OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, Council Member
Matt Biggs, Council Member
Michael Rocco, Council Member

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

City Council Meeting
AGENDA
Tuesday, January 20, 2026

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 January 06, 2026

B. Accounts Payable Dated January 15, 2026, in the amount of $1,717,348.31

C. Resolutions

1. Resolution R07-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2026 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R07-2026.

2. Resolution R08-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE WARRANTY DEED DEDICATION BETWEEN THE CITY OF KUNA (GRANTOR) AND THE ADA COUNTY HIGHWAY DISTRICT (GRANTEE) FOR RIGHT-OF-WAY LOCATED WITHIN PARCEL NUMBER S1531223500.

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.

3. Resolution R09-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY TEMPORARY LICENSE AGREEMENT BETWEEN THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF INFRASTRUCTURE WITHIN DEDICATED RIGHT-OF-WAY.

4. Resolution R10-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R43-2025 APPOINTING ONE (1) NEW MEMBER TO THE KUNA ARTS COMMISSION.

5. Resolution R12-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R13-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R14-2026

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution R15-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R16-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

10. Resolution R17-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

11. Resolution R18-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR PALOMA RIDGE SUBDIVISION PHASE NO. 7 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

12. Resolution R19-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

13. Resolution R20-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

14. Resolution R21-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

4. Public Comment

5. External Reports

A. Awarding Dana Hennis the City of Kuna Commitment to Service Award. Mayor Stear.

6. Public Hearings:

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

A. Consideration to approve Resolution R06-2026 City Parks and Recreation and City Public Property Fees. Chris Regli, Parks and Recreation Director. ACTION ITEM

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

7. Business Items:

A. Resolution R11-2026 National Fitness Campaign Outdoor Fitness Court. Nathan Stanley, City Clerk. ACTION ITEM

B. Project approvals regarding length of time from approval to starting the project. Chris Bruce, Council President ACTION ITEM

C. Traffic studies within city on projects around the subject property for the hearing. To have a concise report in the packet updating council with the list of road improvements and timelines. Chris Bruce, Council President ACTION ITEM

8. Ordinances:

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
MINUTES
Tuesday, January 06, 2026

6:00 P.M. REGULAR CITY COUNCIL

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

1. Call to Order and Roll Call

(Timestamp 00:00:12)

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
Marina Lundy, Planner
Morgan Webb, Deputy Parks & Recreation Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

Mayor Stear All right, we're going to go ahead and call this meeting to order. So basically, we have two meetings tonight. One, we're going to take care of some old business, and then we will switch seats with the Council Members and start up again with a new roll call to start the second meeting. So, with that, 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 Last time, here.

[Laughter]

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:47)

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

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

Mayor Stear Thank you.

4. Consent Agenda: ACTION ITEMS

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(Timestamp 00:01:10)

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

B. Accounts Payable Dated December 30, 2025, in the amount of $682,081.56

(Timestamp 00:01:10)

Mayor Stear First item is the consent agenda.

Council Member Biggs Good.

Council President Bruce You sure?

Council Member Laraway I have no complaints.

00:01:19 **Council President Bruce** I move we approve the consent agenda as published.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded. Is there any discussion on that motion? Nathan, would you take the roll, 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 00:10:57)
Motion To: Approve Council Member Chris Bruce As Council President
Motion By: Council Member Rocco
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

5. Swearing in of Newly Elected Officials Michael Rocco and Chris Bruce. Service Award for John Laraway.

(Timestamp 00:01:41)

A. Nathan Stanley, City Clerk

B. Awarding Former Council Member John Laraway "The City of Kuna Commitment To Service Award" – Mayor Stear

(Timestamp 00:01:41)

Mayor Stear That takes us to item 5. I'm going to do those two backwards, item B first and then item A. The swearing in of the newly elected officials, Michael Rocco and Chris Bruce, and a service award for John Laraway. So, we're going to start with that. I want to thank John Laraway for his service to the City. He stepped in at a time when we had a Council vacancy and was willing to step in there with both feet

and come in and do a lot of good stuff for us. So, John, we appreciate that very much. And we have a couple of things for you.

Council Member Laraway A couple of who?

Mayor Stear And you can go ahead and say something right now if you'd like.

Council Member Laraway No, I've signed up for the public comments. I'll save it for now.

[Laughter]

Mayor Stear There you go.

Council President Bruce Well, I'll have something. I just, I've had a blast working with you. Thank you for all the information and knowledge that you bring. And no matter how we voted, we were always able to walk out of this room as cordial. So, thank you.

Council Member Laraway Yeah, you never voted the way I wanted to.

[Laughter]

Council Member Laraway Am I getting up?

[Brief Pause As Pictures Were Taken]

Mayor Stear So, here we have your original Oath of Office in a nice little plaque, because I'm sure you don't have enough stuff to hang on your wall. Your wife will appreciate that.

Council Member Laraway She puts it in a drawer.

[Laughter]

Mayor Stear Okay. You got a junk drawer for that?

Council Member Laraway I have to leave the wall alone.

Mayor Stear And then also this says “In appreciation to John Laraway for his service to the citizens of Kuna, as a member of the Kuna City Council, September 15th, 2020, to January 6th, 2026. So, John, thank you.

[Applause]

Mayor Stear Thank you. And then I think we have someone else that wants to come up and say a couple of words.

Karlynn Laraway For those of you that don't know me, my name is Karlynn Laraway. I'm John's wife.

Council Member Laraway Name and address.

[Laughter]

Karlynn Laraway *Oh, there we go.* For those of you that don't know me, for the record, my name is Karlynn Laraway. I'm John's wife. John and I don't always agree on everything, and for those of you that know us, that probably comes as no surprise. But what I do know about John and what I've never

questioned is the heart behind every decision that he makes. Every vote he's cast in the City Council reflects his genuine care and his commitment to the people who call Kuna home. John loves this city, and so do I. After all, Kuna is the reason that we found each other. I met John when he was serving as the Chief of Police in 2005, so 20 years later, his dedication to this community is still part of our story from the very beginning. John has continued that dedication through years of service as the Chief, then on Planning & Zoning, and now on this Council. He's seen Kuna through tremendous growth, always focused on what matters most, the well-being of the citizens and the residents, and his advocacy for partnerships with our school district and other partner agencies speaks to what drives him, protecting and investing in the future of Kuma's families. I am so proud of the work that you've done representing us, citizens, and I'm grateful to all of you for the opportunity he's had to serve alongside you. Thank you. I love you.

[Applause]

Chief of Police Mike Fratusco Hey Mayor, may I say something?

Mayor Stear You sur can.

Chief of Police Mike Fratusco For the record, Mike Fortusco, Chief of Police, 793 W 4th St. in Kuna. For those of you that don't know, I'll just tell you right now I am. I am in my 50s. And the reason I'm saying that is when I was an 18-year-old right out of high school, that man right there was my Coast Guard recruiter. John also served in the United States Coast Guard and retired out of the service. So, not only has John been serving the local communities, John is a retiree of a military branch of service that he served honorably in and I won't get into any stories that I shouldn't get into, but he did me some favors and when I was young, 18 year old and stupid. So, I will say thank you, thank you for serving, serving all the time you put into all the communities that you've served.

[Applause]

Mayor Stear Thanks, John. Appreciate you.

Mayor Stear Michael Rocco. So, the way we used to do this is the City Clerk will do the swearing in. Congratulations, and I'm looking forward to getting at least four great years. So, thank you for being willing to serve. It's not always an easy seat to sit in, and we appreciate it.

City Clerk Nathan Stanley *Please raise your right hand.* Do you, Michael Rocco, solemnly swear or affirm that you will support the Constitution of the United States, the Constitution of the State of Idaho, and that you will faithfully discharge the duties of Council Member of the City of Kuna according to the best of your ability?

Michael Rocco I do.

[Applause]

[Brief Pause In Proceedings As Council Member Rocco Signs The Oath Of Office]

City Clerk Nathan Stanley Do you, Chris Bruce, solemnly swear or affirm that you will support the Constitution of the United States and the Constitution of the State of Idaho, and that you will faithfully discharge the duties of Council Member according to the best of your ability?

Council President Chris Bruce I do and I will.

[Brief Pause In Proceedings As Council President Bruce Signs The Oath Of Office]

6. Recess for Change of Council

OFFICIALS
Joe Stear, Mayor
Chris Bruce, Council President
Greg McPherson, Council Member
Matt Biggs, Council Member
Michael Rocco, Council Member

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

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MINUTES
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6:00 P.M. REGULAR CITY COUNCIL

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1. Reconvene Council Meeting

2. Call to Order and Roll Call

(Timestamp 00:10:04)

COUNCIL MEMBERS PRESENT:
Mayor Joe Stear - Present
Council President Chris Bruce - Present
Council Member Matt Biggs - Present
Council Member Greg McPherson - Present
Council Member Michael Rocco - 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
Marina Lundy, Planner
Morgan Webb, Deputy Parks & Recreation Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

Mayor Stear All right, so we will go ahead and call to order the remainder of the meeting. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Still here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Rocco.

Council Member Rocco Here.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Here.

City Clerk Nathan Stanley Mayor Stear

Mayor Stear Here.

3. Elect Council President – *Action Item*

(Timestamp 00:10:36)

Mayor Stear Well, that starts us out with -- we need to elect the council president at this meeting. Chris Bruce has been president, so we'll accept nominations at this point in time.

Council Member Rocco I nominate Chris Bruce…

Council Member Biggs I nominate…Go ahead.

Council Member Rocco I nominate Chris Bruce for being the Council President.

Council Member Biggs I'll second.

Mayor Stear Okay. Any further nominations?

Council Member McPherson No.

Mayor Stear All right. Chris Bruce. And then for council president, all those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Looks like that'll work.

Council President Bruce Thank you.

(Timestamp 00:10:57)
Motion To: Approve Council Member Chris Bruce As Council President
Motion By: Council Member Rocco
Seconded By: Council Member Biggs
Further Discussion: None
Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

4. Consent Agenda: (Continued) 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 00:11:23)

A. Decision and Reason Statements

1. Case Nos. 24-08-AN & 24-05-S (Madrone Villages Subdivision)

B. Resolutions

1. Resolution R01-2026

A RESOLUTION OF THE CITY COUNCIL Of KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID FALCON CREST LLC, AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR FALCON CREST SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

2. Resolution R02-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID GOLF VILLAS LLC, AN ARIZONA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR FALCON CREST SUBDIVISION PHASE NO. 8 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R03-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, APPROVING THE *"ADMINISTRATIVE AND SUPPORT SERVICES AGREEMENT"* WITH THE KUNA URBAN RENEWAL AGENCY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

4. Resolution R05-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO: AUTHORIZING THE MAYOR TO SIGN A COMMERCIAL LICENSE AGREEMENT FOR 757 WEST 4TH 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.

(Timestamp 00:11:23)

Mayor Stear All right Then we have a consent agenda. *I don't know if you have had a chance to get through all that?*

Council Member Rocco Yeah.

Mayor Stear You have? Okay. Is there any questions or comments, anything you want to pulled for discussion?

Council Member Rocco Nope.

Council Member McPherson I'm good.

Council President Bruce You good on this one?

Council Member McPherson Yep.

Council President Bruce I move we approve the consent agenda as published on the continued section of the new agenda with our new council member.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. Any further discussion on that motion? Nathan, would you take the roll, 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 Rocco.

Council Member Rocco Yes.

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

Council President Bruce See, that was easy.

Mayor Stear There you go.

Council Member Rocco I was hoping for a tougher agenda.

(Timestamp 00:11:41)
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 Rocco, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Roll Call Vote
4-0-0

5. Public Comment

(Timestamp 00:12:13)

Mayor Stear All right, and that takes us to public comment. John Laraway. Name and address for the record.

[Laughter]

John Laraway You thought I was kidding.

Council President Bruce Yeah, I did.

John Laraway My name is John Laraway, 9288 South Riley Creek Avenue in Kuna. First of all, I wanted to thank the staff. I've spent here six years and marvelous. Thank you very much, made my life hell. Anyway, I wanted to bring up something. We, when I was up there, had to swallow a big ugly pill in that last council meeting. And I think it's imperative that the city look at some of these subdivisions that have been sitting there for 16 years and have never been looked at. I think that they ought to be reevaluated every five years, that way they're kept up with the comp plan, they're kept up with their current council, they're kept up with modernism. We have one, I know, out south that was approved in 2005 that is still sitting there. And I think it's important that we don't lose track of those subdivisions that are just sitting there. So that was my two cents. I felt I needed to say that's after what happened last meeting. Thank you.

Mayor Stear Very good. Thank you, sir.

Council President Bruce Thank you, John.

[Applause]

Mayor Stear Michael Law.

Michael Law Michael Law, 892 North Cranesbill Avenue, here in Kuna. You just took an oath of office, and really all of you have taken the oath of office, and I hope that you will remember the importance of that oath, that it is to the Constitution, it is not to any one individual, it is to the Constitution. And I hope you will also remember that it is we, the people, that granted you that authority. So if you remember when you pass any laws or anything, ask yourself the question, ‘can I do this to my neighbor if there was no government?’ If the answer is no, then it is an unconstitutional law or bill that you're looking at or unconstitutional action. You took an oath to uphold that, and I hope you will remember that. And the same applies to the state of Idaho. The rights are inherent rights, and the political authority is inherent in the people. So again, Idaho is just mirroring what the U.S. Constitution says, which is the power comes from the people. So, if we as an individual can't do that to our neighbors, we can't do it -- We can't have you as our representatives do it to our neighbors either. And I hope that is one of the most important things that I hope you will remember as you took that oath of office, that basically do unto others as you would have them do unto you. Don't do things that you wouldn't want to have done to you. That's all I've got to say.

Mayor Stear Thank you.

Council Members Thank you.

Mayor Stear That's all I had signed up. Is there anybody else who wishes to address the Council that didn't get a chance to sign in? All right, seeing none.

6. Reports/Presentations

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.

8. Business Items:

(Timestamp 00:15:45)

A. Resolution R04-2026 Amending the City of Kuna Downtown Design Standards. Marina Lundy, Planner ACTION ITEM

(Timestamp 00:15:45)

Mayor Stear The only other item we have on the agenda tonight is a business item, and that is Resolution 04-2026, amending the city of Kuna downtown design standards. Is Marina here?

Planning & Zoning Director Doug Hanson No.

Mayor Stear Okay, Doug.

Planning & Zoning Director Doug Hanson Mayor and Council Members, for the record, Doug Hanson, Planning & Zoning Director. City of Kuna Development Services Department, respectfully submits A proposed amendment to the City of Kuna Downtown Design Standards. The changes requested are, one, the removal of three color tiers for the Old Town District and for the Railroad District, and two, to replace the existing color palettes with updated colors. These changes are being requested to remove outdated colors and replace them with colors that more accurately represent the character of these districts. The removal of color tiers and the addition of 1 color palette promote design flexibility, clarity, and consistency, making the city's design manual easier to use. And with that, I will stand by for any questions you have.

Mayor Stear All right, questions for Doug?

Council Member Biggs You can go ahead.

Mayor Stear Yes.

Council Member Rocco I have a question, Doug. Which parts of these standards are hardest to change later if we discover that they are constraining downtown redevelopment?

Planning & Zoning Director Doug Hanson So most of these changes do not require public hearings. They would just require us coming back before you as a business item. So, it's relatively straightforward to make these changes.

Council Member Rocco Okay, thank you.

Council President Bruce I have a question, Mr. Mayor.

Mayor Stear Yes.

Council President Bruce Doug, will this impact any of the downtown businesses currently? Will anyone have to update their facade or?

Planning & Zoning Director Doug Hanson Nope. So, this will all be for redevelopment that occurs.

Council President Bruce Okay.

Planning & Zoning Director Doug Hanson Yep.

Council President Bruce So, once they move on.

Mayor Stear Anything further?

Council President Bruce Councilman Biggs, Do you have anything else? Councilman Rocco? I move we approve resolution R04-2026.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:17:48)
Motion To: Approve Resolution R04-2026
Motion By: Council Member Bruce
Seconded By: Council Member McPherson
Further Discussion: None
Members Voting Aye: Council Members Rocco, McPherson, Biggs, Bruce
Members Voting Nay: None
Members Absent: None
Via: Voice Vote
4-0-0

9. Ordinances:

10. Executive Session:

11. Mayor/Council Announcements:

(Timestamp 00:18:07)

Mayor Stear And so it's time now we can do the last thing we have is Mayor and Council announcements, if there's anything you would like to say, you certainly are welcome to do that. But again, we appreciate your willingness to serve. Welcome aboard.

Council Member Rocco Thank you. I'm just ready to go to work for the community. Absolutely. And I appreciate all the support that's come out here tonight to get me to this point. And that's what I'm here for, is just to work for the community. Thank you.

Mayor Stear Okay, you can pick up your shovel out front.

[Laughter]

Mayor Stear No, thank you. Thank you again. And thanks to all the Council.

Council President Bruce I'd like to say thank you to Councilman Rocco. You put in a lot of effort beforehand, digging in, doing research, talking with folks. So, it's good to see people that are actually engaged, continue to move up the ladder. So, thank you for your part there. Also, an announcement, the circus is starting at the Capitol next week. So, if anyone has any input, reach out to your representatives there because it'll get moving pretty fast. So that's about it.

