



## OFFICIALS

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

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

## **City Council Meeting** **MINUTES**

**Tuesday, November 18, 2025**

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

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

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

#### **1. Call to Order and Roll Call**

*(Timestamp 00:00:46)*

#### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear - Present  
Council President Chris Bruce - Present  
Council Member John Laraway - Absent  
Council Member Matt Biggs - Present  
Council Member Greg McPherson - Present

#### **CITY STAFF PRESENT:**

Jake Jones, City Attorney's Office  
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, we will 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.

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

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

**Council President Bruce** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

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

*(Timestamp 00:01:00)*

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

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

## **3. Executive Session**

*(Timestamp 00:01:20)*

- A.** Consideration to enter Executive Session Pursuant to Idaho Code Title 74-206 (1)(a) – To consider hiring a public officer, employee, staff member, or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

*(Timestamp 00:01:20)*

**Mayor Stear** All right, and we need to adjourn to an executive session. It shouldn't take long. If someone would like to make that motion.

**Council President Bruce** Who do we need?

**Mayor Stear** We'll have Jake -- Jake James, the attorney, and Nancy Stauffer.

**City Attorney Jake Jones** *Jones.*

**Mayor Stear** Jones? Okay.

**Council President Bruce** I move we adjourn to executive session under Idaho Code 74-206(1)(A) with Jake Jones and Nancy, who is our HR Director.

**Council Member McPherson** I'll second.

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

**Council President Bruce** Yes.

**Mayor Stear** All right, and we will go to the back room, so nobody has to leave here.

*(Timestamp 00:01:43)*

**Motion To:** Enter Executive Session Pursuant To Idaho Code 74-206 (1)(a)

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Roll Call Vote

**3-0-1**

*CLERKS NOTE: Audio Recording Ends Here.*

*~~ Executive Session From Approximately 6:02PM – 6:19PM ~~*

*Minutes For The Executive Session, Required Pursuant To Idaho Code §74-205(2), May Be Found Attached To These Minutes.*

*CLERKS NOTE: New Audio Recording Starts Here.*

*(Timestamp 00:00:17)*

**Mayor Stear** All right, we are back from Executive Session. Information was received and no action was taken.

#### **4. Consent Agenda: ACTION ITEMS**

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

*(Timestamp 00:00:29)*

- A. Regular City Council Meeting Minutes Dated November 05, 2025
- B. Accounts Payable Dated November 13, 2025, in the amount of \$1,909,809.53
- C. Final Plats

1. Case No. 24-12-FP (Final Plat) Silver Trail Subdivision No. 9
2. Case No. 25-27-FP (Final Plat) Aermotor Cove Subdivision.

**D. Resolutions**

**1. Resolution R87-2025**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO: AUTHORIZING THE MAYOR TO SIGN A COMMERCIAL LICENSE AGREEMENT APPLICATION FOR 757 WEST 4<sup>TH</sup> STREET, KUNA, IDAHO 83634, "THE NEW CITY COUNCIL CHAMBERS BUILDING," RELATING TO A PUBLIC INFRASTRUCTURE SOFFIT, "OVERHANG," ABOVE ADA COUNTY HIGHWAY DISTRICT'S PUBLIC RIGHT-OF-WAY, "THE SIDEWALK,;" AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**2. Resolution R88-2025**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES, LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

**3. Resolution R89-2025**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HAYDEN HOMES LLC, AN OREGON LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR BELLARO SPRINGS SUBDIVISION PHASE NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

*(Timestamp 00:00:29)*

**Mayor Stear** Next item on is consent agenda. Any questions or comments on that?

**Council Member Biggs** No, sir.

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

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

**Council Member McPherson** Second.

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

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:00:42)*

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

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Roll Call Vote

**3-0-1**

## **5. Public Comment**

*(Timestamp 00:01:05)*

**Mayor Stear** Public comment. I didn't have anybody sign up. Is there anybody who wishes to address the Council that didn't get a chance to sign in? All right, seeing none. That takes us right to public hearings.

**City Clerk Nathan Stanley** Excuse me, Mayor.

**Mayor Stear** Yes?

**City Clerk Nathan Stanley** Looks like we have someone that would like to public comment.

**Jeff Coiner** *[From Audience]* Is that when we bring new issues up before the Council, and stuff? I don't know anything about this.

**Council Member Biggs** Public Comment? Yes.

**Jeff Coiner** *[From Audience]* Yeah I have one...

**Mayor Stear** You need to sign in and then you can go to the podium.

*[Inaudible]*

**Council President Bruce** Right up here.

**Mayor Stear** Yeah, just name and address.

**Council President Bruce** And then you'll state it when you get to the microphone as well.

**Council Member Biggs** *You'll have to remove the Steelers outfit, and then...*

*[Laughter]*

**Council Member McPherson** *I think he'll be a favorite with the Mayor. He's got a Steelers hoodie.*

**Mayor Stear** *Steelers, he's got good favor with me already.*

**Jeff Coiner** *[Inaudible].*

**Mayor Stear** *Oh, that's fine. Perfect. Yeah, so if you'll just go to the mic and press the base till it turns green...*

**City Clerk Nathan Stanley** It's on.

**Mayor Stear** It's on? And then state your name and address for the record, and then you may go.

**Jeff Coiner** My name is Jeff Coiner. I live at 1347 North Klones Avenue here in Kuna. And just want to get some ideas on how we could get upgrades to the Kuna Skate Park and get fundraisings and things going like that. That's about it.

**Council President Bruce** Okay.

**Jeff Coiner** Thank you.

**Mayor Stear** So just on that topic, we have looked at that and kind of talked about it a little bit and probably going to do some stuff next year. But if you have ideas, or comments, certainly contact the Parks Department and we can visit about that and see what your ideas are and what you'd like to see there.

**Jeff Coiner** Awesome, thank you. Thanks for your time.

**Council President Bruce** Yeah, thank you.

## 6. External Reports / Proclamations

## 7. 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 00:04:00)*

- A. Case No. 25-05-S (Subdivision) Applicant requests Subdivision approval for 95 residential lots and 22 common lots. The site is located near the intersection of S Ten Mile and W Memorial St. (APN: S1303142000) Marina Lundy, Planner ACTION ITEM

[CASE NO. 25-05-S NEWBERRY PLACE CC STAFF PACKET.pdf](#)

*Open Public Hearing  
Receive evidence  
Consideration to close evidence presentation and proceed to deliberation  
(Timestamp 00:04:00)*

**Mayor Stear** All right, that takes us to case #25-05-S, Marina.

**Planner Marina Lundy** Good evening, Mr. Mayor, and Members of the Council. For the record, Marina Lundy, Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat approval for approximately 18.6 acres, already zoned R-8 medium residential density, and to subdivide the site into 95 residential lots and 22 common lots. The site is located near the intersection of South Ten Mile Road and West Lake Hazel Road. Staff would like to note that the project was previously approved as a pre-plat with 98 residential lots and 25 common lots, but the approvals expired February 17th of this year. The current proposal is a reduction of three residential lots and three common lots. In the original approval, the Boise Project Board of Control had given the applicant permission to put grass in their easement. That is no longer permitted. The applicant has worked with the Board of Control to get approval for decorative rock to be put within the canal easement that intersects with the applicant's landscape buffer. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan. And should the Council approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application, and the applicant is also present tonight.

**Mayor Stear** Okay, thank you. And so, the applicant would like to present, did you say? Yeah, if you would just state your name and address for the record, I'm sure you've done this before.

**Elwin Butler, Matrix Engineering** Good evening, Mayor and City Council. My name is Elwin Butler. I'm with Matrix Engineering. My address is 3122 Sun Tree Street in Caldwell. Thank you. I appreciate the opportunity to present Newbury Place to the Council. If we could go to sheet 21 on the... it should be the preliminary plat.

