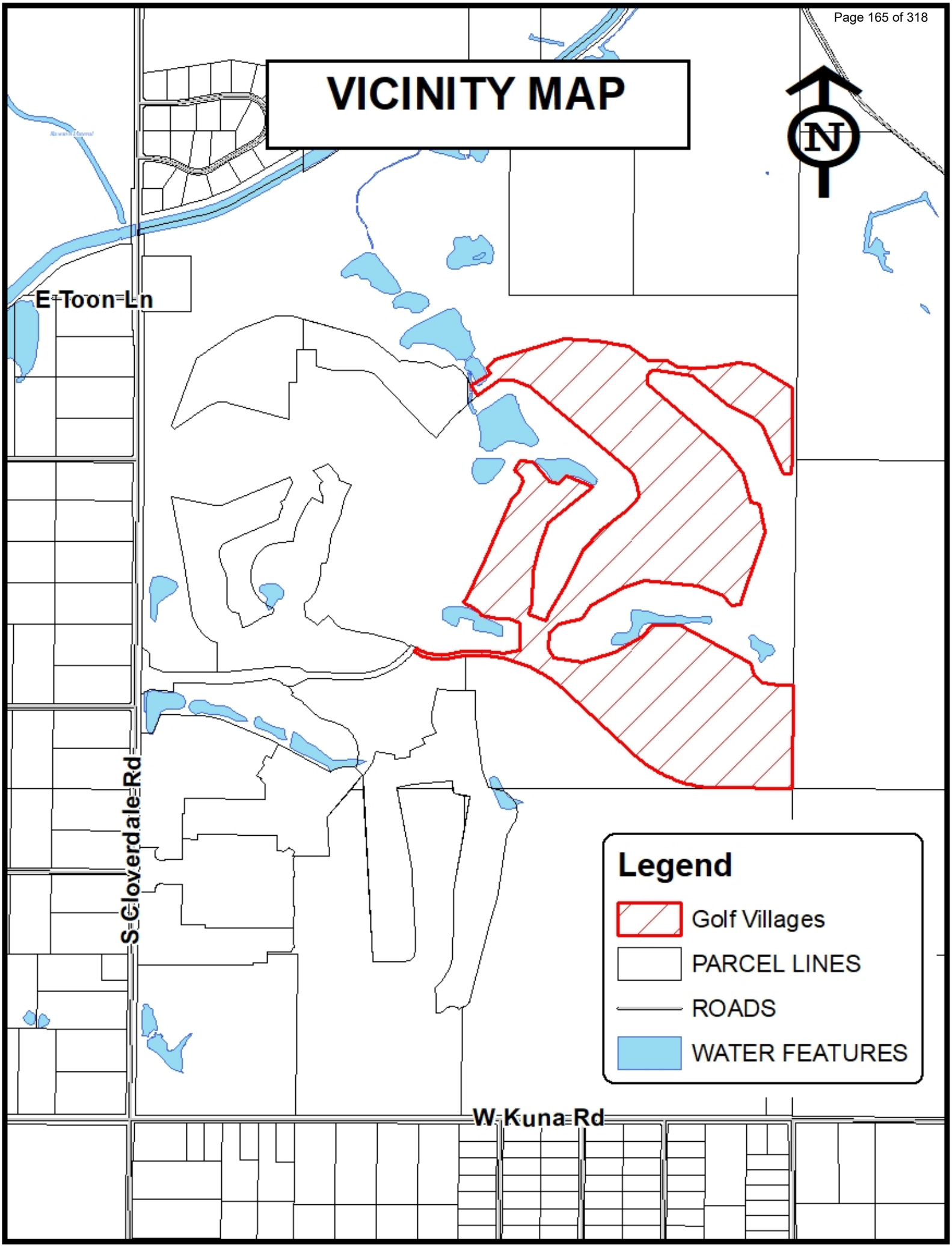
Comprehensive Plan and Future Land Use Map Analysis

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

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-10.
9. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.
12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
13. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.
15. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties
16. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve 12 in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
17. Upon City Council's approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning staff to determine if a new approval is required via the Public Hearing process.

18. Correct and verified as-built (record drawings) drawings shall be required before occupancy or Final Plat approval by City Engineer is granted.
19. Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole.
20. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.


VICINITY MAP
N
E Toon Ln
S Cloverdale Rd
W Kuna Rd
Legend
Golf Villages
PARCEL LINES
ROADS
WATER FEATURES

Plat Showing

Valor Golf Village Subdivision No. 6

Situated in the Southeast Quarter of Section 15
and the Northeast Quarter of Section 22,
Township 2 North, Range 1 East, Boise Meridian,
City of Kuna, Ada County, Idaho.
2025

E. Deer Flat Rd.
S.16 | S.15
S.21 | S.22
CP&F #: 2015-114811

S. Cloverdale Rd.
Basis of Bearings
S00°42'27"W 2652.56'

W 1/4 — S.21 — S.22 — N89°54'52"E 2653.59' — C 1/4 — CP&F #: 2023-022417
PLS 7729
CP&F #: 2015-114814
N31°23'44"E 2576.45'
N00°33'40"E 50.00'
50' Witness Corner
PLS 11334

Unplatted

N59°14'22"E 34.92'
S82°10'49"E 5.53'
S69°20'26"E 55.00'
S36°49'22"E 24.36'
S54°26'33"E 73.15'
S55°55'19"E 51.04'
S53°30'10"E 80.35'
S54°26'33"E 165.63'
S53°43'35"E 80.01'
S54°26'33"E 160.00'
S40°08'22"E 61.04'
S35°35'32"E 59.98'
S26°09'57"E 80.00'
S26°03'36"E 75.00'
S29°30'27"W 69.52'
N66°44'19"W 124.00'
S23°15'41"W 121.17'
S39°36'35"E 45.18'
S80°27'16"W 35.91'
S23°15'41"W 68.32'
N69°34'32"W 159.84'
N20°25'28"E 15.42'
N69°34'32"W 180.00'
N20°25'28"E 188.68'
N42°33'48"W 27.15'
N20°29'54"W 26.70'
N05°05'23"E 39.67'
N41°48'31"E 115.00'
N80°05'57"E 64.32'
N43°40'34"W 34.86'
N82°10'49"W 8.60'
N07°49'11"E 60.00'
N82°10'49"W 60.00'
N48°08'03"W 447.00'

W. Valderrama Ln. (Private)
N48°08'03"W 287.41'
S. Cabot Cliffs Ln. (Private)
N20°25'28"E 199.50'

Block 2 (178)
Block 2 (165)

Lots: 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181

Unplatted

Valor Golf Village Subdivision No. 2

Line Table		
Line	Bearing	Length
L1	N01°12'23"E	24.30'
L2	S65°37'02"W	22.27'
L3	S69°20'26"E	22.00'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	17.07'	230.00'	4°15'12"	N07°17'55"W	17.07'
C2	60.26'	54.00'	63°56'27"	S19°44'55"W	57.18'
C3	265.64'	222.00'	68°33'31"	N13°51'17"W	250.07'
C4	70.04'	222.00'	18°04'40"	N11°23'08"E	69.75'
C5	66.43'	222.00'	17°08'46"	N06°13'34"W	66.19'
C6	63.78'	222.00'	16°27'42"	N23°01'48"W	63.56'
C7	65.38'	222.00'	16°52'24"	N39°41'51"W	65.14'
C8	239.32'	200.00'	68°33'31"	N13°51'17"W	225.29'
C9	203.42'	170.00'	68°33'31"	N13°51'17"W	191.50'
C10	86.06'	170.00'	29°00'23"	N05°55'17"E	85.15'
C11	117.35'	170.00'	39°33'08"	N28°21'29"W	115.04'
C12	172.46'	230.00'	42°57'45"	N26°39'11"W	168.45'
C13	28.72'	230.00'	7°09'13"	N44°33'27"W	28.70'
C14	68.85'	230.00'	17°09'08"	N32°24'17"W	68.60'
C15	57.82'	230.00'	14°24'12"	N16°37'37"W	57.67'
C16	240.13'	200.00'	68°47'37"	N13°44'15"W	225.97'
C17	195.32'	200.00'	55°57'14"	N20°09'26"W	187.65'
C18	44.82'	200.00'	12°50'23"	N14°14'22"E	44.72'
C19	213.72'	178.00'	68°47'37"	N13°44'15"W	201.11'
C20	18.81'	178.00'	6°03'17"	N45°06'25"W	18.80'
C21	194.91'	178.00'	62°44'20"	N10°42'36"W	185.32'

Legend

Found Aluminum Cap Monument	Subdivision Boundary Line
Found Brass Cap Monument	Lot Line
Found 5/8" Iron Pin with Plastic Cap, "ISG PLS 11334"	Right-of-Way Line
	Centerline
Found 1/2" Iron Pin with Plastic Cap, "ISG PLS 11334"	Utility Easement Line
Set 5/8"x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"	Section Line
	Adjacent Parcel Line
Set 1/2"x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"	Adjacent Lot Line
Point Not Set or Found	Tie Line
(1) Lot Number	
(1) Lot Number Previous Phase	

N

0 10 30 60 120 180

Scale: 1" = 60'

Surveyors narrative:

The purpose of this survey is to subdivide the property shown hereon. The boundary lines and subdivision lot lines were provided by JUB Engineers in conjunction with the approved preliminary plat. The bearing system is: NAD83(2011) Epoch 2010 IDWest 1103. The convergence angle at the west quarter-section corner is -0°24'08".

Reference Documents:

ROS No.: 13950
Subdivision: Valor Golf Village Subdivision No. 2
Deed: 2023-029858

PROFESSIONAL LAND SURVEYOR LICENSED 11334 4/1/25 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 2 for Notes.

Book Page

Job No. 25-019
Sheet 1 of 4

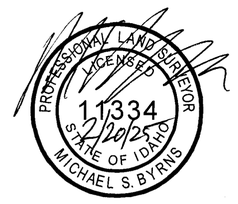
IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Valor Golf Village Subdivision No. 6 25-019\dwg\Plat\25-019 Valor Golf Village Sub No. 6.dwg 4/1/2025 1:55:36 PM

Valor Golf Village Subdivision No .6

Notes

1. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm Act, Section 22–4503, which states "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not nuisance the time it began or was constructed. The provisions of this section shall not apply when nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. The land within this plat is not within an irrigation District as defined in Idaho Code 31–3805, and the requirements in Idaho Code 31–3805 are not applicable. Water for irrigation purposes shall be provided by Valor Maintenance Corporation.
3. Any re–subdivision of this plat shall comply with the applicable regulations in effect at the time of the re–subdivision.
4. Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of individual building permits, or as specifically approved and/or required, or as shown on this plat.
5. Lots shall not be reduced in size without prior approval from the health authority.
6. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
7. Reference is made to the public health letter on file with the Ada County Recorder regarding additional restrictions.
8. Maintenance of any irrigation, drainage pipe, or ditch, crossing a lot is the responsibility of the lot owner, unless such responsibility is assumed by an irrigation or drainage entity or district.
9. Pressurized irrigation shall be private.
10. The Valor Villages Homeowners Association, Inc. (HOA), its ownership, and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) private irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non–payment.
11. This development is subject to that Declaration of Covenants, Conditions, and Restrictions, which will be recorded concurrently with this plat; and any existing or future amendments, restatements, or supplements to said Declaration.
12. This subdivision will be subject to the Master CC&R's Instrument Numbers 2022–017810 & 2022–084168, and as may be amended from time to time.
13. This Development is subject to Development Agreement Instrument No. 2019–111089 and includes annexation into the City of Kuna.
14. City utility responsibility ends at the water meter pit and at the sewer connection to the sewer mainline respectively.
15. The subdivision is located in Zone X of the Flood Insurance Rate Map No. 16001C0265J (Panel 265 of 875) which bears an effective date of June 19, 2020, and is not in a Special Flood Hazard Area.
16. Lots 158, 170 & 181, Block 2 are common lots which shall be owned and maintained by the Valor Villages Homeowners Association, Inc.
17. Lot 181, Block 2 is a private road.
18. All lots are subject to an existing utility easement, 10.00 feet wide along street frontage and rear lot lines, 5.00 feet wide along side lot lines, except where otherwise dimensioned, and Lot 181, Block 2 is subject to a blanket utility easement. See Instrument Number _____,
19. No easement created hereon shall preclude the construction and maintenance of hard–surfaced driveways, landscaping (except trees), parking, or other such non–permanent improvements,
20. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.



Book Page

Job No. 25–019
Sheet 2 of 4

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Valor Golf Village Subdivision No. 6

Certificate Of Owners

Know all men by these presents: that M3 ID VGV I, LLC, an Arizona limited liability company, is the owner of the real property described as follows:

To Wit:

A parcel of land situated in the southeast quarter of Section 15 and the northeast quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northwest corner of Section 22, Township 2 North, Range 1 East, Boise Meridian;

Thence S00°42'27"W, 2652.56 feet along the west line of the north half of Section 22 to the west quarter–section corner;

Thence N89°54'52"E, 2653.59 feet along the south line of the north half of Section 22 to the center quarter–section corner;

Thence N31°23'44"E, 2576.45 feet to the northwest corner of Lot 143, Block 2, Valor Golf Village Subdivision No. 2 (Book 129 of Plats at Pages 21022 through 21027, records of Ada County, Idaho) the POINT OF BEGINNING:

Thence N20°25'28"E, 188.68 feet;

Thence N05°05'23"E, 39.67 feet;

Thence N20°29'54"W, 26.70 feet;

Thence N42°33'48"W, 27.15 feet;

Thence N48°08'03"W, 447.00 feet;

Thence N41°48'31"E, 115.00 feet;

Thence N80°05'57"E, 64.32 feet;

Thence 17.07 feet on a non–tangent curve to the right, having a radius of 230.00 feet, a central angle of 04°15'12", a chord bearing of N07°17'55"W, and a chord length of 17.07 feet;

Thence on a non–tangent line N43°40'34"W, 34.86 feet;

Thence N82°10'49"W, 8.60 feet;

Thence N07°49'11"E, 60.00 feet;

Thence S82°10'49"E, 5.53 feet;

Thence N59°14'22"E, 34.92 feet;

Thence S69°20'26"E, 55.00 feet;

Thence S36°49'22"E, 24.36 feet;

Thence S54°26'33"E, 73.15 feet;

Thence S55°55'19"E, 51.04 feet;

Thence S53°30'10"E, 80.35 feet;

Thence S54°26'33"E, 165.63 feet;

Thence S53°43'35"E, 80.01 feet;

Thence S54°26'33"E, 160.00 feet;

Thence S40°08'22"E, 61.04 feet;

Thence S35°35'32"E, 59.98 feet;

Thence S26°09'57"E, 80.00 feet;

Thence S26°03'36"E, 75.00 feet;

Thence S29°30'27"W, 69.52 feet to the boundary of Valor Golf Village Subdivision No. 2

Thence N66°44'19"W, 124.00 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence S23°15'41"W, 121.17 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence S39°36'35"E, 45.18 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence 60.26 feet on a non–tangent curve to the left, having a radius of 54.00 feet, a central angle of 63°56'27", a chord bearing of S19°44'55"W, and a chord length of 57.18 feet, along the boundary of Valor Golf Village Subdivision No. 2;

Thence on a non–tangent line S80°27'16"W, 35.91 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence S23°15'41"W, 68.32 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence N69°34'32"W, 159.84 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence N20°25'28"E, 15.42 feet along the boundary of Valor Golf Village Subdivision No. 2;

Thence N69°34'32"W, 180.00 feet along the boundary of Valor Golf Village Subdivision No. 2 to the POINT OF BEGINNING.

The above–described parcel contains 7.65 acres, more or less.

It is the intention of the undersigned to hereby include the herein described real property in this plat. The private roads shown on this plat are not dedicated to the public. Any easements created by this plat are not dedicated to the public and are non–exclusive, however, the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes specifically designated hereon, and no permanent structures, other than for such uses and purposes, are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from the City of Kuna and City of Kuna has agreed in writing to serve all the lots in this subdivision.

In witness whereof, I have hereunto set my hand:

M3 ID VGV I, LLC, an Arizona limited liability company
By: M3 Builders, LLC, an Arizona limited liability company
Its: Manager
By: The M3 Companies, LLC, an Arizona limited liability company
Its: Member

_____
By: William I. Brownlee
Its: Manager

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____, by William I. Brownlee, as Manager of The M3 Companies, LLC, Member of M3 Builders, LLC, Manager of M3 ID VGV I, LLC.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct and was surveyed in accordance with Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR · LICENSED · 11334 · 2/20/25 · STATE OF IDAHO · MICHAEL S. BYRNS

Book Page

Job No. 25–019
Sheet 3 of 4

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Valor Golf Village Subdivision No. 6

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____

Central District Health Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District

Commissioners on the _____ day of _____, 20____.

_____

President ACHD Date

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

_____

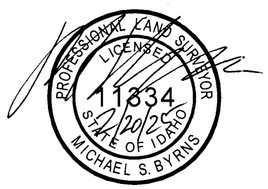
City Engineer PE Date

Approval of City Council

The foregoing plat was accepted and approved this _____ day of _____, 20____, by the City of Kuna, Idaho.

_____

City Clerk, Kuna, Idaho



Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

_____

County Surveyor PLS Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50–1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____

County Treasurer Date

County Recorder's Certificate

State of Idaho } **ss.** Instrument No. _____
County of Ada }

I hereby certify that this instrument was filed at the request of _____,

at _____ minutes past _____ o'clock ____ M.,

this _____ day of _____, 20____ in

Book _____ of Plats at Pages _____ through _____,

Fee **$** _____

_____ _____

Deputy Ex–Officio Recorder

Book Page

Job No. 25–019
Sheet 4 of 4

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

CENTRAL DISTRICT HEALTH

Serving Ada, Boise, Elmore, and Valley Counties
cdh.idaho.gov

File Number: 6347

August 27, 2025

Ada County Recorder
Attn: Trent Tripple
200 West Front Street
Boise, ID 83702

RE: Valor Golf Village Subdivision No. 6

Dear Mr. Tripple:

Central District Health has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given August 27, 2025.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Sincerely,

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: M3 ID VGV I, LLC, Mark Tate
JUB Engineers, Inc.
City of Kuna

LB:bk

From: Kendra Conder
To: Troy Behunin
Subject: RE: Request for comments; Valor Golf Village No 6 Final Plat
Date: Wednesday, October 1, 2025 12:24:29 PM
Attachments: image003.png
image004.png
image005.png

Hi Troy,

ITD has reviewed the application transmittal for 25-23-FP and does not have any comments.

Thank you!