Council Member Rocco Actually, one other thing I would like to, I would like to thank the staff. I've met with much of the staff. Many of the Directors, they have accommodated me. I mean, Adam has given me five hours of time, spread out over 2 days, and Chris, and I met with the Fire Chief. I mean, with Michelle, and There's been so many people that have, from the staff that have given me the time to actually become more educated than what I have been trying to learn through osmosis over the last two years. So, thank you very much for staying. And I'm looking forward to working with you. Thank you.

Mayor Stear That is one thing I'll say. We do have an incredible staff. They work very hard and they try to do everything perfectly. So, you'll find that you can't, I think, I don't think we could have a better group of people sitting in those seats than we do.

[Applause]

Human Resources Director Nancy Stauffer Council Member Rocco, Mayor Steer. Council Member, if you would come and see me in the HR office afterwards, I have all your paperwork ready for you.

Council President Bruce Oh, already

Council Member Rocco Do I have to be a W9 now? Do I have to be a W9?

Human Resources Director Nancy Stauffer You do.

12. Adjournment:

(Timestamp 00:20:26)

Mayor Stear All right. Well, with that, meeting is adjourned. Thank you all.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 01.20.2026

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

January 06, 2026

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 John LARAWAY	Name	Name
Address 9288 S. Riley Creek	Address	Address
City, State, ZIP KUNA, ID 83634	City, State, ZIP	City, State, ZIP
Topic: DevELopmeNTS	Topic:	Topic:
Name Michael Law	Name	Name
Address 792 N. Graneshill Ave	Address	Address
City, State, ZIP Kuna 83634	City, State, ZIP	City, State, ZIP
Topic: Oath	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
City, State, ZIP	City, State, ZIP	City, State, ZIP
Topic:	Topic:	Topic:

KUNA
IDAHO

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

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
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0582839	22377	2026 RECEIVED BY STAMP FOR CITY HALL, J. DURHAM, JAN '26 - SEWER	01/12/2026	20.05	.00	21-6165 OFFICE SUPPLIES	0	1/26		
277	ABC STAMP, SIGNS & AWARDS	0582839		2026 RECEIVED BY STAMP FOR CITY HALL, J. DURHAM, JAN '26 - P.I	01/12/2026	7.70	.00	25-6165 OFFICE SUPPLIES	0	1/26		
277	ABC STAMP, SIGNS & AWARDS	0582839	22377	2026 RECEIVED BY STAMP FOR CITY HALL, J. DURHAM, JAN '26 - ADMIN	01/12/2026	29.30	.00	01-6165 OFFICE SUPPLIES	0	1/26		
277	ABC STAMP, SIGNS & AWARDS	0582839	22377	2026 RECEIVED BY STAMP FOR CITY HALL, J. DURHAM, JAN '26 - WATER	01/12/2026	20.05	.00	20-6165 OFFICE SUPPLIES	0	1/26		
Total 0582839:						77.10	.00					
Total ABC STAMP, SIGNS & AWARDS:						77.10	.00					
ADA COUNTY EMERGENCY MGMT.												
839	ADA COUNTY EMERGENCY MGMT.	60226.00		SECOND QUARTER MEMBERSHIP CONTRIBUTION DUES FOR FY2026	01/12/2026	3,630.25	.00	01-6075 DUES & MEMBERSHIPS	0	1/26		
Total 60226.00:						3,630.25	.00					
Total ADA COUNTY EMERGENCY MGMT.:						3,630.25	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	12312025ACH		ACHD IMPACT FEES, DEC.'25	01/08/2026	297,500.00	297,500.00	30-2081 ACHD IMPACT FEE	0	1/26	01/08/2026	
Total 12312025ACHDI:						297,500.00	297,500.00					

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 ADA COUNTY HIGHWAY DISTRICT (IMPACT):						297,500.00	297,500.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	20068		JAN 26' RENT, 475 W SHORTLINE - PARKS	01/08/2026	148.50	.00	01-6211 RENT - BUILDINGS & LAND	1004	1/26		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	20068		JAN 26' RENT, 475 W SHORTLINE - PI	01/08/2026	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	1/26		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	20068		JAN 26' RENT, 475 W SHORTLINE - WATER	01/08/2026	126.00	.00	20-6211 RENT - BUILDINGS & LAND	0	1/26		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	20068		JAN 26' RENT, 475 W SHORTLINE - SEWER	01/08/2026	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	1/26		
Total 20068:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	123063		KUNA PATROL SERVICES CONTRACT, JAN '26	01/04/2026	422,697.00	.00	01-6000 LAW ENFORCEMENT SERVICES	0	1/26		
Total 123063:						422,697.00	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						422,697.00	.00					
AKK INVESTMENTS LLC												
2074	AKK INVESTMENTS LLC	I117457258256	22282	EDDM MAILERS PRINTED AND POSTAGE, C. MANNING, DEC. 25	12/15/2025	8,429.33	.00	01-6160 MISCELLANEOUS EXPENSES	0	1/26		
Total I117457258256:						8,429.33	.00					
2074	AKK INVESTMENTS LLC	I117457258317	22322	BUILDING INSPECTION STICKERS, DEC '25	12/19/2025	407.35	.00	01-6165 OFFICE SUPPLIES	1005	1/26		
Total I117457258317:						407.35	.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 AKK INVESTMENTS LLC:						8,836.68	.00					
ALPHA HOME PEST CONTROL, LLC												
1804	ALPHA HOME PEST CONTROL, LLC	106435		QUARTERLY PEST CONTROL PLUS ADDITIONAL BUILDING/SHOP AT THE TREATMENT PLANT, JAN '26 - SEWER	01/18/2026	67.20	.00	21-6140 MAINT. & REPAIR BUILDING	0	1/26		
1804	ALPHA HOME PEST CONTROL, LLC	106435		QUARTERLY PEST CONTROL PLUS ADDITIONAL BUILDING/SHOP AT THE TREATMENT PLANT, JAN '26 - WATER	01/18/2026	67.20	.00	20-6140 MAINT. & REPAIR BUILDING	0	1/26		
1804	ALPHA HOME PEST CONTROL, LLC	106435		QUARTERLY PEST CONTROL PLUS ADDITIONAL BUILDING/SHOP AT THE TREATMENT PLANT, JAN '26 - PI	01/18/2026	25.60	.00	25-6140 MAINT. & REPAIR BUILDING	0	1/26		
Total 106435:						160.00	.00					
1804	ALPHA HOME PEST CONTROL, LLC	106699		QUARTERLY PEST CONTROL FOR OPS BUILDING KUNA EAST, DEC '25 - SEWER	12/22/2025	125.00	125.00	28-6140 MAINT. & REPAIR BUILDING	0	1/26	01/08/2026	
1804	ALPHA HOME PEST CONTROL, LLC	106699		QUARTERLY PEST CONTROL FOR OPS BUILDING KUNA EAST, DEC '25 - WATER	12/22/2025	125.00	125.00	27-6140 MAINT. & REPAIR BUILDING	0	1/26	01/08/2026	
Total 106699:						250.00	250.00					
Total ALPHA HOME PEST CONTROL, LLC:						410.00	250.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	2600125		LAB SAMPLES, PROJECT # 4010085, 4010273 - WATER	12/31/2025	603.25	.00	20-6152 M & R - LABORATORY COSTS	0	1/26		
1	ANALYTICAL LABORATORIES	2600125		LAB SAMPLES, PROJECT # 4010085, 4010273 - KUNA EAST	12/31/2025	23.75	.00	27-6152 M & R - LABORATORY COSTS	0	1/26		

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 2600125:						627.00	.00					
1	ANALYTICAL LABORATORIES	2600126		WASTEWATER LAB CHEMICALS AND SAMPLES, DEC '25	12/31/2025	1,423.10	.00	21-6152 M & R - LABORATORY COSTS	0	1/26		
Total 2600126:						1,423.10	.00					
Total ANALYTICAL LABORATORIES:						2,050.10	.00					
AWP INC												
2184	AWP INC	H0011315		ROAD CLOSURE FOR GEM DROP, K. PEREZ, DEC '25	12/31/2025	703.16	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total H0011315:						703.16	.00					
Total AWP INC:						703.16	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	16148	22283	LIFT RENTAL TO HANG CHRISTMAS LIGHTS, R. WARWICK, DEC. 25	12/01/2025	250.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total 16148:						250.00	.00					
Total BIG SKY RENTALS LLC:						250.00	.00					
BPA HEALTH INC												
2357	BPA HEALTH INC	610786		EMPLOYEE ASSISTANCE PROGRAM 12/1/25-12/31/26 - WATER	01/01/2026	71.74	71.74	20-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	
2357	BPA HEALTH INC	610786		EMPLOYEE ASSISTANCE PROGRAM 12/1/25-12/31/26 - ADMIN	01/01/2026	104.87	104.87	01-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	
2357	BPA HEALTH INC	610786		EMPLOYEE ASSISTANCE PROGRAM 12/1/25-12/31/26 - PI	01/01/2026	27.59	27.59	25-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	

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	610786		EMPLOYEE ASSISTANCE PROGRAM 12/1/25-12/31/26 - SEWER	01/01/2026	71.74	71.74	21-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	
Total 610786:						275.94	275.94					
Total BPA HEALTH INC:						275.94	275.94					
CASELLE INC												
1239	CASELLE INC	INV-14934		MONTHLY MAINTENANCE AND SUPPORT, 2/1/26-2/28/26 - SEWER	01/05/2026	627.12	627.12	21-6052 CONTRACT SERVICES	0	1/26	01/08/2026	
1239	CASELLE INC	INV-14934		MONTHLY MAINTENANCE AND SUPPORT, 2/1/26-2/28/26 - PI	01/05/2026	241.20	241.20	25-6052 CONTRACT SERVICES	0	1/26	01/08/2026	
1239	CASELLE INC	INV-14934		MONTHLY MAINTENANCE AND SUPPORT, 2/1/26-2/28/26 - ADMIN	01/05/2026	916.56	916.56	01-6052 CONTRACT SERVICES	0	1/26	01/08/2026	
1239	CASELLE INC	INV-14934		MONTHLY MAINTENANCE AND SUPPORT, 2/1/26-2/28/26 - WATER	01/05/2026	627.12	627.12	20-6052 CONTRACT SERVICES	0	1/26	01/08/2026	
Total INV-14934:						2,412.00	2,412.00					
Total CASELLE INC:						2,412.00	2,412.00					
CENTURYLINK												
62	CENTURYLINK	333971613010		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 1/7/26 -2/6/26, JAN '26 - SEWER	01/07/2026	20.88	.00	21-6255 TELEPHONE EXPENSE	0	1/26		
62	CENTURYLINK	333971613010		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 1/7/26 -2/6/26, JAN '26 - P&Z	01/07/2026	8.03	.00	01-6255 TELEPHONE EXPENSE	1003	1/26		
62	CENTURYLINK	333971613010		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 1/7/26 -2/6/26, JAN '26 - WATER	01/07/2026	20.88	.00	20-6255 TELEPHONE EXPENSE	0	1/26		
62	CENTURYLINK	333971613010		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 1/7/26 -2/6/26, JAN '26 - PI	01/07/2026	8.03	.00	25-6255 TELEPHONE EXPENSE	0	1/26		

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
62	CENTURYLINK	333971613010		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 1/7/26 -2/6/26, JAN '26 - ADMIN	01/07/2026	22.50	.00	01-6255 TELEPHONE EXPENSE	0	1/26		
Total 33397161301072026:						80.32	.00					
62	CENTURYLINK	509750209122		INTERNET, TREATMENT PLANT, 12/24/2025-1/23/2026 - PI	12/24/2025	16.76	16.76	25-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
62	CENTURYLINK	509750209122		INTERNET, TREATMENT PLANT, 12/24/2025-1/23/2026 - WATER	12/24/2025	43.97	43.97	20-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
62	CENTURYLINK	509750209122		INTERNET, TREATMENT PLANT, 12/24/2025-1/23/2026 - SEWER	12/24/2025	43.97	43.97	21-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
Total 50975020912242025:						104.70	104.70					
Total CENTURYLINK:						185.02	104.70					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	23043-09		PROFESSIONAL SERVICES FOR PERIOD 12/01/25-12/31/25 ON THE HUBBARD ROAD UTILITY PROJECT	01/06/2026	2,262.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	1/26		
Total 23043-09:						2,262.00	.00					
23	CIVIL SURVEY CONSULTANTS INC	25033-02		PROFESSIONAL SERVICES FOR PERIOD 12/01/25-12/31/25, DESIGN SERVICES ON ACHD LINDER/AVALON, 2ND ST TO ORCHARD AVENUE PROJECT	01/06/2026	7,082.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	1/26		
Total 25033-02:						7,082.00	.00					
23	CIVIL SURVEY CONSULTANTS INC	25053-01		PROFESSIONAL SERVICES FOR PERIOD 12/01/25-12/31/2025, DESIGN SERVICES								

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
				ON SCHOOL AVENUE WATER REPLACEMENT AND LINDER ROAD WATER MAIN EXTENSION PROJECT	01/06/2026	13,264.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	1/26		
Total 25053-01:						13,264.00	.00					
Total CIVIL SURVEY CONSULTANTS INC:						22,608.00	.00					
CLEARWATER ADVISORS LLC												
2332	CLEARWATER ADVISORS LLC	64748		MANAGEMENT FEES FOR PERIOD 12/1/25-12/31/25 - PI	01/07/2026	258.84	.00	25-6202 PROFESSIONAL SERVICES	0	1/26		
2332	CLEARWATER ADVISORS LLC	64748		MANAGEMENT FEES FOR PERIOD 12/1/25-12/31/25 - SEWER	01/07/2026	672.98	.00	21-6202 PROFESSIONAL SERVICES	0	1/26		
2332	CLEARWATER ADVISORS LLC	64748		MANAGEMENT FEES FOR PERIOD 12/1/25-12/31/25 - WATER	01/07/2026	672.98	.00	20-6202 PROFESSIONAL SERVICES	0	1/26		
2332	CLEARWATER ADVISORS LLC	64748		MANAGEMENT FEES FOR PERIOD 12/1/25-12/31/25 - ADMIN	01/07/2026	983.58	.00	01-6202 PROFESSIONAL SERVICES	0	1/26		
Total 64748:						2,588.38	.00					
Total CLEARWATER ADVISORS LLC:						2,588.38	.00					
CMIT SOLUTIONS CORP												
2014	CMIT SOLUTIONS CORP	12038		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, JANUARY 2026 - ADMIN	01/01/2026	352.64	.00	01-6255 TELEPHONE EXPENSE	0	1/26		
2014	CMIT SOLUTIONS CORP	12038		CONTRACT IT SERVICES, JANUARY 2026 - SEWER	01/01/2026	2,811.58	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12038		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, JANUARY 2026 - PI	01/01/2026	125.95	.00	25-6255 TELEPHONE EXPENSE	0	1/26		

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	12038		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, JANUARY 2026 - WATER	01/01/2026	327.46	.00	20-6255 TELEPHONE EXPENSE	0	1/26		
2014	CMIT SOLUTIONS CORP	12038		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, JANUARY 2026 - SEWER	01/01/2026	327.46	.00	21-6255 TELEPHONE EXPENSE	0	1/26		
2014	CMIT SOLUTIONS CORP	12038		CONTRACT IT SERVICES, JANUARY 2026 - PI	01/01/2026	1,081.38	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12038		CONTRACT IT SERVICES, JANUARY 2026 - ADMIN	01/01/2026	4,109.23	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12038		ELEVATE ESSENTIALS SERVICES FOR ALL DEPARTMENTS, JANUARY 2026 - P&Z	01/01/2026	125.95	.00	01-6255 TELEPHONE EXPENSE	1003	1/26		
2014	CMIT SOLUTIONS CORP	12038		CONTRACT IT SERVICES, JANUARY 2026 - WATER	01/01/2026	2,811.58	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total 12038:						12,073.23	.00					
2014	CMIT SOLUTIONS CORP	12131		RESET B. JACKSON'S MICROSOFT AUTHENTICATOR, JAN '26 - PI	01/05/2026	19.56	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		DOMAIN JOINING ALL DEVICES ONSITE AT TREATMENT PLANT, JAN '26 - PI	01/05/2026	110.19	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		NEW REMOTE / MOBILE LAPTOP, JAN '26 - PI	01/05/2026	21.75	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		NEW REMOTE / MOBILE LAPTOP, JAN '26 - WATER	01/05/2026	56.55	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		RESET B. JACKSON'S MICROSOFT AUTHENTICATOR, JAN '26 - SEWER	01/05/2026	71.78	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		

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	12131		RESET B. JACKSON'S MICROSOFT AUTHENTICATOR, JAN '26 - ADMIN	01/05/2026	54.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		SET UP SEARCH FOR EMAILS RELATED TO ALL REQUESTED BUSINESSES AND PERSON OF INTEREST, CLERKS OFFICE, JAN '26 - WATER	01/05/2026	10.15	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		RESET B. JACKSON'S MICROSOFT AUTHENTICATOR, JAN '26 - WATER	01/05/2026	71.78	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		SET UP SEARCH FOR EMAILS RELATED TO ALL REQUESTED BUSINESSES AND PERSON OF INTEREST, CLERKS OFFICE, JAN '26 - SEWER	01/05/2026	10.15	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		NEW REMOTE / MOBILE LAPTOP, JAN '26 - SEWER	01/05/2026	56.55	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		SET UP SEARCH FOR EMAILS RELATED TO ALL REQUESTED BUSINESSES AND PERSON OF INTEREST, CLERKS OFFICE, JAN '26 - ADMIN	01/05/2026	228.38	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		DOMAIN JOINING ALL DEVICES ONSITE AT TREATMENT PLANT, JAN '26 - WATER	01/05/2026	289.28	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		NEW REMOTE / MOBILE LAPTOP, JAN '26 - ADMIN	01/05/2026	82.65	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		DOMAIN JOINING ALL DEVICES ONSITE AT TREATMENT PLANT, JAN '26 - SEWER	01/05/2026	289.28	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2014	CMIT SOLUTIONS CORP	12131		SET UP SEARCH FOR EMAILS RELATED TO ALL REQUESTED BUSINESSES AND PERSON OF INTEREST, CLERKS OFFICE, JAN '26 - PI	01/05/2026	5.07	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		