**City Clerk Nathan Stanley** *Is that what you're looking for?*

**Elwin Butler, Matrix Engineering** *Yeah. I just, you can see, I don't know if you can make it smaller or resize.*

**City Clerk Nathan Stanley** *Smaller?*

**Elwin Butler, Matrix Engineering** *So we can see the whole plat.* Anyway, so we've introduced the plat, we've reduced the lots to 95 residential lots. As it was stated by your staff, this is the same basically plat layout that we had before, except for the lots. The road locations -- the road layout is exactly the same. The grading will be the same. What we ran into was the people that we wanted to have construct the homes, wanted to move from townhomes to individual lots. And so, they requested 40-foot-wide lots. So, we've made that adjustment on the plat. So, what remains the same: water, sewer, irrigation, streets, all the same. What changed was lots got wider. The previous plat had some weird configurations to meet minimum lot size with the wider lots and the change of city code, we were able to make those nice

rectangular lots. We have -- Our average lot size is 4,133 square feet. We have a 5.1 units per acre. We're allowed by the zoning of this parcel 8 units per acre. There's a total of 22.6% green space. A qualified green space is 5. -- or qualified green space is 9.1. We were required to have 7.5 green space. We anticipate the home builder to have a variety of homes and roof styles so that we are trying to avoid anything that looks like a row home. And there are several homes over in the Memory Ranch that would fit these lots exactly as we proposed and have looked at. *If we can go to page 21 or 17, you're right. Oh, I'm sorry. It would be the engineering concept map. If you can't find it, we'll go back to the plat map.*

**Council Member Biggs** *It's page 13, I think.*

**Elwin Butler, Matrix Engineering** So I'm just going to walk around the Plat a little bit and talk about some of the things that we've had to deal with. So, on two boundaries of the Platte is the Harris Canal. So, it's very evident of the Harris Canal along the north boundary. It's an open ditch, and Memory Ranch runs along that, and we will also. It is required to have a 25-foot setback from the center of the canal, and we have provided that. Along the Ten Mile Road, there's an underground pipe that is Harris Ranch, and that pipe has to be removed out of the required right-of-way for ACHD on Ten Mile. And so, the plat, if we slide up a little bit, you can see the other way. All right. And there we go. There's a hatched area there. That'll be the new easement for the canal for the relocation of that underground pipe. It's a 30-inch pipe. The Boise Project has asked that head gate be moved over also, even though with the changing of properties, there's only going to be one user of that water but they want all three diversion points kept there for future use if required, and we will provide that. So this is the area where we were talking about the decorative rock being in that easement.

We had to work with the Bureau of Reclamation and the Boise Project and the City Staff to work through agreements on that, and we appreciate the considerations the City Staff gave on that. Along Butterfly Street, which is at the bottom of this page, that will connect into the existing Butterfly Street that Memory Ranch is constructing to the west and we had to make a change on that. ACHD asked for an additional 4 feet of right-of-way along there. This plat shows that additional 4 feet. We made that change. They wanted 2 feet on each side of the of the constructed street and sidewalk for future reconstruction and whatever. So that took another four feet from the development. So we also had to provide right of way at Ten Mile and Butterfly for a future roundabout. And so that little angle down there provides the right-of-way required for ACHD to construct the roundabout in the future, which they have a, I think they have a date set for that construction. And we've provided right- of-way for that. They've also changed the sidewalk on Ten mile from an 8-foot sidewalk to a 10-foot sidewalk. We've accommodated that. And we have an 8-foot sidewalk along Butterfly Street, internal streets meet the city code of 36 feet wide with five foot sidewalks on each side. And sewer connections; We have sewer connections on Donaway and on Milton, which is a little short street. I don't have a laser, but Milton's kind of just on the, yeah, right there, there's Milton Street, so we have water and sewer connections there. And then we'll have water connections down on Butterfly Street on both ends of Butterfly Street, and as well as irrigation connections to all the existing lines.

The Boise Projects asks that we add to the final plat the wording that protects any of the right-of-way for the Boise Project to require permits for any construction or use of that right-of-way, and we've agreed to add that in there. I believe we meet all of the requirements of the City, Central District Health, and Idaho Department of Environmental Quality. We've had to work with the Department of Reclamation for the Harris Canal, and that is required a level one environmental study. So, we hope that we've complied with

all of the conditions. I've read through the conditions of the City and of each of the people, and I think we are meeting or will be able to meet all of those requirements. We have also worked with the school district and have a working relationship with them just for information. And I'll stand for any questions.

**Mayor Stear** Okay. Any questions for Mr. Butler?

**Council President Bruce** Not at this time.

**Mayor Stear** Okay.

**Elwin Butler, Matrix Engineering** Thank you.

**Mayor Stear** Thanks, sir. -- Rebecca Torres.

**Rebecca Torres** Hello.

**Mayor Stear** Hi. Yeah, if you would just state your name and address for the record, and you may begin.

**Rebecca Torres** Rebecca Torres, 7015 South Ten Mile. I have a few concerns with this, and they're kind of personal. I own the home that's right on the other side of the Harris Canal. It's not connected to Memory Ranch. It was actually a part of the original farmland that was there. They parceled it off and then sold me the house. My concerns are mostly with Ten Mile Road. My house, it was built in 1949, and my driveway is extremely short. You cannot put two cars back-to-back. I looked at this and I saw that ACHD said that there's about to be 900 more cars per day from that subdivision. With where it is in Butterfly Lane, I personally feel like I won't be able to get out of my driveway anymore. I understand that they want to put in a roundabout in about 12 to 15 years. I think that'll make it a lot worse for me. I did see that there was no traffic impact study done. And so, I'm kind of wondering why Ten Mile Road is insane. It is way too fast. I think the speed limit's like 50 miles an hour. There's been multiple crashes on, *what is that street next to mine?* Haymaker. When the cars are coming out of Haymaker for the Memory Ranch, they're crashing. I've had cars crash in my yard because people do not follow that speed limit and they go way too quickly. I understand that ACHD eventually wants to widen the lanes, but again, that says like 12 to 15 years. But those are my big concerns. I'm also concerned about just like personal privacy and how close things are to my home. This is all like more personal, but My house is a lot closer than any of the houses in the Memory Ranch subdivision. I'm, I don't know feet. I'm not going to lie to you. I want to say maybe 10 feet from the canal, like however far it can be, I'm right up there. My bedroom's right there, my bathroom's right there. Originally, when they were talking about townhouses, I was speaking to people because I'm like, you can see straight into my home. I'm concerned about like the fences that will be there as well, but it's a lot closer because of Memory Ranch. There is that walkway and a lot of space between them. I think I have one more thing. I don't know how to figure this out, and I'm doing my best to try to figure it out, but my house is on a well, and I don't know if this affects it at all because it was originally part of the land. I'm trying to figure out if that's going to, I don't know, dry up my well or anything, and then that cost becomes on me. So, I think those are all my concerns, comments. Yeah.

**Mayor Stear** Okay. Thank you.

**Council President Bruce** Thank you for coming down today.

**Mayor Stear** Gail Zar.

**Gail Zarr** Gail Zarr, 412 East Boise Street, here in Kuna. Good evening, Council and Mayor. I just wanted to -- I just did some quick research this evening, and as it's stated in the staff packet, and the gentleman did talk about it, the average lot size is 4,175. 4,175, with the minimum being 2,900. And I was shocked to find, per today's homeowner, in November 2024, the smallest, the states with the smallest yards are Maryland, California, New Jersey, Hawaii, and New York, with those, the square footage ranging from 7,500, *well, 7,600* to 9,933. And these lot sizes are 40 to 50% smaller. I don't think anyone in Kuna desires to live in Maryland, California, New Jersey, Hawaii, or New York. That's all I got.

**Council President Bruce** Thank you.

**Mayor Stear** Thank you.

**Council Member Biggs** Thank you.

**Mayor Stear** Tim Jensen.

**Tim Jensen, Kuna School District** Tim Jensen with Kuna School District, 711 East Porter Street here in Kuna. And just want to get up and confirm the partnership that we've been able to have with the developer. He's been supportive of the District and through, been patient with our transition of people in this position, but we were able to come to an agreement and appreciate that support. I'll stand for any questions.

**Mayor Stear** Okay, questions for...

**Council member McPherson** No.

**Council Member Biggs** I'm just curious, albeit outside of the agreement and stuff, what is the projected impact to, was it Silver Trail? I'm sorry.

**Tim Jensen, Kuna School District** Yeah, so anytime, just to give you the number, the average is about 0.5 students to the district per household. And so...

**Council Member Biggs** And then that .5, because that came up last time too, and I thought it used to be like 1.6. and this was...

**Tim Jensen, Kuna School District** It used to be 1.2.

**Council Member Biggs** Okay.

**Tim Jensen, Kuna School District** But as the demographics of people moving in have changed, that those numbers have changed and declined from, because you're exactly right, it used to be 1.2 and a much greater impact. But the most recent study has come out and said that it's about .5 per.

**Council Member Biggs** That's pretty significant.

**Tim Jensen, Kuna School District** Yeah. And that's the same thing when we, you know, quite a few years ago when I started with the district, that's what it was, was the 1.2. And so even as we were doing our growth projections at that time, that's the number that we were using. And, you know, the last couple of years we've had to take a look like, okay, 'hey, this isn't, we're not looking at that 1.2, it's at 0.5 now.' So essentially, you know, however many homes there are, cut that in half. And that's spread out between,

you know, elementary, middle school, high school students, and obviously the district's, you know, got some different options for schools with charters that have come in as well, so.