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Tuesday, September 30, 2025 12:18 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jennifer Miller <JMiller@kunaid.gov>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Marina Lundy <MLundy@kunaid.gov>; PWoffice <PWoffice@kunaid.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>; Sam Feist <SFeist@kunaid.gov>
Subject: Request for comments; Valor Golf Village No 6 Final Plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Afternoon Greetings Everyone,

Agency Transmittal – September 30, 2025

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	25-23-FP VALOR GOLF VILLAGE NO. 6
PROJECT DESCRIPTION	JUB Engineers, Inc. respectfully submits a subdivision final plat application for Valor Golf Village No. 6: 1. Valor Golf Village No. 6 proposes 21 residential lots, 1 private road lot and 2 common lots covering 7.65 acres, within a R-6 zone, inside the approved Falcon Crest P.U.D..
APPLICANT	**Matt Day** J-U-B Engineers, Inc. 2760 W Excursion Ln. Ste. 400 Meridian, ID, 83642 208.376.7330 mday@JUB.con
SCHEDULED MEETING DATE	Tuesday, **October 21, 2025,** at 6:00 P.M.
REVIEWING BODY	City Council
STAFF CONTACT	Troy Behunin 208.387.7729 TBehunin@KunaID.Gov

If you have any questions, please let our office know.
Thank you,
Troy

PLANNING & ZONING KUNA IDAHO
751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

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

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RESOLUTION NO. R73-2025A
CITY OF KUNA, IDAHO

THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES

A RESOLUTION AMENDING RESOLUTION R73-2025 OF THE CITY COUNCIL OF KUNA, IDAHO:

- **MAKING CERTAIN FINDINGS OF AUTHORITY AND PURPOSE; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM POLICIES WHICH INCLUDE:**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CONNECTION, SERVICE, AND IRRIGATION SUPPLY FEES POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM UNIFORM IRRIGATION WATER SUPPLY ASSESSMENT METHOD POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER SERVICE CHARGES POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY; AND**
- **ESTABLISHING THE KUNA MUNICIPAL IRRIGATION SYSTEM IRRIGATION WATER USE AND ENFORCEMENT POLICY; AND**
- **REPEALING PRIOR CITY AND/OR KUNA MUNICIPAL IRRIGATION SYSTEM RESOLUTIONS R68-2024; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **PROVIDING AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, AS FOLLOWS:

SECTION 1: AUTHORITY AND PURPOSE: The following set forth the authority and purposes of the City Council for the establishment of the Kuna Municipal Irrigation System Fees and Policies as provided in this Resolution:

1.1 The City of Kuna, has established, pursuant to chapter 18 of title 50 Idaho Code, a Kuna Municipal Irrigation System and has established boundaries within the City within which the City will supply and deliver irrigation water; and

1.2 The City of Kuna, is authorized by Idaho Code Section 50-1801 to acquire by purchase, contract, eminent domain or otherwise to operate, maintain, construct, improve, enlarge and

extend an irrigation system which includes canals, ditches, conduits and rights of way for ditches, canals, and conduits for the use of the City in supplying irrigation water to and distributing the same throughout the City; and

1.3 The City of Kuna is authorized by Idaho Code Section 50-1802 to regulate, control and supervise the distribution of all water used by the city inhabitants for irrigation purposes; and

1.4 The City of Kuna is authorized by Idaho Code Section 50-1806 to defray the expense of conveying, controlling, distributing and apportioning of the system's irrigation water, and the city may assess and apportion the cost thereof against the several water user or landowners using the same, according to the length of time each user or landowner may use such water, and to collect such money and keep it in a separate fund to be known as the "Irrigation Fund" of the city for the purpose of paying such expense, including the assessment of irrigation district, canal or irrigation companies providing the irrigation water.

1.5 The Mayor and City Council are required by Idaho Code Section 50-1807 to "… *on or before the second Wednesday of February of each year, meet and make an estimate of the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said city irrigation system for the current fiscal year. Said estimate shall also include a reasonable sum not to exceed ten percent (10%) of the total estimate for anticipated unpaid and delinquent taxes and such sum as may be necessary to retire outstanding warrants, indebtedness, sinking funds, bonds and interest of a city irrigation system, and shall spread the same upon their minutes and shall thereupon apportion to each lot, piece or parcel of land within the boundaries of such irrigation system in proportion to the benefits received by such lot, piece or parcel of land growing out of the maintenance and operation of such irrigation system…*"

1.6 Section 7-8-5 of the Kuna City Code authorizes the City of Kuna, Idaho to charge connection fees set forth in a rate schedule adopted by the City Council as a condition for connection to the Kuna Municipal Irrigation System; and

1.7 The Kuna City Council's intention and purpose for establishing these policies, is to assure that the City's General Fund does not pay for any extension, enlargement, up keep, maintenance or assessments due to irrigation districts and or canal or irrigation companies in the administration of the Kuna Municipal Irrigation System; and

1.8 The City Council in order to exercise its authority and perform its responsibilities, in the administration of the Kuna Municipal Irrigation System, does hereby establish the Kuna Municipal Irrigation System fees, charges, assessments, billing, capital improvement fund, gravity flow to pressurized irrigation, water allotment, and use policies as herein provided.

SECTION 2: KUNA MUNICIPAL IRRIGATION SYSTEM FEES POLICY: The following are the Kuna Municipal Irrigation System Fees Policy:

2.1. **Connection Fees:** Connection to the Kuna Municipal Irrigation System shall be determined as follows:

2.1.1 **Irrigation Connection Fees Residential:** Residential connection to the Kuna Municipal Irrigation System fees are as follows:

2.1.1.1 **Irrigation Main Connection Fee:** Each residential property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand nine hundred and twenty-four dollars and no cents ($1,924.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus eight and nine tenths of a cent ($0.089) per square foot for area exceeding ten thousand (10,000) square

feet.

2.1.1.2 Irrigation Pressurized Supply Connection Fee: Each residential property to be connected to a System pressurized irrigation pump station shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars and no cents ($1,150.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus twelve and nine tenths of a cent ($0.129) per square foot for area exceeding ten thousand (10,000) square feet.

2.1.2 <u>Irrigation Connection Fees Commercial:</u> Commercial connection to the Kuna Municipal Irrigation System fees are as follows:

2.1.2.1 Irrigation Main Connection Fees: Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand nine hundred and twenty-four dollars and no cents ($1,924.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus eight and nine tenths of a cent ($0.089) per square foot for landscaped area exceeding seven thousand (7,000) square feet.

2.1.2.2 Irrigation Pressurized Supply Connection Fee: Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars and no cents ($1,150.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus twelve and nine tenths of a cent ($0.129) per square foot for landscaped area exceeding

seven thousand (7,000) square feet.

2.1.3 **Irrigation Connection Fees Homeowners Associations:** Homeowners connection to the Kuna Municipal Irrigation System fees are as follows:

2.1.3.1 **Irrigation Main Connection Fee:** Each Homeowners Association property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum one thousand nine hundred and twenty-four dollars and no cents ($1,924.00) for each lot or parcel up to forty thousand (40,000) square feet in total area plus eight and nine tenths of a cent ($0.089) per square foot for landscaped area exceeding forty thousand (40,000) square feet.

2.1.3.2 **Irrigation Pressurized Supply Connection Fee:** Each Homeowners Association property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum one thousand one hundred and fifty dollars and no cents ($1,150.00) for each lot or parcel up to forty thousand (40,000) square feet in total area plus twelve and nine tenths of a cent ($0.129) per square foot for landscaped area exceeding forty thousand (40,000) square feet.

2.1.4 **Previous Connections**: In instances where an improvement on a property has previously been connected to the pressurized irrigation system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only. In the instances where pressurized irrigation (PI) mains were installed by ACHD in the early '90's within the areas of N Franklin Ave, N Elm Ave, and N Marteeson Ave; those connection fees shall be waived with the approval of this Resolution moving forward;

homeowners would still be responsible for annual assessments for actual use.

2.1.5 **Conversion to Pressure Irrigation**: In instances where a parcel was annexed into the corporate limits of the City of Kuna prior to January 1, 1998, was not annexed and connected into the pressurized system of the Kuna Municipal Irrigation System, and subsequently desires to connect to the pressurized system, the applicable connection fees are 50% of the full amount chargeable per Sections 2.1.1 through 2.1.3 above. After January 1, 2024, the connection fees shall return to the full.

2.1.6 **Connection Fee Financing Arrangements:** Property owners desiring to connect to the City's Irrigation System under terms of Section 2.1.5 and Section 6 above are permitted to execute a note for the applicable connection fees up to the full amount for said fees amortized over twelve years at four percent (4%) interest and payable monthly on the utility bill. The Mayor is authorized to execute the note on behalf of the City and revenues (with interest collected) are to be credited to the same accounts to which the fees would have been credited if not amortized. Only connection fees are approved for amortization for the amount chargeable per Sections 2.1.1 through 2.1.3 above.

2.2 **Kuna Municipal Irrigation System Service Lines and Connection Fees and Charges:** Kuna Municipal Irrigation System Service Line Connecting Fees and Charges are as follows:

2.2.1 **Connection Services:** Each irrigation service line provided at the expense of the City shall be assessed for completing services and connections in accordance with the following schedule:

1"	Service	$ 223/ea
1 1/2"	Service	$ 279/ea
2"	Service	$ 334/ea
3" & larger	Service	Time & Material
1/2 Street Asphalt Patch		See Resolution R01-2020A
Full Street Asphalt Patch		See Resolution R01-2020A

2.2.2 **Short Notice Line Location Charges:** The City of Kuna, as required by law,

participates in the Dig Line system. Forty-Eight (48) hours notification is required prior to excavation by any party. Line locations without forty-eight (48) hours' notice will be billed to the requesting party at the rate fifty dollars and no cents ($50.00) per request. There will be no charge for line locations during times of individual hazard or public emergency.

2.2.3 **Re-connect Fee:** A re-connect fee of fifteen dollars and no cents ($15.00), if performed during normal work hours or fifty dollars and no cents ($50.00) if performed after normal work hours, which shall be paid prior to the account being reconnected, or as subsequently adopted by resolution of City Council, shall be charged to any account to reconnect service following disconnection for non-payment or for any other reason not in the discretion of the City of Kuna or its agents. This fee shall be applied separately for each request and must be paid before reconnection can occur.

2.2.4 **Tampering Fee:** A tampering fee of one hundred dollars and no cents ($100.00), or as subsequently adopted by resolution of City Council, shall be charged to any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection and must be paid before reconnection can occur.

2.2.5 **Unauthorized Connection Fee:** In the event a parcel connects to the pressurized irrigation system without authorization, meaning without having paid connection fees and receiving explicit approval to connect, it shall be presumed that the parcel owner has petitioned to connect, but without authorization. The City may collect a tampering fee as provided in Section 2.2.4 and disconnect the parcel from service, or collect full payment of connection fees and commence billing monthly assessment charges, or commence charging monthly amortization of the connection fees as provided in Section 2.1.6 and commence billing monthly assessment charges. In the event the parcel does not have a water right for use of the water, and one cannot be provided, the only option available is to collect a tampering fee and disconnect the parcel from service.

SECTION 3: KUNA MUNICIPAL IRRIGATION SYSTEM ASSESSMENT METHOD POLICIES: The following are the Assessment Method Policies for the Kuna Municipal Irrigation System:

3.1 Kuna Municipal Irrigation System Uniform Irrigation Water Supply Assessment Method and Payment Policy: The following is the Kuna Municipal Irrigation System Uniform Irrigation Water Supply Assessment Method and Payment Policy which establishes a uniform method of the determination and allocation of assessments for the delivery of Kuna Municipal Irrigation System irrigation water, as follows:

3.1.1 Pressurized Irrigation Service Assessments: Each parcel or lot receiving pressurized irrigation service shall receive an annual assessment, consisting of the sum of three components, which are defined and computed as follows:

3.1.1.1 Assessment Expense: All accounts shall be assessed six dollars and no cents ($6.00) per account to defray the cost of preparing, mailing and collecting the assessment.

3.1.1.2 Base Assessment: Each parcel or lot shall be assessed at the rate of sixty-two dollars and no cents ($62.00) per acre, but with a minimum assessment per account of seventy dollars and no cents ($70.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation district, with any amounts remaining to contribute to capital replacement and maintenance costs.

3.1.1.3 Operations Assessment: Any properties with pressure irrigation service shall be assessed annually seventy dollars and no cents ($70.00) per account for a property up to ten thousand (10,000) square feet in total area. The added assessment for accounts larger than ten thousand (10,000) square feet shall be five dollars and no cents ($5.00) per thousand (1,000) square feet for the portion of the property exceeding ten thousand (10,000)

square feet in area.

3.1.2 **Gravity Irrigation Service Assessment:** Each parcel or lot receiving gravity irrigation service from the Kuna Municipal Irrigation System shall receive an annual assessment, consisting of the sum of three components, which are defined and computed as follows:

3.1.2.1 **Assessment Expense:** All accounts shall be assessed six dollars and no cents ($6.00) per account to defray the cost of preparing, mailing and collecting the assessment.

3.1.2.2 **Base Assessment:** Each parcel or lot shall be assessed at the rate of sixty dollars and no cents ($60.00) per acre, but with a minimum assessment per account of twenty-seven dollars and no cents ($27.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation district, with any amounts remaining to contribute to capital replacement and maintenance costs.

3.1.2.3 **Operations Assessment:** Any properties with gravity irrigation service shall be assessed at the rate of twenty-one dollars and no cents ($21.00) per account for a property less than one acre in total area. The added assessment for residential accounts one acre and larger shall be five dollars and no cents ($5.00) per acre for the portion of the property exceeding one acre in area.

3.1.3 **Potable Water Irrigation (Special Cases) Assessments and Fees Policy**: The following is the Kuna Municipal Irrigation System Potable Water Irrigation (Special Cases) Assessments and Fees Policy: Properties which have constructed pressurized irrigation facilities, which are intended to be connected in the future to the City's pressurized irrigation system, but which have not yet completed the connection, and which currently receive their irrigation supply from the City's potable system, shall be billed as a potable water account and assessed a Kuna Municipal Irrigation System assessment expense and a base assessment but will not be assessed as an operations assessment. At such time as the connection to the pressurized irrigation system is

completed, the property shall be converted to an assessed irrigation account.

3.1.4 **Partial Year Assessment:** For purposes of calculating partial year assessments, the irrigation season is presumed to be April 10th to October 10th. For initial connections made during the course of the irrigation season (such as properties newly annexed into the Kuna Municipal Irrigation System), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Operations Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at the time of building permit issuance, and in instances where a building permit is not being issued, at or before the time of connection.

3.1.5 **Full Year Assessment:** Initial connections made before the commencement of the irrigation season (before April 10th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll, less any vacant lot assessments that have been paid.

3.1.6 **Dual Assessment:** In the event a parcel receives an assessment from the Kuna Municipal Irrigation System, and also receives and pays an assessment from the property's underlying irrigation district for the same irrigation season, the amount paid to the irrigation district the parcel is within, shall be credited to the account with the Kuna Municipal Irrigation System. This policy presumes the city does not receive an assessment from the underlying irrigation district for the same parcel.

3.1.7 **Vacant Lot Assessment:** A non-irrigated parcel of one acre or less in area which has access to pressure irrigation and which is eligible for a building permit for either residential or commercial purposes, but which has not yet exercised that right at the time of assessment, shall be assessed thirty-two dollars and no cents ($32.00) per buildable parcel. Vacant lots larger than one acre in size are assessed as a gravity irrigation lot. In the event a building permit is obtained on said parcel after the time of assessment, but before the end of the irrigation season, said parcel shall be treated as a "partial year" or "full year" assessment, as defined above, with credit given for the vacant lot assessment already paid.

3.1.8 **Assessments Due:** Assessments are due and payable on April 1st or the first business day thereafter.

3.2 **Board of Correction:** Be it further resolved that the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 3, 2026, at 5:30 P.M. at the Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, and continue as long thereafter as may be necessary to conduct the business of the Board. The Board of Correction shall receive protests as to issues of fact in setting assessments, shall correct assessments to conform to the facts and shall conclude the process by confirming the corrected assessment roll. A protestant unable to attend the meeting of the Board may submit a protest in writing any time up to 3:00 P.M. February 26, 2026.

SECTION 4: KUNA MUNICIPAL IRRIGATION SYSTEM CUSTOMER BILLING AND PAYMENT POLICY: The following is the Kuna Municipal Irrigation System Customer Billing and Payment Policy:

4.1 **Annual Billings:** All irrigation accounts which do not also have a potable water account shall be billed annually, with courtesy reminders until paid, and be subject to shut-off of the irrigation service if payment is delinquent as provided in Idaho Code 50-1807.

4.2 **Monthly Billings:** Each residential or commercial property that is served by potable water that also has a Kuna Municipal Irrigation System account shall be billed for the annual irrigation assessment, as part of their municipal utilities billing statement, in equal monthly installments until paid in full, and be subject to shut-off of the potable water service in addition to other statutory remedies if the monthly payments are delinquent as provided in Kuna City Code.

4.3 **Opt Out Provision:** A Kuna Municipal Irrigation System irrigation account holder may opt out of the monthly billing program at their option, and choose to pay the annual irrigation assessment in a lump sum payment due as provided for in Title 50, Section 18, Idaho Code. The City shall cause a notice to be mailed out to all Kuna Municipal Irrigation

System/potable water account holders informing them of their option of opting out of the monthly billing program and providing the address to inform the city of the same.

4.4 **Monthly Rates:** The monthly installments for payment of the 2026 annual irrigation assessment shall be nine (9) equal installments. After retirement of the 2025 annual irrigation assessment, the monthly installments shall end until re-started by the 2026 annual irrigation assessment resolution.

4.5 **New Service Accounts:** Requests to subdivide an account into additional accounts or aggregate existing accounts under single ownership, into fewer accounts, may be made by application in person at Kuna City Hall between 8:00 a.m. and 5:00 p.m. during normal workdays. Customers will be billed five dollars and no cents ($5.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as "Partial Year Assessments" and prorated from the date of the request. Adjustments to the expense of an account shall be payable at the date of request and adjustments to the credit of an account shall be processed as an account payable in conformance with city procedures.

4.6 **Delinquencies:** All delinquent accounts shall be processed in accordance with the provisions of Idaho State Code.

SECTION 5: KUNA MUNICIPAL IRRIGATION SYSTEM CAPITAL IMPROVEMENTS FUND POLICY: The following is the Kuna Municipal Irrigation System Capital Improvements Fund Policy:

5.1 All funds collected from connection fees (Irrigation Main, Pressurized Supply Connection fees) shall be deposited in the Kuna Municipal Irrigation System Fund and may be used only for initial construction, reimbursements according to adopted policies or replacement of Kuna Municipal Irrigation System Facilities.

SECTION 6: KUNA MUNICIPAL IRRIGATION CONVERSION FROM GRAVITY FLOW TO PRESSURIZED IRRIGATION POLICY: It is hereby declared to be the policy of the City of Kuna that it is in the general public's interest to convert from gravity flow irrigation to pressure irrigation where pressure irrigation service is available which conversion is mandatory in the following circumstances:

6.1 The number of properties served by a delivery ditch, and using the same, falls below a number which can be efficiently served. It shall be presumed that every delivery ditch requires five miner's inches of lost carrying water to operate and that each property is entitled to one miner's inch of delivered water. A delivery ditch shall be considered "not efficient" if the carrying water equals or exceeds the delivered water.