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 12131:						1,377.50	.00					
Total CMIT SOLUTIONS CORP:						13,450.73	.00					
COMPASS												
4	COMPASS	0000360-IN		2025 TREAURE VALLEY DIGITAL ORTHOPHOTOGRAPHY PROJECT, M. BORZICK, DEC '25 - PI	12/02/2025	274.88	274.88	25-6202 PROFESSIONAL SERVICES	0	1/26	01/08/2026	
4	COMPASS	0000360-IN		2025 TREAURE VALLEY DIGITAL ORTHOPHOTOGRAPHY PROJECT, M. BORZICK, DEC '25 - WATER	12/02/2025	721.56	721.56	20-6202 PROFESSIONAL SERVICES	0	1/26	01/08/2026	
4	COMPASS	0000360-IN		2025 TREAURE VALLEY DIGITAL ORTHOPHOTOGRAPHY PROJECT, M. BORZICK, DEC '25 - SEWER	12/02/2025	721.56	721.56	21-6202 PROFESSIONAL SERVICES	0	1/26	01/08/2026	
Total 0000360-IN:						1,718.00	1,718.00					
4	COMPASS	0373		FY 2026 ANNUAL MEMBERSHIP DUES, SECOND QUARTER	01/02/2026	3,720.25	.00	01-6075 DUES & MEMBERSHIPS	0	1/26		
Total 0373:						3,720.25	.00					
Total COMPASS:						5,438.25	1,718.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	9645	22417	TROUBLE SHOOTING COMPUTER FOR THE CITY OF KUNA PI SYSTEM, R. JONES, JAN. 25	01/08/2026	280.00	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total 9645:						280.00	.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 CUSTOM ELECTRIC, INC.:					280.00	.00					
D & A DOOR & SPECIALTIES INC												
1861	D & A DOOR & SPECIALTIES INC	SI050651		DOORS, FRAMES AND HARDWARE FOR PATAGONIA PARK, DEC '25	12/31/2025	6,501.00	.00	50-6045 CONTINGENCY	0	1/26		
	Total SI050651:					6,501.00	.00					
	Total D & A DOOR & SPECIALTIES INC:					6,501.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	0735	22423	PLEATED HOSE AND LEAF RAKE, P.FLORES, JAN.'26 - HOSE AND RAKE	01/09/2026	52.98	.00	01-6150 M & R - SYSTEM	1004	1/26		
75	D & B SUPPLY	0735	22423	SAFETY VESTS, P.FLORES, JAN.'26 - VESTS	01/09/2026	74.97	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	1/26		
	Total 0735:					127.95	.00					
75	D & B SUPPLY	1376	22445	TRAILER HITCH BUSHING AND PIN, R.WARWICK, JAN.'26	01/12/2026	22.28	.00	01-6175 SMALL TOOLS	1004	1/26		
	Total 1376:					22.28	.00					
75	D & B SUPPLY	1386		CLAMPS FOR PARK SIGNS, M. PRICE, DEC '25	12/31/2025	25.52	.00	01-6188 SIGNAGE	1004	1/26		
	Total 1386:					25.52	.00					
75	D & B SUPPLY	252-2026	22394	GLOVES, CHAIN REPLACMENT AND RAIL ROAD TIES FOR GREEN BELT REPAIR, J. PEREZ, JAN. 25	01/06/2026	387.84	.00	01-6150 M & R - SYSTEM	1004	1/26		
	Total 252-2026:					387.84	.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
75	D & B SUPPLY	2563		RETURNED RAILROAD TIES FOR GREENBELT REPAIR, B. VILLANUEVA, JAN '26	01/07/2026	-99.96	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 2563:						-99.96	.00					
75	D & B SUPPLY	2664		RAILROAD TIES FOR GREENBELT REPAIR, B. VILLANUEVA, JAN '26	01/05/2026	99.96	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 2664:						99.96	.00					
75	D & B SUPPLY	2832		PROPANE HOSE TO FIX LEAK IN PARKS SHOP, J. PEREZ, JAN. 26	01/09/2026	24.99	.00	01-6140 MAINT. & REPAIR BUILDING	1004	1/26		
75	D & B SUPPLY	2832	22425	VICE GRIPS, J. PEREZ, JAN. 26	01/09/2026	24.99	.00	01-6175 SMALL TOOLS	1004	1/26		
Total 2832:						49.98	.00					
75	D & B SUPPLY	3423	22437	WINTER GLOVES, P.FLORES, JAN.'26	01/12/2026	23.98	.00	01-6285 UNIFORMS EXPENSE	1004	1/26		
Total 3423:						23.98	.00					
75	D & B SUPPLY	3645	22458	CHAIN SAW CHAINS AND STUMP KILLER, P BRYNER, JAN.'26	01/13/2026	53.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 3645:						53.97	.00					
75	D & B SUPPLY	7346	22460	DRILL BITS, J. PEREZ, JAN. 26	01/13/2026	87.98	.00	01-6175 SMALL TOOLS	1004	1/26		
Total 7346:						87.98	.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
75	D & B SUPPLY	8696	22374	BATTERY PACK FOR GEM DROP, K. PEREZ, DEC. 25	12/31/2025	153.99	.00	01-6175 SMALL TOOLS	1004	1/26		
Total 8696:						153.99	.00					
Total D & B SUPPLY:						933.49	.00					
DEX IMAGING LLC												
2291	DEX IMAGING LLC	AR14577221		CONTRACT LEASE CHARGE, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356 - CITY HALL, JAN '26	01/05/2026	433.94	.00	01-6212 RENT - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577221		CONTRACT OVERAGE CHARGE, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356 - CITY HALL, DEC '25 - SEWER	01/05/2026	48.99	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577221		CONTRACT OVERAGE CHARGE, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356 - CITY HALL, DEC '25 - PI	01/05/2026	18.83	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577221		CONTRACT OVERAGE CHARGE, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356 - CITY HALL, DEC '25 - ADMIN	01/05/2026	71.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577221		CONTRACT OVERAGE CHARGE, MODELS RICOH/RICOH IM C4500, SERIAL NUMBERS 3122R790389, 3122R790356 - CITY HALL, DEC '25 - WATER	01/05/2026	48.99	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total AR14577221:						622.35	.00					
2291	DEX IMAGING LLC	AR14577242		CONTRACT OVERAGE CHARGE, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN,								

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
				SERIAL NUMBER JPBDC08926, DEC '25 - PI	01/05/2026	.35	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577242		CONTRACT OVERAGE CHARGE, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926, DEC '25 - WATER	01/05/2026	.90	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577242		CONTRACT OVERAGE CHARGE, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926, DEC '25 - ADMIN	01/05/2026	1.32	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14577242		CONTRACT OVERAGE CHARGE, MODEL HEWLETT-PACKARD/HP LJ ENT M406DN, SERIAL NUMBER JPBDC08926, DEC '25 - SEWER	01/05/2026	.90	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total AR14577242:						3.47	.00					
2291	DEX IMAGING LLC	AR14584620		CONTRACT OVERAGE CHARGE, MODEL SHARP/SHARP MX-2651, SERIAL NUMBER 03012172, TREATMENT PLANT, DEC '25	01/06/2026	95.55	.00	20-6212 RENT - EQUIPMENT	0	1/26		
Total AR14584620:						95.55	.00					
2291	DEX IMAGING LLC	AR14584640		CONTRACT OVERAGE CHARGE, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, DEC '25 - WATER	01/06/2026	9.66	.00	20-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14584640		CONTRACT LEASE CHARGE, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, DEC '25	01/06/2026	47.99	.00	01-6212 RENT - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14584640		CONTRACT OVERAGE CHARGE, MODEL								

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
				SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, DEC '25 - SEWER	01/06/2026	9.66	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14584640		CONTRACT OVERAGE CHARGE, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, DEC '25 - ADMIN	01/06/2026	217.31	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
2291	DEX IMAGING LLC	AR14584640		CONTRACT OVERAGE CHARGE, MODEL SHARP/SHARP BP-C535WR, SERIAL NUMBER 43010858, CLERKS OFFICE, DEC '25 - PI	01/06/2026	4.83	.00	25-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total AR14584640:						289.45	.00					
Total DEX IMAGING LLC:						1,010.82	.00					
DIGLINE												
25	DIGLINE	0078642-IN		DIG FEES, DEC '25 - PI	12/31/2025	195.63	.00	25-6065 DIG LINE EXPENSE	0	1/26		
25	DIGLINE	0078642-IN		DIG FEES, DEC '25 - SEWER	12/31/2025	513.51	.00	21-6065 DIG LINE EXPENSE	0	1/26		
25	DIGLINE	0078642-IN		DIG FEES, DEC '25 - WATER	12/31/2025	513.51	.00	20-6065 DIG LINE EXPENSE	0	1/26		
Total 0078642-IN:						1,222.65	.00					
Total DIGLINE:						1,222.65	.00					
DS SERVICES OF AMERICA INC												
2311	DS SERVICES OF AMERICA INC	24328251 0103	22324	10 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, DEC. 25- WATER	01/03/2026	31.96	31.96	20-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
2311	DS SERVICES OF AMERICA INC	24328251 0103	22324	10 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, DEC.								

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- P.I	01/03/2026	12.27	12.27	25-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
2311	DS SERVICES OF AMERICA INC	24328251 0103		10 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, DEC. 25- ADMIN	01/03/2026	46.70	46.70	01-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
2311	DS SERVICES OF AMERICA INC	24328251 0103	22324	10 EACH 5 GALLON WATER BOTTLES AND ONE COOLER RENTAL FOR CITY HALL, DEC. 25- SEWER	01/03/2026	31.96	31.96	21-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
Total 24328251 010326:						122.89	122.89					
2311	DS SERVICES OF AMERICA INC	24330369 0103	22350	16 EACH 5 GALLON WATER BOTTLES AND COOLER RENTAL FOR THE PLANT, J. MILLER, DEC. 25- SEWER	01/03/2026	86.44	86.44	21-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
2311	DS SERVICES OF AMERICA INC	24330369 0103	22350	16 EACH 5 GALLON WATER BOTTLES AND COOLER RENTAL FOR THE PLANT, J. MILLER, DEC. 25- WATER	01/03/2026	86.44	86.44	20-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
2311	DS SERVICES OF AMERICA INC	24330369 0103		16 EACH 5 GALLON WATER BOTTLES AND COOLER RENTAL FOR THE PLANT, J. MILLER, DEC. 25- P.I	01/03/2026	32.92	32.92	25-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
Total 24330369 010326:						205.80	205.80					
2311	DS SERVICES OF AMERICA INC	24336182 0103	22324	10 EACH 5 GALLON WATER BOTTLES, ONE BOTTLE RACK RENTAL AND ONE COOLER RENTAL FOR PARKS, DEC. 25	01/03/2026	137.87	137.87	01-6165 OFFICE SUPPLIES	1004	1/26	01/08/2026	
Total 24336182 010326:						137.87	137.87					
Total DS SERVICES OF AMERICA INC:						466.56	466.56					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-30529713	22336	TOTE OF CHLORINE FOR WELL #6, D.CROSSLEY, DEC.'25	12/26/2025	1,316.70	1,316.70	20-6151 M & R - PROCESS				

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
								CHEMICALS	0	1/26	01/02/2026	
Total IN-30529713:						1,316.70	1,316.70					
Total DUBOIS CHEMICALS INC:						1,316.70	1,316.70					
DYNA PARTS LLC												
2115	DYNA PARTS LLC	330008	22380	DEF FOR SEWER SERVICE TRUCK, U. RAMIREZ, JAN. 25	01/02/2026	35.08	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2115	DYNA PARTS LLC	330008		DEF FOR SEWER SERVICE TRUCK, U. RAMIREZ, JAN. 25	01/02/2026	3.89	.00	28-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
Total 330008:						38.97	.00					
2115	DYNA PARTS LLC	330368	22416	BATTERY SHUT OFF SWITCH FOR PARKS WATER TRUCK, J. DURHAM, JAN. 26	01/08/2026	46.27	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 330368:						46.27	.00					
2115	DYNA PARTS LLC	330426	22424	BATTERY CABLE AND HEAT SHRINK TUBE FOR PARKS WATER TRUCK, J. DURHAM, JAN. 26	01/09/2026	93.41	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 330426:						93.41	.00					
2115	DYNA PARTS LLC	330622		MAGNETIC PARTS TRAY, D. ABBOTT, JAN. 26	01/13/2026	13.08	.00	01-6175 SMALL TOOLS	1004	1/26		
Total 330622:						13.08	.00					
Total DYNA PARTS LLC:						191.73	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												

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
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	12312025ECI		ELECTRICAL PERMITS, DEC. 25	01/08/2026	24,095.37	24,095.37	01-6052 CONTRACT SERVICES	1005	1/26	01/08/2026	
Total 12312025ECI:						24,095.37	24,095.37					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						24,095.37	24,095.37					
EMD MILLIPORE CORPORATION												
1421	EMD MILLIPORE CORPORATION	12025224	20065	DEIONIZED WATER LAB PREVENTATIVE MAINTENANCE, M. NADEAU, DEC '26	12/30/2025	1,398.70	.00	21-6152 M & R - LABORATORY COSTS	0	1/26		
Total 12025224:						1,398.70	.00					
Total EMD MILLIPORE CORPORATION:						1,398.70	.00					
FATBEAM LLC												
1831	FATBEAM LLC	64375		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, JANUARY 2026 - PI	01/01/2026	25.00	.00	25-6052 CONTRACT SERVICES	0	1/26		
1831	FATBEAM LLC	64375		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, JANUARY 2026 - SEWER	01/01/2026	65.00	.00	21-6052 CONTRACT SERVICES	0	1/26		
1831	FATBEAM LLC	64375		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, JANUARY 2026 - WATER	01/01/2026	65.00	.00	20-6052 CONTRACT SERVICES	0	1/26		
1831	FATBEAM LLC	64375		MONTHLY RECURRING CHARGE FOR 1M INTERNET SERVICE, JANUARY 2026 - ADMIN	01/01/2026	95.00	.00	01-6052 CONTRACT SERVICES	0	1/26		
Total 64375:						250.00	.00					
Total FATBEAM LLC:						250.00	.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
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0946323	22381	BASINS, PVC PIPE AND ADAPTORS, S.CAHILL, JAN.'25	01/05/2026	632.82	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 0946323:						632.82	.00					
219	FERGUSON ENTERPRISES INC	0946617	22383	PIPE FOR A REPAIR ON THE GREEN BELT, J. WARDEN, JAN '25	01/05/2026	70.56	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 0946617:						70.56	.00					
219	FERGUSON ENTERPRISES INC	0946773	22442	CHECK VALVES FOR TOMORROW PI STATIONS, R.JONES, JAN.'26	01/08/2026	1,780.00	.00	25-6150 M & R - SYSTEM (PI)	0	1/26		
Total 0946773:						1,780.00	.00					
219	FERGUSON ENTERPRISES INC	4283284	22373	DIAPHRAGM KITS FOR TOILET REPAIRS, SENIOR CENTER, S. HOWELL, DEC '25	12/31/2025	79.98	79.98	01-6140 MAINT. & REPAIR BUILDING	1001	1/26	01/08/2026	
Total 4283284:						79.98	79.98					
Total FERGUSON ENTERPRISES INC:						2,563.36	79.98					
FILMTEC CORPORATION												
2103	FILMTEC CORPORATION	952623327	22190	252 MEMBRANE MODULES FOR MEMBRANE TANKS, M. NADEAU, DEC. 25	12/31/2025	317,418.60	.00	21-6020 CAPITAL IMPROVEMENTS	0	1/26		
Total 952623327:						317,418.60	.00					
Total FILMTEC CORPORATION:						317,418.60	.00					
HD SUPPLY INC												
265	HD SUPPLY INC	INV00915505	22325	TEST MATERIAL FOR LAB, M. NADEAU, DEC. 25	12/19/2025	1,015.37	.00	21-6152 M & R - LABORATORY COSTS	0	1/26		