**Mayor Stear** Anything further from you?

**Council Member McPherson** No, great info, thank you.

**Mayor Stear** Thank you, sir. Appreciate you. And that is all I had signed up to testify. Was there anybody else who wished to testify and didn't get a chance to sign in? All right, seeing none.

*[Brief Silence]*

**Council President Bruce** Did the applicant want to close?

**Mayor Stear** Oh, yes, I'm sorry. Rebuttal from the applicant. Thank you for reminding me.

**Council Member McPherson** I was ready to close it.

**Mayor Stear** You all good? Did you want to go ahead and close? Yes.

**Elwin Butler, Matrix Engineering** Do I need to restate my name?

**Mayor Stear** Yes, if you would.

**Elwin Butler, Matrix Engineering** Elwin Butler, 3122 Suntime Street, Caldwell. Just simply, I do, I'm sorry for the access on Ten Mile Road that the lady has trouble getting out of. We -- ACHD is requiring us to close the access that we have right next to her home and use Butterfly lane for access of our development. And we will have to put up like barricades at the end of the sidewalk and that go into next to her home. As far as the walkway that's along Memory Ranch, we also have a required 25-foot setback along the canal, just like Memory Ranch does. So, we should have similar setbacks that she's seeing over there. And we should not have any impact on her well since we're on city water and sewer. And we do have 22% green space, which will create some good irrigation water going on to the green areas. Most of that is because of the canal easements and open space there. So we'll be replenishing the groundwater based on irrigation of that 22% of the lots. And that's all I have.

**Mayor Stear** Okay.

**Elwin Butler, Matrix Engineering** Thank you.

**Mayor Stear** Any questions for Mr. Butler at this point?

**Council President Bruce** No, sir.

**Mayor Stear** All right, thank you very much. And the question is rightfully before Council.

**Council President Bruce** Do you have any other questions? Do you have any other questions?

**Council Member McPherson** No.

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

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 00:24:03)*

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

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Voice Vote

**3-0-1**

**Council President Bruce** I guess I can kind of, I'll just address it. I think that we all know Ten Mile is getting to -- if you take it in the morning, it's dangerous to say the least, right? With the amount of traffic plus multiple developments that have been approved up off Ten mile that are all gonna filter into these roads as they go north and come south. I understand this was approved before, but since the other three, I think there's been three developments that have been approved up in that area. If we approve multiple developments, they'll start selling houses. And if you look at the amount of time ACHD is gonna take to come improve the roads, it's just gonna make that congestion up there worse. Me personally, I'd like to see some of the traffic improvements done prior before we approve more things that way, but that's just my concern. So I'll let you all speak on that.

**Council Member Biggs** I completely agree. The traffic is Ten Mile is not getting any better and throwing another 90-some houses into this is going to just compound the issue. And I guess going back to the school thing, I've always had issues where we add to the schools. It's interesting to see the 0.5— Come down. But, and I understand that there's agreements made and compensation and whatnot between the entities, but it's kind of interesting sometimes to hear, I guess, the logic between one big subdivision and another one coming in when they work together and they don't. So I think you still have the same impacts to children and class sizes and everything. Yep, we definitely have charter schools that are chartered since you come in, but they're not here yet. I'm always going to have that concern.

**Council Member McPherson** Well, same song and dance, roads and schools, that's always the issue. The problem is what's before us says, I mean, we know it can't handle it. We know we're out driving it, but it always, you know, the reports say the schools can handle it because they got a mitigation fee with this developer. ACHD says they're going to fix it when the money comes in later. That's how they operate. So it's no different than the others we've done. Unfortunately, I do feel for the private homeowner. I think it's a disaster getting out there, sure.

**Council President Bruce** Yeah. Well, at some point, we've got to say, hey, how much traffic is enough? What are we going to continue to put out there? And when are we going to say, 'hey, let's see some ACHD road improvements first.' Let's see some of the other developments build out some of the infrastructure it has first before we continue to compile it because we know ACHD doesn't build it until the house the developments are done, right? So and there's I think three or four up that way if I'm not mistaken that have already been approved do you know?

**Council Member McPherson** You're correct.

**Council President Bruce** yeah so I mean just the amount of traffic now it's also a quality of life thing I think for our residents. So that's just kind of where I stand. I think at some point we've got to say, 'hey, is it enough?' Are we going to continue to add to the problem? Or are we going to wait for ACHD to fix some? And maybe we start reaching out to them more and say, hey, we've got these developments that are already approved. We've got these other folks who have applications that are stacked up. We need you to move these projects to further up your list so that we can not create a hazard for the rest of our community.

**Council Member McPherson** And I agree with you, but do we have legislation that says we can stop the project based on our opinion on the roads versus ACHD's that's in our packet?

**Council President Bruce** I mean, I'm going to vote no, so that's, we'll let the attorney deal with that. But I mean, I think at some point we have to say that something's got to give, right? And maybe they say, 'hey, they go to court and say you had no legal bounds to do it' or 'hey, you do because you're protecting the quality of life or the safety of your city.' But during the campaigning, this is all I've heard is like, 'hey, we have people that don't even want to come to Kuna anymore or move to Kuna or be in Kuna because of everything that's going on.' Traffic, housing, So we just need to look at maybe as a whole. Legally, can we decline it? We can do whatever we want. We'll let him figure it out.

**Council Member McPherson** But that costs us money in the long run.

**Council President Bruce** But I think at some point, traffic's saying, hey, we're going to do it 10 to 15 years down the road.

**Council Member McPherson** And I'm not saying it's right. That's the way it's always been. You know, with first comes the houses, then comes the roads.

**Council President Bruce** And it wouldn't -- I wouldn't have such a problem with this one. It may be because of the size if we hadn't just approved, or this body hadn't approved three or four up that way. Three big ones.

**Council Member Biggs** A couple of meetings ago, one nearby. Now the land directly to the south, I'm just trying to think because usually when we talk about the designs, we like to have a transition from like, you know, from a main arterial to -- Memory Ranch is R-8. There's sometimes like a progression R-6 into R-8 and such and this one is R-8 to R-8. And I wasn't sure. I couldn't remember if this was rural residential.

**Council President Bruce** I think this was approved before all that was brought forward.

**Council Member Biggs** The area said it directly to the south. I thought it was rural residential is what I read in the packet, but I don't...

**Council Member McPherson** To the south of this project?

**Council Member Biggs** Yes. So the other side of...

**Council Member McPherson** It was denied for annexation a couple of years ago.

**Council Member Biggs** Is that the one I'm thinking of then? Okay.

**Council President Bruce** Mr. Mayor, I have a question for Doug.

**Mayor Stear** Okay.

**Council President Bruce** If that's all right.

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

**Council President Bruce** Doug, the current ACHD list of road improvements, what -- did they have anything up off Ten Mile that had moved up that list or Ten Mile, Black Cat in that area where we're talking about?

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning Director. Other than the roundabouts planned at every single mile intersection, I don't have anything specific that I could share off the top of my head comfortably.

**Council President Bruce** And I know the other developments are building out most of the infrastructure around their developments, correct?

**Planning & Zoning Director Doug Hanson** Yes, so all of these developments that are approved, they will be responsible for constructing all of the mid-mile roads. So Shayla, Butterfly, all of those road improvements will be made by the developer. The arterial improvements come from the impact fees that the developers pay per home.

**Council President Bruce** ACHD, okay.

**Mayor Stear** And then just to kind of add to that, all the discussions on about Ten Mile mostly have been, with the exception of occasional turn lanes, moving traffic through the intersection is their -- that's their priority. So that's the changes that are happening the soonest. And as far as widening the road or any of that, that'll just have to come later, but other than turn lanes.

**Council President Bruce** Yeah, I think the widening is between 2036 and 2040 is what it says here.

**Mayor Stear** Yeah.

**Council President Bruce** But even if you look at the roundabouts going north on Ten Mile, it backs up almost to the next, you know, the next intersection. So if we add -- I'm open to a motion. I think I've said my piece with it.

**Council Member Biggs** Well, it's come down, at least for me. I agree with you from my... from what I had said before, I guess I said in my piece, but it's already annexed. That causes an issue. There's...

they've gone back and actually gone back again, but that was because of an issue with the builder. I don't know what other option we have if this was rejected because, are we trying to say make it smaller or are you saying just no?

**Council President Bruce** Well, I think if we denied it, they'd still be able to -- And what's the.. John?

**City Attorney Jacob Jones** Jacob Jones.

**Council President Bruce** Jacob Jones. If I may.

**Mayor Stear** Yes.

**Council President Bruce** Yes. So if we have a project that's already annexed and approved and we deny the, let's see, The what is, never mind, I got it.