6.2 The delivery ditch has a history of two or more instances of accidental flooding of nearby properties.

6.3 Drainage facilities are missing or inadequate to protect the gravity served properties.

6.4 In instances where mandatory conversion is ordered by the City, the fifty percent reduction in connection fees and amortization shall be applied as outlined in Sections 2.1.5 and 2.1.6 above.

SECTION 7: KUNA MUNICIPAL IRRIGATION SYSTEM LOT AND PARCEL WATER ALLOTMENT POLICY: The following is the Kuna Municipal Irrigation System Lot and Parcel Water Allotment Policy:

7.1 **Lot and Parcel Allotment Limitation:** No lot or parcel is entitled to receive delivery of a quantity of irrigation water which exceeds the allotment of irrigation water provided for that parcel by the irrigation district within which the lot or parcel lies.

SECTION 8: KUNA MUNICIPAL IRRIGATION SYSTEM WATER USE AND ENFORCEMENT POLICY: The following is the Kuna Municipal Irrigation System Water Use and Enforcement Policy:

8.1 **Authorized Regulated and Prohibited Uses:** It is hereby declared to be in the public's best interest that Kuna Municipal Irrigation System irrigation water be used efficiently for its intended irrigation purpose, and the following are the authorized regulated and prohibited Kuna Municipal Irrigation System irrigation water:

8.1.1 **Alternate Day Sprinkling Policy**: The following is the Kuna Municipal Irrigation System Alternate Day Sprinkling Policy: Irrigation from the pressurized Kuna Municipal Irrigation System may be scheduled to occur on alternate days by order of the Kuna Municipal Public Works Director. If an order is instituted, homes with a street address ending with an odd number shall irrigate on odd numbered days and homes with a street address with an even number shall irrigate on even numbered days.

8.1.2 **Wanton Wasting Prohibited Uses**: Wanton wasting of irrigation water or use of irrigation water in a manner to cause damage or nuisance to adjoining properties is a prohibited and an unauthorized use which also includes the following:

8.1.2.1 Spraying, drainage or other application beyond the boundaries of the parcel to which the irrigation water is delivered; and

8.1.2.2 Use beyond the parcel's allotment; and

8.1.2.3 Use in violation of Alternate Day Sprinkling Order.

8.2 **Enforcement:** The City Public Works Department together with the City's Code Enforcement Officer are the City's designated officers to receive complaints, investigate prohibited unauthorized uses and enforce the prohibited unauthorized uses of the Kuna Municipal Irrigation System Irrigation Water as follows:

8.2.1 **First Offense Process:** Upon completion of the investigation in the event the City Code Enforcement Officer finds that there is probable cause of prohibited unauthorized Kuna Municipal Irrigation System irrigation water use, the City Code Enforcement Officer shall issue and serve a cease-and-desist notice order by mail to the billing customer specifying the subject lot or parcel and the prohibited and authorized uses together with a notification of any repeated unauthorized use will subject the offending lot or parcel to be disconnected from the Kuna Municipal Irrigation System for the duration of the irrigation season.

8.2.2 **Second Offense Notice Process:** In the event the City Code Enforcement Officer finds that there is probable cause of an additional prohibited and unauthorized Kuna Municipal Irrigation System irrigation water use, after a cease-and-desist notice order has been mailed to the billing customer within the same irrigation season, the City Code Enforcement Officer shall issue and serve a Notice To Show Cause Hearing before the City Council as follows:

- Served by mail to the billing customer (at least ten (10) prior to the hearing date); and
- Includes identification of the subject lot or parcel and the prohibited and authorized uses and reference to the prior offense; and
- Includes a notification of specifying the date, time and location of the hearing before the City Council.

8.2.2.1 **Notice to Show Cause Hearing Process:** At the hearing before the City Council, the City Code Enforcement Officer shall present evidence of the authorized irrigation uses and the billing customer may appear and present evidence in their defense. If the City Council finds its more probable than not that the authorized uses as noticed have occurred, it shall issue a disconnect order to the Public Works Department to disconnect the offending lot or parcel from the pressure or gravity irrigation system for the duration of the irrigation season without any prorated reimbursement of assessment.

SECTION 9: REPEAL PRIOR RESOLUTIONS ESTABLISHING FEES, CHARGES AND POLICIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM:

9.1 This Resolution repeals and supersedes any prior City Council Resolutions which establish Kuna Municipal Irrigation System Policies as herein provided for.

SECTION 10: SEVERABILITY CLAUSE

10.1 The sections of this Resolution are severable. The invalidity of a section shall not affect the validity of the remaining sections.

SECTION 11: EFFECTIVE DATE

This resolution shall become effective October 21, 2025 following approval by the Kuna City Council.

PASSED BY THE COUNCIL of the City of Kuna, this 21st day of October, 2025.

APPROVED BY THE MAYOR of the City of Kuna, this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

RESOLUTION NO. R77-2025
STREETLIGHT IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS BELLARO SPRINGS SUBDIVISION PHASE NO. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **02/03/2025**; and

WHEREAS construction was commenced but not completed for Streetlighting, per the approved plans; and

WHEREAS the streetlighting has not been completed for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the streetlight completion has been estimated at **FIFTY-SIX THOUSAND EIGHT HUNDRED DOLLAR AND ZERO CENTS ($56,800.00)** adding 25% for a total of **SEVENTY-ONE THOUSAND DOLLARS AND ZERO CENTS ($71,000.00)**; and

WHEREAS developer desires to record the final plat for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Streetlight construction for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **SEVENTY-ONE THOUSAND DOLLARS AND ZERO CENTS ($71,000.00)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed within 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES LLC, (hereinafter "Developer"); whose address is 1020 N HICKORY AVE STE 100 MERIDIAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 1 of the development known as BELLARO SPRINGS_Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the Approved Street Light Plan for BELLARO SPRINGS_SUBDIVISION 1 and the associated Bid for street lighting by ALLOWAY ELECTRIC CO INC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of seventy-one thousand dollars and zero cents ($71,000.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 8th day of October, 2025.

HAYDEN HOMES, LLC

By _____
DAVID WOODS
ACCOUNTING DIRECTOR

On this 8 day of October, 2025, before me Kimberly Guthrie personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES, LLC.

S
E
A
L

OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1087104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES LLC, (hereinafter "Developer"); whose address is 1020 N HICKORY AVE STE 100 MERIDIAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 1 of the development known as BELLARO SPRINGS_Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the Approved Street Light Plan for BELLARO SPRINGS_SUBDIVISION 1 and the associated Bid for street lighting by ALLOWAY ELECTRIC CO INC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of seventy-one thousand dollars and zero cents ($71,000.00), for deposit with City in its accounts, (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 13th day of October, 2025.

HAYDEN HOMES, LLC

By: _____
DAVID WOODS
ACCOUNTING DIRECTOR

On this 13 day of OCTOBER, 2025, before me Kimberly Guthrie personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES, LLC.

SEAL

OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

_____
City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

_____
Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

_____
Notary Public

My Commission Expires on _____

Alloway Electric Co., Inc.
"Green Before Green Was Cool"
502 E. 45th St.
Boise, Idaho 83714
Tel. (208) 344-2508 Fax (208) 345-9844
www.allowayelectric.com

Date: November 8, 2024

To: Sunroc Corporation
2695 E. Tarpon Dr. Suite 130
Meridian, Idaho 83642
Attn: Kyle Brush
208-362-4244 kbrush@sunroc.com

Proposal for Sunroc Corporation to provide streetlighting for Bellaro Springs Subdivision #1 located in Kuna, Idaho. Design is per sheet SL.1 by Erickson Civil. Scope of work to include the following:

(1) Provide and install (6 ea.) City of Kuna frontage streetlights consisting of 30 ft. black 5" x 5" straight square steel anchor base poles fitted with USSL C027 LED luminaires (3000K). Each streetlight will be mounted on a 24" diameter reinforced concrete base at finish grade.
(2) Provide and install (6 ea.) City of Kuna interior streetlights consisting of 25 ft. black 4" x 4" straight square steel anchor base poles fitted with USSL C01 LED luminaires (3000K). Each streetlight will be mounted on a 24" diameter reinforced concrete base at finish grade.
(3) Provide all required trench, conduit, wire, and backfill to extend power to each of these streetlights. This proposal includes all required inground junction boxes.
(4) Provide City of Kuna electrical permit.
(5) This proposal contingent upon the City of Kuna approval of streetlight plan per noted plan set.

Labor and Materials-$56,800.00
(125%)
$71,000

Thank you for considering Alloway!

Joe Deaver

Signature: Please sign and return when accepted.
Quote is valid until close of business on 11/30/2024.
Excludes: SWPPP, traffic control, IPCO connections/fees, rock excavation.

RESOLUTION NO. R78-2025
LANDSCAPE IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS BELLARO SPRINGS SUBDIVISION PHASE NO. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **02/03/2025**; and

WHEREAS construction was commenced but not completed for Landscaping, per the approved plans; and

WHEREAS the landscaping has not been completed for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at **WRITTEN DOLLAR VALUE ($XXX,XXX.XX)** adding 25% for a total of **TWO-HUNDRED SEVENTY-TWO THOUSAND SEVEN-HUNDRED TWENTY DOLLARS AND ZERO CENTS ($272,720.00)**; and

WHEREAS developer desires to record the final plat for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Landscape construction for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City

Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **TWO-HUNDRED SEVENTY-TWO THOUSAND SEVEN-HUNDRED TWENTY DOLLARS AND ZERO CENTS ($272,720.00)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES LLC, (hereinafter "Developer"); whose address is 1020 N HICKORY AVE, STE 100 MERIDIAN, ID 83642 and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 1 of the development known as BELLARO SPRINGS_Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Landscape Plan for BELLARO SPRINGS_SUBDIVISION 1 and the associated Bid for landscaping by ELOY'S LANDSCAPING & SPRINKLERS INC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of two hundred seventy two thousand, seven hundred and twenty dollars and zero cents ($272,720.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 3 day of OCTOBER, 2025.

HAYDEN HOMES LLC

By DAVID WOODS
ACCOUNTING DIRECTOR

On this 3 day of OCTOBER, 2025, before me Kimberly Guthrie, personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES LLC.

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OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____

Eloy's Landscaping & Sprinklers Inc.
P.O. Box 158
Nampa, ID 83653
(208) 863-5716

Landscaping & Sprinklers Bid For: BELLARO SPRINGS No. 1
Bid To: HAYDEN HOMES Attn : Jason Horne
Bid Off: Breckon Land Design
Plan Date: 09/18/2024
Bid Date: 05/14/2025

Includes:

Fine Grading: all new landscape areas, no topsoil included, rough grade to be done by others : $8,216.00

Automatic Sprinkler System: design, supply, and install new irrigation system using Hunter materials for all new landscape areas.: $68,850.00

Plant Material: all trees/shrubs supplied/planted as specified on plans $63,990.00

Premium Sod: supply/install for all new sod areas $24,930.00

Planter Areas: 2-3" deep of 1" Perma-Rock over commercial grade weed barrier fabric :$42,250.00

Sandstone Boulders: 3'-4' supplied/installed as specified on plans : $9,940.00

Total: $218,176.00

Thank you

RESOLUTION NO. R79-2025
FENCING IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS BELLARO SPRINGS SUBDIVISION PHASE NO. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **02/03/2025**; and

WHEREAS construction was commenced but not completed for Fencing, per the approved plans; and

WHEREAS the fencing has not been completed for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the fencing completion has been estimated at **EIGHTY-SIX THOUSAND EIGHT-HUNDRED NINE DOLLARS AND SIXTY-FIVE CENTS ($86,809.65)** adding 25% for a total of **ONE-HUNDRED EIGHT THOUSAND FIVE-HUNDRED TWELVE DOLLARS AND SIX CENTS ($108,512.06)**; and

WHEREAS developer desires to record the final plat for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Fencing construction for **BELLARO SPRINGS SUBDIVISION PHASE NO. 1** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **ONE-HUNDRED EIGHT THOUSAND FIVE-HUNDRED TWELVE DOLLARS AND SIX CENTS ($108,512.06)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed within 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA FENCING IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES LLC (hereinafter "Developer"); whose address is 1020 N HICKORY AVE, STE 100 MERIDIAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 1 of the development known as BELLARO SPRINGS Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Fence Plan for BELLARO SPRINGS SUBDIVISION 1 and the associated Bid for fencing by BUTTE FENCE, INC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of one hundred eight thousand, five hundred twelve dollars and six cents ($108,512.06), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 3 day of October, 2025.

HAYDEN HOMES, LLC

By _____
DAVID WOODS
ACCOUNTING DIRECTOR

On this 3 day of October, 2025, before me Kimberly Guthrie personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES LLC.

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OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

_____
City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

_____
Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

_____
Notary Public

My Commission Expires on _____

Butte Fence, Inc.

5233 W. Franklin Rd
Meridian, Idaho 83642
(p) 208-884-0203

Quote

Order Number: 0187196
Order Date: 5/12/2025

Salesperson: 0028 Jeff Harris
Customer Number: 10-HAYDENDEV

Bill To:
HAYDEN HOMES LAND DEVELOPMENT
2464 SW Glacier Place Ste 110
Redmond, OR 97756

Ship To:
apprx. 2885' of 6' tan vinyl

Phone:

Customer P.O.	Ship VIA	Expire Date	Terms
Bellaro Springs #1		5/27/2025	NET 30 DAYS

Item Code	Description	Unit	Ordered	Shipped	Price	Amount
	6' tan vinyl					
/CONCRETE1	CONCRETE FOR VINYL FENCE	FEET	2,885.00	0.00	2.55	7,356.75
INVF-PRIVACY-2RAIL	2 RAIL VINYL PRIVACY INSTALLATION	FEET	2,885.00	0.00	7.16	20,656.60
PFVF6TGT	6' TAN T&G VINYL FENCE PER FOOT	EACH	2,885.00	0.00	20.38	58,796.30

This bid is based upon approximate footage and is an estimate only. The final cost may vary according to the actual product used and labor required to complete job. Permits, sprinkler lines and other unmarked lines are the customers responsibility to have marked before we dig. Hard soil & digging conditions may increase the price of labor. This estimate is valid for 15 days. A 2.5% convenience fee will be added to all credit and debit card sales.

Net Order:	86,809.65
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	86,809.65

Customer Signature _____ **Date** _____

RESOLUTION NO. R80-2025
STREETLIGHT IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS ASHTON ESTATES SUBDIVISION PHASE NO. 8 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** were approved by the Kuna City Engineer on **06/05/2024**; and

WHEREAS construction was commenced but not completed for Streetlighting, per the approved plans; and

WHEREAS the streetlighting has not been completed for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the streetlight completion has been estimated at **THIRTY-FOUR THOUSAND FIVE-HUNDRED DOLLARS AND ZERO CENTS ($34,500.00)** adding 25% for a total of **FORTY-THREE THOUSAND ONE-HUNDRED AND TWENETY-FIVE DOLLARS AND ZERO CENTS ($43,125.00)**; and

WHEREAS developer desires to record the final plat for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Streetlight construction for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City

Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **FORTY-THREE THOUSAND ONE-HUNDRED AND TWENETY-FIVE DOLLARS AND ZERO CENTS ($43,125.00)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed within 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES IDAHO, LLC (hereinafter "Developer"); whose address is 250 SE TIMBER AVE REDMOND, OR 97756, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 8 of the development known as ASHTON ESTATES_Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the Approved Street Light Plan for ASHTON ESTATES 8_SUBDIVISION and the associated Bid for street lighting by SOUTHERN IDAHO ELECTRIC INC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of forty-three thousand, one hundred twenty-five dollars and zero cents ($43,125.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 10th day of October, 2025.

HAYDEN HOMES IDAHO, LLC

By DAVID WOODS
ACCOUNTING DIRECTOR

On this 10 day of OCTOBER, 2025, before me Kimberly Guthrie personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES IDAHO, LLC.

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OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____

PROPOSAL

SOUTHERN IDAHO ELECTRIC INC.
P.O. Box 182
Melba ID 83641
Ph- 208.495.2773
Fax-208.495.2780

Lee Van Schoiack 208.941.5750

ID Electrical Contractor # 27456
Public Works Electrical Contractor #15206-C-4(16000)

Proposal Submitted To:	HAYDEN HOMES	**Phone#**	**Date:** 7/25/2025
Street		**Job Name:**	ASHTON ESTATES #8
City	**State**	**Job Location:**	KUNA, ID
Architect		**Contact Phone:**	

We here by submit specification and estimates for :

ELECTRICAL FOR STREET LIGHTS PER STREET PLAN

INLCUDES TRENCHING FOR CONDUIT, CONCRETE & REBAR FOR POLE BASES, 5 - 25' LED POLE LIGHTS (CITY OF KUNA), 2 - 30'LED POLE LIGHT (CITY OF KUNA), 2 - METER PEDESTALs, JUNCTION BOXES, PHOTOCELLS, & ELECTRICAL PERMIT

EXCLUDES ROCK EXCAVATION

We propose hereby to furnish material and labor-complete in accordance with above specification, for:

$34,500.00 ($) dollars

Payments to be made as follows: DRAWS

All material is guaranteed to be specified. All work is to be completed in a workman like manner according to standard practices. Any alteration or deviation form above specifications will be executed only upon written orders, and will become an extra charge over and above the estimated. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance

Authorized Signature LEE VAN SCHOIACK

NOTE: This proposal may withdrawn by us if not accepted with in 30 days.

ACCEPTANCE OF PROPOSAL:
The above prices, specification and conditions are satisfactory are hereby accepted. You authorized to do the work as specified. Payments will be made as outlined.

Signature_____

Signature_____

Date of Acceptance_____

RESOLUTION NO. R81-2025
LANDSCAPE IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS ASHTON ESTATES SUBDIVISION PHASE NO. 8 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** were approved by the Kuna City Engineer on **06/05/2024**; and

WHEREAS construction was commenced but not completed for Landscaping, per the approved plans; and

WHEREAS the landscaping has not been completed for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at **TWO-HUNDRED THIRTY-THREE THOUSAND NINE-HUNDRED FOURTY DOLLARS AND ZERO CENTS (233,940.00)** adding 25% for a total of **TWO-HUNDRED NINETY TWO THOUSAND FOUR-HUNDRED TWENTY-FIVE DOLLARS AND ZERO CENTS ($292,425.00)**; and

WHEREAS developer desires to record the final plat for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Landscape construction for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City

Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **TWO-HUNDRED NINETY TWO THOUSAND FOUR-HUNDRED TWENTY-FIVE DOLLARS AND ZERO CENTS ($292,425.00);**
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES IDAHO, LLC (hereinafter "Developer"); whose address is 250 SE TIMBER AVE REDMOND, OR 97756, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 8 of the development known as ASHTON ESTATES_Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Landscape Plan for ASHTON ESTATES 8 SUBDIVISION and the associated Bid for landscaping by FRANZ WITTE.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of two hundred ninety-two thousand, four hundred twenty-five dollars and zero cents ($292,425.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 10th day of October, 2025.