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 INV00915505:						1,015.37	.00					
265	HD SUPPLY INC	INV00915629	22325	TEST MATERIAL FOR LAB, M. NADEAU, DEC. 25	12/19/2025	224.67	.00	21-6152 M & R - LABORATORY COSTS	0	1/26		
Total INV00915629:						224.67	.00					
Total HD SUPPLY INC:						1,240.04	.00					
HDR ENGINEERING INC												
1646	HDR ENGINEERING INC	1200792524		HDR PROFESSIONAL SERVICES FROM BEGINNING OF PROJECT THROUGH 12/27/2025, PROJECT NO. 10447758, KUNA 2025 ANNUAL REPORT EAST	01/13/2026	6,170.89	.00	27-6202 PROFESSIONAL SERVICES	0	1/26		
Total 1200792524:						6,170.89	.00					
Total HDR ENGINEERING INC:						6,170.89	.00					
HORIZON DISTRIBUTORS INC												
2131	HORIZON DISTRIBUTORS INC	3L262619	22439	OIL CHANGE PARTS FOR SEWER FARM MOWER, J. DURHAM, JAN '26	01/12/2026	106.84	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total 3L262619:						106.84	.00					
Total HORIZON DISTRIBUTORS INC:						106.84	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	01202026IHS		ANIMAL CONTROL CONTRACT SERVICES FOR JANUARY 2026	01/01/2026	14,261.00	.00	01-6005 ANIMAL CONTROL SERVICES	0	1/26		
Total 01202026IHS:						14,261.00	.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 IDAHO HUMANE SOCIETY:						14,261.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - SEWER	12/23/2025	23,349.86	23,349.86	21-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - KUNA EAST WATER	12/23/2025	3,613.01	3,613.01	27-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - STREET LIGHTS	12/23/2025	6,374.97	6,374.97	01-6290 UTILITIES EXPENSE	1002	1/26	01/08/2026	
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - KUNA EAST SEWER	12/23/2025	667.36	667.36	28-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - FARM	12/23/2025	1,901.56	1,901.56	21-6090 FARM EXPENDITURES	0	1/26	01/08/2026	
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - WATER	12/23/2025	12,469.49	12,469.49	20-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
38	IDAHO POWER CO	01082026I		ELECTRIC SERVICE, 11/1-12/18/2025 - IRRIGATION	12/23/2025	2,319.59	2,319.59	25-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
Total 01082026I:						50,695.84	50,695.84					
Total IDAHO POWER CO:						50,695.84	50,695.84					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	704091	22360	ORDINANCE 2025-16A, BRIAN T STOREY AND ALEXA L STOREY MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, DEC, 25	12/29/2025	342.57	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 704091:						342.57	.00					
1802	IDAHO PRESS TRIBUNE, LLC	704106	22360	ORDINANCE 2025-17A CITY OF KUNA IDAHO, EXHIBIT A LEGAL DESCRIPTION DURRANT HOME PLACE LLC DEANNEXATION, N. STANLEY, DEC, 25	12/29/2025	309.63	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		

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 704106:						309.63	.00					
1802	IDAHO PRESS TRIBUNE, LLC	704113	22360	ORDINANCE 2025-23A, 847 S ASH AVE (HUDON ANNEXATION) MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, DEC, 25	12/29/2025	331.59	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 704113:						331.59	.00					
1802	IDAHO PRESS TRIBUNE, LLC	704121	22360	ORDINANCE 2025-10A, STEVEN G & CHARLENE J WISCOMBE MUNICIPAL ANNEXATION AND ZONING, N. STANLEY, DEC, 25	12/29/2025	342.57	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 704121:						342.57	.00					
1802	IDAHO PRESS TRIBUNE, LLC	704232	22355	LEGAL NOTICE CASE NO. 25-09 -S, INDIE SUBDIVISION, T.VILLANUEVA, DEC.'25	12/29/2025	35.90	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 704232:						35.90	.00					
1802	IDAHO PRESS TRIBUNE, LLC	705618		LEGAL NOTICE CITY OF KUNA, REQUEST FOR QUALIFICATIONS, JAN '26	01/02/2026	112.03	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 705618:						112.03	.00					
1802	IDAHO PRESS TRIBUNE, LLC	706561	22393	CASE NO. 25-03-S & 25-04-DR, LERIDA SUBDIVISION, T. VILLANUEVA, JAN '25	01/07/2026	55.26	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 706561:						55.26	.00					
1802	IDAHO PRESS TRIBUNE, LLC	706574	22393	KAVEMAN TRAILERS STORAGE, CASE NO. 25-05-SUP, T. VILLANUEVA, JAN '25	01/07/2026	53.43	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		

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 706574:						53.43	.00					
1802	IDAHO PRESS TRIBUNE, LLC	706597	22412	PUBLIC HEARING NOTICE TO CONSIDER ADOPTING RESOLUTION NO. R06-2026, PARKS AND REC FEES, N. STANLEY, JAN 26	01/08/2026	168.37	.00	01-6125 LEGAL PUBLICATIONS	1004	1/26		
Total 706597:						168.37	.00					
1802	IDAHO PRESS TRIBUNE, LLC	707889	22459	CASE NO. 25-09-S, INDIE SUBDIVISION, T. VILLANUEVA, JAN '26	01/14/2026	52.09	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 707889:						52.09	.00					
1802	IDAHO PRESS TRIBUNE, LLC	707894		CASE NO. 25-05-SUP KAVEMAN TRAILERS STORAGE, T. VILLANUEVA, JAN '26	01/14/2026	60.75	.00	01-6125 LEGAL PUBLICATIONS	1003	1/26		
Total 707894:						60.75	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,864.19	.00					
IDAHO SCUBA DIVING SALVAGE INC												
2007	IDAHO SCUBA DIVING SALVAGE INC	68		DIVE TEAM FOR THE LAGOONS, R. JONES, OCT '25	10/02/2025	4,800.00	4,800.00	20-6150 M & R - SYSTEM	0	1/26	01/08/2026	
Total 68:						4,800.00	4,800.00					
Total IDAHO SCUBA DIVING SALVAGE INC:						4,800.00	4,800.00					
IDAHO UNDERGROUND SERVICES LLC												
2399	IDAHO UNDERGROUND SERVICES LLC	0186	22388	PHOTOBOOTH FOR HOMETOWN FAIR AND MIMOSAS WITH MOM, K. PEREZ, JAN 2026	01/05/2026	11,000.00	11,000.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26	01/08/2026	

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 0186:						11,000.00	11,000.00					
Total IDAHO UNDERGROUND SERVICES LLC:						11,000.00	11,000.00					
INSPECT LLC												
2335	INSPECT LLC	12312025ILLC		PLUMBING PERMITS, DEC. 25	01/08/2026	15,465.14	15,465.14	01-6052 CONTRACT SERVICES	1005	1/26	01/08/2026	
Total 12312025ILLC:						15,465.14	15,465.14					
Total INSPECT LLC:						15,465.14	15,465.14					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482128729123		NATURAL GAS CONSUMPTION AT WELL #12, 11/25/2025-12/29/2025	12/31/2025	81.37	81.37	20-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
Total 48212872912312025:						81.37	81.37					
37	INTERMOUNTAIN GAS CO	482135196123		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 11/25/2025 -12/29/2025	12/31/2025	355.53	355.53	01-6290 UTILITIES EXPENSE	1001	1/26	01/08/2026	
Total 48213519612312025:						355.53	355.53					
37	INTERMOUNTAIN GAS CO	482327707123		NATURAL GAS CONSUMPTION AT ART & HISTORY CENTER, 11/25/2025-12/29/2025	12/31/2025	44.82	44.82	01-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
Total 48232770712312025:						44.82	44.82					
37	INTERMOUNTAIN GAS CO	482634665123		NATURAL GAS CONSUMPTION AT CITY HALL, 11/25/25-12/29/25 - SEWER	12/31/2025	55.30	55.30	21-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
37	INTERMOUNTAIN GAS CO	482634665123		NATURAL GAS CONSUMPTION AT CITY HALL, 11/25/25-12/29/25 - ADMIN	12/31/2025	80.82	80.82	01-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	

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
37	INTERMOUNTAIN GAS CO	482634665123		NATURAL GAS CONSUMPTION AT CITY HALL, 11/25/25-12/29/25 - PI	12/31/2025	21.28	21.28	25-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
37	INTERMOUNTAIN GAS CO	482634665123		NATURAL GAS CONSUMPTION AT CITY HALL, 11/25/25-12/29/25 - WATER	12/31/2025	55.30	55.30	20-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
Total 48263466512312025:						212.70	212.70					
37	INTERMOUNTAIN GAS CO	482746266123		NATURAL GAS CONSUMPTION AT POLICE STATION, 11/25/2025 -12/29/2025	12/31/2025	12.17	12.17	01-6290 UTILITIES EXPENSE	0	1/26	01/08/2026	
Total 48274626612312025:						12.17	12.17					
Total INTERMOUNTAIN GAS CO:						706.59	706.59					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	01012026JM		30YD BOX PICK UP AND RENTAL, DEC '25	01/01/2026	2,631.28	2,631.28	01-6212 RENT - EQUIPMENT	1004	1/26	01/08/2026	
230	J & M SANITATION, INC.	01012026JM		TEMPORARY 3YD DUMPSTER DELIVERY, PICK UP AND RENTAL, DEC '25	01/01/2026	228.20	228.20	01-6212 RENT - EQUIPMENT	1004	1/26	01/08/2026	
230	J & M SANITATION, INC.	01012026JM		SLUDGE REMOVAL, DEC '25	01/01/2026	12,884.70	12,884.70	21-6153 M & R - SLUDGE DISPOSAL	0	1/26	01/08/2026	
230	J & M SANITATION, INC.	01012026JM		20YD MONTHLY BOX RENTAL, DEC '25	01/01/2026	2.83	2.83	21-6212 RENT - EQUIPMENT	0	1/26	01/08/2026	
Total 01012026JM:						15,747.01	15,747.01					
230	J & M SANITATION, INC.	01022026-010		SANITATION RECEIPT TRANSFER, 01/02-01/07/2026	01/08/2026	50,140.63	50,140.63	26-7000 SOLID WASTE SERVICE FEES	0	1/26	01/08/2026	
230	J & M SANITATION, INC.	01022026-010		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 01/02-01/07/2026	01/08/2026	-4,953.90	-4,953.90	01-4170 FRANCHISE FEES	0	1/26	01/08/2026	

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 01022026-01072026:						45,186.73	45,186.73					
230	J & M SANITATION, INC.	12262025-010		SANITATION RECEIPT TRANSFER, 12/16/2025-01/01/2026	01/02/2026	8,703.79	8,703.79	26-7000 SOLID WASTE SERVICE FEES	0	1/26	01/02/2026	
230	J & M SANITATION, INC.	12262025-010		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 12/26/2025-01/01/2026	01/02/2026	-859.94	-859.94	01-4170 FRANCHISE FEES	0	1/26	01/02/2026	
Total 12262025-01012026:						7,843.85	7,843.85					
Total J & M SANITATION, INC.:						68,777.59	68,777.59					
JAC ENTERTAINMENT LLC												
1701	JAC ENTERTAINMENT LLC	56288581	22390	MECH BULL FOR HOMETOWN FAIR, K PEREZ	01/05/2026	2,495.02	2,495.02	01-6135 PUBLIC ENTERTAINMENT	1004	1/26	01/08/2026	
Total 56288581:						2,495.02	2,495.02					
Total JAC ENTERTAINMENT LLC:						2,495.02	2,495.02					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	2734		MONTHLY JANITORIAL SERVICE FOR CITY HALL, JAN 26- WATER	01/05/2026	189.28	.00	20-6025 JANITORIAL	0	1/26		
1976	JONATHAN STRICKLAND	2734		MONTHLY JANITORIAL SERVICE FOR CITY HALL, JAN 26- ADMIN	01/05/2026	276.64	.00	01-6025 JANITORIAL	0	1/26		
1976	JONATHAN STRICKLAND	2734		MONTHLY JANITORIAL SERVICE FOR CITY HALL, JAN 26- P.I	01/05/2026	72.80	.00	25-6025 JANITORIAL	0	1/26		
1976	JONATHAN STRICKLAND	2734		MONTHLY JANITORIAL SERVICE FOR CITY HALL, JAN 26- SEWER	01/05/2026	189.28	.00	21-6025 JANITORIAL	0	1/26		
Total 2734:						728.00	.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
1976	JONATHAN STRICKLAND	2735		MONTHLY JANITORIAL SERVICE FOR SENIOR CENTER, JAN. 25	01/05/2026	446.00	.00	01-6025 JANITORIAL	1001	1/26		
Total 2735:						446.00	.00					
1976	JONATHAN STRICKLAND	2736		MONTHLY JANITORIAL SERVICE FOR TREATMENT PLANT, JAN 26- WATER	01/05/2026	193.20	.00	20-6025 JANITORIAL	0	1/26		
1976	JONATHAN STRICKLAND	2736		MONTHLY JANITORIAL SERVICE FOR TREATMENT PLANT, JAN 26- P.I	01/05/2026	73.60	.00	25-6025 JANITORIAL	0	1/26		
1976	JONATHAN STRICKLAND	2736		MONTHLY JANITORIAL SERVICE FOR TREATMENT PLANT, JAN 26- SEWER	01/05/2026	193.20	.00	21-6025 JANITORIAL	0	1/26		
Total 2736:						460.00	.00					
1976	JONATHAN STRICKLAND	2737		MONTHLY JANITORIAL SERVICE FOR PARKS SHOP, JAN 26	01/05/2026	500.00	.00	01-6025 JANITORIAL	1004	1/26		
Total 2737:						500.00	.00					
Total JONATHAN STRICKLAND:						2,134.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0254143		PROFESSIONAL SERVICES FROM 11/02/2025-11/29/2025, KUNA- MASON CREEK TRUNKLINE PERMITTING, DEC '25	12/15/2025	137.50	137.50	21-6020 CAPITAL IMPROVEMENTS	0	1/26	01/08/2026	
Total 0254143:						137.50	137.50					
Total KELLER ASSOCIATES, INC.:						137.50	137.50					
KUNA JT. SCHOOL DISTRICT NO. 3												

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
199	KUNA JT. SCHOOL DISTRICT NO. 3	162026		FIBER OPTIC LEASE, DECEMBER 2025 - PI	01/06/2026	30.00	.00	25-6255 TELEPHONE EXPENSE	0	1/26		
199	KUNA JT. SCHOOL DISTRICT NO. 3	162026		FIBER OPTIC LEASE, DECEMBER 2025 - WATER	01/06/2026	78.00	.00	20-6255 TELEPHONE EXPENSE	0	1/26		
199	KUNA JT. SCHOOL DISTRICT NO. 3	162026		FIBER OPTIC LEASE, DECEMBER 2025 - ADMIN	01/06/2026	114.00	.00	01-6255 TELEPHONE EXPENSE	0	1/26		
199	KUNA JT. SCHOOL DISTRICT NO. 3	162026		FIBER OPTIC LEASE, DECEMBER 2025 - SEWER	01/06/2026	78.00	.00	21-6255 TELEPHONE EXPENSE	0	1/26		
Total 162026:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A182408	22375	FAUCET CAP FOR SHOP, J. LORENTZ, DEC '25	12/31/2025	2.37	2.37	27-6140 MAINT. & REPAIR BUILDING	0	1/26	01/08/2026	
Total A182408:						2.37	2.37					
499	KUNA LUMBER	A182454	22382	ANTI SEIZE LUBRICANT FOR PI, J. COX, JAN '26	01/05/2026	11.87	.00	25-6150 M & R - SYSTEM (PI)	0	1/26		
Total A182454:						11.87	.00					
499	KUNA LUMBER	A182459	22384	SPRAY PAINT FOR PATAGONIA BATHROOMS, K. PETERSON, JAN '26	01/05/2026	21.64	.00	50-6045 CONTINGENCY	0	1/26		
Total A182459:						21.64	.00					
499	KUNA LUMBER	A182486	22398	5 GALLON STAIN AND SEALER FOR PARK TABLES, K. PETERSON, JAN. 26	01/06/2026	284.99	.00	01-6150 M & R - SYSTEM	1004	1/26		

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 A182486:						284.99	.00					
499	KUNA LUMBER	A182496	22402	CONCRETE FOR PATAGONIA, J. WARDEN, JAN. 26	01/07/2026	74.90	.00	50-6045 CONTINGENCY	0	1/26		
Total A182496:						74.90	.00					
499	KUNA LUMBER	A182498	22407	CONCRETE FOR PATAGONIA, S. CAHILL , JAN. 26	01/07/2026	44.94	.00	50-6045 CONTINGENCY	0	1/26		
Total A182498:						44.94	.00					
499	KUNA LUMBER	A182575	22426	GORILLA GLUE SPRAY ADHESIVE FOR SHOP, D. ABBOTT, JAN. 26	01/09/2026	14.24	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total A182575:						14.24	.00					
499	KUNA LUMBER	A182582	22427	WIRE CUTTERS AND SCRAPERS FOR STREET LIGHTS, J.LORENTZ, JAN.'26	01/09/2026	47.69	.00	01-6150 M & R - SYSTEM	1002	1/26		
Total A182582:						47.69	.00					
499	KUNA LUMBER	B182276	22323	BRACKETS FOR SHELVING AT PATAGONIA BATHROOMS, J.ADAMS, DEC.'25	12/18/2025	51.27	51.27	50-6045 CONTINGENCY	0	1/26	01/08/2026	
Total B182276:						51.27	51.27					
499	KUNA LUMBER	B182411	22366	BUNGEY CORDS FOR FINE SCREEN AT WASTE WATER PLANT, U. RAMIREZ, DEC '25	12/30/2025	14.72	14.72	21-6175 SMALL TOOLS	0	1/26	01/02/2026	
Total B182411:						14.72	14.72					