**Mayor Stear** Good answer.

**Council President Bruce** Yeah, I figured it out.

**City Attorney Jacob Jones** You're welcome.

**Council President Bruce** Thank you. Glad you were here tonight.

*[Laughter]*

**Council Member Biggs** So I guess that would be my question, is if we were to return it, or would we return it, or where, I guess, where do they go? Is that -- just leave it up to them in terms of a new design? Because it's still going to be residential. It's still going to be R-8 zoned. You know, I guess that's my thought.

**Mayor Stear** I think that's, again, you're running into these ones where your hands are somewhat tied just because of actions that were made recently, or previously. So, it is a better looking project than it was last time they brought it. And they did remove a few lots. So at least that's something helpful but...

**Council Member McPherson** But I guess for me, where I see, I feel for the traffic situation. I drove it this morning and compounded by the fog, trust me, it was not fun. But where it's an already annexed project and we kill it at this, I mean, we've always said kill it at annexation because then we have to.

**Council President Bruce** We have the legislative authority.

**Council Member McPherson** Right. And to kill this one, I mean, as I recall, a certain city to the northeast of us did this a few years ago and They got sued and then we're on the hook as taxpayers and our heads are on the chopping block by our constituents that we cost the city \$1,000,000 or whatever in a lawsuit and then they win and then they get a build anyway and we all wear egg on our face for it.

**Council President Bruce** I do have a...I do have another question, if I may, with the Attorney.

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

**Council President Bruce** If we were to deny this project because we wanted to see some of the road upgrades done prior and other developments, since this has been annexed, because those are really our City Attorney says really our legislative authority are annexations and rezones, right? Once it's annexed

into the property or into the city, it's kind of checking boxes. If we were to table it or even deny it, but we want to see some of the road improvements done around there first, what legal ramifications do we have Do you understand the question?

**City Attorney Jake Jones** Yeah, Jake Jones, City Attorney. And yeah, I'd say that your analysis is right with an annexation that's legislative. If you choose to deny this one, it could certainly be challenged. And that would just be going with the facts. I'm looking at the requirements under Kuna City Code and the commission's findings here. It does include the availability of public services and it also has some health and safety considerations. That could be weighed against what's actually in the packet and the findings of different organizations and it would really become just a factual dispute that would be presented to a judge eventually if the applicant did decide to challenge a denial.

**Council President Bruce** And so we would if we decided to move forward without approving it we would deny it or will we table it until those are -- if we wanted to see road improvements done first and maybe we were challenging that and saying hey that was a health concern or a safety concern of the city you're saying we would just battle that out in court if they decide to challenge it right we don't have any legal basis for denying it that way.

**City Attorney Jake Jones** From the discussion, it sounds like the road improvements are quite a ways out. And so tabling it I don't think would be an option unless you're talking about specific improvements just to the area itself.

**Council President Bruce** Give them actual...

**City Attorney Jake Jones** But then it wouldn't make sense for them to go through and perform those improvements without the approval being approved. I think there was a second question in there, but I didn't catch it completely.

**Council President Bruce** It's okay. You answered enough for me. I appreciate it. Thank you.

**City Attorney Jake Jones** Absolutely.

**Council Member Biggs** And then the problem is, like what Greg said before, was that it has met the minimum standards. No matter what we may think or what we may drive it every day, and we know that it's, you know, there's more congestion and there's more traffic issues. You know, like Ms. Torres's house, there's obviously issues there, but that's something that ACHD has already said it meets the minimum.

**Council President Bruce** I think it would take a council that was prepared to argue that it is a safety hazard, right? And that's where it would take someone from us to say, hey, well, if we did deny this project, then we are planning to, if they challenge the ruling, argue that it is a safety concern and that would be the only argument we would have.

**Council Member Biggs** Well, I am curious, I guess, you mentioned that, you know, how many feet it is from her driveway to Butterfly. I'm just trying to look on a map. It looks like it's at least 300 feet, 400 feet, I would say. It's probably a good 4- or 500 feet. So, and I'm not a traffic engineer, but that would be a good question to say. Does that meet the safety threshold? And I don't know if this was brought up before in a traffic impact study or a traffic study by ACHD. I think they're just looking at the amount of vehicles throughput per day and stuff. This specific instance is something, maybe that's a question we

**Mayor Stear** Well, I think that, so that's the issue is we don't control our roads. and so we have to rely on what ACHD's traffic engineers and right.

**Council Member McPherson** We can all agree it's busy and probably not safe, but...

**Mayor Stear** I've been on a lot of roads that they say are capable of handling the traffic and when you're on there you're going no I don't think so but that's always been our problem though is we don't we don't get to make that determination, so...

**Council President Bruce** Well I think we just we haven't right I think that nobody in the valley really has challenged that and said hey that are we willing to do that and others don't think that the Council's in a position to do that right now so no until the council's ready to say hey we're going to actually challenge it and see what but you have to have a willing participant, so... I'll accept I've said it all I'll have to say so

**Mayor Stear** okay anything further?

**Council Member McPherson** No. I would move we approve case #25-05-S with the conditions listed in the packet.

**Council Member Biggs** Second.

**Mayor Stear** Motion is made and seconded for approval of case #25-05-S. Is there any further discussion on that motion? All those in favor say 'aye.'

**Council Members** Aye.

**Mayor Stear** Any opposed?

**Council President Bruce** No.

**Mayor Stear** And that motion carries.

**Council President Bruce** Thank you for the conversation, gentlemen.

**Mayor Stear** Sure. That was good.

*(Timestamp 00:41:30)*

**Motion To:** Approve Case #25-05-S With Conditions

**Motion By:** Council Member McPherson

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** Council Member Bruce

**Members Absent:** Council Member Laraway

**Via:** Voice Vote

**2-1-1**

## **8. Business Items:**

*(Timestamp 00:42:16)*

- A. Consideration to approve Mayor Stear's recommendation to appoint a Parks and Recreation, Fleet and Facilities Director. Mayor Stear **ACTION ITEM**

*(Timestamp 00:42:16)*

**Mayor Stear** That takes us to item 8, business items. Consideration to approve Mayor Stear's recommendation to appoint a Parks & Recreation, Fleet and Facilities Director. So, we've been through, we had a lot of applicants and as we always do when it comes to Director positions, the Directors and I did the interviews, and we had some really good applicants. So, it kind of came down to looking at where we're at and who at this time is probably best suited to sit in that role. And based on everything that we had discussed and recommendations, my recommendation for this position is Chris Rigley, who is with us tonight back there by the wounded Purple Heart sign. So, I guess I think it will be good. Morgan, who is the Deputy Director at this time, does an awesome job, and I really don't want to have to replace her and her position and what she does. And I think that those two together are going to make a great team. So that is my recommendation, and I would ask for your approval.

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

**Council Member Biggs** No.

**Council President Bruce** I move we approve Chris Rigley as the acting Kuna Parks and Recreation, Fleet and Facilities Director.

**Council Member Biggs** Is that acting or actual?

**Council President Bruce** Acting. He will be acting.

**Mayor Stear** Actual.

**Council Member Biggs** Second.

**Council Member McPherson** He's not a good actor.

**Mayor Stear** All right, motion is made and seconded for approval of Chris Rigley to be the Parks and Recreation Fleet and Facilities Director. All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries. Congratulations, Chris.

**Council President Bruce** Welcome.

**Council Member Biggs** There's a new chair over there.

**Council Member McPherson** And you already painted the target on him telling us where he was.

**Mayor Stear** Yeah, that's right.

**Council Member McPherson** Stand by.

(Timestamp 00:44:00)

**Motion To:** Approve Mayor Stear's Recommendation of Chris Rigly To The Kuna Parks & Recreation, Fleet & Facilities Director

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Voice Vote

**3-0-1**

**B. Budget discussion for Fiscal Year 2025. Jared Empey, City Treasurer. DISCUSSION**

**ITEM**

(Timestamp 00:44:48)

**Mayor Stear** All right, next item is budget discussion for fiscal year 2025, Jared Empey.

**City Treasurer Jared Empey** Good evening, Mayor, and Council. Before you is kind of a recap of fiscal '25 financial data and also an explanation of kind of how to interpret the data. So, the first statement you have before you is just a cash statement showing the different accounts that we have with different financial institutions and how the cash is distributed among the different funds. So, this is basically just showing our cash position. *So, Nate, if you could go to the next page.* So, at the very bottom you can -- *keep going down* at the very bottom you can see the cash balance for all funds including the Urban Renewal Agency at about \$103 million for the end of fiscal '25.