HAYDEN HOMES IDAHO, LLC

By DAVID WOODS
ACCOUNTING DIRECTOR

On this 10 day of OCTOBER, 2025, before me Kimberly Guthrie, personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES IDAHO, LLC.

SEAL

OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____

FRANZ WITTE
EST. 1971

Proposal

HAYDEN HOMES
2464 SOUTHWEST GLACIER PL
REDMOND, OREGON 97756

Ashton Estates Ph 8 Install 2025
East Misty Falls Street and S Belgian Kuna, Idaho 83634

Est ID: EST5581444 V3
Date: Jul-21-2025

Franz Witte Landscape Contracting, Inc. proposes to provide all labor, materials, and equipment to complete the following items of work, per the provided plans and specs dated 7/24/2024:

Irrigation	**$74,360.00**

- Design/build irrigation system
- Install irrigation sleeves under hard surfaces
- Install battery operated irrigation controllers
- Includes point of connection into property water source

Deduct Irrigation Along Path	**($8,435.00)**

- Deduct turf irrigation along westside of pathway

Trees	**$57,555.00**

- Plant material per plans - based on (118) trees
- Includes "Bio-Plex" plant fertilization treatment

Shrubs	**$13,315.00**

- Plant material per plans - based on (116) 2 gal. shrubs and (237) 1 gal. perennials/grasses
- Includes "Bio-Plex" plant fertilization treatment

Finish Grade	**$18,350.00**

- Includes fine and finish grade - Site received at +/-.10" of finish grade

Deduct Finish Grade Along Path	**($2,525.00)**

- Deduct turf finish grade along westside of pathway

Landscape Fabric	**$4,360.00**

- Install landscape fabric in all planters and along rock buffer on westside of pathway

Landscape Beds	**$9,615.00**

- Install rock mulch per plans in landscape beds with pre-emergent weed preventative
- Includes fine and finish grade - Site received at +/-.10" of finish grade

Turf	**$78,815.00**

- Install sod per plans
- Includes sod fertilizer
- Includes 1' bark mulch buffer along all turf areas abutting fence lines

Deduct Turf Along Path	**($11,470.00)**

- Deduct turf along westside of pathway

Estimate Total	**$233,940.00**

This estimate reflects current market pricing. We will only be able to hold pricing for 30 days from the date of the proposal, due to market fluctuations. Any materials procured beyond 30 days of this proposal will be re-quoted and pricing will be adjusted accordingly. Upon acceptance of this proposal, all materials will be purchased and billed.

Exclusions :

- Boring, cutting or patching asphalt or concrete
- Extruded concrete mow strips/steel edging at landscape bed perimeters
- Excavation of unwanted materials in landscape areas to specified depths
- Haul-off or disposal of waste associated with other trades
- Construction in frozen conditions or conditions detrimental to quality
- Overtime or accelerated schedule
- Proposal pricing based on a 50 hour work week with our standard crew size. If schedule is delayed or accelerated and requires additional overtime, price to be adjusted accordingly.

Progress Payments and Billings

Proposal pricing is good for 30 days from the date listed. If proposal is accepted after 30 days from the date of the proposal, FWLC, Inc. reserves the right to modify the price due to any cost changes.

Franz Witte Landscape Contracting, Inc. will submit progress billings on the 25th of each month, projected through the end of the month, including completed work and materials stored on site. Payment will be due by the 10th of the following month. Interest shall accrue at a rate of 1.5% per month on all payments not received within 15 days of the due date.

Upon payment of invoice, FWLC, Inc. waives all lien rights and will provide Owner with a written lien release upon request.

Insurance

FWLC, Inc. will carry insurance during the term of this Agreement in the following amounts:

Commercial General Liability:

- General Aggregate: $2,000,000
- Bodily Injury & Property Damage: $1,000,000 per occurrence
- Personal & Advertising Injury: $1,000,000 per occurrence

Auto Liability:

- Combined Single Limit: $1,000,000 per accident or occurrence
- Umbrella Policy: $2,000,000 per occurrence

Workers Compensation: Statutory Limits

- Employers Liability: $500,000 each accident per employee

Warranty

Warranty of all work, equipment and materials shall be for one year from date of installation. FWLC, Inc. is not responsible for losses beyond our control such as neglect, lack of maintenance, vandalism, and/or acts of God. Warranty is void if invoice payment(s) are not received by FWLC as outlined in contract.

This estimate and terms, if accepted, will become a part of any contract arising from acceptance of same.

Sales Tax

All charges will include sales tax if applicable

Licenses

- Idaho Public Works: PWC-C-11894
- Idaho Contractors License: RCE#7494
- Idaho Nurseryman License: #00A1050

Contractor: Robert Wiesen
Robert Wiesen

Client: _____

Signature Date: 07/22/2025

Signature Date: _____

Email: robert.w@franzwitte.com

RESOLUTION NO. R82-2025
FENCING IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES IDAHO, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR ASHTON ESTATES SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS ASHTON ESTATES SUBDIVISION PHASE NO. 8 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** were approved by the Kuna City Engineer on **06/05/2024**; and

WHEREAS construction was commenced but not completed for Fencing, per the approved plans; and

WHEREAS the fencing has not been completed for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the fencing completion has been estimated at **EIGHTY-EIGHT THOUSAND TWO-HUNDRED AND FORTY-NINE DOLLARS AND FORTY-EIGHT CENTS ($88,249.48)** adding 25% for a total of **ONE-HUNDRED AND TEN-THOUSAND THREE-HUNDRED ELEVEN DOLLARS AND EIGHTY-FIVE CENTS ($110,311.85)**; and

WHEREAS developer desires to record the final plat for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Fencing construction for **ASHTON ESTATES SUBDIVISION PHASE NO. 8** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **ONE-HUNDRED AND TEN-THOUSAND THREE-HUNDRED ELEVEN DOLLARS AND EIGHTY-FIVE CENTS ($110,311.85)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed within 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA FENCING IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HAYDEN HOMES IDAHO LLC, (hereinafter "Developer"); whose address is 250 SE TIMBER AVE REDMOND, OR 97756, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 8 of the development known as ASHTON ESTATES Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Fence Plan for ASHTON ESTATES 8_SUBDIVISION and the associated Bid for fencing by BUTTE FENCE, INC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of one hundred ten thousand, three hundred eleven dollars and eighty-five cents ($110,311.85), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 10th day of October, 2025.

HAYDEN HOMES IDAHO, LLC

By DAVID WOODS
ACCOUNTING DIRECTOR

On this 10 day of OCTOBER, 2025, before me Kimberly Guthrie personally appeared DAVID WOODS known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the ACCOUNTING DIRECTOR and on behalf of the HAYDEN HOMES IDAHO, LLC

SEAL
OFFICIAL STAMP
KIMBERLY DIANE GUTHRIE
NOTARY PUBLIC-OREGON
COMMISSION NO. 1037104
MY COMMISSION EXPIRES MAY 21, 2027

Kimberly Guthrie
Notary Public for Deschutes
My commission expires on May 21 2027

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____

Butte Fence, Inc.
5233 W. Franklin Rd
Meridian, Idaho 83642
(p) 208-884-0203
info@buttefence.com

Sales Order

Order Number: 0174487
Order Date: 2/4/2025

Salesperson: 0028 Jeff Harris
Customer Number: 10-HAYDENDEV

Bill To:
HAYDEN HOMES LAND DEVELOPMENT
2464 SW Glacier Place Ste 110
Redmond, OR 97756

Ship To:
Ashton Estates #8
apprx. 1664' of 6' tan vinyl
apprx. 1483' of 5' 3rail western

Phone:

Customer P.O.	Ship VIA	Expire Date	Terms
Ashton #8		6/9/2025	NET 30 DAYS

Item Code	Description	Unit	Ordered	Shipped	Price	Amount
IFA2B-CAP	2" BLACK FLAT POST CAP	EA	189.00	0.00	COMPONENT	
IFP2.7B	2 X 7 BLACK POST ORNAMENTAL IRON	EA	189.00	0.00	COMPONENT	
IFP5B8-WEST-3RL-RG	5' WESTERN 3 RAIL 8' OC RACKABLE PANEL	EA	189.00	0.00	COMPONENT	

This bid is based upon approximate footage and is an estimate only. The final cost may vary according to the actual product used and labor required to complete job. Permits, sprinkler lines and other unmarked lines are the customers responsibility to have marked before we dig. Hard soil & digging conditions may increase the price of labor. This estimate is valid for 15 days. A 2.5% convenience fee will be added to all credit and debit card sales.

Net Order:	88,249.48
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	88,249.48

Customer Signature _____ **Date** _____

RESOLUTION NO. R83-2025
LANDSCAPE IMPROVEMENT BOND
LETTER OF CREDIT
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT INC, AN IDAHO GENERAL BUSINESS CORPORATION, FOR LINROCK SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS LINROCK SUBDIVISION PHASE NO. 1 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **LINROCK SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **06/13/2024**; and

WHEREAS construction was commenced but not completed for Landscaping, per the approved plans; and

WHEREAS the landscaping has not been completed for **LINROCK SUBDIVISION PHASE NO. 1** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at **NINETY-FOUR THOUSAND SIX-HUNDRED SIXTY-FOUR DOLLARS AND EIGHTY CENTS ($94,664.80)** adding 25% for a total of **ONE-HUNDRED EIGHTEEN THOUSAND THREE-HUNDRED THIRTY-ONE DOLLARS AND ZERO CENTS ($118,331.00)**; and

WHEREAS developer desires to record the final plat for **LINROCK SUBDIVISION PHASE NO. 1** to completion of landscape construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of Landscape construction for **LINROCK SUBDIVISION PHASE NO.** 1 under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance.

3. The amount of the check and face amount of the Letter of Credit is at least **ONE-HUNDRED EIGHTEEN THOUSAND THREE-HUNDRED THIRTY-ONE DOLLARS AND ZERO CENTS ($118,331.00)**
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days from the date that the final plat is recorded, no further building permits can be issued.

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between CHALLENGER DEVELOPMENT INC (hereinafter "Developer"); whose address is 1977 E OVERLAND RD MERIDIAN, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase ONE of the development known as LINROCK Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following Approved Landscape Plan for LINROCK SUBDIVISION 1 and the associated Bid for landscaping by UNLIMITED SOLUTIONS LANDSCAPING, LLC, and;

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Letter of Credit. Developer has executed and delivered to City an irrevocable standy Letter of Credit issued to the City, in the aggregate amount of one hundred eighteen thousand, three hundred thirty-one dollars and zero cents ($118,331.00), for the City to retain, which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release and return the Letter of Credit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Letter of Credit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 9th day of October, 2025.

CHALLENGER DEVELOPMENT INC

By COREY BARTON
PRESIDENT

On this 9th day of October, 2025, before me Adair Koltes, personally appeared COREY BARTON known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the PRESIDENT and on behalf of the CHALLENGER DEVELOPMENT INC.

SEAL

ADAIR KOLTES
Notary Public - State of Idaho
Commission Number 30052
My Commission Expires 06-05-2028

Notary Public for Idaho
My commission expires on 6-05-2028

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public

My Commission Expires on _____

Washington Trust Bank
Member FDIC

IRREVOCABLE STANDBY
LETTER OF CREDIT NUMBER: 26579
DATE: OCTOBER 7, 2025
AMOUNT: $118,331.00

City of Kuna
751 W. 4th Street
Kuna, ID 83634

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. 26579 in your favor for the account of Challenger Development, Inc., 1977 E. Overland Road, Meridian, ID 83642 up to the aggregate amount of One Hundred Eighteen Thousand Three Hundred Thirty One And 00/100 Dollars ($118,331.00) U.S. currency, available by your draft(s) drawn at sight on us and presented to Washington Trust Bank on or before October 21, 2026 covering the automatic sprinkler system, trees, plants, and permabark for LinRock Subdivision No. 1 and accompanied by the following:

1. A signed statement from the City of Kuna reading exactly as follows:

"I the undersigned duly authorized representative of the City of Kuna, hereby certify that the draft drawn under this Letter of Credit represents the amount of money required to cover the automatic sprinkler system, trees, plants, and permabark for LinRock Subdivision No. 1."

2. Original of this Letter of Credit and any amendment(s) thereto.

All drafts presented under the credit must contain the clause "Drawn under Washington Trust Bank Letter of Credit No. 26579".

Any and all banking charges, other than those of the issuing bank, are for the account of the beneficiary.

We hereby engage with the drawers and bona fide holders of drafts drawn under and in compliance with the terms of this Letter of Credit that the drafts will be duly honored upon presentation and delivery of documents, as specified, to Washington Trust Bank, 3251 E. Presidential Drive, Meridian, ID 83642, on or before October 21, 2026.

This Letter of Credit is issued subject to the International Standby Practices 1998 (ISP98) (International Chamber of Commerce Publication No. 590).

Sincerely,

David Hall
Vice President
Washington Trust Bank

EQUAL HOUSING LENDER

CITY OF KUNA, PUBLIC WORKS
CONSTRUCTION BOND APPLICATION REVIEW

The City of Kuna Public Works department has reviewed your application for bonded construction improvements. After careful review, it has been determined that Public Works has accepted your bond application for submission to City Council review for the following project:

Linrock Subdivision 1
Will Serve date: 06/13/24
Landscaping Bond
Letter of Credit

Attached to this application are three (3) exhibits:

- Bid for Bonded Improvement
- Future Inspection Checklist for Bonded Improvement (or landscape/fencing plans)
- Bond Agreement

Please type and complete the attached Bond Agreement, sign, notarize, and deliver all three (3) exhibits to:

Kuna City Hall
751 W 4th St, Kuna, ID 83634
By 10/16/25 at 5:00pm to submit your Bond Agreement in time for the next City Council.
Incomplete Bond Agreements will not be accepted.

Please bring a letter of credit in the amount of 125% of the provided bid(s) for construction.
$118,331.00
Please note that this bond is not considered approved until it passes City Council review.

A Bond Resolution will be completed and returned to the requestor upon review and approval from City Council.

Please reach out to the Public Works Project Coordinator for questions on bonding for construction improvements or on qualifying for final plat recordation.

Thank you,

Jennifer Miller
Public Works Coordinator
City of Kuna | Public Works
Phone: 208-287-1728
Email: jmiller@kunaid.gov

ESTIMATE

UNLIMITED SOLUTIONS LANDSCAPING

Service Address

Linrock Subdivsion
No. 1, S. Linder W.
Braden Dr.
Meridian , Id

Prepared For

Trilogy Development
9839 W Cable Car Ste
#101
Boise, ID 83709
(208) 949-8743

Unlimited Solutions Landscaping LLC

227 Mountain View Dr
Nampa, Idaho 83686
Phone: +208-250-6919 / 208-250-2169
Email: info@uslandscape.net

Estimate #	1022
Date	01/21/2025
Business / Tax #	RCE-5978. EIN: 87-2614703

Description	Rate	Quantity	Total
Fine Grade common area Fine grade calculated per square foot	$0.12	44,260	$5,311.20
Automatic Sprinkler System (Irrigation) Automatic sprinkler system w/ irrigation connection, 1 year warranty on all the parts and installation defects INCLUDES irrigation sleeving for under roads and walks for irrigation needs.	$0.40	44,260	$17,704.00
Evergreen trees 6' - 8' Installed per plant schedule spec and call out.	$710.00	9	$6,390.00
2" Deciduous trees Installed per plant schedule spec and call out.	$410.00	35	$14,350.00
Decorative Evergreens Moonglow Juniper 6'-8' Installed per plant schedule spec and call out.	$210.00	20	$4,200.00
1 Gallon Plants Installed per plant schedule spec and call out.	$14.00	185	$2,590.00
2 Gallon Plants Installed per plant schedule spec and call out.	$24.00	93	$2,232.00

3 Gallon Plants Installed per plant schedule spec and call out.	$36.00	100	$3,600.00
5 Gallon Plants Installed per plant schedule spec and call out.	$50.00	122	$6,100.00
Medium Black and Tan Permabark with Fabric Black and Tan Permabark to be placed on top of weed barrier in all planter areas.	$105.00	140	$14,700.00
Sod Installed per call out.	$0.60	29,146	$17,487.60

Subtotal	$94,664.80
Total	**$94,664.80**

RESOLUTION NO. R84-2025
STREETLIGHT IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS VALOR GOLF VILLAGES SUBDIVISION PHASE NO. 5 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **VALOR GOLF VILLAGES SUBDIVISION PHASE NO. 5** were approved by the Kuna City Engineer on **03/18/2025**; and

WHEREAS construction was commenced but not completed for Streetlighting, per the approved plans; and

WHEREAS the streetlighting has not been completed for **VALOR GOLF VILLAGES SUBDIVISION PHASE NO. 5** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the streetlight completion has been estimated at **TWENTY-NINE THOUSAND NINE-HUNDRED SEVENTY DOLLARS AND ZERO CENTS ($29,970.00)** adding 25% for a total of **THIRTY-SEVEN THOUSAND FOUR-HUNDRED SIXTY-TWO DOLLARS AND FIFTY CENTS ($37,462.50)**; and

WHEREAS developer desires to record the final plat for **VALOR GOLF VILLAGES SUBDIVISION PHASE NO. 5** prior to completion of construction; and

WHEREAS Kuna City Code 5-9-403 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash bond in lieu of Streetlight construction for **VALOR GOLF VILLAGES SUBDIVISION NO. 5** under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Cash Bond;
2. The Cash Bond is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Cash Bond is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;

3. The amount of the check is at least **THIRTY-SEVEN THOUSAND FOUR-HUNDRED SIXTY-TWO DOLLARS AND FIFTY CENTS ($37,462.50)**;
4. No more than fifty percent of available permits can be claimed during the life of the Cash Bond and if improvements are not completed within 120 days from the date that the final plat is recorded, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 21st day of October, 2025.

APPROVED BY THE MAYOR of Kuna, Idaho this 21st day of October, 2025.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between M3 ID VALOR GOLF VILLAS, LLC, (hereinafter "Developer"); whose address is 1673 W. Shoreline Dr. Suite 200 Boise, Idaho 83702, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase 5 of the development known as Valor Golf Village Subdivision No. 5, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the Approved Street Light Plan for Valor Golf Village Subdivision No 5 and the associated Bid for street lighting by Street Lights LLC.

   The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of thirty-seven thousand, four hundred sixty-two dollars and fifty cents ($37,462.50), for deposit with City in its accounts (the "Cash Deposit"), which includes:

   a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;

   b. To that total, the following additional sums may be added upon the following considerations:

      i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for

the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.

4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.

5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.

6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.

7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach

of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.

9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.

10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.

11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.

12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.

13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.

14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.

15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

17. Default. In the event either party hereto defaults in any of the covenants or agreements

contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.

18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.

19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.

20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.

21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.

22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this _____day of _____, 2025.

M3 ID Valor Golf Villas, LLC, an Arizona limited liability company

By: M3 Builders, L.L.C.
an Arizona limited liability company
Its: Manager

By: The M3 Companies, L.L.C.,
an Arizona limited liability company
Its: Sole Member

By: William I. Brownlee
Manager

On this 17th day of September, 2025, before me Dena Kaye Nelson-Hendren, personally appeared William I. Brownlee known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as the Manager of the M3 Companies, L.L.C., the limited liability company that is the member of M3 Builders, L.L.C, the limited liability company that is the Manager of M3 ID Valor Golf Villas, LLC.