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	B182423	22376	CRIMP TOOL, J. OSBORN, DEC. 25	12/31/2025	20.89	20.89	20-6175 SMALL TOOLS	0	1/26	01/08/2026	
Total B182423:						20.89	20.89					
499	KUNA LUMBER	B182503		BED SPRAY COATING AND PEG HOOK SET FOR VAN, D. ABBOTT, JAN '26	01/06/2026	29.43	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total B182503:						29.43	.00					
499	KUNA LUMBER	B182584	22438	SPRAY NOZZELS FOR PLANT, R HENZE, JAN.'26	01/12/2026	6.80	.00	21-6175 SMALL TOOLS	0	1/26		
Total B182584:						6.80	.00					
499	KUNA LUMBER	B182611	22455	HOLE SAW AND IRRIGATION PARTS, D. ABBOTT, JAN. 26	01/13/2026	30.51	.00	01-6175 SMALL TOOLS	1004	1/26		
Total B182611:						30.51	.00					
499	KUNA LUMBER	B182625	22457	SOCKET ADAPTORS, S.HARMON, JAN.'26	01/13/2026	26.56	.00	21-6175 SMALL TOOLS	0	1/26		
Total B182625:						26.56	.00					
Total KUNA LUMBER:						682.82	89.25					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	12312025KRF		KRFD IMPACT FEES, DEC. 25	01/08/2026	193,536.00	193,536.00	30-2082 KRFD IMPACT FEE	0	1/26	01/08/2026	
Total 12312025KRFDI:						193,536.00	193,536.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						193,536.00	193,536.00					

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
MAV EVENT SERVICES LLC												
2086	MAV EVENT SERVICES LLC	8375	22391	SECURITY FOR GEM DROP, K. PEREZ, JAN '26	01/05/2026	2,445.00	2,445.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26	01/08/2026	
Total 8375:						2,445.00	2,445.00					
Total MAV EVENT SERVICES LLC:						2,445.00	2,445.00					
MISCELLANEOUS #3												
2270	MISCELLANEOUS #3	12302025AG		ARIELLE GOODWIN, REIMBURSEMENT FOR LIGHTS FOR GEM DROP, DEC. 25	12/30/2025	68.89	68.89	01-6135 PUBLIC ENTERTAINMENT	1004	1/26	01/02/2026	
Total 12302025AG:						68.89	68.89					
Total MISCELLANEOUS #3:						68.89	68.89					
NICOLE OWENS												
2185	NICOLE OWENS	7095	22362	GEM DROP BANNERS AND YARD SIGNS, K. PEREZ, DEC '25	12/28/2025	578.00	578.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26	01/02/2026	
Total 7095:						578.00	578.00					
Total NICOLE OWENS:						578.00	578.00					
O'REILLY AUTO ENTERPRISES LLC												
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440222	22371	FILTERS FOR FLEET INVENTORY, J. DURHAM, DEC. 25- ADMIN	12/31/2025	76.48	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440222	22371	FILTERS FOR FLEET INVENTORY, J. DURHAM, DEC. 25- P.I	12/31/2025	15.29	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440222	22371	FILTERS FOR FLEET INVENTORY, J. DURHAM, DEC. 25- WATER	12/31/2025	30.59	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440222	22371	FILTERS FOR FLEET INVENTORY, J. DURHAM, DEC. 25- SEWER	12/31/2025	30.59	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		

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 5841-440222:						152.95	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440228	22372	SPLATTER PAD FOR FLEET, J. DURHAM, DEC '25- P.I	12/31/2025	2.99	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440228	22372	SPLATTER PAD FOR FLEET, J. DURHAM, DEC '25- SEWER	12/31/2025	6.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440228	22372	SPLATTER PAD FOR FLEET, J. DURHAM, DEC '25- WATER	12/31/2025	6.00	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-440228	22372	SPLATTER PAD FOR FLEET, J. DURHAM, DEC '25- ADMIN	12/31/2025	15.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
Total 5841-440228:						29.99	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441042	22397	FILTERS FOR PARKS NEW WATER TRUCK, J. DURHAM, JAN. 26	01/06/2026	189.34	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 5841-441042:						189.34	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441169	22410	POWER STEERING FLUID FOR PARKS WATER TRUCK, J. DURHAM, JAN 26	01/07/2026	89.95	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 5841-441169:						89.95	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441824	22448	OIL FOR GIS CAR # 82, J. DURHAM, JAN '26- SEWER	01/12/2026	20.37	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441824	22448	OIL FOR GIS CAR # 82, J. DURHAM, JAN '26- P.I	01/12/2026	7.74	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441824	22448	OIL FOR GIS CAR # 82, J. DURHAM, JAN '26- WATER	01/12/2026	20.37	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		

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 5841-441824:						48.48	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441830	22449	OIL FILTERS FOR FLEET SHOP STOCK, J. DURHAM, JAN '26-SEWER	01/12/2026	4.24	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441830	22449	OIL FILTERS FOR FLEET SHOP STOCK, J. DURHAM, JAN '26- P.I	01/12/2026	2.10	.00	25-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441830	22449	OIL FILTERS FOR FLEET SHOP STOCK, J. DURHAM, JAN '26-ADMIN	01/12/2026	10.58	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441830	22449	OIL FILTERS FOR FLEET SHOP STOCK, J. DURHAM, JAN '26-WATER	01/12/2026	4.24	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	1/26		
Total 5841-441830:						21.16	.00					
2121	O'REILLY AUTO ENTERPRISES LLC	5841-441918	22453	OIL FILTER FOR JOHN DEERE MOWER AT THE FARM, J. DURHAM, JAN '26	01/13/2026	5.34	.00	21-6142 MAINT. & REPAIR - EQUIPMENT	0	1/26		
Total 5841-441918:						5.34	.00					
Total O'REILLY AUTO ENTERPRISES LLC:						537.21	.00					
PACWEST BARS LLC												
2190	PACWEST BARS LLC	1004		CATERING AND DRINK TICKETS FOR CHRISTMAS PARTY, J. EDINGER, NOV. 25-P.I	01/07/2026	59.40	.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/26		
2190	PACWEST BARS LLC	1004	22118	CATERING AND DRINK TICKETS FOR CHRISTMAS PARTY, J. EDINGER, NOV. 25-ADMIN	01/07/2026	165.00	.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/26		
2190	PACWEST BARS LLC	1004		CATERING AND DRINK TICKETS FOR CHRISTMAS PARTY, J. EDINGER, NOV. 25-SEWER	01/07/2026	217.80	.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/26		

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
2190	PACWEST BARS LLC	1004	22118	CATERING AND DRINK TICKETS FOR CHRISTMAS PARTY, J. EDINGER, NOV. 25-WATER	01/07/2026	217.80	.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/26		
Total 1004:						660.00	.00					
Total PACWEST BARS LLC:						660.00	.00					
PETROLEUM STORAGE TANK FUND												
143	PETROLEUM STORAGE TANK FUND	31551		TANK INSURANCE RENEWAL APPLICATION FEE, KEO3, KEO1, & OPS BUILDING KUNA EAST META WELLS, JAN 26	01/12/2026	75.00	.00	27-6150 M & R - SYSTEM	0	1/26		
143	PETROLEUM STORAGE TANK FUND	31551		TANK INSURANCE RENEWAL APPLICATION FEE, PARKS AND RECREATION, JAN. 25	01/12/2026	50.00	.00	01-6150 M & R - SYSTEM	1004	1/26		
143	PETROLEUM STORAGE TANK FUND	31551		TANK INSURANCE RENEWAL APPLICATION FEE, MEMORY RANCH WEST, ARROYO VISTA, & PALOMA RIDGE LIFT STATIONS AND NORTH WASTE WATER TREATMENT PLANT, JAN 26	01/12/2026	325.00	.00	21-6150 M & R - SYSTEM	0	1/26		
143	PETROLEUM STORAGE TANK FUND	31551		TANK INSURANCE RENEWAL APPLICATION FEE, WELL #6, #10, BUTLER AND CEDAR WELLS, JAN. 26	01/12/2026	100.00	.00	20-6150 M & R - SYSTEM	0	1/26		
143	PETROLEUM STORAGE TANK FUND	31551		TANK INSURANCE RENEWAL APPLICATION FEE, KUNA EAST LIFT STATION, DEC '24	01/12/2026	25.00	.00	28-6150 M & R - SYSTEM	0	1/26		
Total 31551:						575.00	.00					
Total PETROLEUM STORAGE TANK FUND:						575.00	.00					
PRUSIK CONSTRUCTION LLC												
2214	PRUSIK CONSTRUCTION LLC	1900		PAYMENT FOR KUNA COUNCIL CHAMBERS, CLAIMANT 25-001, DEC. 25	12/31/2025	146,658.17	146,658.17	40-6020 CAPITAL IMPROVEMENTS	0	1/26	01/02/2026	

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 1900:						146,658.17	146,658.17					
Total PRUSIK CONSTRUCTION LLC:						146,658.17	146,658.17					
RAPID FIRE PROTECTION INC												
2327	RAPID FIRE PROTECTION INC	7625715		ALARM MONITORING (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER AND SEGO PRAIRIE WELLS), 01/01-01/31/26- P.I	01/01/2026	55.35	.00	25-6150 M & R - SYSTEM (PI)	0	1/26		
2327	RAPID FIRE PROTECTION INC	7625715		ALARM MONITORING (SNOWHAWK, CEDAR, DANSKIN, BEST BATH, EL CAJON, BUTLER AND SEGO PRAIRIE WELLS), 01/01-01/31/26- WATER	01/01/2026	221.41	.00	20-6150 M & R - SYSTEM	0	1/26		
Total 7625715:						276.76	.00					
Total RAPID FIRE PROTECTION INC:						276.76	.00					
RICOH USA, INC. (MAINTENANCE)												
1422	RICOH USA, INC. (MAINTENANCE)	5072536136		COPIER CHARGES, MODEL IMC2000, SERIAL #C86262110, 12/01-12/31/2025- PARKS OFFICE	01/01/2026	48.67	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 5072536136:						48.67	.00					
Total RICOH USA, INC. (MAINTENANCE):						48.67	.00					
RUSH TRUCK CENTERS OF IDAHO INC												
2233	RUSH TRUCK CENTERS OF IDAHO INC	3044516485	22411	FILTER FOR PARKS WATER TRUCK, J. DURHAM, JAN '26	01/07/2026	22.93	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 3044516485:						22.93	.00					

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2233	RUSH TRUCK CENTERS OF IDAHO INC	3044637336	22428	SENSOR FOR PARKS WATER TRUCK, J. DURHAM, JAN '26	01/12/2026	210.00	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 3044637336:						210.00	.00					
Total RUSH TRUCK CENTERS OF IDAHO INC:						232.93	.00					
SAFEBUILT LLC												
2173	SAFEBUILT LLC	3052151		RESIDENTIAL AND LIGHT COMMERCIAL BUILIDING INSPECTIONS, 12/01-12/31/25	12/31/2025	11,522.50	.00	01-6052 CONTRACT SERVICES	1005	1/26		
Total 3052151:						11,522.50	.00					
2173	SAFEBUILT LLC	3052257		META, REGULAR AND COMMERCIAL INSPECTIONS 12/01-12/08/25	12/31/2025	495.00	.00	01-6052 CONTRACT SERVICES	1005	1/26		
Total 3052257:						495.00	.00					
Total SAFEBUILT LLC:						12,017.50	.00					
SEID CRANE SERVICE, INC												
1766	SEID CRANE SERVICE, INC	23081		CRANE RENTAL FOR NEW YEARS EVE GEM DROP, JAN. 26	01/06/2026	900.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 23081:						900.00	.00					
Total SEID CRANE SERVICE, INC:						900.00	.00					
SOUTHWEST OFFICE SUPPLY INC												
2213	SOUTHWEST OFFICE SUPPLY INC	WO-212990-2	22351	TOILET PAPER AND TRASH BAGS FOR SENIOR CENTER, A. PETERSON, DEC. 25	12/30/2025	89.16	.00	01-6025 JANITORIAL	1001	1/26		
Total WO-212990-2:						89.16	.00					

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2213	SOUTHWEST OFFICE SUPPLY INC	WO-213295-1	22379	BATTERIES AND PAPER FOR CITY HALL, J. DURHAM, JAN '26 - WATER	01/05/2026	41.48	.00	20-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213295-1	22379	BATTERIES AND PAPER FOR CITY HALL, J. DURHAM, JAN '26 - ADMIN	01/05/2026	60.63	.00	01-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213295-1	22379	BATTERIES AND PAPER FOR CITY HALL, J. DURHAM, JAN '26	01/05/2026	16.34	.00	25-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213295-1	22379	BATTERIES AND PAPER FOR CITY HALL, J. DURHAM, JAN '26 - SEWER	01/05/2026	41.48	.00	21-6165 OFFICE SUPPLIES	0	1/26		
Total WO-213295-1:						159.93	.00					
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	SHARPIE MARKERS, DOUBLE SIDED TAPE, BATTERIES FOR CITY HALL, J. DURHAM, JAN '26 - ADMIN	01/12/2026	46.68	.00	01-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	SHARPIE MARKERS, DOUBLE SIDED TAPE, BATTERIES FOR CITY HALL, J. DURHAM, JAN '26 - SEWER	01/12/2026	31.94	.00	21-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	PAPER FOR PUBLIC WORKS, J. DURHAM, JAN '26- P.I	01/12/2026	8.79	.00	25-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	PAPER FOR PUBLIC WORKS, J. DURHAM, JAN '26- WATER	01/12/2026	23.10	.00	20-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	PAPER FOR PUBLIC WORKS, J. DURHAM, JAN '26- SEWER	01/12/2026	23.10	.00	21-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	SHARPIE MARKERS, DOUBLE SIDED TAPE, BATTERIES FOR CITY HALL, J. DURHAM, JAN '26 - P.I	01/12/2026	12.27	.00	25-6165 OFFICE SUPPLIES	0	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	SOAP REFILL FOR SENIOR CENTER, J. DURHAM, JAN '26	01/12/2026	112.24	.00	01-6165 OFFICE SUPPLIES	1001	1/26		
2213	SOUTHWEST OFFICE SUPPLY INC	WO-213928-1	22429	SHARPIE MARKERS, DOUBLE SIDED TAPE, BATTERIES FOR CITY HALL, J. DURHAM, JAN								

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
				'26- WATER	01/12/2026	31.94	.00	20-6165 OFFICE SUPPLIES	0	1/26		
Total WO-213928-1:						290.06	.00					
Total SOUTHWEST OFFICE SUPPLY INC:						539.15	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0262396-IN	22420	ASPHALT REPAIR ON GREENBELT, B. VILLANUEVA, JAN. 26	01/09/2026	396.78	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 0262396-IN:						396.78	.00					
780	SPECIALTY CONSTRUCTION SUPPLY	0262441-IN	22446	ASPHALT PATCH REPAIR FOR PATAGONIA PATHWAY, S. CAHILL, JAN 25	01/12/2026	544.00	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 0262441-IN:						544.00	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						940.78	.00					
SYRINGA NETWORKS LLC												
2356	SYRINGA NETWORKS LLC	SMI-003220		INTERNET SERVICE 01/01-01/31/26 WATER OPS FACILITY-SEWER	01/01/2026	425.00	.00	28-6290 UTILITIES EXPENSE	0	1/26		
2356	SYRINGA NETWORKS LLC	SMI-003220		INTERNET SERVICE 01/01-01/31/26 WATER OPS FACILITY-WATER	01/01/2026	425.00	.00	27-6290 UTILITIES EXPENSE	0	1/26		
Total SMI-003220:						850.00	.00					
Total SYRINGA NETWORKS LLC:						850.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	5381		PARKS SHOP ALARM BATTERY REPLACEMENT, DEC. 25	12/29/2025	418.60	418.60	01-6150 M & R - SYSTEM	1004	1/26	01/02/2026	

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 5381:					418.60	418.60					
	Total TECHNOLOGY SOLUTIONS LLC:					418.60	418.60					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:11331617		COFFEE FOR PARKS OFFICE, DEC. 25	01/07/2026	137.62	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
992	TREASURE VALLEY COFFEE	2160:11331617		BEAN TO CUP RENTAL, 4 WEEKS, PARKS SHOP/OFFICE, JAN. 26	01/07/2026	150.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
	Total 2160:11331617:					287.62	.00					
992	TREASURE VALLEY COFFEE	2160:11350492	22370	2 CASES OF COFFEE FOR THE PLANT, J. MILLER, DEC 25- WATER	01/05/2026	69.28	.00	20-6165 OFFICE SUPPLIES	0	1/26		
992	TREASURE VALLEY COFFEE	2160:11350492	22370	2 CASES OF COFFEE FOR THE PLANT, J. MILLER, DEC 25- SEWER	01/05/2026	69.28	.00	21-6165 OFFICE SUPPLIES	0	1/26		
992	TREASURE VALLEY COFFEE	2160:11350492	22370	2 CASES OF COFFEE FOR THE PLANT, J. MILLER, DEC 25- P.I	01/05/2026	26.38	.00	25-6165 OFFICE SUPPLIES	0	1/26		
	Total 2160:11350492:					164.94	.00					
	Total TREASURE VALLEY COFFEE:					452.56	.00					
TURF EQUIPMENT & IRRIGATION INC												
1969	TURF EQUIPMENT & IRRIGATION INC	768988-00	22395	FILTER FOR PARKS JACOBSON MOWER, J. DURHAM, JAN '25	01/06/2026	116.77	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
	Total 768988-00:					116.77	.00					
	Total TURF EQUIPMENT & IRRIGATION INC:					116.77	.00					
U.S. BANK (VISA)												