Then on page 159 you'll see basically an income statement showing how we did for the year under various accounting methods. So, this is important just so that you can kind of see some varying ways of looking at the data and to be able to interpret the data correctly. So, as you can see in bold, we have a cash basis, we have a budgetary basis, we have modified accrual, we have what's called GASB, two different forms of GASB and then GAP. So, this is important so that you can see kind of what... So, in government we have what's called change in fund balance which is essentially net income for the year and as you can see in the double underlined section you can see that there's various numbers displayed under each accounting method.

And so, before we dive into each one and what that means I think it's important to flip back to page 156 where it describes what each is. So, under this cash basis is probably the most common for simple businesses and it's where revenue and expenses are shown at the time of receipt or payment. And where this is used in our agency is it's shown under the audited financial statements under the cash flow statement. And then the limitations are is it's not really acceptable for government or budgeting or for accounting purposes as it allows for income shifting and counts unearned revenue. So, although it's very common for small businesses, like I say, it's not really acceptable for governmental agencies or large businesses because there's a lot of income shifting. In other words, if I don't want to show an expense for a certain period, I just don't pay that invoice. Or if I don't want to show income for a certain period, I just

don't deposit that check until after the year end. So, it allows for a lot of income shifting and really isn't acceptable for governments or large businesses for that matter.

So, for that we have what's called modified accrual basis and this is essentially what we use for formulating our budget. With the modified accrual basis, revenue is recorded when earned, not received, and expenses are recorded when incurred, not paid. So, for instance, if we earned some money before year-end but didn't receive it until afterwards, we still record it in fiscal '25 and if we incurred some invoices we essentially ordered some things and they were shipped prior to the end of fiscal '25 or September 30th even though they're paid afterwards they should still be included in fiscal '25. That said this excludes certain expenses such as depreciation and instead shows capital expenditures and there are a few things that are excluded from this that are included under GASB statements such as the pension fluctuation expense, some kind of technical items like GASB 96 and GASB 87 which are relatively new that have been implemented within the last five years. The uses for modified accrual are they're essential in budgeting and spending controls and to get to this for our budget purposes we call this the budgetary basis where essentially, we add in our carryover cash to get what our budget is for the year. The one limitation that it has is that it's not really useful for long-term analysis or in determining what our utility rates are. And the reason for that is because it excludes depreciation for our enterprise funds, which is essential for determining what we're spending in the long run for improvements to our infrastructure.

Then our next basis of accounting is what I call GASB. So essentially the way this works is, it splits everything into governmental funds and enterprise funds. Governmental funds remain on modified accrual basis and enterprise funds are under GAP. So essentially, they're the same for any large business that is audited on the stock exchange for instance. And so, the governmental funds are general funds, grant fund, late comers fund, and capital project fund. And the enterprise funds are water, sewer, irrigation, solid waste fund, and our newest funds water east and sewer east. And the one thing that we don't include though under these for the most part for our analysis purposes are GASB 68 which is determining how the state performed in managing the pension as opposed to just our pension contributions, GASB 87 which is our leases that are longer than twelve months, and GASB 96 which is essentially kind of a new format where you have subscriptions or you have IT subscriptions that are locked in over longer than twelve months. So for instance, we use GASB 96 for our fleet tracking software and GASB 87 tracks our copiers when it's over a material amount. And this format is really good for long-term planning and user rate setting as long as inflation is low and depreciation is over a short time horizon. So, think infrastructure, you know, if you put depreciation at 100 years, by the time you get done, most likely you wouldn't have recaptured that initial investment due to inflation. So as long as depreciation is over a short enough time horizon, it's useful. The limitations are it's not really useful for determining budget compliance because there's certain things that are outside of the City's control. So, as I stated before, we don't include our pension expense in the sense that we're not-- we include our pension contributions; however, the pension fluctuation expense that is part of the State's control, we don't include that. This was especially important during the COVID years of 2020 and 2021 as we saw wild swings in the stock market in other words if you can control the stock market it would be important to include this but as far as I know none of us here can control the stock market which essentially determines what the funded portion of our State's pension liability is and as you can see Idaho has about 83.3% funded ratio. It's about average compared with most other states. Some states that usually are near the top are states like Washington or Utah is usually pretty good some states that are usually pretty poor or Illinois, Kentucky, New Jersey, Mississippi to name a few. And as I said this budget this accounting basis you really want to

be careful and not using it for budget management because depreciation expenses are essentially out of the control of City staff also because many of those purchases were made thirty to forty years ago and you know different items may have a different useful life and even depreciation methods. And another problem with this particular accounting method is that it's donated infrastructure, it includes that which inflates revenue. So that's especially important with our enterprise funds.

And then finally we have GAP, which is essential for, as I said, businesses or enterprise funds. And it's really useful in determining kind of long-term viability and seeing long-term debt. The one problem that it has is it's not really very good for determining budget compliance, as many of the items measured are out of the hands of the City. And like I said, if anybody can control the stock market here, then I guess we can include certain items or if we could turn the clock back 30 to 40 years, that would help too.

So some key takeaways from this is that for setting our budget at the City of Kuna, we use the modified accrual method because it really hones in on things that the city staff and city officials can control and it helps us really determine if we're spending our cash effectively which is essential with budget setting. That said, taxing entities around the State and even around the country may use a variety of methods to set the budget and so because of this different cities may use different accounting methods which makes comparability difficult among Cities. So that's a very important thing to understand is that we may not have so if you compare one city to another, we may have different components to the city. For instance, some cities have a police force, some don't, some contract out, some cities have a water fund, some don't, some have a sewer fund, some don't. But in setting budgets, different cities may use a different basis of accounting which makes comparability very difficult. For instance, in Washington State everything is on the cash basis, which arguably is probably the least reliable of all accounting methods. So, if we flip back to page 159 you can see that although each one is different, each one tells a story that is important to see. For instance, the cash basis is showing that if we used a true cash basis, our cash balances grew about \$27 million from last year, and under the budgetary basis, we were at \$100 million. And then if you subtract that carryover cash, our modified accrual was about \$26.6 million. GASB 1, essentially, the GASB 1 doesn't include GASB 68 or the pension the state's pension activity and that third column for GASB doesn't include donated infrastructure. And essentially like I said each one tells a different story and it's important to see what each one tells. For instance, like I said, for our city's budgetary basis it shows that we had a positive \$100 million and then if you flip over to the modified accrual where you really see the differences is where you look at individual funds. For instance, the water fund came in at \$4 million, but under the second column of GASB it came in at \$3.5 [million]. Essentially what we did was we subtracted out our capital improvements and instead took depreciation instead and that's the case for all of our enterprise funds essentially is that when you subtract when you do depreciation instead of capital projects as a cash out use that net income or change in fund balance will always be lower.

That's especially prevalent with the sewer fund. You can see that even though we were at \$5.6 million under modified accrual, it's down to \$3.7 [million]. So, it's always important to look at various forms to see the whole picture. And one that's really striking is you look at our water east and sewer east that even though it's showing \$38 million and \$45 million under that first GASB column once you subtract out donated infrastructure really, we're about breaking even when you include depreciation. So, it's important that we really look at each basis of accounting and see where we're ending up. However, for budgetary purposes, it's probably the most important to look at modified accrual to make sure that we're effectively

managing our cash flows and being able to pay our bills and keep our employees retained. But for long-term purposes, it's important to look at a full GASB statement.

Then, on page 160, we have, starting on page 160, we have the detail for each fund, this would tie out to the modified accrual column in the previous statement. So, as you can see, pretty much our revenue looks stellar for last fiscal year aside from state liquor distribution. What I'm told is that people are drinking less, so you can take that as a positive or negative for why the state liquor distribution was lower but essentially all of our development income was really, really good for last year and despite some expenses that were a little high due to the fact that they tracked with development essentially our expenses with like I said with the exception of just a few items were under control. So, some items to note were like laboratory costs under the water fund. Those were a little higher because every three years we have a higher reporting requirement and so they were a little bit higher because of that reason.

Let's see some other items of note; professional services in our water, sewer, and irrigation fund were a little bit higher because instead of having our engineer in-house we decided to have it external through Keller Engineering which has been a great relationship over the decades. Then some other items in the Sewer East you'll notice that our professional services were a little bit higher because of well monitoring that we hadn't originally, we hadn't originally foreseen about a year ago or a year and a half ago when we set our budget. So given that that was our first year setting up a budget for-- in concrete terms for the water east and the sewer east fund I think we did a pretty good job. Again, those funds are brand new for fiscal '25 and so I think that we'll do a good job at managing those from the beginning and make sure that our rates were adequate from the beginning. That's all I have for highlights from our fiscal '25 is there any question from the Mayor or Council?