S
E
A
L



Notary Public for Idaho
My commission expires on 3-15-2031

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Nathan Stanley, *City Clerk*

STATE OF IDAHO)
: SS
County of Ada))

On this _____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Joe L. Stear and Nathan Stanley, known or identified to me to be the Mayor and City Clerk (respectively) of the City of Kuna that executed the said instrument, and acknowledged to me that such City of Kuna executed the same.

Notary Public
My Commission Expires on _____

Exhibit A

Street Lights LLC

Change Order

DATE: July 29, 2025

RCE # 51142
PO Box 6985
Boise, Idaho 83707
Mark Peterson
(208) 870-3220 | streetlightsllc@gmail.com

Project : Golf Villages Subdivision No. 5
Quote to: M3
Bid Date: 7/29/25
Revision Date:
Date of Plans: 2/5/2025

ITEM	DESCRIPTION	QTY	UNIT	PRICE	AMOUNT
	Street Lights				
1	Sleeving or horizontal boring under sidewalks	1	EA	1,750.00	1,750.00
3	25' Standard Street Light - Kuna standard street light black pole with Cooper USSL 52W LED fixture. Provide the required trenching and conduit for 158'. Provide and install necessary wire, junction boxes, and fusing for light poles. Junction boxes are not figured as concrete or driveway rated unless noted otherwise. Includes grounding, electrical permits, and inspections.	5	EA	5,994.00	29,970.00
				SUBTOTAL	31,720.00
				GRAND TOTAL	31,720.00

NOT INCLUDED IN THIS PROPOSAL:
1. Extra labor or material if rock or water is encountered.
2. Bid does not include any surface restoration. (i.e. landscape, asphalt, ect.)
3. All sleeving under asphalt, concrete, ect. By others.
4. Any Ada County/Highway District right of way fees or Permits
5. Rock excavation if encountered

$29,970.00 X 125% = $37,462.50

Notes:
Final billing may change due to field adjustments
Price good for 60 days from bid date

ACCEPTED BY:_____DATE:_____

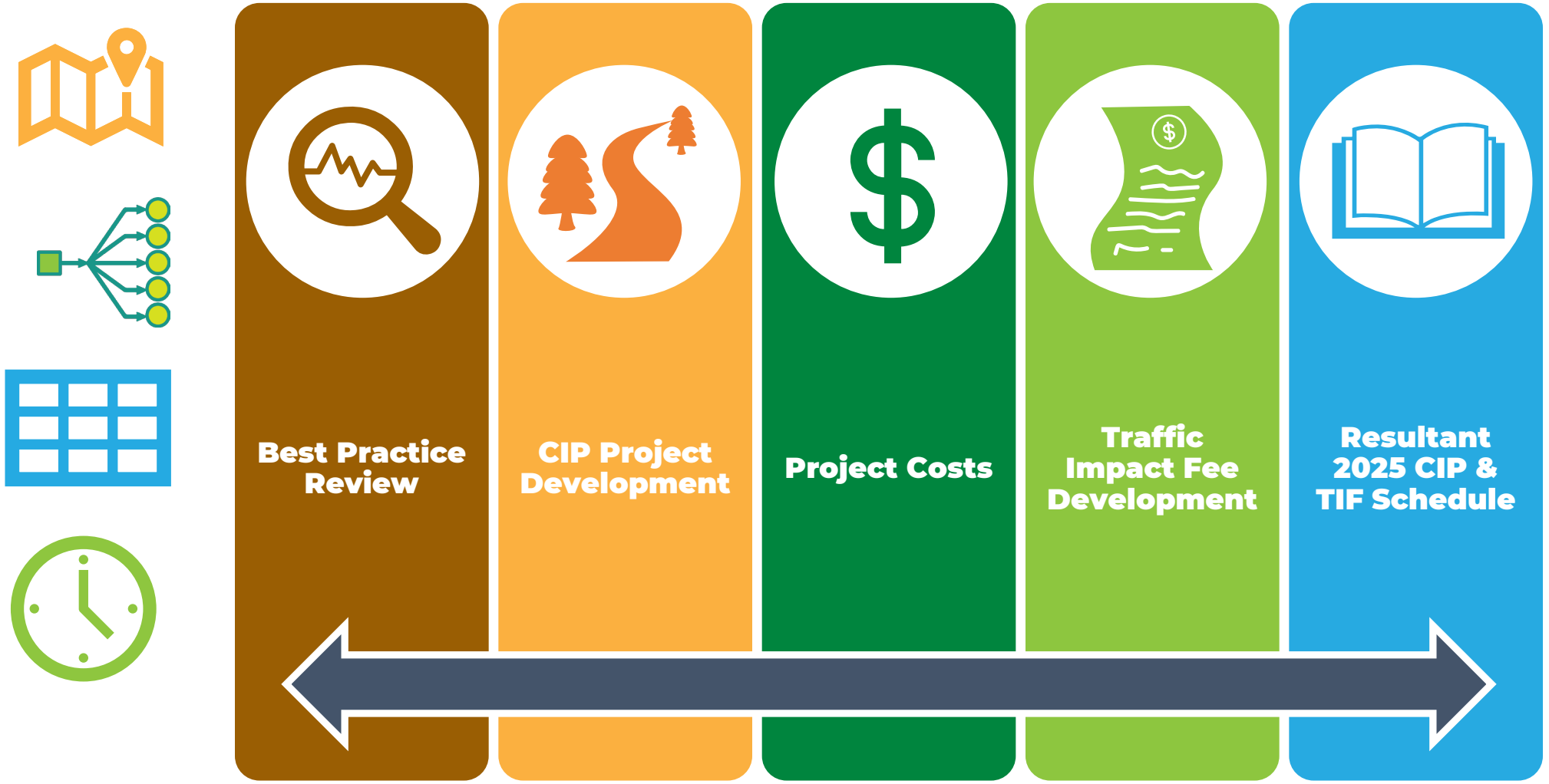
2025 ACHD Impact Fee & Capital Improvement Plan Update

Justin Lucas

Chief of Operations + Infrastructure

Ada County Highway District

2025 CIP Update Project Overview



Service Area

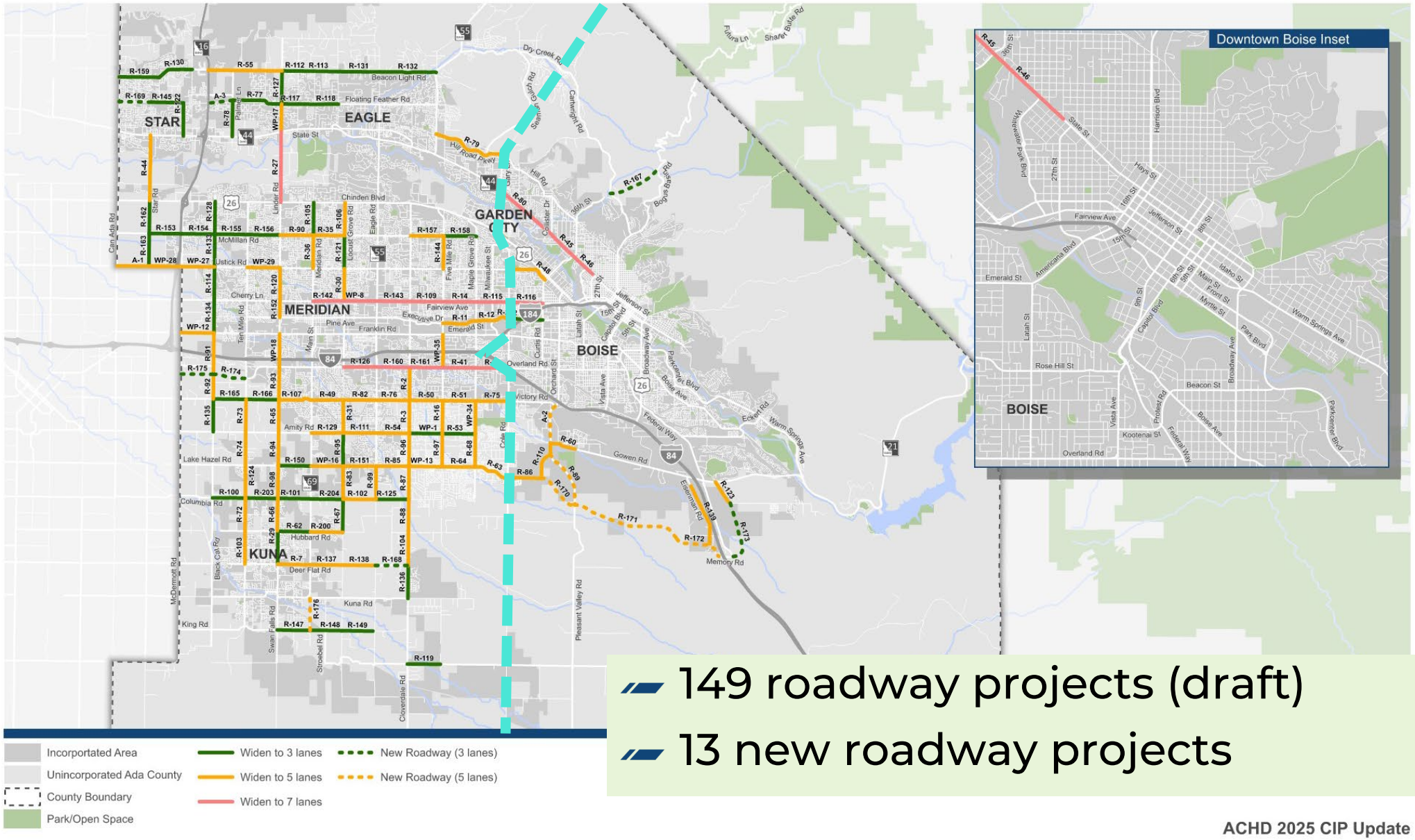
ACHD Commission Direction - Two Service Areas



DRAFT 2025 Traffic Impact Fees

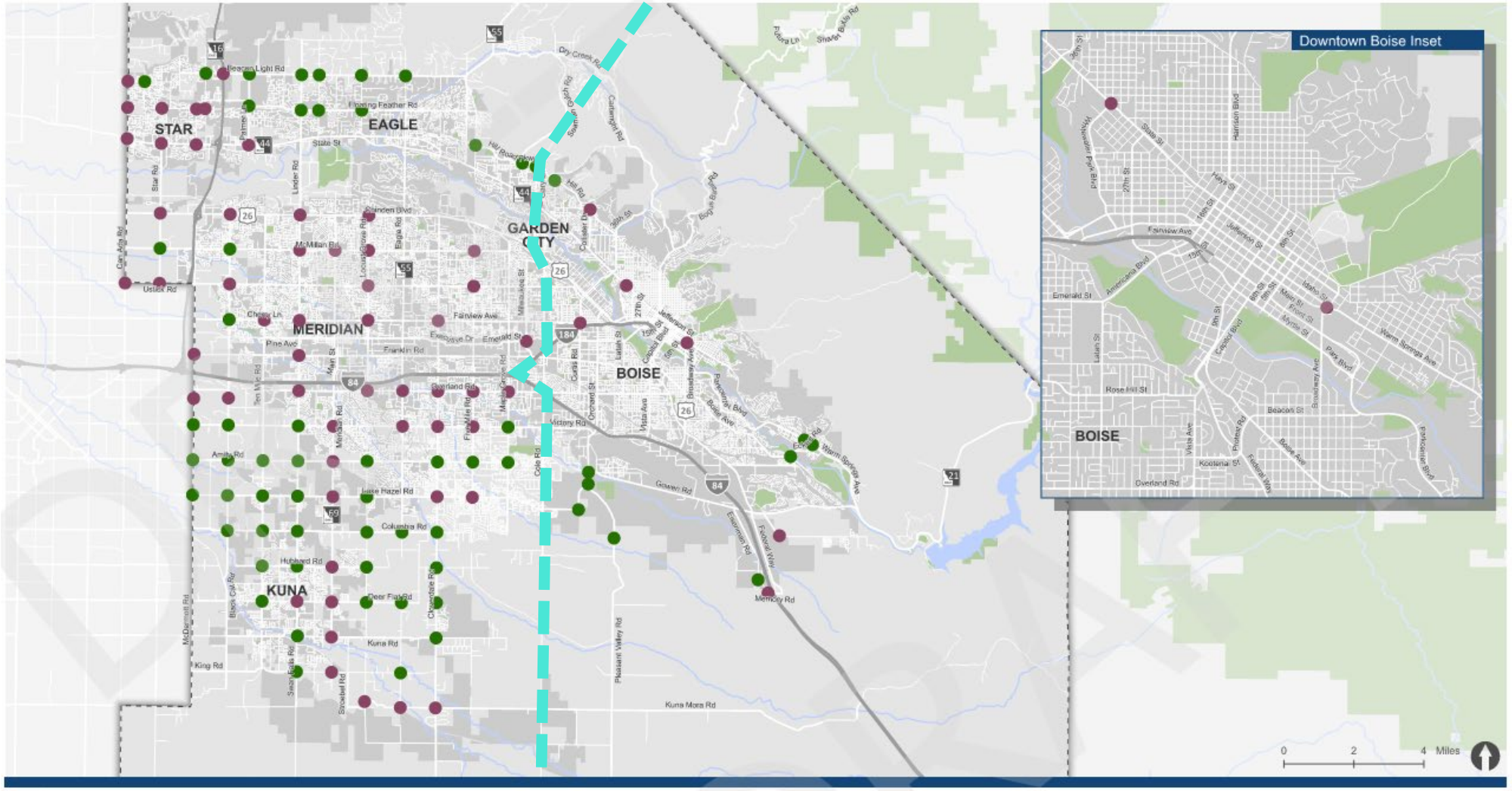
	Total	West Service Area	East Service Area
Total Project Costs	$2.26B	$1.78B	$480M
Total Impact Fee Eligible Costs	$1.64B	$1.30B	$339M
Resulting Single Family Unit TIF	N/A	$8,929	$5,348
Resulting Office TIF (per KSF)	N/A	$11,329	$6,786
Resulting Shopping Center TIF (per KSF)	N/A	$18,592	$11,137

Resultant Full CIP Roadway Projects

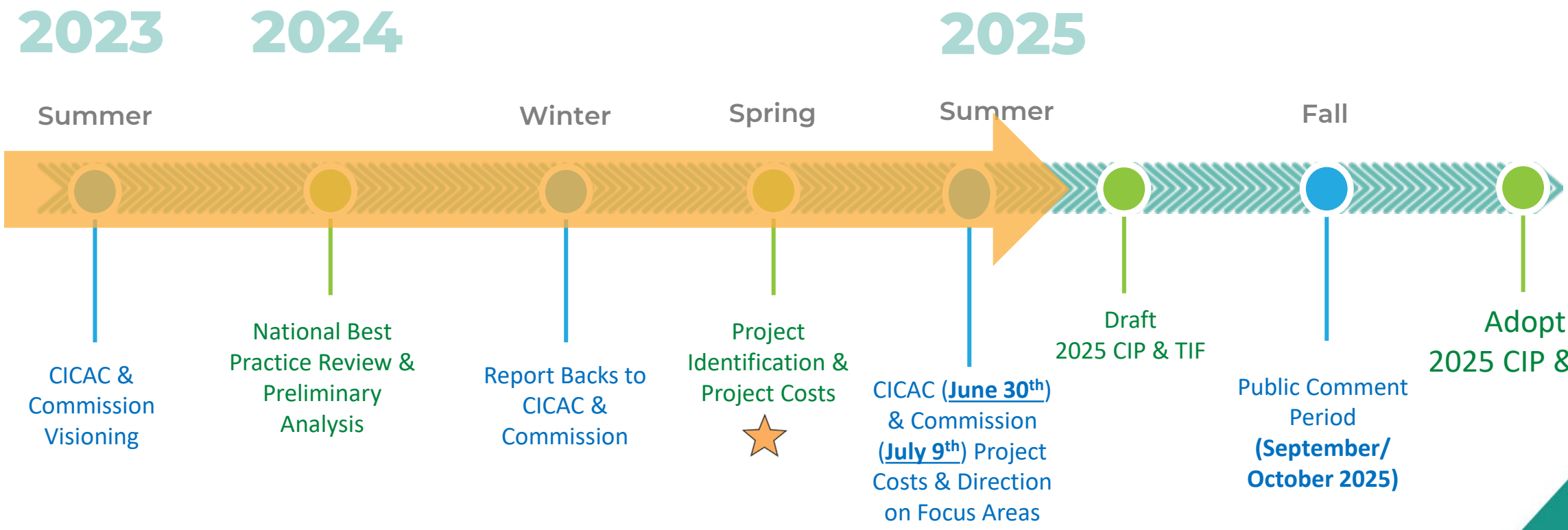


- 149 roadway projects (draft)
- 13 new roadway projects

Refined DRAFT CIP Projects



Timeline & Next Steps



Additional CICAC & Commission work sessions to be scheduled through the CIP development for input.

CASE NO. 25-01-OA (ORDINANCE AMENDMENT)

DEVELOPMENT REGULATIONS CODE APPLICATION REQUIREMENTS

Planner: Doug Hanson
dhanson@kunaid.gov
208-287-1771

ALL APPLICATION MATERIALS: 25-01-OA DEVELOPMENT REGULATIONS CODE APPLICATION REQUIREMENTS

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

DEVELOPMENT SERVICES
KUNA
IDAHO

July 16, 2025

Mayor Stear and Council
City of Kuna
751 W 4th Street
Kuna, ID 83634

SUBJECT: Kuna City Code Text Amendment – Narrative

Mayor and City Council Members,

The City of Kuna Planning and Zoning Department respectfully submits a zoning text amendment application.

The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.

Application submittal requirements are currently stated in multiple code sections, some with conflicting language, staff believes that by limiting the application submittal requirements to one code section confusion surrounding application submittals will be alleviated for both applicants and staff. Establishing a procedure for updating forms will create a formal process where none currently exists.

Sincerely,

Doug Hanson
Planning & Zoning Director

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

IN THE MATTER OF THE APPLICATION OF	)	**Case No.:** 25-01-OA (Ordinance
	)	Amendment) Development Regulations
THE CITY OF KUNA	)	Code Application Requirements
	)	
Ordinance Amendment to Title 5,	)	
Development Regulations of Kuna City	)	**DECISION AND REASONED**
Code.	)	**STATEMENT.**

SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the "Commission") for Public Hearing on August 26, 2025, the Commission entered recommendations and decisions on one (1) application. Thereafter, this Decision and Reasoned Statement was prepared and presented to the Commission on September 9, 2025, for formal adoption of the Commission recommendation.