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1444	U.S. BANK (VISA)	007753351000	22185	KUNA CHAMBER, ENTRY FEE FOR HOLIDAY PARADE, A. GOODWIN, DEC. 25	12/01/2025	50.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 00775335100037683654:						50.00	.00					
1444	U.S. BANK (VISA)	019753545886	22314	IDAHO PIZZA, TREATMENT PLANT CHRISTMAS PARTY, J. MILLER, DEC. 25- SEWER	12/19/2025	125.81	.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	019753545886	22314	IDAHO PIZZA, TREATMENT PLANT CHRISTMAS PARTY, J. MILLER, DEC. 25- WATER	12/19/2025	125.81	.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	019753545886		IDAHO PIZZA, TREATMENT PLANT CHRISTMAS PARTY, J. MILLER, DEC. 25- P.I	12/19/2025	47.91	.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/26		
Total 01975354588628622524:						299.53	.00					
1444	U.S. BANK (VISA)	095853463007	22293	WEF, W. HANCOCK MEMBERSHIP RENEWAL, D. CROSSLEY, DEC. 25	12/12/2025	117.00	.00	21-6075 DUES & MEMBERSHIPS	0	1/26		
1444	U.S. BANK (VISA)	095853463007	22293	WEF, W. HANCOCK MEMBERSHIP RENEWAL, D. CROSSLEY, DEC. 25	12/12/2025	13.00	.00	28-6075 DUES & MEMBERSHIPS	0	1/26		
Total 09585346300767415183:						130.00	.00					
1444	U.S. BANK (VISA)	113453391000	22216	LIGHT POLE COVERS, STREET LIGHT REPAIR PARTS, S. HOWELL, DEC. 25	12/04/2025	106.80	.00	01-6150 M & R - SYSTEM	1002	1/26		
Total 11345339100005718651:						106.80	.00					
1444	U.S. BANK (VISA)	113453421000	22197	AMAZON, BANDAIDS AND TYLENOL FOR PARKS OFFICE, K.PEREZ, DEC.'25	12/08/2025	38.63	.00	01-6165 OFFICE SUPPLIES	1004	1/26		

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Total 11345342100062021127:						38.63	.00					
1444	U.S. BANK (VISA)	151453471247	22291	AMERICAN HEART ASSOCIATION, EDUCATIONAL ITEMS, K. PEREZ, DEC. 25	12/12/2025	447.09	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	1/26		
Total 15145347124769109485:						447.09	.00					
1444	U.S. BANK (VISA)	164153367145	22195	1000BULBS.COM, STREET LIGHT LED BULBS FOR INVENTORY, S. HOWELL, DEC. 25	12/02/2025	2,052.39	.00	01-6150 M & R - SYSTEM	1002	1/26		
Total 16415336714539060865:						2,052.39	.00					
1444	U.S. BANK (VISA)	164153427126	22243	1000 BULBS, LED STREET LIGHT REPLACEMENT BULBS, S. HOWELL, DEC. 25	12/08/2025	707.87	.00	01-6150 M & R - SYSTEM	1002	1/26		
Total 16415342712655669586:						707.87	.00					
1444	U.S. BANK (VISA)	263853400176	22237	WALMART, CANDY FOR CHRISTMAS PARADE, A. GOODWIN, DEC. 25	12/05/2025	406.28	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 26385340017695152872:						406.28	.00					
1444	U.S. BANK (VISA)	263853460179	22272	WALMART, CHRISTMAS PARTY ITEMS FOR HOLIDAY PARTY, A. BILLINGS, DEC. 25- ADMIN	12/11/2025	27.52	.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	263853460179	22272	WALMART, CHRISTMAS PARTY ITEMS FOR HOLIDAY PARTY, A. BILLINGS, DEC. 25- SEWER	12/11/2025	18.83	.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	263853460179	22272	WALMART, CHRISTMAS PARTY ITEMS FOR HOLIDAY PARTY, A. BILLINGS, DEC. 25- P.I	12/11/2025	7.22	.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	263853460179	22272	WALMART, CHRISTMAS PARTY ITEMS FOR HOLIDAY PARTY, A.								

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
				BILLINGS, DEC. 25- WATER	12/11/2025	18.83	.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/26		
Total 26385346017930101951:						72.40	.00					
1444	U.S. BANK (VISA)	263853530182	22318	WALMART, COOKIES, GLITTER AND PLATES, FOR CANDY CANES WITH THE MAYOR, K.PEREZ, DEC.'25	12/18/2025	87.75	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 26385353018205180142:						87.75	.00					
1444	U.S. BANK (VISA)	316853405728	22240	ALBERTSONS, SYMPATHY CARDS FOR EMPLOYEE AND WELKER FAMILY, Z. MONTENEGRO, DEC '25	12/05/2025	16.97	.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/26		
Total 31685340572873279596:						16.97	.00					
1444	U.S. BANK (VISA)	316853495831	22299	CHEF STORE, COFFEE SUPPLIES FOR PARKS, A. BILLING, DEC. 25	12/15/2025	115.72	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
Total 31685349583149194957:						115.72	.00					
1444	U.S. BANK (VISA)	316853545883	22331	ALBERTSONS, GLUTEN FREE COOKIES FOR CANDY CANES WITH THE MAYOR, K. PEREZ, DEC '25	12/19/2025	7.98	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 31685354588366430895:						7.98	.00					
1444	U.S. BANK (VISA)	330953310965	22175	DOPL, OIT LICENSE FOR P MORFIN, NOV 25	11/26/2025	5.50	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	330953310965	22175	DOPL, OIT LICENSE FOR P MORFIN, NOV 25	11/26/2025	11.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		

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)	330953310965	22175	DOPL, OIT LICENSE FOR P MORFIN, NOV 25	11/26/2025	38.50	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
Total 33095331096599004746:						55.00	.00					
1444	U.S. BANK (VISA)	330953390982		MONDAY.COM, CREDIT DUE TO PROJECT MANAGEMENT SOFTWARE CLASS CANCELLATION, DEC. 25	12/05/2025	-1,029.68	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	1/26		
Total 33095339098250016107:						-1,029.68	.00					
1444	U.S. BANK (VISA)	330953400982	22222	DOPL, LICENSE RENEWAL FOR M. NADEAU, DEC. 25	12/05/2025	9.00	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	330953400982	22222	DOPL, LICENSE RENEWAL FOR M. NADEAU, DEC '25	12/05/2025	81.00	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
Total 33095340098299001229:						90.00	.00					
1444	U.S. BANK (VISA)	330953521006	22302	ITD, PLATES FOR PARKS NEW WATER TRUCK, A. PETERSON DEC. 25	12/17/2025	23.57	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	1/26		
Total 33095352100608010266:						23.57	.00					
1444	U.S. BANK (VISA)	362953307144	22174	PSI, EXAM FOR J LISH, NOV 25	11/26/2025	74.20	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	362953307144	22174	PSI, EXAM FOR J LISH, NOV 25	11/26/2025	10.60	.00	27-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	362953307144	22174	PSI, EXAM FOR J LISH, NOV 25	11/26/2025	21.20	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		

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 36295330714495478399:						106.00	.00					
1444	U.S. BANK (VISA)	362953397421	22241	PSI, EXAM FOR W. HANCOCK, D. CROSSLEY, DEC. 25	12/05/2025	10.60	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	362953397421	22241	PSI, EXAM FOR W. HANCOCK, D. CROSSLEY, DEC. 25	12/05/2025	95.40	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
Total 36295339742135590076:						106.00	.00					
1444	U.S. BANK (VISA)	362953437148	22262	PSI, J. BOSTON EXAM, D. CROSSLEY DEC. 25	12/09/2025	10.60	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	362953437148	22262	PSI, J. BOSTON EXAM, D. CROSSLEY DEC. 25	12/09/2025	95.40	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
Total 36295343714834429348:						106.00	.00					
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR . T. VILLANUEVA, D. HANSON, T. BEHUNIN AND M. LUNDY, D. HANSON, DEC. 25- WATER	12/20/2025	4.23	.00	20-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR A. EVERHART, D. HANSON, DEC. 25- ADMIN	12/20/2025	34.01	.00	01-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR . T. VILLANUEVA, D. HANSON, T. BEHUNIN AND M. LUNDY, D. HANSON, DEC. 25- P.I	12/20/2025	2.10	.00	25-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR . T. VILLANUEVA, D. HANSON, T. BEHUNIN AND M. LUNDY, D. HANSON, DEC. 25- ADMIN	12/20/2025	95.06	.00	01-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR A. EVERHART, D. HANSON, DEC. 25- SEWER	12/20/2025	1.73	.00	21-6285 UNIFORMS EXPENSE	0	1/26		

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)	382953542012	22257	LANDS END, UNIFORMS FOR A. EVERHART, D. HANSON, DEC. 25- P.I	12/20/2025	.87	.00	25-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR A. EVERHART, D. HANSON, DEC. 25- WATER	12/20/2025	1.73	.00	20-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR J. REID AND M. COVERT, D. HANSON, DEC. 25	12/20/2025	144.41	.00	01-6285 UNIFORMS EXPENSE	4000	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR . T. VILLANUEVA, D. HANSON, T. BEHUNIN AND M. LUNDY, D. HANSON, DEC. 25- SEWER	12/20/2025	4.23	.00	21-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	382953542012	22257	LANDS END, UNIFORMS FOR D. STEPHENS, T. IRISH AND TWO BUILDING INSPECTORS, D. HANSON, DEC. 25	12/20/2025	135.22	.00	01-6285 UNIFORMS EXPENSE	1005	1/26		
Total 38295354201269013212:						423.59	.00					
1444	U.S. BANK (VISA)	430153460102	22274	HOME DEPOT, BANDSAW BLADES FOR THE PI STATION UPGRADES, R. IVEY, DEC '25	12/11/2025	23.97	.00	25-6175 SMALL TOOLS	0	1/26		
Total 43015346010200269009:						23.97	.00					
1444	U.S. BANK (VISA)	430153530102	22316	HOME DEPOT, CORD COVERS FOR CITY HALL, S. HOWELL, DEC. 25- SEWER	12/18/2025	8.29	.00	21-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	430153530102	22316	HOME DEPOT, CORD COVERS FOR CITY HALL, S. HOWELL, DEC. 25- P.I	12/18/2025	3.18	.00	25-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	430153530102	22316	HOME DEPOT, CORD COVERS FOR CITY HALL, S. HOWELL, DEC. 25- ADMIN	12/18/2025	12.11	.00	01-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	430153530102	22316	HOME DEPOT, CORD COVERS FOR CITY HALL, S. HOWELL, DEC. 25- WATER	12/18/2025	8.29	.00	20-6165 OFFICE SUPPLIES	0	1/26		

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 43015353010203153424:						31.87	.00					
1444	U.S. BANK (VISA)	450053470010	22288	DOLLAR TREE, CANISTERS FOR TREE STARTS, K. PEREZ, DEC '25	12/12/2025	9.00	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 45005347001078596964:						9.00	.00					
1444	U.S. BANK (VISA)	450053504002	22298	WALMART, TOILET PAPER, A. BILLINGS, DEC. 25	12/15/2025	105.84	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
Total 45005350400244723714:						105.84	.00					
1444	U.S. BANK (VISA)	450053520012	22312	DOLLAR TREE, SUPPLIES FOR CANDY CANES WITH THE MAYOR, DEC.'25	12/17/2025	43.00	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 45005352001202035675:						43.00	.00					
1444	U.S. BANK (VISA)	450053580014	22342	WALGREENS, 2 PHOTOS FOR COUNCIL MEMBER AND PUBLIC WORKS TEAM, 8X10, Z. MONTENEGRO, DEC '25	12/23/2025	5.71	.00	01-6165 OFFICE SUPPLIES	0	1/26		
Total 45005358001456937356:						5.71	.00					
1444	U.S. BANK (VISA)	710553516271	22305	IRWA, CEU TRAINING FOR J. PEREZ AND R. WARWICK, DEC. 25	12/17/2025	250.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1004	1/26		
Total 71055351627160149012:						250.00	.00					
1444	U.S. BANK (VISA)	710553586271	22346	IRWA, CLASS FOR J. BOSTON, DEC '25	12/24/2025	12.50	.00	28-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	710553586271	22346	IRWA, CLASS FOR J. BOSTON, DEC '25	12/24/2025	112.50	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	1/26		

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 71055358627172015352:						125.00	.00					
1444	U.S. BANK (VISA)	921653301088	22160	PLANT STAND FOR A. WENGER, D. CROSSLEY, NOV. 25- WATER	11/26/2025	37.80	.00	20-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653301088	22160	PLANT STAND FOR A. WENGER, D. CROSSLEY, NOV. 25- SEWER	11/26/2025	37.80	.00	21-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653301088	22160	PLANT STAND FOR A. WENGER, D. CROSSLEY, NOV. 25- P.I	11/26/2025	14.38	.00	25-6165 OFFICE SUPPLIES	0	1/26		
Total 92165330108816566877:						89.98	.00					
1444	U.S. BANK (VISA)	921653321009		AMAZON, EMPLOYEE APPRECIATION SUPPLIES FOR D. CROSSLEY, DEC. 25- WATER	11/28/2025	30.24	.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	921653321009		AMAZON, EMPLOYEE APPRECIATION SUPPLIES FOR D. CROSSLEY, DEC. 25- P.I	11/28/2025	11.50	.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/26		
1444	U.S. BANK (VISA)	921653321009		AMAZON, EMPLOYEE APPRECIATION SUPPLIES FOR D. CROSSLEY, DEC. 25- SEWER	11/28/2025	30.24	.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/26		
Total 92165332100922579140:						71.98	.00					
1444	U.S. BANK (VISA)	921653341026	22168	AMAZON, PARTY FAVORS FOR GEM DROP, A. GOODWIN, NOV. 25	11/30/2025	334.87	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 92165334102693049558:						334.87	.00					
1444	U.S. BANK (VISA)	921653351035	22179	AMAZON, TABLETOP ACRYLIC SIGN HOLDERS, C. MANNING, NOV 25	12/01/2025	18.98	.00	01-6165 OFFICE SUPPLIES	0	1/26		

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 92165335103565280395:						18.98	.00					
1444	U.S. BANK (VISA)	921653361051	22197	AMAZON, BANDAIDS FOR PARKS OFFICE, K.PEREZ, DEC.'25	12/02/2025	39.60	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
Total 92165336105176991467:						39.60	.00					
1444	U.S. BANK (VISA)	921653381072	22163	AMAZON, OFFICE SUPPLIES FOR PARKS, A.BILLINGS, NOV.'25	12/04/2025	46.46	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
Total 92165338107266703131:						46.46	.00					
1444	U.S. BANK (VISA)	921653401089	22238	1-800-FLOWERS, FLOWERS FOR AN EMPLOYEE, Z. MONTENEGRO, DEC '25	12/06/2025	77.36	.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/26		
Total 92165340108989545441:						77.36	.00					
1444	U.S. BANK (VISA)	921653411004	22189	AMAZON, SILVER WARE, HOT CHOCOLATE AND STORAGE BAGS, J. MILLER, DEC. 25- SEWER	12/07/2025	20.25	.00	21-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653411004	22189	AMAZON, SILVER WARE, HOT CHOCOLATE AND STORAGE BAGS, J. MILLER, DEC. 25- WATER	12/07/2025	20.25	.00	20-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653411004	22189	AMAZON, SILVER WARE, HOT CHOCOLATE AND STORAGE BAGS, J. MILLER, DEC. 25- P.I	12/07/2025	7.70	.00	25-6165 OFFICE SUPPLIES	0	1/26		
Total 92165341100445960883:						48.20	.00					
1444	U.S. BANK (VISA)	921653421016	22247	LOWES, WOOD FOR PICNIC TABLES, D. ABBOTT, DEC. 25	12/08/2025	615.33	.00	01-6150 M & R - SYSTEM	1004	1/26		

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 92165342101661579489:						615.33	.00					
1444	U.S. BANK (VISA)	921653431025	22233	AMAZON, HYDRAULIC MOTOR AND SHAFT COUPLER FOR CONSTRUCTION CREW SCREENER, A. BILLINGS, DEC '25	12/09/2025	204.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	1/26		
Total 92165343102558976407:						204.95	.00					
1444	U.S. BANK (VISA)	921653451047	22277	LOWES, AIR FILTERS FOR WELL HOUSES, M. DAVILA, DEC '25	12/11/2025	107.64	.00	20-6150 M & R - SYSTEM	0	1/26		
Total 92165345104702030089:						107.64	.00					
1444	U.S. BANK (VISA)	921653501092	22271	AMAZON, OFFICE SUPPLIES FOR PARKS, A. BILLINGS, DEC. 25	12/16/2025	39.52	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
Total 92165350109296955585:						39.52	.00					
1444	U.S. BANK (VISA)	921653501093	22187	AMAZON, EMERGEN-C, A BILLINGS, DEC 25	12/16/2025	37.10	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
1444	U.S. BANK (VISA)	921653501093	22187	AMAZON, MAGNETS FOR CHRISTMAS LIGHTS, A BILLINGS, DEC 25	12/16/2025	17.79	.00	01-6135 PUBLIC ENTERTAINMENT	1004	1/26		
Total 92165350109379575011:						54.89	.00					
1444	U.S. BANK (VISA)	921653501096	22300	AMAZON, HANGING RAILS FOR HISTORY CENTER, L TORRES	12/16/2025	323.73	.00	01-6165 OFFICE SUPPLIES	0	1/26		
Total 92165350109689822152:						323.73	.00					
1444	U.S. BANK (VISA)	921653511002	22284	AMAZON, PLATES AND BUG ZAPPERS, J. MILLER, DEC. 25-SEWER	12/17/2025	26.09	.00	21-6165 OFFICE SUPPLIES	0	1/26		