**Mayor Stear** Okay, questions for Jared?

**Council Member Biggs** I just have one, Jared. Where do we stand with the KeyBank?

**City Treasurer Jared Empey** Yeah, so that's a great question. So, the KeyBank agreement, as of the end of quarter three, I believe that we were at about 400 EDUs that were remaining. Originally, we were over 4,000 EDUs. And so, we project that it'll probably be in Q1 of next year that we extinguish that obligation.

**Council Member Biggs** Thank you.

**Council President Bruce** Yeah, I like the way these two funds are set up to, the east and west. I think that'll be better moving forward.

**Mayor Stear** And then, so the State, when they put out their report each year of budgets and who's doing what, do they all use the same budgetary system, but it's apples to apples?

**Council President Bruce** Like on the comptroller's website?

**Mayor Stear** Yes. Yes.

**City Treasurer Jared Empey** Yeah, so that's a great question, Mayor Stear. So, my guess is no. So, my guess is that small cities use the cash basis and larger cities and medium cities use modified accrual and maybe even they may use full GAP standards if they use depreciation for their budgeting rather than capital projects. And so, for that reason it's difficult to compare different cities not only because they have

different components but because they're using different accounting methods, which will give you a different answer for how different cities will report their results.

**Council President Bruce** That would be interesting to have that conversation with the comptroller too. That's a good idea. Thank you, Jared.

**Mayor Stear** Yeah, thank you, Jared.

**Council Member Biggs** Thank you.

**Mayor Stear** Anything further?

**Council Member McPherson** No. Great

**Mayor Stear** Good. All right.

C. Consideration to approve Resolution R90-2025 Appointing New Members to the Planning and Zoning Commission. Doug Hanson, Planning and Zoning Director.

**ACTION ITEM**

*(Timestamp 01:06:07)*

**Mayor Stear** Next is consideration to approve Resolution 90-2025, appointing new members to the Planning & Zoning Commission, Doug Hanson.

**Planning & Zoning Director Doug Hanson** Mayor and the Council, for the record, Doug Hanson, Planning and Zoning Director, Development Services, 751 West 4th Street, Kuna. There's currently one vacancy on the Kuna Planning & Zoning Commission, and Chairman Dana Hennis has decided that he will be stepping away from the Planning & Zoning Commission after a final meeting on November 25th, after over 18 years of service to the City, opening a second vacancy. Six applications were submitted, and after conducting interviews with all interested applicants and evaluating their relevant experience, the Development Services Department recommends Chad Queen and Cristin Sandu to fill the vacancies. Their resumes and letter of interest are included in the packet. The recommended applicants were also asked to attend this evening's meeting in the event the Mayor or Council have any questions. So, the request for this evening is for the Mayor and Council to approve the appointment resolution for the vacant Planning & Zoning Commission seats, and I will stand by for any questions you have.

**Mayor Stear** Okay, any questions for Doug?

**Council President Bruce** No, thank you.

**Mayor Stear** I'm just happy to see that we have Good qualified applicants that have stepped up and offered their time for that. Dana has been there for so long and it's going to be strange to not see his face up there again for a while.

**Council President Bruce** You say 18 years?

**Mayor Stear** Yeah.

**Council President Bruce** Wow.

**Mayor Stear** Appreciate his service deeply. I'm just glad we have people willing to step up and do that.

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

**Council Member McPherson** I've got about 100 questions to ask them, so if they'd like to come forward.

**Council President Bruce** Yeah.

*[Laughter]*

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

**Council President Bruce** Councilman Biggs? I think we've interviewed both of them with previous positions. I think Mr. Queen applied for planning and zoning last time and then Cristin Sandu was on our future land use map task force. I move we approve resolution R90-2025, appointing new members to the Planning & Zoning Commission, Cristin Sandu, and Chad Queen.

**Council Member McPherson** Second.

**Mayor Stear** Motion's 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? And that motion carries. Thank you both and appreciate it.

*(Timestamp 01:08:18)*

**Motion To:** Approve Resolution R90-2025

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Voice Vote

**3-0-1**

## 9. Ordinances:

(Timestamp 01:08:50)

### A. Consideration to approve Ordinance 2025-38 ACTION ITEM

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

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

*Consideration to waive three readings*

*Consideration to approve ordinance*

(Timestamp 01:08:50)

**Mayor Stear** Next is ordinances. A consideration to approve ordinance 2025-38. 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 Hubble Homes LLC; and declaring water rights appurtenant thereto are pooled for delivery purposes, 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 New York Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

**Council President Bruce** I move we waive 3 readings of ordinance 2025-38.

**Council Member McPherson** Second.

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

**All Council Members** Aye.

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

*(Timestamp 00:01:43)*

**Motion To:** Waive 3 Readings Of Ordinance 2025-38

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Voice Vote

**3-0-1**

**Council President Bruce** I move we approve ordinance 2025-38.

**Council Member McPherson** Second.

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

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

**Council Member McPherson** Yes.

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

**Council Member Biggs** Yes.

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

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:09:55)*

**Motion To:** Approve Ordinance 2025-38

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

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

**Members Voting Nay:** None

**Members Absent:** Council Member Laraway

**Via:** Roll Call Vote

**3-0-1**

**10. Mayor/Council Announcements:**

*(Timestamp 01:10:15)*

**Mayor Stear** And that is all we have on the agenda for the evening. Is there anything that anybody would like to announce?

**Council Member McPherson** There was a little blurb on Facebook about an issue down at the park with one of the equipment and I made a phone call and in about 30 minutes they had it fixed. So, hats off to them guys to keep the kids safe and diligently doing their job.

**Mayor Stear** That's good. Fix it before it breaks.

**Council Member McPherson** Yeah.

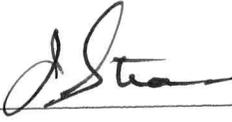
**Council President Bruce** Yeah.

**11. Adjournment:**

*(Timestamp 01:10:43)*

**Mayor Stear** Very good. All right. Well, thank you all very much for your attendance and I appreciate it very much. Have a good night.

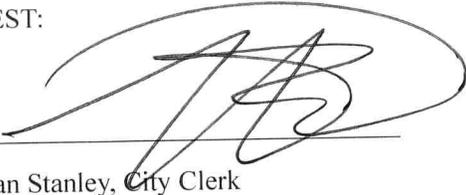
*Adjourned at 7:29 PM*



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Joe L. Stear, Mayor

ATTEST:



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Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk  
Date Approved: CCM 12.02.2025*





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



City Council Public Comment Sign-In Sheet  
 November 18, 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.

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**CITY OF KUNA**

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

City Council Public Hearing Sign-In Sheet  
 November 18, 2025

**Case No.: 25-05-S**

**Case Name: Newberry Place Subdivision**

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name ✓ applicant Elwin Butler	Name
Address 3122 Suntree St.	Address
City, State, ZIP Caldwell, ID	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Rebecca Torres	Name
Address 7015 S Ten Mile RD	Address
City, State, ZIP Meridian ID 83647	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Gari Zarr	Name
Address 412 E Boise St	Address
City, State, ZIP Kuna ID 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify TIM JENSEN-KSD	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name 711 E PORTER ST	Name
Address KUNA ID 83634	Address
City, State, ZIP	City, State, ZIP

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



# EXECUTIVE SESSION MINUTES

Tuesday, November 18, 2025

**1.) Executive Session**

**Statutory Authority:** Idaho Code 74-206 (a) To consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need.

**Purpose & Topic:** Considering & Evaluating An Individual To Fill The Parks & Recreation, Fleet & Facilities Director Appointive Position

Start Time: 1801 : \_\_\_\_\_

**Persons Present:**

**Title:**

<u>CHRIS BRUCE</u>	<u>Council Pres</u>
<u>MATTHEW BIGGS</u>	<u>Council Member</u>
<u>Greg Matherson</u>	<u>Council Member</u>
<u>Nancy Stauffer</u>	<u>HR DIRECTOR</u>
<u>Jacob Jones</u>	<u>City Attorney</u>
<u>Joe Steas</u>	<u>Mayor</u>

**Motion to Exit Executive Session By:**

**Second on Motion to Exit Executive Session By:**

**All In Favor:** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

**All Opposed:** \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

End Time: 18 : 19

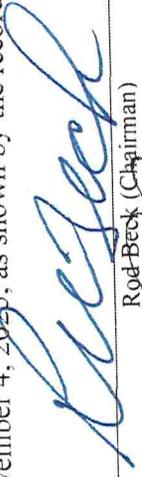
**Information Received; No Action Taken.**

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

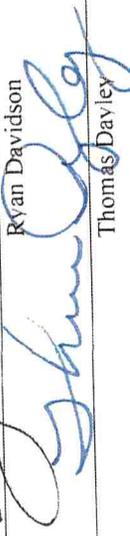
STATE OF IDAHO }  
County of Ada } ss.