SECTION 2
DECISION

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

The Ordinance Amendment Application (Case No. 25-01-OA) is hereby *Recommended Approval.*

SECTION 3
RECORD OF EXHIBITS AND WITNESSES

I. List of Exhibits.

- DRAFT Application Requirements Ordinance REDLINES
- NARRATIVE
- PROPOSED CHANGES
- AFFIDAVIT OF PUBLICATION PZ 08.26.2025.
- AGENCY TRANSMITTAL

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission August 26, 2025, hearing are as follows, to-wit:

a. City Staff:

Doug Hanson, Planning & Zoning Director

b. Appearing in Favor:

c. Appearing Neutral:

d. Appearing in Opposition:

SECTION 4
REASONED STATEMENT

I. Relevant Criteria and Standards Considered

a. Relevant City Ordinance Provisions.

1. Title 5 Kuna City Code, Development Regulations

b. Relevant Statutory Provisions.

1. Chapter 65 of Title 67, Idaho Code

i. I.C. § 67-6511 – Zoning Ordinance

c. Pertinent Constitutional Provisions

II. Factual Findings

a. Procedural Findings:

Agency Comments Request	August 26, 2025.
Idaho Press Newspaper Published Hearing Notice Commission	Published on August 8, 2025.
Commission Public Hearing	Held on August 26, 2025.
Commission Written Decision and Reasoned Statement Entered	Entered September 9, 2025.

b. Relevant Contested Facts.

1. No testimony was presented in opposition to the project, therefore no contested facts were entered into the record.

c. Commission's Factual Findings on Relevant Contested Fact.

1. None.

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

It is the rationale of the Commission that the Ordinance Amendment simplified the application submittal process and made it easier to understand.

SECTION 5
REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 28th day of January 2025.

Dana Hennis, Chairman

OFFICIALS
Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634

Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, August 26, 2025, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5546.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:00)

Chairman Dana Hennis Okay, so it's 6:00, so we'll go ahead and call to order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, August 26th, 2025, and we'll begin tonight with roll call.

Planning & Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning & Zoning Director Doug Hanson Commissioner Bryan Clark.

Vice Chairman Bryan Clark Here.

Planning & Zoning Director Doug Hanson Commissioner Ginny Greger…Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT
Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Absent
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT
Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Michelle Covert, Economic Development Administrator
Matt Johnson, City Attorney

2. CONSENT AGENDA:

All items listed are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Removed items will be placed under Business unless otherwise instructed.
(Timestamp 00:00:26)

A. Regular Commission Meeting Minutes Dated August 12, 2025

B. Decision and Reasoned Statement(s)
1. Case No. 25-17-DR; for Mark Adams Storage

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

(Timestamp 00:00:21)

Chairman Dana Hennis Okay, thank you. And first up is going to be our consent agenda.

Vice Chairman Bryan Clark Mr. Chairman, I move that we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Thank you.

(Timestamp 00:00:25)
Motion To: Approve The Consent Agenda
Motion By: Commissioner Bryan Clark
Motion Seconded By: Commissioner Ginny Greger
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

3. *PUBLIC HEARINGS:*

(Timestamp 00:00:42)

A. Case No. 25-01-PUD, 25-04-S, & 25-06-DR, Napa Vineyards - Troy Behunin – Senior Planner

Applicant requests PUD, Preliminary Plat & Design Review approval for approx. 242 acres in Kuna City using the following zones P, R-6, R-20, C-1 & C-3. The Preliminary Plat proposes to subdivide the lands into 1,495 total residential, multiple common lots & common driveways, a School Site, Fire Station & a City Park in compliance with the approved Development Agreement. The site is in Sec. 12, Township 2 North, Range 1 West (APN numbers; S1312212400, R7135690180, S1312417410.

Staff requests this Case to be tabled to a Date Certain of Oct. 14, 2025, to receive critical agency comments.

Potential Motions:

- *Motion to table Case No. 25-01-PUD, 25-04-S, & 25-06-DR to a date certain.*

(Timestamp 00:00:40)

Chairman Dana Hennis First up tonight on the agenda in public hearings is case #25-01-PUD, #25-04-S, and #25-06-DR for the Napa Vineyards. Troy, I see you have a request.

Senior Planner Troy Behunin Yes, good evening, Commissioners. For the record, Troy Behunin, Senior Planner. The application before you or at least on the agenda this evening for Napa Vineyards. Staff is requesting that it be tabled to a date certain there were two critical agencies that we anticipated having their final reports. We did not receive them, so we're going to give them ample time to get their reports together compiled and get them submitted and enough time for staff to review and for everybody else who wants to review them as well. We are requesting that this be tabled until the October 14th, 2025 Planning & Zoning Commission meeting.

Chairman Dana Hennis Thank you.

Commissioner Bobby Rosadillo I'll make a motion to table case numbers #25-01-PUD, #25-04-S, and #25-06-DR to a date certain of October 14th, 2025.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis All in favor?

Chairman Dana Hennis Any opposed? Thank you. Motion passes.

(Timestamp 00:01:57)
Motion To: Table Case #25-01-PUD. #25-04-S, And #25-06-DR To A Date Certain Of October 14th, 2025
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

B. Case No. 25-01-OA (Ordinance Amendment) Development Regulations Code Application Requirements - Doug Hanson – Planning & Zoning Director

The City of Kuna Planning & Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-01-OA with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:02:17)

Chairman Dana Hennis So next up on the agenda is case #25-01-OA, the ordinance amendment or development Regulations code application requirements, Doug.

Planning & Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Planning & Zoning Director, 751 W 4th St. Kuna, ID. The City of Kuna Planning & Zoning Department requests a zoning text amendment application, for application submittal requirements and establishing a procedure to update application forms. Application submittal requirements are currently stated in multiple code sections, some with conflicting language. Staff believes that by limiting the application submittal requirements to one code section, confusion surrounding application submittals will be alleviated for both applicants submitting their applications and staff review. This text amendment also requests establishing a procedure for updating planning and zoning application forms, as no formal process currently exists. Should this application be approved, all planning & zoning application form updates will be heard by the City Council as a public meeting item for their approval, and with that I will stand by for any questions you have.

Chairman Dana Hennis Thank you. Is there any questions from the Commission at this point for staff?

Commissioner Jim Main No.

Commissioner Bobby Rosadillo No.

Chairman Dana Hennis Okay. Thank you. And so, with that, I will go ahead and open up the public testimony at 6:03 and I do not have anybody signed up to testify on this. Is there anybody in the audience that has not got a chance to sign up that would like to speak on this application or the zoning ordinance? And see none, I will go ahead and close the public testimony at 6:04. And with that, that brings up our deliberation. I didn't see anything that was out of the ordinary, just seemed like it was just cleaning up some verbiage.

Commissioner Jim Main Yeah, I've read through all of them and basically, it's simplifying the process, making it a lot easier to use and understand.

Chairman Dana Hennis Which is always good.

Commissioner Bobby Rosadillo We're removing a lot of redundancy. Yeah. Yeah, I'll make a motion to recommend approval of 25-01-OA with conditions as outlined in the staff report.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? No? Motion passes. Thank you, Doug.

(Timestamp 00:04:48)
Motion To: Recommend Approval Of Case #25-01-OA With Conditions
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Clark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

4. BUSINESS ITEMS:

5. UPDATES & REPORTS:

(Timestamp 00:04:53)

Chairman Dana Hennis With that, I don't see anything further on the agenda. Is there any other items or reports from staff?

Planning & Zoning Director Doug Hanson That is it for this evening.

Chairman Dana Hennis Okay.

6. ADJOURNMENT:
(Timestamp 00:04:53)

Commissioner Bobby Rosadillo I'll make a motion that we adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Any opposed? Now, if you were in the audience waiting for the other one, the upcoming one, we'll move that to October 14th. If you didn't catch that, it's been just tabled to make sure all the information from other agencies is presented to staff ourselves and you, you can look at all that information on the website, the city website. Okay, thank you all for coming.

(Timestamp 00:04:53)
Motion To: Adjourn
Motion By: Commissioner Bobby Rosadillo
Motion Seconded By: Commissioner Bryan Blark
Further Discussion: None
Voting Aye: Commissioners Rosadillo, Main, Clark, Hennis
Voting Nay: None
Absent: Commissioner Greger
4-0-1

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CITY OF KUNA

751 W 4th Street • Kuna, ID 83634

(208) 922-5546 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet

August 26, 2025

Case No.: 25-01-OA (Ordinance Amendment)

Case Name: DEVELOPMENT REGULATIONS CODE APPLICATION REQUIREMENTS

☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name
Address	Address
City, State, ZIP	City, State, ZIP

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Name	Name
Address	Address
City, State, ZIP	City, State, ZIP
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Name	Name
Address	Address
City, State, Zip	City, State, Zip

Proposed Development Regulations Code Text Amendments		
KCC Section	**Topic**	**Reason for Change**
5-4-3	Application Requirements, Review and Fees	Updating application submittal requirments and establishing a prodecdure for updating application forms.
5-8-201	Zoning Permits	Uniformity with proposed KCC 5-4-3 Change
5-8-304	Contents of Application	Uniformity with proposed KCC 5-4-3 Change
5-8-403	Form	Uniformity with proposed KCC 5-4-3 Change
5-8-910	Design Review Application Required	Uniformity with proposed KCC 5-4-3 Change
5-9-203	Preliminary Plat	Uniformity with proposed KCC 5-4-3 Change
5-9-204	Final Plat	Uniformity with proposed KCC 5-4-3 Change
5-9-602	Lot Split	Uniformity with proposed KCC 5-4-3 Change

5-4-3: APPLICATION REQUIREMENTS, REVIEW AND FEES:

A. *Application requirements:* All persons making an application for annexation, zoning, subdivision approval or any permit or other matter governed by this title are required to submit an application to the Director ~~an application on forms provided by the Planning and Zoning Department~~on forms approved by the City Council and provided by the Planning and Zoning Department.

B. *Pre-application meeting:* As determined by Kuna City Code § 5-4-4 (the "Decision Making Authority and Process Table") a pre-application meeting with the Planning and Zoning Department and other affected agencies is required, no more than three (3) months prior to submitting an application. The pre-application meeting requirement may be waived by the Director on a case-by-case basis.

C. *Fees:* The Council shall, by resolution, establish fees for all applications or petitions authorized by this title.

D. *Application completeness and compliance review:* Applications are not accepted until the Director Or The Director's designee finds that the application is complete and complies with this title. Application completeness and compliance review fees are required to paid prior to application being reviewed by the Director. The Director shall have sixty (60) days to review to determine and notify in writing the applicant whether or not the application is complete and in compliance.

E. *Incomplete applications:* If the Director or their designee determine that an application is incomplete, they shall provide notice to the applicant of such deficiencies. In the event an applicant fails to provide the missing information within a period of fourteen (14) calendar days, the application shall be deemed to have expired, and will not be further processed by the City unless and until an entirely new application is submitted.

F. *Acceptance of applications:* Applications, which are found by the Director to be complete and in compliance, are then officially accepted for processing. The Director will issue and deliver to the applicant a letter of Application acceptance. The date of acceptance determination shall be the date the Director issues an acceptance letter.

5-8-201: ZONING PERMITS:

A. *Required:* No building or other structure shall be erected, moved, added to, structurally altered, nor shall any building, structure or land be established or changed in use without a permit therefor issued by the Director. Zoning permits shall be issued only in conformity with the provisions of this title.

B. *Contents of application:* The applicant must file an application with the Director upon a form prescribed by the Council. ~~The application for zoning permit shall be signed by the owner or applicant attesting to the truth and exactness of all information supplied on the application. Each application shall clearly state that the permit shall expire and may be revoked if work has not begun or is not substantially completed within one (1) year. At a minimum, the application shall contain the following information:~~

~~1. Name, address and phone number of the applicant.~~

~~2. Legal description of the property.~~

~~3. Existing use.~~

~~4. Proposed use.~~

~~5. Zoning district.~~

~~6. Plan, drawn to scale, showing the actual dimensions and the shape of the lot to be built upon; the exact size and location of existing buildings on the lot, if any; and the location and dimensions of the proposed building(s) or alteration.~~

~~7. Building heights.~~

~~8. Number of off-street parking spaces or loading berths.~~

~~9. Number of dwelling units.~~

~~10. Proposed sewer and water facilities.~~

~~11. Such other matters as may be necessary to determine conformance with, and provide for, the enforcement of this title.~~

C. *Approval of zoning permit:* Within thirty (30) days after the receipt of an application, the Director shall either approve or disapprove the application in conformance with the provisions of this title. All zoning permits shall, however, be conditional upon the commencement of work within one (1) year. One (1) copy of the plans shall be returned to the applicant by the Director after the Director shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. One (1) copy of plans, similarly marked, shall be retained by the Director. The Director shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the use or alteration is in conformance with the provisions of this title.

D. *Expiration of zoning permit:* If the work described in any zoning permit has not commenced construction within one (1) year from the date of issuance thereof, said permit shall expire; said permit shall be revoked by the Director; and written notice thereof shall be given to the persons affected.

5-8-304: CONTENTS OF APPLICATION:

A. Applications for amendments to the official zoning diagram adopted as part of this title must be filed on an application with the Director upon a form prescribed by the Council.~~shall contain at least the following information:~~

~~1. Name, address and phone number of applicant.~~

~~2. Proposed amending ordinance, approved as to form by the Council.~~

~~3. Present land use.~~

~~4. Present zoning district.~~

~~5. Proposed use.~~

~~6. Proposed zoning district.~~

~~7. A vicinity map at a scale approved by the director showing property lines, thoroughfares, existing and proposed zoning and such other items as the director may require.~~

~~8. A list of all property owners and their mailing addresses who are within three hundred feet (300') of the external boundaries of the land being considered.~~

~~9. A statement on how the proposed amendment relates to the comprehensive plan, availability of public facilities and compatibility with the surrounding area.~~

~~10. A fee as established by the Council.~~

5-8-403: FORM:

A development agreement shall be in the form ~~required~~ provided by the Director. ~~No agreement shall be accepted by the Director which does not include the following:~~

~~A. An affidavit by the owner (if the owner is someone other than the applicant) of the parcel agreeing to submit the parcel to a development agreement.~~

~~B. The specific use or uses of the parcel for which the development agreement is sought.~~

~~C. A concept plan of the project to be developed on the parcel. The concept plan shall include:~~

~~1. A description of the density allowed or sought.~~

~~2. Maximum height, size, and location of any structures on the property.~~

~~D. The time required to begin the use on the property.~~

~~E. A statement by the owner of the parcel that failure to comply with the commitments in the development agreement shall be deemed consent to rezone the parcel(s) to zoning designation that existed before the adopted of the development agreement, or, in the case of an initial zone at annexation, a zone deemed appropriate by the Council.~~

~~F. Any other matter mutually agreeable to the parties.~~

5-8-910: DESIGN REVIEW APPLICATION REQUIRED:

Prior to application for a permit to erect, construct, alter, move, remodel, or reface or otherwise change the use of the building or structure in the DR district, the applicant must file an application with the Director upon a form prescribed by the Council. ~~Applications shall be accompanied by appropriate architectural and site development plans as may be required by the Director. Such plans shall be legible, to scale and shall include, at a minimum:~~

~~A. Site plans showing:~~

~~1. Roofline and foundation plan of building, located on the site;~~

~~2. Location of existing trees and structures, if any;~~

~~3. Location and dimensions of streets and highway designations;~~

~~4. Location and dimensions of off-street parking and loading facilities;~~

~~5. Location and dimensions of points of entry and exit for vehicles and internal circulation patterns;~~

~~6. Location of walls and fences and indication of their height and material of construction;~~

~~7. Exterior lighting standards and devices including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration);~~

~~8. Landscape plan;~~

~~9. Scale and north arrow;~~

~~10. Location and designation of all rights-of-way and property lines; and~~

~~11. Location and designation of all sidewalks.~~

~~B. Architectural plans showing:~~

~~1. Building materials;~~

~~2. Four (4) elevations to include all sides of development. Perspectives, models or other suitable graphic materials may be submitted at the option of the applicant and if determined by the zoning director;~~

~~3. Proposed color schemes of entire building, including roof;~~

~~4. Site photographs (snapshots) of the site itself and adjacent properties to intersections;~~

~~5. Color and texture chips of actual samples of materials may be submitted at the option of the applicant and as may be required by the zoning director;~~

~~6. Scale drawings of all signs showing size, material, text or other graphic symbols, colors and illumination; and~~

~~7. Scale drawings showing the placement and size of all roof-mounted mechanicals and the screening of such equipment by a parapet wall or within the roof system.~~

~~C. Engineered grading and drainage plans: A generalized drainage plan showing direction of drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE), shall be submitted to the city for review and approval by the city engineer.~~

~~D. Existing structures and sites: Applications involving conversion, remodeling, restoration, renovation, enlargement, or expansion of existing structures or sites shall contain information sufficient in content and detail so that the design review committee and/or zoning director may be assured the applicant complies with the provisions of this chapter.~~

5-9-203: PRELIMINARY PLAT:

A. *Application:* The subdivider shall file with the planning staff a completed ~~subdivision~~ preliminary plat application form provided by the Director and prescribed by the City Council. ~~to include all pertinent data required in this chapter or as may be required due to a complementary land use application.~~

B. *Combining preliminary and final plats:* The applicant may request that the subdivision application be processed as both a preliminary and final plat if all the following criteria are met:

1. The proposed subdivision does not exceed five (5) lots;

2. No major special development considerations are involved, such as development in a floodplain, hillside development or the like; and

3. All required information for both preliminary and final plat is complete and in an acceptable form.

C. *Content of preliminary plat:* The contents of the preliminary plat and related information shall be in such a form as required by the Director; however, the subdivider shall provide any additional maps or data deemed necessary by the Ceommission.