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)	921653511002	22284	AMAZON, FIRST AID SUPPLIES FOR THE PLANT, J. MILLER, DEC. 25- P.I	12/17/2025	2.46	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	1/26		
1444	U.S. BANK (VISA)	921653511002	22284	AMAZON, FIRST AID SUPPLIES FOR THE PLANT, J. MILLER, DEC. 25- WATER	12/17/2025	6.52	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	1/26		
1444	U.S. BANK (VISA)	921653511002	22284	AMAZON, FIRST AID SUPPLIES FOR THE PLANT, J. MILLER, DEC. 25- SEWER	12/17/2025	6.52	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	1/26		
1444	U.S. BANK (VISA)	921653511002	22284	AMAZON, PLATES AND BUG ZAPPERS, J. MILLER, DEC. 25- P.I	12/17/2025	9.93	.00	25-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653511002	22284	AMAZON, PLATES AND BUG ZAPPERS, J. MILLER, DEC. 25- WATER	12/17/2025	26.09	.00	20-6165 OFFICE SUPPLIES	0	1/26		
Total 92165351100281703329:						77.61	.00					
1444	U.S. BANK (VISA)	921653511005	22297	AMAZON, DRY ERASE CALENDAR FOR CLERKS OFFICE, G. MICHAELSON, DEC. 25- WATER	12/17/2025	2.10	.00	20-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653511005	22297	AMAZON, DRY ERASE CALENDAR FOR CLERKS OFFICE, G. MICHAELSON, DEC. 25- P.I	12/17/2025	1.07	.00	25-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653511005	22297	AMAZON, DRY ERASE CALENDAR FOR CLERKS OFFICE, G. MICHAELSON, DEC. 25- ADMIN	12/17/2025	47.52	.00	01-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653511005	22297	AMAZON, DRY ERASE CALENDAR FOR CLERKS OFFICE, G. MICHAELSON, DEC. 25- SEWER	12/17/2025	2.10	.00	21-6165 OFFICE SUPPLIES	0	1/26		
Total 92165351100527858259:						52.79	.00					
1444	U.S. BANK (VISA)	921653531000	22328	AMAZON, BOOTS FOR A. WENGER, DEC. 25- WATER	12/19/2025	81.88	.00	20-6285 UNIFORMS				

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
								EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	921653531000	22328	AMAZON, BOOTS FOR A. WENGER, DEC. 25- P.I	12/19/2025	31.19	.00	25-6285 UNIFORMS EXPENSE	0	1/26		
1444	U.S. BANK (VISA)	921653531000	22328	AMAZON, BOOTS FOR A. WENGER, DEC. 25- SEWER	12/19/2025	81.88	.00	21-6285 UNIFORMS EXPENSE	0	1/26		
Total 92165353100021867309:						194.95	.00					
1444	U.S. BANK (VISA)	921653561032	22335	AM CONSTRUCTION SUPPLY, HOT SAW, R.JONES, DEC.'25	12/22/2025	60.00	.00	25-6175 SMALL TOOLS	0	1/26		
1444	U.S. BANK (VISA)	921653561032	22335	AM CONSTRUCTION SUPPLY, HOT SAW, R.JONES, DEC.'25	12/22/2025	29.99	.00	27-6175 SMALL TOOLS	0	1/26		
1444	U.S. BANK (VISA)	921653561032	22335	AM CONSTRUCTION SUPPLY, HOT SAW, R.JONES, DEC.'25	12/22/2025	210.00	.00	20-6175 SMALL TOOLS	0	1/26		
Total 92165356103296006410:						299.99	.00					
1444	U.S. BANK (VISA)	921653571036	22343	AMAZON, EMPLOYEE OCCASION CARDS IN BULK, Z. MONTENEGRO, DEC '25- P.I	12/23/2025	4.96	.00	25-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653571036	22343	AMAZON, EMPLOYEE OCCASION CARDS IN BULK, Z. MONTENEGRO, DEC '25- SEWER	12/23/2025	12.94	.00	21-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653571036	22343	AMAZON, EMPLOYEE OCCASION CARDS IN BULK, Z. MONTENEGRO, DEC '25- ADMIN	12/23/2025	18.91	.00	01-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653571036	22343	AMAZON, EMPLOYEE OCCASION CARDS IN BULK, Z. MONTENEGRO, DEC '25- WATER	12/23/2025	12.94	.00	20-6165 OFFICE SUPPLIES	0	1/26		
Total 92165357103631791980:						49.75	.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
1444	U.S. BANK (VISA)	921653571040	22341	AMAZON, VAN SHELVING FOR SPRINKLER PARTS, A BILLINGS, DEC.'25	12/23/2025	436.04	.00	01-6150 M & R - SYSTEM	1004	1/26		
Total 92165357104074436851:						436.04	.00					
1444	U.S. BANK (VISA)	921653581050	22347	AMAZON, COUNCIL MEMBER FRAMES, G.MICHAELSON, DEC.'25- WATER	12/24/2025	4.56	.00	20-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653581050	22347	AMAZON, COUNCIL MEMBER FRAMES, G.MICHAELSON, DEC.'25- ADMIN	12/24/2025	102.59	.00	01-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653581050	22347	AMAZON, COUNCIL MEMBER FRAMES, G.MICHAELSON, DEC.'25- SEWER	12/24/2025	4.56	.00	21-6165 OFFICE SUPPLIES	0	1/26		
1444	U.S. BANK (VISA)	921653581050	22347	AMAZON, COUNCIL MEMBER FRAMES, G.MICHAELSON, DEC.'25- P.I	12/24/2025	2.27	.00	25-6165 OFFICE SUPPLIES	0	1/26		
Total 92165358105057656281:						113.98	.00					
1444	U.S. BANK (VISA)	933853440004	22266	2026 EDUCATION/IDBAO, CONTINUING EDUCATION SERVICES FOR S. BARKER, DEC '25	12/10/2025	720.00	.00	01-6265 TRAINING & SCHOOLING EXPENSE	1005	1/26		
Total 93385344000412605074:						720.00	.00					
1444	U.S. BANK (VISA)	982653511070	22220	AMAZON, LENS CLEANING WIPES, A.BILLINGS, DEC.'25	12/13/2025	23.99	.00	01-6165 OFFICE SUPPLIES	1004	1/26		
Total 98265351107018542413:						23.99	.00					
Total U.S. BANK (VISA):						9,056.87	.00					
UNITED SITE SERVICES OF NEVADA INC												
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5822912		ADA AND STANDARD PORTABLE RESTROOM RENTAL, NORTH AVE E	12/31/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		

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-5822912:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5823026		ADA PORTABLE RESTROOM RENTAL, WEEKY SERVICE, 12/11/12/31/25- PATAGONIA PARK - WINTER ONLY	12/31/2025	204.61	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5823026:						204.61	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5824528		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE 12/11-12/31/25- BERNIE FISHER PARK- WINTER ONLY	12/31/2025	433.84	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5824528:						433.84	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5825239		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/01-12/31/25- STROEBEL PARK	12/31/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5825239:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5825947		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/11-12/31/25- SWALL FALLS PARKING LOT	12/31/2025	319.22	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5825947:						319.22	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5827367		STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/01-12/31/25- PATAGONIA PARK	12/31/2025	119.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5827367:						119.00	.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
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5828107		ADA AND STANDARD PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/01-12/31/25- ZAMZOWS PARK	12/31/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5828107:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5828225		ADA PORTABLE REST ROOM RENTAL, WEEKLY SERVICE 12/01-12/31/25- GREENBELT	12/31/2025	238.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5828225:						238.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5832826		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 01/02-01/29/26- BUTLER PARK	01/02/2026	119.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5832826:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5833875		ADA PORTABLE RESTROOM RENTAL, WEEKLY SERVICE, 12/07/2025-01/03/2026- SADIE CREEK PARK	01/03/2026	119.00	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5833875:						119.00	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5834010		ADA AND STANDARD PORTABLE RESTROOM RENTAL WEEKLY SERVICE, PLUS ONE TIME ADDITIONAL SERVICE, 12/07/2025-01/03/2026 - WINCHESTER PARK	01/03/2026	259.25	.00	01-6212 RENT - EQUIPMENT	1004	1/26		
Total INV-5834010:						259.25	.00					
2124	UNITED SITE SERVICES OF NEVADA INC	INV-5844086		STANDARD PORTABLE RESTROOM RENTAL, BI-WEEKLY SERVICE 01/08-02/04/26- BOOSTER 5750 E KUNA RD	01/08/2026	66.00	.00	20-6212 RENT - EQUIPMENT	0	1/26		

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-5844086:						66.00	.00					
Total UNITED SITE SERVICES OF NEVADA INC:						2,472.92	.00					
UTILITY REFUND #19												
2367	UTILITY REFUND #19	100770.03		RHETT LEROY, 286 S ALLIE AVE, UTILITY REFUND - SEWER	01/13/2026	41.03	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	100770.03		RHETT LEROY, 286 S ALLIE AVE, UTILITY REFUND - WATER	01/13/2026	22.89	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	100770.03		RHETT LEROY, 286 S ALLIE AVE, UTILITY REFUND - TRASH	01/13/2026	21.15	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
Total 100770.03:						85.07	.00					
2367	UTILITY REFUND #19	110100.04		DOMINIC MALFITANO, 381 E DANIEL CT, UTILITY REFUND - TRASH	01/08/2026	28.48	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	110100.04		DOMINIC MALFITANO, 381 E DANIEL CT, UTILITY REFUND - WATER	01/08/2026	22.40	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	110100.04		DOMINIC MALFITANO, 381 E DANIEL CT, UTILITY REFUND - SEWER	01/08/2026	39.66	.00	21-4600 SEWER USER FEES	0	1/26		
Total 110100.04:						90.54	.00					
2367	UTILITY REFUND #19	123038.00		CBH HOMES, 2333 W OPALITE DR, UTILITY REFUND - SEWER	12/29/2025	50.88	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	123038.00		CBH HOMES, 2333 W OPALITE DR, UTILITY REFUND - WATER	12/29/2025	49.35	.00	20-4500 METERED WATER SALES	0	1/26		
Total 123038.00:						100.23	.00					
2367	UTILITY REFUND #19	130510.03		TRENTON JERROLD ISRAEL, 1455 W WHEAT ST, UTILITY REFUND - WATER	01/13/2026	34.10	.00	20-4500 METERED WATER SALES	0	1/26		

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	130510.03		TRENTON JERROLD ISRAEL, 1455 W WHEAT ST, UTILITY REFUND - SEWER	01/13/2026	55.45	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	130510.03		TRENTON JERROLD ISRAEL, 1455 W WHEAT ST, UTILITY REFUND - TRASH	01/13/2026	33.23	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
Total 130510.03:						122.78	.00					
2367	UTILITY REFUND #19	142157.00		HATHAWAY HOMES, 1108 E EXPLORATION DR, UTILITY REFUND - WATER	12/29/2025	98.02	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	142157.00		HATHAWAY HOMES, 1108 E EXPLORATION DR, UTILITY REFUND - SEWER	12/29/2025	47.99	.00	21-4600 SEWER USER FEES	0	1/26		
Total 142157.00:						146.01	.00					
2367	UTILITY REFUND #19	150750.04		BRANDON T SCOTT, 1330 N TUMBLER DR, UTILITY REFUND - SEWER	01/07/2026	51.10	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	150750.04		BRANDON T SCOTT, 1330 N TUMBLER DR, UTILITY REFUND - TRASH	01/07/2026	32.19	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	150750.04		BRANDON T SCOTT, 1330 N TUMBLER DR, UTILITY REFUND - WATER	01/07/2026	30.81	.00	20-4500 METERED WATER SALES	0	1/26		
Total 150750.04:						114.10	.00					
2367	UTILITY REFUND #19	170410.02		CRAIG THOMSON, 1731 W YUKON DR, UTILITY REFUND - TRASH	01/13/2026	35.06	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	170410.02		CRAIG THOMSON, 1731 W YUKON DR, UTILITY REFUND - SEWER	01/13/2026	50.36	.00	21-4600 SEWER USER FEES	0	1/26		

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	170410.02		CRAIG THOMSON, 1731 W YUKON DR, UTILITY REFUND - WATER	01/13/2026	29.18	.00	20-4500 METERED WATER SALES	0	1/26		
Total 170410.02:						114.60	.00					
2367	UTILITY REFUND #19	171618.00		CBH HOMES, 2182 W PENSTEMON ST, UTILITY REFUND - SEWER	12/29/2025	45.28	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	171618.00		CBH HOMES, 2182 W PENSTEMON ST, UTILITY REFUND - WATER	12/29/2025	61.06	.00	20-4500 METERED WATER SALES	0	1/26		
Total 171618.00:						106.34	.00					
2367	UTILITY REFUND #19	242096.01		TYLER LITTLEFIELD, 203 S FUSION AVE, UTILITY REFUND - WATER	01/09/2026	34.10	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	242096.01		TYLER LITTLEFIELD, 203 S FUSION AVE, UTILITY REFUND - TRASH	01/09/2026	34.21	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	242096.01		TYLER LITTLEFIELD, 203 S FUSION AVE, UTILITY REFUND - SEWER	01/09/2026	49.27	.00	21-4600 SEWER USER FEES	0	1/26		
Total 242096.01:						117.58	.00					
2367	UTILITY REFUND #19	257012.00		LENNAR HOMES, 162 W GREAT BEAR ST, UTILITY REFUND - WATER	12/03/2025	107.27	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	257012.00		LENNAR HOMES, 162 W GREAT BEAR ST, UTILITY REFUND - SEWER	12/03/2025	27.10	.00	21-4600 SEWER USER FEES	0	1/26		
Total 257012.00:						134.37	.00					
2367	UTILITY REFUND #19	257014.00		LENNAR HOMES, 1252 S BOBBY AVE, UTILITY REFUND - SEWER	12/03/2025	22.94	.00	21-4600 SEWER USER FEES	0	1/26		

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	257014.00		LENNAR HOMES, 1252 S BOBBY AVE, UTILITY REFUND - WATER	12/03/2025	180.43	.00	20-4500 METERED WATER SALES	0	1/26		
Total 257014.00:						203.37	.00					
2367	UTILITY REFUND #19	257015.00		LENNAR HOMES, 1264 S BOBBY AVE, UTILITY REFUND - SEWER	12/03/2025	26.36	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	257015.00		LENNAR HOMES, 1264 S BOBBY AVE, UTILITY REFUND - WATER	12/03/2025	108.01	.00	20-4500 METERED WATER SALES	0	1/26		
Total 257015.00:						134.37	.00					
2367	UTILITY REFUND #19	268211.00		CBH HOMES, 2922 N ARROYO VISTA WAY, UTILITY REFUND - SEWER	12/29/2025	7.03	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	268211.00		CBH HOMES, 2922 N ARROYO VISTA WAY, UTILITY REFUND - WATER	12/29/2025	33.50	.00	20-4500 METERED WATER SALES	0	1/26		
Total 268211.00:						40.53	.00					
2367	UTILITY REFUND #19	268418.02		ERICH HATCH, 1401 N THISTLE DR, UTILITY REFUND - TRASH	01/13/2026	37.02	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	268418.02		ERICH HATCH, 1401 N THISTLE DR, UTILITY REFUND - SEWER	01/13/2026	54.02	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	268418.02		ERICH HATCH, 1401 N THISTLE DR, UTILITY REFUND - WATER	01/13/2026	38.93	.00	20-4500 METERED WATER SALES	0	1/26		
Total 268418.02:						129.97	.00					
2367	UTILITY REFUND #19	269682.00		LENNAR HOMES, 2473 W POLLINATOR DR, UTILITY REFUND - SEWER	12/16/2025	3.93	.00	21-4600 SEWER USER FEES	0	1/26		

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	269682.00		LENNAR HOMES, 2473 W POLLINATOR DR, UTILITY REFUND - WATER	12/16/2025	85.93	.00	20-4500 METERED WATER SALES	0	1/26		
Total 269682.00:						89.86	.00					
2367	UTILITY REFUND #19	269684.00		LENNAR HOMES, 2451 W POLLINATOR DR, UTILITY REFUND - SEWER	12/16/2025	13.48	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	269684.00		LENNAR HOMES, 2451 W POLLINATOR DR, UTILITY REFUND - WATER	12/16/2025	102.57	.00	20-4500 METERED WATER SALES	0	1/26		
Total 269684.00:						116.05	.00					
2367	UTILITY REFUND #19	269685.00		LENNAR HOMES, 2433 W POLLINATOR DR, UTILITY REFUND - WATER	12/02/2025	101.09	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	269685.00		LENNAR HOMES, 2433 W POLLINATOR DR, UTILITY REFUND - SEWER	12/02/2025	4.82	.00	21-4600 SEWER USER FEES	0	1/26		
Total 269685.00:						105.91	.00					
2367	UTILITY REFUND #19	270050.04		ROBERT D MILLER, 2048 S SOLDOTNA ST, UTILITY REFUND - TRASH	01/08/2026	28.64	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	270050.04		ROBERT D MILLER, 2048 S SOLDOTNA ST, UTILITY REFUND - WATER	01/08/2026	26.01	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	270050.04		ROBERT D MILLER, 2048 S SOLDOTNA ST, UTILITY REFUND - SEWER	01/08/2026	42.79	.00	21-4600 SEWER USER FEES	0	1/26		
Total 270050.04:						97.44	.00					
2367	UTILITY REFUND #19	277438.02		KRISTEN LINK, 2282 N SPIKE AVE, UTILITY REFUND - TRASH	01/09/2026	21.62	.00	26-4975 SOLID WASTE USER FEES	0	1/26		