We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, do hereby state that the attached is a true and complete abstract of all votes cast within this county at the KUNA CITY MUNICIPAL ELECTION, held November 4, 2025, as shown by the records now on file in the County Clerk's Office.

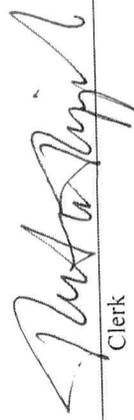


  
Rod Beck (Chairman)

  
Ryan Davidson

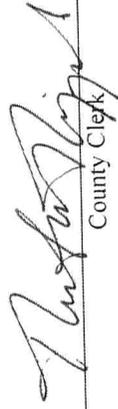
  
Thomas Davley

County Board of Canvassers

ATTEST:   
Clerk

STATE OF IDAHO }  
County of Ada } ss.

I, Trent Tripple, County Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes cast as shown by the record of the Board of Canvassers filed in my office this 14th day of November 2025.

  
County Clerk

**Cumulative Results Report**

**ADA COUNTY, IDAHO**

**Official Results**

**OFFICIAL CONSOLIDATED ELECTION BALLOT**

Registered Voters  
81129 of 275487 = 29.45%

Election Day

11/4/2025

Run Time 3:29 PM  
Run Date 11/13/2025

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**Boise City Council District 2 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Josh Ellstrom		154	12.75%	128	14.65%	658	13.74%	940	13.68%
Colin Nash		922	76.32%	569	65.10%	3,261	68.11%	4,752	69.17%
Derek James Smith		132	10.93%	177	20.25%	869	18.15%	1,178	17.15%
Cast Votes:		1,208	100.00%	874	100.00%	4,788	100.00%	6,870	100.00%
Undervotes:		24		23		118		165	
Overvotes:		2		1		0		3	

**Boise City Council District 4 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Jordan Morales		991	100.00%	913	100.00%	3,610	100.00%	5,514	100.00%
Cast Votes:		991	100.00%	913	100.00%	3,610	100.00%	5,514	100.00%
Undervotes:		218		187		917		1,322	
Overvotes:		0		0		0		0	

**Boise City Council District 6 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Lynn Bradescu		320	16.79%	357	21.72%	1,974	23.37%	2,651	22.10%
Jimmy Hallyburton		1,454	76.29%	1,189	72.32%	5,839	69.12%	8,482	70.70%
Lisa E. Sanchez		132	6.93%	98	5.96%	635	7.52%	865	7.21%
Cast Votes:		1,906	100.00%	1,644	100.00%	8,448	100.00%	11,998	100.00%
Undervotes:		14		6		74		94	
Overvotes:		0		0		0		0	

**Eagle City Council - 4 Year Term (Vote for Two)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Steve Bender		326	12.10%	601	17.00%	1,853	21.50%	2,780	18.72%
Danielle Davis		393	14.58%	372	10.52%	800	9.28%	1,565	10.54%
Robert Gillis		425	15.77%	819	23.17%	2,037	23.64%	3,281	22.10%
Beth Haney		209	7.76%	195	5.52%	515	5.98%	919	6.19%
Tom Letz		152	5.64%	148	4.19%	366	4.25%	666	4.49%
Nancy Merrill		711	26.38%	821	23.22%	1,964	22.79%	3,496	23.55%
Kenny Pittman		479	17.77%	579	16.38%	1,082	12.56%	2,140	14.41%
Cast Votes:		2,695	100.00%	3,535	100.00%	8,617	100.00%	14,847	100.00%
Undervotes:		107		149		455		711	
Overvotes:		7		0		3		10	

# Cumulative Results Report

## ADA COUNTY, IDAHO

### Official Results

Election Day

### OFFICIAL CONSOLIDATED ELECTION BALLOT

Registered Voters  
81129 of 275487 = 29.45%

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Run Date 11/13/2025

11/4/2025

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#### Garden City Mayor - 4 Year Term (Vote for One)

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Bill Jacobs		394	69.37%	277	67.40%	1,124	58.79%	1,795	62.09%
Molly Lentz		162	28.52%	123	29.93%	723	37.81%	1,008	34.87%
Teresa Roundy		12	2.11%	11	2.68%	65	3.40%	88	3.04%
Cast Votes:		568	100.00%	411	100.00%	1,912	100.00%	2,891	100.00%
Undervotes:		3		4		18		25	
Overvotes:		0		0		0		0	

#### Garden City City Council - 4 Year Term (Vote for Two)

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Wendy Carver-Herbert		274	24.98%	171	21.92%	703	19.95%	1,148	21.26%
Gage Coprivnicar		33	3.01%	16	2.05%	92	2.61%	141	2.61%
Teresa Jorgensen		250	22.79%	195	25.00%	754	21.40%	1,199	22.20%
Dennis Mansfield		89	8.11%	102	13.08%	606	17.20%	797	14.76%
Starr Shepard		237	21.60%	159	20.38%	731	20.75%	1,127	20.87%
Kelceymarie Warner		214	19.51%	137	17.56%	637	18.08%	988	18.30%
Cast Votes:		1,097	100.00%	780	100.00%	3,523	100.00%	5,400	100.00%
Undervotes:		45		50		335		430	
Overvotes:		0		0		1		1	

#### Kuna City Council - 4 Year Term (Vote for Two)

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Chris Bruce		211	31.03%	228	37.50%	984	34.88%	1,423	34.63%
Stephen L. Irish		230	33.82%	146	24.01%	737	26.13%	1,113	27.09%
Michael Rocco		239	35.15%	234	38.49%	1,100	38.99%	1,573	38.28%
Cast Votes:		680	100.00%	608	100.00%	2,821	100.00%	4,109	100.00%
Undervotes:		128		154		669		951	
Overvotes:		0		0		1		1	

#### Meridian City Council District 1 - 4 Year Term (Vote for One)

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brian Whitlock		634	100.00%	345	100.00%	1,769	100.00%	2,748	100.00%
Cast Votes:		634	100.00%	345	100.00%	1,769	100.00%	2,748	100.00%
Undervotes:		201		90		460		751	
Overvotes:		0		0		0		0	

**Cumulative Results Report**

Election Day

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Run Date 11/13/2025

**ADA COUNTY, IDAHO**

**OFFICIAL CONSOLIDATED ELECTION BALLOT**

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**Official Results**

**Registered Voters**

81129 of 275487 = 29.45%

Precinct Reporting

11/13/2025 10:00 AM

**Meridian City Council District 4 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting	Early Voting	Election Day Voting	Total
John Overton		429 100.00%	279 100.00%	1,232 100.00%	1,940 100.00%
	Cast Votes:	429 100.00%	279 100.00%	1,232 100.00%	1,940 100.00%
	Undervotes:	119	72	367	558
	Overvotes:	0	0	0	0

**Meridian City Council District 6 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting	Early Voting	Election Day Voting	Total
Luke Cavener		374 100.00%	288 100.00%	1,160 100.00%	1,822 100.00%
	Cast Votes:	374 100.00%	288 100.00%	1,160 100.00%	1,822 100.00%
	Undervotes:	136	54	307	497
	Overvotes:	0	0	0	0

**Star City Council Seat 3 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting	Early Voting	Election Day Voting	Total
Art Soukup		89 14.26%	163 17.66%	491 17.57%	743 17.12%
Kevan Wheelock		535 85.74%	760 82.34%	2,303 82.43%	3,598 82.88%
	Cast Votes:	624 100.00%	923 100.00%	2,794 100.00%	4,341 100.00%
	Undervotes:	76	89	389	554
	Overvotes:	1	0	1	2

**Star City Council Seat 4 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting	Early Voting	Election Day Voting	Total
Steve Day		127 19.33%	332 34.26%	919 31.06%	1,378 30.05%
Liz Flower		162 24.66%	200 20.64%	527 17.81%	889 19.39%
Spencer McDonald		16 2.44%	24 2.48%	58 1.96%	98 2.14%
Jennifer Ragsdale		44 6.70%	49 5.06%	184 6.22%	277 6.04%
Bruce Wise		95 14.46%	155 16.00%	347 11.73%	597 13.02%
Jeff Wood		213 32.42%	209 21.57%	924 31.23%	1,346 29.36%
	Cast Votes:	657 100.00%	969 100.00%	2,959 100.00%	4,585 100.00%
	Undervotes:	42	40	211	293
	Overvotes:	2	3	14	19