~~The subdivider shall provide the planning department the following information:~~

~~1. A copy of the completed application.~~

~~2. A copy of the preliminary plat of the proposed subdivision, drawn in accordance with this title's requirements; each copy of the preliminary plat shall be on specified paper, with dimensions not less than twenty-four (24) inches by thirty-six (36) inches, and drawn to a scale not less than one (1) inch to one hundred (100) feet, to include the date drafted, the person drafting the document and north arrow. Any other scale requires prior authorization from city staff. North shall be oriented to the top or to the left on a landscape orientated plan.~~

~~3. A copy of the preliminary plat of the proposed subdivision on eleven-inch by seventeen-inch (11"x17") paper.~~

~~4. Specific information as requested pertaining to any special development areas, such as hillside, planned unit development, floodplain, cemetery, large scale development, hazardous and unique areas of development.~~

~~D. *Requirement of preliminary plats:* The following shall be shown on the preliminary plat or shall be submitted separately:~~

~~1. The name of the proposed subdivision;~~

~~2. The names, addresses and telephone numbers of the subdivider, subdivider's representative, engineer of record or surveyor who prepared the plat;~~

~~3. The legal description of the subdivision prepared by a licensed engineer or land surveyor;~~

~~4. All preliminary plats must be sealed by a licensed engineer or land surveyor;~~

~~5. A general narrative about the proposed subdivision;~~

~~6. A map of the entire area scheduled for development to include any adjoining lands in the same ownership;~~

~~7. A vicinity map showing the relationship of the proposed plat to the surrounding area (one-half-mile minimum radius, scale optional);~~

~~8. A three-hundred-foot scaled vicinity map showing the preliminary plat, proposed lots, boundaries, rights-of-way and adjoining parcels within three hundred (300) feet on eight and one-half inch by eleven-inch (8½"X11") paper;~~

9. The ownership, land use and existing zoning of the proposed subdivision and the adjacent lands within three hundred (300) feet of the outside preliminary plat property dimensions;

10. Streets, street names, rights-of-way and roadway widths, including adjoining streets and roadways within three hundred (300) feet of the outside preliminary plat property dimensions;

11. Lot lines and blocks showing the dimensions to the nearest foot and numbers of each;

12. Contour lines, shown at five-foot intervals where land slope is greater than ten (10) percent and at two-foot intervals where land slope is ten (10) percent or less, referenced to an established bench mark, including location and elevation;

13. All proposed or existing utilities, including, but not limited to, storm and sanitary sewers, irrigation laterals, ditches, drainages, bridges, culverts, water mains, fire hydrants, pressure irrigation and street lights. Specifically, the utility information shall include:

    a. Proposed pipe sizes and for gravity pipelines, flow direction, invert depths at manholes, manhole locations, and any other information required to clarify the proposed system.

    b. A description of the proposed method of handling stormwater generated by the development, including the size and location of facilities. The subdivider shall provide preliminary report runoff calculations for the development along with conceptual plans of the proposed facilities.

    c. Vicinity map showing the relationship of the proposed plat to the surrounding surface water features (one-half mile minimum radius) including, but not limited to, all irrigation ditches, drainages, etc.

    d. All off-site improvements required to service the development.

14. Any dedications to the public and/or easements, together with a statement of location, dimensions and purpose of each;

15. A draft agreement between the developer and city specifying the duties and obligations of the developer and the city in maintaining stormwater retention areas;

16. Provide a common lot/open space table to include: Location, size in acres, uses and ownership of each common lot;

17. Provide hydro and soils reports that are no more than twelve (12) months old;

18. Provide a site data table on the cover sheet to include the following information:

    a. Total site acreage.

    b. Current zoning.

    c. Proposed zoning.

    d. Utility providers.

    e. Protection services.

~~f. School district.~~

~~g. Irrigation district.~~

~~h. Total lots.~~

~~i. Average lot size.~~

~~j. Total common lots.~~

~~k. Density (for PUDs provide each density and overall).~~

~~19. Any additional required information for special developments as specified in Chapter 5 of this title.~~

DE. *Application procedures:* For application procedures, see Chapter 4 of this of this title.

EF. *Commission's findings:* In determining the acceptance of a proposed subdivision, the commission shall consider the objectives of this chapter to include the following:

1. The conformance of the subdivision with the comprehensive plan;
2. The availability of public services to accommodate the proposed development;
3. The continuity of the proposed development with the capital improvement program;
4. The public's capability to provide supporting services to the proposed development; and
5. Other health, safety and environmental considerations.

FG. *Action on preliminary plat:* The Commission may recommend approval, conditional approval, disapproval or table the preliminary plat for additional information. These noted alternatives shall be initiated within forty-five (45) days of the date of the regular meeting at which the plat is first considered by the Commission. The action and the reasons for such recommended action shall be stated in writing by the Commission, and forwarded to the applicant by the Director.

GH. *Administrative processing:* The Director shall also forward a statement of the action taken and the reasons for such action, together with a copy of the preliminary plat to the Council for their approval at the next regularly scheduled meeting. Upon the Council's granting or denying a preliminary plat, the Council shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain a permit.

HI. *Action on combined preliminary and final plat:* If the Commission's conclusion is favorable to the subdivider's request for the subdivision to be considered both as a preliminary and final plat, then a recommendation shall be forwarded to the Council in the same manner specified for a final plat. The Commission may recommend that the combined application be approved, approved conditionally, or disapproved.

IJ. *Approval period:*

1. A preliminary plat approval shall be valid for two (2) years from the date of approval of the final written decision by the Council, unless extended as provided for in KCC 5-9-205.

~~J~~K. *Fee schedule:* Fees associated with preliminary plats may be reviewed and updated by the Council from time to time.

5-9-204: FINAL PLAT:

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

A. *Application:* After the approval or conditional approval of the preliminary plat by the Council, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit ~~to the planning staff the following~~a completed final plat application form provided by the Director and prescribed by the City Council.~~:~~

~~1. Final plat application along with a title report that is less than six (6) months old, warranty deed or other acceptable evidence, including but not limited to an affidavit that demonstrates the subdivider's ownership or legal interest in the land included in the final plat.~~

~~2. Payment of fees equivalent to the amount of material and labors expended by city staff for plat review. Fees shall be paid for all costs associated with the review of the preliminary plat, final plat and construction drawings. The subdivider will be notified of the amount owed and the basis for the fees charged. All plat related fees shall be paid prior to city approval.~~

~~3. Three (3) paper copies (twenty-four (24) inches by thirty-six (36) inches) and a digital copy in a PDF format of the final plat and signature page.~~

~~4. Three (3) paper copies and a digital copy in a PDF format of the final engineering construction drawings for streets, water, sewer, sidewalk, pressure irrigation and other public improvements as provided for in KCC § 5-9-402.~~

~~5. Other items as specified, and required by the City during the application process.~~

~~B. *Content of final plat:* The final plat shall be in compliance with all items required in Idaho Code Title 50, Chapter 13; the final plat shall include the following:~~

~~1. Final plat check-off list with all items completed;~~

~~2. Proof of current ownership of the real property by subdivider or written consent of the final plat owners of record;~~

~~3. All easements shall be shown on all lot lines for lots in the subdivision;~~

~~4. All subdivisions that contain a homeowners' association shall have the following language: "The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal~~

~~irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment";~~

~~5. Other information the Director, city engineer or city attorney deem necessary to establish ownership and signing authority;~~

~~6. A statement and other supporting evidence demonstrating the final plat conform to the approved preliminary plat;~~

~~7. A statement of compliance with provisions of this chapter;~~

~~8. A statement confirming that the final plat meets established engineering practices and local standards.~~

BC. *Planning staff review:*

1. The Director shall certify, and date stamp the application for purpose of establishing its completeness relative to all noted final plat requirements.
2. The Director shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the Director or assigned person determines there are substantial differences between the preliminary and final plat, the subdivider may be required to amend for final plat and submit it to the Council as it was portrayed at the time of the preliminary plat process.
3. After the Director's determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the Director or assigned person shall place the final plat on the council agenda within forty-five (45) days from its receipt and acceptance. Acknowledgement of final plat acceptance shall be conveyed by way of written confirmation.

CD. *Agency review:* The Director or assigned person shall transmit final plat documents to other reviewing city staff and agencies for evaluation and comment. The reviewer shall evaluate the final plat improvements for consistency with construction standards, health protocols, cost estimates and legal requirements.

1. *City engineer review:* The city engineer shall review final plats and will not sign the final plat Mylar if any City Code violations exist on the subject property at the time of requested signature. The final plat may not be recorded until signed by the City engineer.

DE. *Council action:* At the public meeting scheduled for the final plat review the Council shall consider comments from agencies. The Council shall approve, approve conditionally, disapprove the final plat or table it for purposes of acquiring and reviewing additional information and then approve, approve conditionally or disapprove the final plat after review of this supplementary information within thirty (30) days of the date of the regular meeting at which the plat is first considered. A copy of the approved plat shall be filed with the Planning and Zoning Department. Upon granting or denying the final plat, the Council shall specify:

1. The ordinance and standards relied upon to evaluate the application;
2. The reasons for approval or denial; and

3. The action(s), if any, the applicant could take to obtain a permit.

EF. *Approval period:*

1. The final subdivision plat shall be filed with the county recorder within two (2) years after the Council's signing of the final written decision, the plat approval shall become null and void unless prior to the two (2) year expiration date the subdivider applies for a time extension as provided in KCC 5-9-205.

FG. *Prior to requesting the city engineer's signature on the final plat Mylar, the developer shall either:*

1. Provide the necessary documentation to show that all required improvements, infrastructure, public utilities, public improvements, have been installed and conditions of approval have been met and inspected and approved by the City; including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the dedication request, and memorandum from the city engineer has been issued stating as much; or

2. Provide the necessary documentation to show that the required improvements and conditions that have not been completed have approved financial guarantees, as provided for in this section and KCC § 5-9-402.

3. The city engineer shall not sign, nor release the final plat for recording until the City has received the financial guarantee, as provided for in KCC § 5-9-402 in compliance with the provisions of this chapter and the Council has approved the final plat.

GH. The following items are not eligible for financial guarantees as provided for in KCC § 5-9-402 and shall be completed by the subdivider and inspected and approved by the city engineer and/or their legal designee and other approving agencies, prior to the subdivider submitting for final plat approval:

1. Construction of the domestic water system, including successful pressure testing. Bacteria tests and final City of Kuna inspections and approvals may be delayed until roadways are completed;

2. Installation of fire hydrants according to the current International Fire Code standards and supporting fire flows according to standards established by the Fire District;

3. Construction of the sanitary sewer system with evidence of acceptable pipe sloping and, completion of all work within the base of the manholes. However, the pressure test and television camera inspection, followed by any additional City of Kuna inspections and approvals must be completed prior to the paving of the all-weather roadway;

4. Construction of pressurized irrigation to city standards, including successful pressure testing regardless of incorporation into the city's pressurized irrigation system;

5. Construction of permanent roads shall be complete to the extent that all road base is installed such that it provides a temporary all-weather road service to all buildings to be constructed pursuant to subsection G(1) above. These improvements shall be to ACHD and City of Kuna standards and receive the Fire District's approval. If the permanent roads are not improved to this level of completion, then construction of temporary roads with an all-weather road surface shall be installed to service all buildings, subject to approval from the Fire District;

6. For items 1. through 4. above, the city engineer's approval shall be in the form of a memorandum confirming the completion of the items;

7. The subdivider shall dedicate all sanitary sewer and domestic water facilities and provide all applicable documentation as required by the city engineer.

HI. The following items may provide the necessary financial guarantees as provided for in KCC § 5-9-402, and as approved by the city engineer, city attorney and Director, and adopted by the Council. The subdivider shall pay any additional fees associated with the request for financial guarantees, as approved and adopted by the Council.

1. Completion of the construction of an all-around weather road system built to ACHD specifications, and subject to the Kuna Fire District and Ada County Highway District (ACHD) inspections and approvals. The City shall review the financial guarantees provided for by and between the developer and ACHD, and the city attorney shall determine if the City's interests are adequately protected.

2. Installation of street signs followed by city engineer, Kuna Fire District and ACHD inspections and approvals.

3. Installation of required landscaping, amenities and improvements.

4. Construction of that portion of the pressure irrigation system that will be dedicated to the city by the subdivider. Said system shall be tested by the subdivider, and inspected and approved by the city's engineering staff.

5. Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.

6. The city engineer shall monitor the construction of any improvements or conditions that are being constructed pursuant to the financial guarantees of KCC § 5-9-402.

7. If the city attorney determines that it is necessary, any improvement or condition that is being constructed pursuant to the financial guarantees of KCC § 5-9-402 shall be recorded against the property in a development agreement, as approved and adopted by the city council.

8. The developer may construct up to three (3) model homes if the project size is up to fifty (50) acres, or up to five (5) model homes if the project size is greater than fifty (50) acres. The developer shall be solely responsible for locating the model home within any required City setbacks and easements. As provided for in subsection 9, below, no certificate of occupancy shall be issued on any of the

model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.

9. Other than the model homes constructed in subsection 8, no other homes may be constructed, and no certificate of occupancy shall be issued until all improvements and conditions that are subject to a financial guarantee are completed, inspected and approved by the appropriate agencies.

IJ. Prior to the roads being paved and the sidewalks being constructed, the City must receive documentation requesting that the system be annexed into the Kuna Municipal Irrigation System if annexation is applicable. All applicable fees must be submitted with the annexation request. The annexation of water rights to the City in sufficient quantities to offset the subdivisions potential water demands as determined by the city engineer.

JK. *Method of recording:* After the Council grants final plat approval and subject to the prepayment of recording fees, posting an acceptable irrevocable guarantee and the inclusion of the following signatures on the final plat, the applicant shall submit the final plat to the county recorder for recording:

1. Certification and signature of the Council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the Council; and
3. Certification of the sanitation restrictions on the face of the plat pursuant to I.C. § 50-1326.

5-9-602: LOT SPLIT:

A. *Purpose:* A lot split is the dividing of an original lot, tract or parcel of land. A lot split shall not create more than three (3) new parcels from the original lot, tract or parcel of land, including any splits granted by the county prior to annexation into the city. The burden shall be on the property owner to provide evidence that they are eligible for a lot split with the city, by way of a deed and legal description of the tract demonstrating its existence as an original lot, tract or parcel of land and its configuration as of the date of application for lot split.

1. Compliance: The owner shall comply with the following conditions:
2. The minimum lot size of all parcels created through the lot split process shall be one (1) acre, except lots created through the public utility lot split process.
3. All parcels created via lot split shall meet lot frontage requirements established in KCC § 5-8-504.
4. Sewer and water: Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the city engineer.

5. If City sewer and water are not available within three hundred (300) feet of the parcel(s) the Applicant shall comply with the Septic Tanks/Systems standards as established in KCC § 5-9-603.
6. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant, at time of application submittal provides documentation from Central District Health, that the district's potable water supply and septic system requirements can be met.
7. Land possessing unique features or topographical constraints: Land possessing unique features or topographical constraints may be subject to an environmental review at the director's discretion, which, in turn, may require that certain issues be mitigated.
8. Utilities placed underground: Utilities shall be placed underground, unless it is determined by the owner of the utility and/or the city council that such action is not feasible or reasonable. Parcels created that are more than one (1) acre in size shall be subject to this condition on a case-by-case review basis.
9. Stormwater drainage: Any increased stormwater drainage resulting from lot split activity shall be retained on-site. Parcels less than one (1) acre shall provide stormwater plans and supporting calculations to the city engineer for review and approval. Parcels one (1) acre and larger shall be subject to providing stormwater plans and supporting calculations to the city engineer for review and approval on a case-by-case basis.
10. Fire hydrants and water mains: Each parcel shall be provided fire protection by the lot owner in accordance with fire district standards as determined by the fire chief as a condition of development.
11. Grading or depositing of soil: No grading or depositing of soil shall occur on the parcels within the floodplain or floodway unless the appropriate permits are obtained and approved by the city engineer.
12. Maximum number of parcels created: The maximum number of parcels that can be created from contiguous original tracts, submitted under a single application, is six (6). If more splits than this amount are intended from original and contiguous tracts, that action shall occur through the city's subdivision process.
13. Water rights: Water rights appurtenant to a tract of land, subject to lot split, shall remain with the land or be dedicated to the city. Water rights for the split parcel may not be sold, abandoned, or transferred off the land (except to the city).
14. Dedication of public right-of-way (ROW): The owner shall dedicate public ROW in accordance with the area's identified transportation needs as they may be identified in Ada County Highway District (ACHD) or COMPASS documents, as well as the city's "Comprehensive Plan Street Circulation Map" and in its supporting text. The portion of a parcel included within the right-of-way does not constitute a part of the lot split.
15. Lot split conformity: Parcels shall be divided, or otherwise configured, to accommodate the city and ACHD's transportation grid, utility layout and connectivity patterns.

16. Sidewalks: Sidewalks and landscaping shall be installed in accordance with KCC § 5-10-13 for parcels abutting classified roadways. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.
17. Driveway entrances: Each parcel created through a lot split shall have a driveway entrance(s) connecting to a public street(s) with adequate driveway distance separations as determined by the city and/or ACHD. Where feasible, the driveway entrances shall be designed and constructed as shared driveways. Owner(s) shall develop driveway agreements for shared driveways and these agreements shall be recorded and follow the land. Shared driveway entrances shall have a minimum driveway width of twenty-four (24) feet, unless ACHD requires a different width. The driveway's asphalt apron and entryway shall extend inward a minimum of fifteen (15) feet from the parcel's property line to minimize the tracking of debris onto the roadways. Driveways shall be a maximum one hundred fifty (150) feet in length. The driveway plans shall be reviewed and approved by the city engineer.
18. ACHD requirements: Prior to construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit or license agreement must be obtained from ACHD.
19. Original lot, tract or parcel of land: A lot, parcel, or tract of land as recorded on any plat or record on file in the office of the county recorder or any unplatted contiguous parcel of land held in one (1) ownership and of record on or before December 7, 1977.
20. Lot of record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
21. Owner: The individual, firm, association, syndicate, partnership, or corporation having any interest in the land to be subdivided.

B. *Public Utility Lot Split:*

1. *Purpose:* A public utility lot split is the dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot as defined in KCC § 5-2-3. The burden shall be on the property owner to provide evidence to the director that the public utility lot will exclusively contain public and/or a private infrastructure which is a physical component of an interrelated public or private system which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
    a. The owner of the lot, tract or parcel of land and the utility provider, who will be the owner of the public utility lot, shall file a joint application for a public utility lot division with the Director. At a minimum, the application shall contain the following information:
    b. Names, mailing and email addresses and phone numbers of applicants; and
    c. Legal description of the original lot, tract or parcel of land and the proposed Public Utility Lot; and
    d. Affidavits of legal interests; and

e. The construction drawings and specifications of the infrastructure to be constructed on the public utility lot ("Subject Infrastructure") for the director's and city engineer's review; with sufficient information about the locations, nature and volume of the interrelated public or private system, which the Subject Infrastructure will be providing water, sewer, irrigation, natural gas, electrical grid and or telecommunication service to the public; and

f. Proof that the utility provider applicant owns physical infrastructure systems which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.

2. *Standards:*

a. There shall be no minimum lot size that applies to public utility lots.

b. Public utility lots will not be subject to setbacks.

~~C. *Contents of application for lot split:*~~

~~1. An application for lot split shall be filed with the director by the owner for which such lot split is proposed. At a minimum, the application shall contain the following information:~~

~~a. Provide a narrative of the land use action;~~

~~b. Name, address and phone number of applicant;~~

~~c. Legal description of property;~~

~~d. Description of existing land use(s);~~

~~e. Zoning district;~~

~~f. Description of proposed lot split; and~~

~~g. A site plan drawn to a one (1) inch equals one hundred (100) feet scale on eleven-inch x seventeen-inch (11"X17") or greater sheet of paper showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the city council or director may require to determine if the proposed lot split meets the intent and requirements of this title.~~

C~~D~~. *Process:*

1. An application shall be submitted, in accordance with KCC § 5-4.

2. Upon tentative approval of the application by the Director and subject to conditions of approval and applicable city ordinances, the owner shall have one (1) year to complete the following tasks:

a. Cause the property to be surveyed and a record of survey recorded;

b. Execute and record the necessary deeds to accomplish the property split as approved;

c. Obtain new tax parcel numbers from the Ada County Assessor's Office; and

d. Provide copies of the recorded record of survey, recorded deeds, and the new tax parcel numbers to the director.