**Cumulative Results Report**

**ADA COUNTY, IDAHO**

**Official Results**

**OFFICIAL CONSOLIDATED ELECTION BALLOT**

Registered Voters  
81129 of 275487 = 29.45%

Election Day

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**West Ada School District Trustee Zone 1 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Dara Ezzell-Pebworth		742	59.17%	398	43.88%	1,550	42.41%	2,690	46.25%
Lori Frasure		512	40.83%	509	56.12%	2,105	57.59%	3,126	53.75%
Cast Votes:		1,254	100.00%	907	100.00%	3,655	100.00%	5,816	100.00%
Undervotes:		55		44		147		246	
Overvotes:		0		0		0		0	

**West Ada School District Trustee Zone 3 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Meghan Brown		1,122	70.79%	472	60.36%	2,978	58.69%	4,572	61.44%
Angie Redford		360	22.71%	251	32.10%	1,815	35.77%	2,426	32.60%
Anna Marie Young		103	6.50%	59	7.54%	281	5.54%	443	5.95%
Cast Votes:		1,585	100.00%	782	100.00%	5,074	100.00%	7,441	100.00%
Undervotes:		46		34		212		292	
Overvotes:		0		0		2		2	

**Kuna School District Trustee Zone 3 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brenda Drake Blitman		122	63.54%	63	37.50%	322	46.07%	507	47.88%
Kyrsti Bruce		70	36.46%	105	62.50%	377	53.93%	552	52.12%
Cast Votes:		192	100.00%	168	100.00%	699	100.00%	1,059	100.00%
Undervotes:		0		5		7		12	
Overvotes:		0		0		0		0	

**Kuna School District Trustee Zone 4 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brian Shjerve		19	20.00%	26	30.59%	132	28.27%	177	27.36%
Freddy Wheeler		76	80.00%	59	69.41%	335	71.73%	470	72.64%
Cast Votes:		95	100.00%	85	100.00%	467	100.00%	647	100.00%
Undervotes:		0		1		11		12	
Overvotes:		0		0		0		0	

**Cumulative Results Report**

**ADA COUNTY, IDAHO**

**Official Results**

Election Day

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Run Date 11/13/2025

**OFFICIAL CONSOLIDATED ELECTION BALLOT**

11/4/2025

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Registered Voters  
81129 of 275487 = 29.45%

**Eagle Fire Protection Commissioner District 1 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brad Pike, Sr.		985	100.00%	1,255	100.00%	3,291	100.00%	5,531	100.00%
	Cast Votes:	985	100.00%	1,255	100.00%	3,291	100.00%	5,531	100.00%
	Undervotes:	473		606		1,345		2,424	
	Overvotes:	0		0		0		0	

**Eagle Fire Protection Commissioner District 3 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Josh Tanner		935	100.00%	1,374	100.00%	3,480	100.00%	5,789	100.00%
	Cast Votes:	935	100.00%	1,374	100.00%	3,480	100.00%	5,789	100.00%
	Undervotes:	523		487		1,156		2,166	
	Overvotes:	0		0		0		0	

**Star Fire Protection Commissioner District 3 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Mary Kay Ludemann		384	52.75%	484	49.59%	1,295	44.15%	2,163	46.65%
Mike Massong		344	47.25%	492	50.41%	1,638	55.85%	2,474	53.35%
	Cast Votes:	728	100.00%	976	100.00%	2,933	100.00%	4,637	100.00%
	Undervotes:	97		120		545		762	
	Overvotes:	1		0		1		2	

**Dry Creek Cemetery Commissioner District 2 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Brent Moore		744	50.10%	617	44.13%	2,180	45.78%	3,541	46.32%
John Evans		741	49.90%	781	55.87%	2,582	54.22%	4,104	53.68%
	Cast Votes:	1,485	100.00%	1,398	100.00%	4,762	100.00%	7,645	100.00%
	Undervotes:	371		510		1,685		2,566	
	Overvotes:	0		3		5		8	

**Meridian Cemetery Commissioner District 3 - 4 Year Term (Vote for One)**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
Phil Black		980	35.75%	819	46.35%	3,836	50.08%	5,635	46.31%
Nic Gibson		1,761	64.25%	948	53.65%	3,824	49.92%	6,533	53.69%
	Cast Votes:	2,741	100.00%	1,767	100.00%	7,660	100.00%	12,168	100.00%
	Undervotes:	671		424		1,948		3,043	
	Overvotes:	2		0		3		5	

**Cumulative Results Report**

**ADA COUNTY, IDAHO**

**Official Results**

Election Day

**OFFICIAL CONSOLIDATED ELECTION BALLOT**

**Registered Voters**

81129 of 275487 = 29.45%

Run Time 3:29 PM  
Run Date 11/13/2025

11/4/2025

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**Boise City Special Municipal Levy**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
IN FAVOR of the temporary levy?		6,964	83.80%	5,529	80.96%	24,656	79.80%	37,149	80.70%
AGAINST the temporary levy?		1,346	16.20%	1,300	19.04%	6,240	20.20%	8,886	19.30%
Cast Votes:		8,310	100.00%	6,829	100.00%	30,896	100.00%	46,035	100.00%
Undervotes:		19		12		77		108	
Overvotes:		0		2		3		5	

**City of Meridian Levy**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
IN FAVOR of authorizing the budget and levy increase in the amount of \$5,018,125.71.		2,436	71.33%	1,353	63.88%	6,125	64.68%	9,914	66.08%
AGAINST authorizing the budget and levy increase in the amount of \$5,018,125.71.		979	28.67%	765	36.12%	3,345	35.32%	5,089	33.92%
Cast Votes:		3,415	100.00%	2,118	100.00%	9,470	100.00%	15,003	100.00%
Undervotes:		20		10		35		65	
Overvotes:		0		0		2		2	

**Star Fire Protection District Budget Levy**

Choice	Party	Absentee Voting		Early Voting		Election Day Voting		Total	
YES, I AM IN FAVOR OF authorizing the budget increase in the amount of \$2,225,000.		501	62.08%	644	58.87%	2,047	59.08%	3,192	59.49%
NO, I AM AGAINST authorizing the budget increase in the amount of \$2,225,000.		306	37.92%	450	41.13%	1,418	40.92%	2,174	40.51%
Cast Votes:		807	100.00%	1,094	100.00%	3,465	100.00%	5,366	100.00%
Undervotes:		19		2		11		32	
Overvotes:		0		0		3		3	

\*\*\* End of report \*\*\*

ADA COUNTY, IDAHO

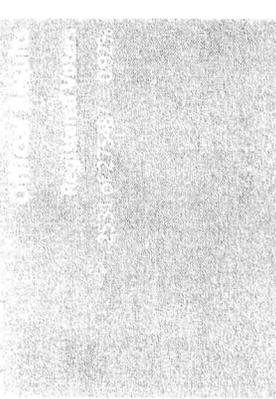
OFFICIAL CONSOLIDATED ELECTION BALLOT

11/4/2025

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Kuna City Council - 4 Year Term (Vote for Two)

Precinct	Chris Bruce	Stephen L. Irish	Michael Rocco	Cast Votes	Undervotes	Overvotes	Absentee Voting Ballots Cast	Early Voting Ballots Cast	Election Day Voting Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
2201	29	27	30	86	18	0	13	3	36	52	519	10.02%
2202	13	9	10	32	6	0	4	1	14	19	212	8.96%
2203	0	0	0	0	0	0	0	0	0	0	2	0.00%
2216	188	123	206	517	111	0	62	39	213	314	2,053	15.29%
2217	0	0	0	0	0	0	0	0	0	0	2	0.00%
2301	104	72	118	294	68	0	17	9	155	181	1,234	14.67%
2302	209	162	221	592	114	0	69	48	236	353	2,232	15.82%
2303	195	160	297	652	202	0	50	52	325	427	2,231	19.14%
2304	165	92	177	434	110	0	54	65	153	272	1,281	21.23%
2305	101	104	98	303	69	0	19	31	136	186	1,343	13.85%
2306	134	120	119	373	77	0	37	53	135	225	1,369	16.44%
2307	143	93	137	373	75	1	28	35	162	225	1,336	16.84%
2308	92	102	102	296	72	0	38	31	115	184	1,031	17.85%
2310	50	49	58	157	29	0	13	14	66	93	642	14.49%
<b>Totals</b>	<b>1,423</b>	<b>1,113</b>	<b>1,573</b>	<b>4,109</b>	<b>951</b>	<b>1</b>	<b>404</b>	<b>381</b>	<b>1,746</b>	<b>2,531</b>	<b>15,487</b>	<b>16.34%</b>



**ADA COUNTY, IDAHO**

**OFFICIAL CONSOLIDATED ELECTION BALLOT**

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\*\*\* End of report \*\*\*