DE. *Fee:* At the time of submission of the lot split application to the Director for approval, a fee as established by resolution by the city council shall be paid.

Doug Hanson

From: Doug Hanson
Sent: Wednesday, July 16, 2025 11:13 AM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Angel Robins (Idaho Power); Bobby Withrow; Boise Kuna Irrigation District; Boise Project Board of Control ; Boise Project Board of Control 2; Brent Moore (Ada County); Brian Graves Kuna School District; Camille Burt (USPS); Chief Fratusco; COMPASS; David Reinhardt; DEQ; Eric Adolfson; Erika Olvera (NMID); Idaho Power (Taylor Dunn); Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; ITD Kendra Conder; J&M Sanitation; Jonathon Gillen; Justin Walker; Krystal Hinkle; Leon Letson (Ada County); Lumen - Ebin Barnett; Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Brandon Medica); Meridian Fire (Steve Taublee); Nampa Meridian Irrigation District ; New York Irrigation; Niki Benyakhlef ITD; Paris Dickerson; Public Works; Robbie Reno; Sam Feist; Scott Arellano (KRFD); Sparklight/Cable One (John Walburn); Stacey Yarrington (Ada County); Tim Jensen (Kuna School District); TJ Lawrence (Interim KRFD Chief)
Subject: City of Kuna Request for Comment Case No 25-01-OA (Ordinance Amendment)

Agency Transmittal – July 16, 2025

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER:	**25-01-OA DEVELOPMENT REGULATIONS CODE APPLICATION REQUIREMENTS**
PROJECT DESCRIPTION	The City of Kuna Planning and Zoning Department requests a zoning text amendment application. The text changes include modifications to the Development Regulations Code for application submittal requirements and establishing a procedure to update application forms.
APPLICANT	City of Kuna 751 W 4th Street, Kuna, ID 83634
SCHEDULED HEARING DATE	Tuesday **August 26, 2025,** at 6:00 P.M.
REVIEWING BODY	Planning & Zoning Commission
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project.*
- The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions.

DEVELOPMENT SERVICES KUNA IDAHO

751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

Doug Hanson
Planning & Zoning Director
City of Kuna | Development Services

Phone: 208-287-1771
Email: dhanson@kunaid.gov
www.kunacity.id.gov

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

ORDINANCE 2025-31
CITY OF KUNA, IDAHO

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 14. In consideration of Grantee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of providing electric service during the life of this franchise or any extension thereof in competition with the Grantee, its successors and assigns; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain granted to it under the laws of the State of Idaho. The City shall not grant a franchise to another electric service provider during the term of this franchise agreement unless the electric service provider has received approval to provide electrical service within the City from the Idaho Public Utilities Commission, and the City has imposed the same franchise fee on the electric service provider as paid by the Grantee.

SECTION 15. In the event of an amendment to the laws, rules or regulations of the City of Kuna the State of Idaho or the Public Utilities Commission of Idaho applicable to this franchise, or for periodic review of any section of this agreement, the terms of this franchise and the rights and privileges hereby conferred may be changed, altered, amended or modified upon mutual agreement between the City and the Grantee. In all cases, 60 days notice shall be required on the part of City or Grantee to reopen the agreement pursuant to this section.

SECTION 16. Any violation by the Grantee of the provisions of this ordinance, franchise and grant or any material portions thereof or the failure promptly to perform any of the provisions thereof shall be cause for the forfeiture of this franchise and grant and all rights hereunder by the City after sixty (60) days' written notice to the Grantee and the continuance of such violation, failure or default; however, this provision shall not prevent the Grantee from submitting such question of violation or forfeiture to the appropriate forum (which may include the district court having jurisdiction or the Idaho Public Utilities Commission) for determination.

SECTION 17. Sale, assignment or lease of this franchise is prohibited without notification to the City.

SECTION 18. The Grantee shall assume the cost of publication of this franchise as such publication is required by law.

SECTION 19. The Grantee shall within thirty (30) days after final passage of this ordinance, file with the City Clerk its acceptance of this franchise in writing signed by its proper officers and attested by its corporate seal.

SECTION 20. The existing franchise agreement between the City and Grantee set forth in Ordinance #2015-12, dated November 1, 2015, shall terminate upon the effective date of this ordinance.

SECTION 21. Inasmuch as the Grantee has constructed and now is maintaining and operating the electric utility property and facilities in and upon the streets, alleys, highways, and public places in the City, it is hereby adjudged and declared that this ordinance is necessary for the preservation of the public peace, health and safety, and therefore this ordinance shall take effect on November 1, 2025.

SECTION 22. In accordance with Idaho Code Section 67-2346, Grantee hereby certifies that it is not currently engaged in, and during the term of this franchise agreement will not engage in, a boycott of goods or services from Israel or territories under its control as defined in said code section.

SECTION 23. In accordance with Idaho Code Section 67-2359, Grantee hereby certifies that it is not currently, and for the term of this franchise agreement will not be, owned or operated by the Government of China as defined in said section.

PASSED AND ADOPTED by the Council of the City of Kuna this _____ day of _____, 2025.

APPROVED by the Mayor this _____ day of _____, 2025.

ATTEST:

_____
Mayor

_____
City Clerk

(Seal)

ACCEPTANCE

IDAHO POWER COMPANY, as the franchisee, accepts the franchise set forth in the above Ordinance and agrees to abide by the terms and conditions thereof.

DATED this ____ day of _____, 2025.

By:_____
Adam Richins
SVP & Chief Operating Officer

ATTEST:

_____
Secretary

(Seal)

(Space above reserved for recording)

ORDINANCE 2025-35

CITY OF KUNA, IDAHO

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

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

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

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

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

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as PATAGONIA DEVELOPMENT LLC. [legally described in **Exhibit A** & **Exhibit A1** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 21st day of October 2025.

ATTEST: CITY OF KUNA, Ada County, Idaho

_____
Joe L. Stear, Mayor

_____
Nathen Stanley, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON PATAGONIA DEVELOPMENT LLC. PATAGONIA EAST SUBDIVISION NO. 2

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PATAGONIA EAST SUBDIVISION NO. 2;

A PARCEL LOCATED IN THE SE ¼ OF THE SE ¼ OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF THE SE ¼ OF SAID SECTION 7, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE ¼ OF SECTION 7 BEARS S 0°30'01" W A DISTANCE OF 2647.68 FEET;

THENCE S 0°30'01" W ALONG THE EASTERLY BOUNDARY OF SAID SE ¼ A DISTANCE OF 1683.41 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY N 89°19'13" W A DISTANCE OF 48.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S. LOCUST GROVE ROAD AND THE SOUTHERLY BOUNDARY OF ROARK SUBDIVISION, AS SHOWN IN BOOK 76 OF PLATS ON PAGES 7884 THROUGH 7885, RECORDS OF ADA COUNTY, IDAHO, AND THE **POINT OF BEGINNING;**

THENCE S 0°30'01" W ALONG SAID WESTERLY RIGHT-OF-WAY OF S. LOCUST GROVE ROAD A DISTANCE OF 614.42 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PATAGONIA EAST SUBDIVISION NO. 1 AS SHOWN IN BOOK 129 OF PLATS ON PAGES 20932 THROUGH 20935, RECORDS OF ADA COUNTY, IDAHO;

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

THENCE N 89°29'59" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE N 0°30'01" E A DISTANCE OF 56.49 FEET TO A POINT;

THENCE N 89°29'59" W A DISTANCE OF 178.00 FEET TO A POINT;

THENCE S 89°57'37" W A DISTANCE OF 115.00 FEET TO A POINT;

THENCE N 89°19'13" W A DISTANCE OF 671.35 FEET TO A POINT;

THENCE N 0°28'57" E A DISTANCE OF 382.00 FEET TO A POINT;

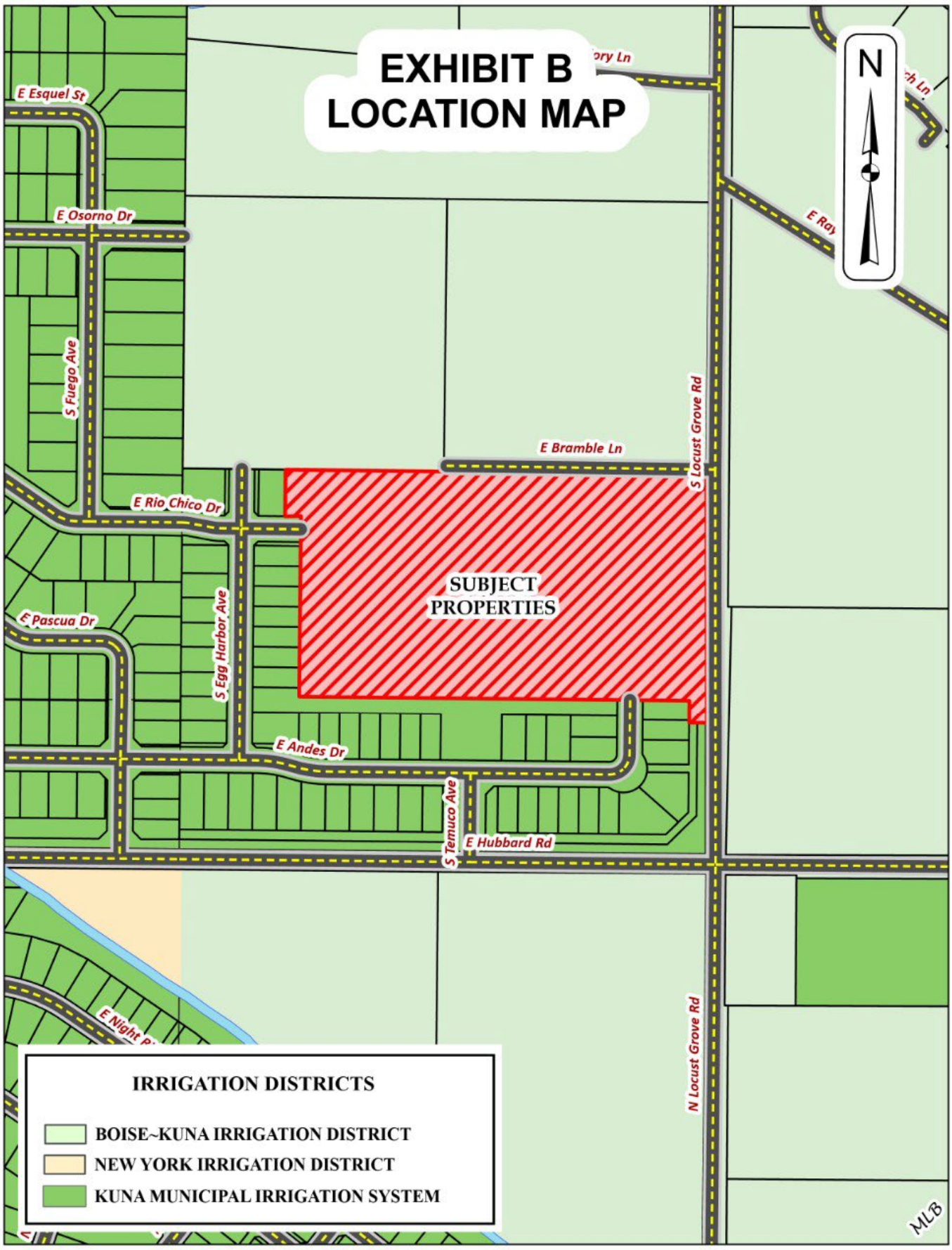
THENCE N 0°40'47" E A DISTANCE OF 63.00 FEET TO A POINT;

THENCE N 89°19'13" W A DISTANCE OF 39.22 FEET TO A POINT;

THENCE N 0°40'47" E A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID ROARK SUBDIVISION;

THENCE ALONG SAID SOUTHERLY BOUNDARY S 89°19'13" E A DISTANCE OF 1023.13 FEET TO THE **POINT OF BEGINNING.**

THIS PARCEL CONTAINS 12.77 ACRES, MORE OR LESS.


EXHIBIT B
LOCATION MAP
N
E Esquel St
E Osorno Dr
S Fuego Ave
E Rio Chico Dr
E Pascua Dr
S Egg Harbor Ave
E Andes Dr
E Bramble Ln
S Locust Grove Rd
SUBJECT
PROPERTIES
S Temuco Ave
E Hubbard Rd
N Locust Grove Rd
IRRIGATION DISTRICTS
BOISE~KUNA IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
KUNA MUNICIPAL IRRIGATION SYSTEM
MLB

(Space above reserved for recording)

ORDINANCE 2025-36

CITY OF KUNA, IDAHO

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

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

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S MAGELLAN 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 NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

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

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

1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as MAGELLAN DEVELOPMENT LLC. [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

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

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

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

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

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

DATED this 21st day of October 2025.

ATTEST: CITY OF KUNA, Ada County, Idaho

_____
Joe L. Stear, Mayor

_____
Nathan Stanley, City Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR WATER RIGHTS ON DB DEVELOPMENT LLC AERMOTOR COVE SUBDIVISION

The following Describes a Parcel of Land being a Portion of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho and more Particularly Described as follows:

COMMENCING at the Northeast Corner of the Northeast 1/4 of the Northwest 1/4 (North 1/4 Corner) of Section 13, Township 2 North, Range 1 West, Boise Meridian; From which, the Northwest Corner of said Section 13 bears, North 88°53'13" West, 2,642.77 feet; Thence along the Easterly Boundary Line of the Northeast 1/4 of the Northwest 1/4 of said Section 13, South 00°11'49" West, 455.11 feet to the POINT OF BEGINNING:

Thence continuing along said Easterly Boundary Line, South 00°11'49" West, 156.90 feet to the Northerly Boundary Line of Block 19 of Greyhawk Subdivision No. 12 as filed for Record in Book 121 of Plats at Pages 19035 thru 19039, Records of Ada County, Idaho and its Prolongation;

Thence leaving said Easterly Boundary Line, and along the Northerly Boundary Line of Block 19 of said Greyhawk Subdivision No. 12, and its Prolongation, North 89°07'12" West, 410.98 feet to an Angle Point in said Block 19;

Thence leaving said Northerly Boundary Line, and its Prolongation, and along the Easterly Boundary Line of said Block 19, North 00°50'58" East, 308.01 feet;

Thence leaving said Easterly Boundary Line, South 88°53'14" East, 104.03 feet;

Thence, South 71°52'46" East, 92.12 feet;

Thence, South 89°07'12" East, 68.31 feet;

Thence, South 74°47'38" East, 28.58 feet;

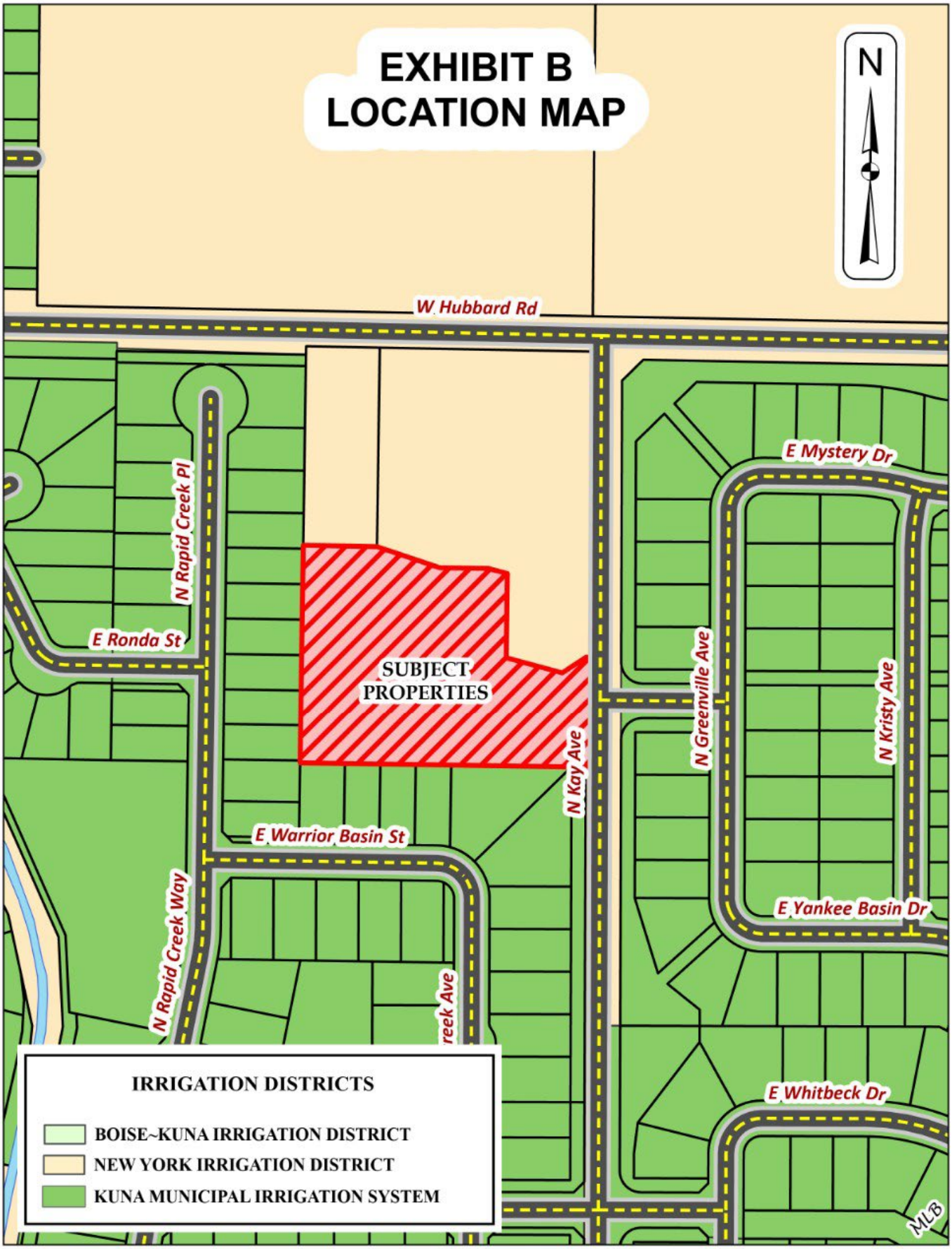
Thence, South 00°50'58" West, 118.64 feet;

Thence, South 74°47'38" East, 82.02 feet;

Thence, North 57°02'14" East, 40.61 feet;

Thence, South 89°07'12" East, 8.00 feet to the POINT OF BEGINNING:

The above Described Parcel of Land Contains 2.35 Acres, more or less.


EXHIBIT B
LOCATION MAP
N
W Hubbard Rd
E Mystery Dr
N Rapid Creek Pl
E Ronda St
SUBJECT PROPERTIES
N Greenville Ave
N Kristy Ave
N Kay Ave
E Warrior Basin St
N Rapid Creek Way
E Yankee Basin Dr
E Whitbeck Dr
MLB
IRRIGATION DISTRICTS
BOISE~KUNA IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
KUNA MUNICIPAL IRRIGATION SYSTEM