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	277438.02		KRISTEN LINK, 2282 N SPIKE AVE, UTILITY REFUND - SEWER	01/09/2026	45.49	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	277438.02		KRISTEN LINK, 2282 N SPIKE AVE, UTILITY REFUND - WATER	01/09/2026	22.60	.00	20-4500 METERED WATER SALES	0	1/26		
Total 277438.02:						89.71	.00					
2367	UTILITY REFUND #19	278322.00		CBH HOMES, 2263 N KENNETH AVE, UTILITY REFUND - SEWER	12/29/2025	-6.25	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	278322.00		CBH HOMES, 2263 N KENNETH AVE, UTILITY REFUND - WATER	12/29/2025	27.13	.00	20-4500 METERED WATER SALES	0	1/26		
Total 278322.00:						20.88	.00					
2367	UTILITY REFUND #19	278330.00		CBH HOMES, 625 W STRIPED OWL ST, UTILITY REFUND - WATER	12/29/2025	68.57	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	278330.00		CBH HOMES, 625 W STRIPED OWL ST, UTILITY REFUND - SEWER	12/29/2025	37.96	.00	21-4600 SEWER USER FEES	0	1/26		
Total 278330.00:						106.53	.00					
2367	UTILITY REFUND #19	278347.00		CBH HOMES, 668 W SNOWY OWL ST, UTILITY REFUND - WATER	12/29/2025	59.07	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	278347.00		CBH HOMES, 668 W SNOWY OWL ST, UTILITY REFUND - SEWER	12/29/2025	41.16	.00	21-4600 SEWER USER FEES	0	1/26		
Total 278347.00:						100.23	.00					
2367	UTILITY REFUND #19	281521.02		JILL KRAUSE, 1494 W FLUORITE ST, UTILITY REFUND - TRASH	01/08/2026	7.68	.00	26-4975 SOLID WASTE USER FEES	0	1/26		

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	281521.02		JILL KRAUSE, 1494 W FLUORITE ST, UTILITY REFUND - SEWER	01/08/2026	10.22	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	281521.02		JILL KRAUSE, 1494 W FLUORITE ST, UTILITY REFUND - WATER	01/08/2026	7.69	.00	20-4500 METERED WATER SALES	0	1/26		
Total 281521.02:						25.59	.00					
2367	UTILITY REFUND #19	293406.00		CBH HOMES, 3837 W TRIBUTE ST, UTILITY REFUND - SEWER	12/29/2025	52.31	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	293406.00		CBH HOMES, 3837 W TRIBUTE ST, UTILITY REFUND - WATER	12/29/2025	50.03	.00	20-4500 METERED WATER SALES	0	1/26		
Total 293406.00:						102.34	.00					
2367	UTILITY REFUND #19	293436.00		CBH HOMES, 3929 W MAYPEARL ST, UTILITY REFUND - SEWER	12/29/2025	41.16	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	293436.00		CBH HOMES, 3929 W MAYPEARL ST, UTILITY REFUND - WATER	12/29/2025	59.07	.00	20-4500 METERED WATER SALES	0	1/26		
Total 293436.00:						100.23	.00					
2367	UTILITY REFUND #19	293447.00		CBH HOMES, 6959 S OLD FARM AVE, UTILITY REFUND - SEWER	12/29/2025	40.75	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	293447.00		CBH HOMES, 6959 S OLD FARM AVE, UTILITY REFUND - WATER	12/29/2025	59.57	.00	20-4500 METERED WATER SALES	0	1/26		
Total 293447.00:						100.32	.00					
2367	UTILITY REFUND #19	293469.00		CBH HOMES, 7124 S OLD FARM AVE, UTILITY REFUND - SEWER	12/29/2025	4.30	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	293469.00		CBH HOMES, 7124 S OLD FARM AVE, UTILITY REFUND - WATER	12/29/2025	18.68	.00	20-4500 METERED WATER SALES	0	1/26		

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 293469.00:						22.98	.00					
2367	UTILITY REFUND #19	304643.01		DAN GEARRING, 2539 E WHISPER WIND DR, UTILITY REFUND - WATER	01/13/2026	23.02	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	304643.01		DAN GEARRING, 2539 E WHISPER WIND DR, UTILITY REFUND - SEWER	01/13/2026	8.34	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	304643.01		DAN GEARRING, 2539 E WHISPER WIND DR, UTILITY REFUND - TRASH	01/13/2026	10.51	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
Total 304643.01:						41.87	.00					
2367	UTILITY REFUND #19	311214.00		TOLL BROS INC, 1262 W SWITCHGRASS DR, UTILITY REFUND - SEWER	12/29/2025	58.06	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	311214.00		TOLL BROS INC, 1262 W SWITCHGRASS DR, UTILITY REFUND - WATER	12/29/2025	28.00	.00	20-4500 METERED WATER SALES	0	1/26		
Total 311214.00:						86.06	.00					
2367	UTILITY REFUND #19	311287.00		TOLL BROS INC, 1712 W ARYA ST, UTILITY REFUND - WATER	12/29/2025	28.66	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	311287.00		TOLL BROS INC, 1712 W ARYA ST, UTILITY REFUND - SEWER	12/29/2025	59.43	.00	21-4600 SEWER USER FEES	0	1/26		
Total 311287.00:						88.09	.00					
2367	UTILITY REFUND #19	320304.01		CONNOR RYAN GODSEY, 2103 E PILSNER ST, UTILITY REFUND - SEWER	01/09/2026	40.49	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	320304.01		CONNOR RYAN GODSEY, 2103 E PILSNER ST, UTILITY REFUND - TRASH	01/09/2026	25.54	.00	26-4975 SOLID WASTE USER FEES	0	1/26		

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	320304.01		CONNOR RYAN GODSEY, 2103 E PILSNER ST, UTILITY REFUND - WATER	01/09/2026	31.07	.00	20-4500 METERED WATER SALES	0	1/26		
Total 320304.01:						97.10	.00					
2367	UTILITY REFUND #19	330328.02		BRYON D COMBS, 1143 E WHIG DR, UTILITY REFUND - TRASH	01/07/2026	33.92	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
2367	UTILITY REFUND #19	330328.02		BRYON D COMBS, 1143 E WHIG DR, UTILITY REFUND - WATER	01/07/2026	33.20	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	330328.02		BRYON D COMBS, 1143 E WHIG DR, UTILITY REFUND - SEWER	01/07/2026	47.90	.00	21-4600 SEWER USER FEES	0	1/26		
Total 330328.02:						115.02	.00					
2367	UTILITY REFUND #19	342102.00		HARDING HOMES INC, 6155 S BINKY AVE, UTILITY REFUND - WATER	12/29/2025	48.64	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	342102.00		HARDING HOMES INC, 6155 S BINKY AVE, UTILITY REFUND - SEWER	12/29/2025	65.32	.00	21-4600 SEWER USER FEES	0	1/26		
Total 342102.00:						113.96	.00					
2367	UTILITY REFUND #19	342141.00		HARDING HOMES, 2701 W GIDRAN CT, UTILITY REFUND - WATER	12/11/2025	49.03	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	342141.00		HARDING HOMES, 2701 W GIDRAN CT, UTILITY REFUND - SEWER	12/11/2025	76.65	.00	21-4600 SEWER USER FEES	0	1/26		
Total 342141.00:						125.68	.00					
2367	UTILITY REFUND #19	342149.00		HARDING HOMES, 6117 S OLDENBURG AVE, UTILITY REFUND - SEWER	12/18/2025	33.42	.00	21-4600 SEWER USER FEES	0	1/26		

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	342149.00		HARDING HOMES, 6117 S OLDENBURG AVE, UTILITY REFUND - WATER	12/18/2025	47.89	.00	20-4500 METERED WATER SALES	0	1/26		
Total 342149.00:						81.31	.00					
2367	UTILITY REFUND #19	342161.00		HARDING HOMES, 6124 S CORSICAN AVE, UTILITY REFUND - SEWER	12/11/2025	7.85	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	342161.00		HARDING HOMES, 6124 S CORSICAN AVE, UTILITY REFUND - WATER	12/11/2025	13.12	.00	20-4500 METERED WATER SALES	0	1/26		
Total 342161.00:						20.97	.00					
2367	UTILITY REFUND #19	344032.00		CBH HOMES, 7401 S MENZINGERS AVE, UTILITY REFUND - SEWER	12/29/2025	59.82	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	344032.00		CBH HOMES, 7401 S MENZINGERS AVE, UTILITY REFUND - WATER	12/29/2025	76.07	.00	20-4500 METERED WATER SALES	0	1/26		
Total 344032.00:						135.89	.00					
2367	UTILITY REFUND #19	344033.00		CBH HOMES, 7379 S MENZINGERS AVE, UTILITY REFUND - SEWER	12/29/2025	59.44	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	344033.00		CBH HOMES, 7379 S MENZINGERS AVE, UTILITY REFUND - WATER	12/29/2025	44.92	.00	20-4500 METERED WATER SALES	0	1/26		
Total 344033.00:						104.36	.00					
2367	UTILITY REFUND #19	361945.00		TH CONSTRUCTION LLC, 11210 S CORBALLIS LN, UTILITY REFUND - WATER	12/29/2025	29.99	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	361945.00		TH CONSTRUCTION LLC, 11210 S CORBALLIS LN, UTILITY REFUND - SEWER	12/29/2025	62.21	.00	21-4600 SEWER USER FEES	0	1/26		

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 361945.00:						92.20	.00					
2367	UTILITY REFUND #19	361954.00		TH CONSTRUCTION LLC, 11225 S CORBALLIS LN, UTILITY REFUND - WATER	12/29/2025	27.33	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	361954.00		TH CONSTRUCTION LLC, 11225 S CORBALLIS LN, UTILITY REFUND - SEWER	12/29/2025	56.68	.00	21-4600 SEWER USER FEES	0	1/26		
Total 361954.00:						84.01	.00					
2367	UTILITY REFUND #19	362018.00		TH CONSTRUCTION LLC, 10783 W BARNBOUGLE LN, UTILITY REFUND - WATER	12/29/2025	30.03	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	362018.00		TH CONSTRUCTION LLC, 10783 W BARNBOUGLE LN, UTILITY REFUND - SEWER	12/29/2025	62.25	.00	21-4600 SEWER USER FEES	0	1/26		
Total 362018.00:						92.28	.00					
2367	UTILITY REFUND #19	50510.03		JULIA L MYERS, 632 N FRANKLIN AVE, UTILITY REFUND - WATER	01/09/2026	6.74	.00	20-4500 METERED WATER SALES	0	1/26		
2367	UTILITY REFUND #19	50510.03		JULIA L MYERS, 632 N FRANKLIN AVE, UTILITY REFUND - SEWER	01/09/2026	9.08	.00	21-4600 SEWER USER FEES	0	1/26		
2367	UTILITY REFUND #19	50510.03		JULIA L MYERS, 632 N FRANKLIN AVE, UTILITY REFUND - TRASH	01/09/2026	8.33	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
Total 50510.03:						24.15	.00					
2367	UTILITY REFUND #19	70280.02		MICHELE A MADISON, 563 W TRINI ST, UTILITY REFUND - WATER	01/13/2026	5.02	.00	20-4500 METERED WATER SALES	0	1/26		

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	70280.02		MICHELE A MADISON, 563 W TRINI ST, UTILITY REFUND - TRASH	01/13/2026	45.08	.00	26-4975 SOLID WASTE USER FEES	0	1/26		
Total 70280.02:						50.10	.00					
Total UTILITY REFUND #19:						4,070.98	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	104021		STATEMENT PRINTING AND POSTAGE, NOV 25- WATER	12/31/2025	3,135.77	3,135.77	20-6190 POSTAGE & BILLING	0	1/26	01/08/2026	
857	VALLI INFORMATION SYSTEMS, INC	104021		STATEMENT PRINTING AND POSTAGE, NOV 25- ADMIN	12/31/2025	4,583.05	4,583.05	01-6190 POSTAGE & BILLING	0	1/26	01/08/2026	
857	VALLI INFORMATION SYSTEMS, INC	104021		STATEMENT PRINTING AND POSTAGE, NOV 25- P.I	12/31/2025	1,206.06	1,206.06	25-6190 POSTAGE & BILLING	0	1/26	01/08/2026	
857	VALLI INFORMATION SYSTEMS, INC	104021		STATEMENT PRINTING AND POSTAGE, NOV 25- SEWER	12/31/2025	3,135.77	3,135.77	21-6190 POSTAGE & BILLING	0	1/26	01/08/2026	
Total 104021:						12,060.65	12,060.65					
857	VALLI INFORMATION SYSTEMS, INC	104022		LOCKBOX TRANSACTIONS, DEC 25- ADMIN	12/31/2025	182.89	182.89	01-6505 BANK FEES	0	1/26	01/08/2026	
857	VALLI INFORMATION SYSTEMS, INC	104022		LOCKBOX TRANSACTIONS, DEC 25- P.I	12/31/2025	48.12	48.12	25-6505 BANK FEES	0	1/26	01/08/2026	
857	VALLI INFORMATION SYSTEMS, INC	104022		LOCKBOX TRANSACTIONS, DEC 25- WATER	12/31/2025	125.13	125.13	20-6505 BANK FEES	0	1/26	01/08/2026	
857	VALLI INFORMATION SYSTEMS, INC	104022		LOCKBOX TRANSACTIONS, DEC 25- SEWER	12/31/2025	125.13	125.13	21-6505 BANK FEES	0	1/26	01/08/2026	
Total 104022:						481.27	481.27					
Total VALLI INFORMATION SYSTEMS, INC:						12,541.92	12,541.92					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026-								

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				ECONOMIC DEVELOPMENT	01/01/2026	40.23	40.23	01-6255 TELEPHONE EXPENSE	4000	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- EAST SEWER	01/01/2026	92.53	92.53	28-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- BUILDING INSPECTOR	01/01/2026	40.23	40.23	01-6255 TELEPHONE EXPENSE	1005	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- SEWER	01/01/2026	1,007.01	1,007.01	21-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- WATER	01/01/2026	652.97	652.97	20-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- P.I	01/01/2026	562.84	562.84	25-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- EAST WATER	01/01/2026	68.39	68.39	27-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- ADMIN	01/01/2026	50.29	50.29	01-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410754		CELL PHONE SERVICE FOR 12/02/2025-01/01/2026- PARKS	01/01/2026	704.06	704.06	01-6255 TELEPHONE EXPENSE	1004	1/26	01/08/2026	
Total 6132410754:						3,218.55	3,218.55					
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- WATER	01/01/2026	130.99	130.99	20-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- P.I	01/01/2026	54.40	54.40	25-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	

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	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- BUILDING INSPECTOR	01/01/2026	22.17	22.17	01-6255 TELEPHONE EXPENSE	1005	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- PARKS	01/01/2026	111.84	111.84	01-6255 TELEPHONE EXPENSE	1004	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- SEWER	01/01/2026	135.02	135.02	21-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- EAST WATER	01/01/2026	12.09	12.09	27-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- ADMIN	01/01/2026	25.19	25.19	01-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410755		TABLET AND CELL SERVICE 12/02/2025-01/01/2026- EAST SEWER	01/01/2026	12.09	12.09	28-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
Total 6132410755:						503.79	503.79					
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - WATER	01/01/2026	121.00	121.00	20-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - P.I	01/01/2026	98.10	98.10	25-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - PARKS	01/01/2026	189.10	189.10	01-6255 TELEPHONE EXPENSE	1004	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - P&Z	01/01/2026	26.59	26.59	01-6255 TELEPHONE EXPENSE	1003	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - SEWER	01/01/2026	138.73	138.73	21-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	

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	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - EAST WATER	01/01/2026	8.86	8.86	27-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - ADMIN	01/01/2026	88.35	88.35	01-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - ECONOMIC DEVELOPMENT	01/01/2026	29.55	29.55	01-6255 TELEPHONE EXPENSE	4000	1/26	01/08/2026	
1575	VERIZON WIRELESS	6132410756		CELL PHONE AND TABLET SERVICE 12/02/2025-01/01/2026 - EAST SEWER	01/01/2026	8.86	8.86	28-6255 TELEPHONE EXPENSE	0	1/26	01/08/2026	
Total 6132410756:						709.14	709.14					
Total VERIZON WIRELESS:						4,431.48	4,431.48					
VICTORY GREENS												
364	VICTORY GREENS	816133	22289	REPLACEMENT TREE FOR THE FARM, W. HANCOCKK, DEC. 25	12/12/2025	294.95	.00	21-6150 M & R - SYSTEM	0	1/26		
Total 816133:						294.95	.00					
Total VICTORY GREENS:						294.95	.00					
VIJAY DAS												
2330	VIJAY DAS	001		DJ SERVICE FOR EMPLOYEE HOLIDAY, JAN. 26- P.I	01/07/2026	45.00	45.00	25-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	
2330	VIJAY DAS	001		DJ SERVICE FOR EMPLOYEE HOLIDAY, JAN. 26- WATER	01/07/2026	165.00	165.00	20-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	
2330	VIJAY DAS	001		DJ SERVICE FOR EMPLOYEE HOLIDAY, JAN. 26- ADMIN	01/07/2026	125.00	125.00	01-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	
2330	VIJAY DAS	001		DJ SERVICE FOR EMPLOYEE HOLIDAY, JAN. 26- SEWER	01/07/2026	165.00	165.00	21-5950 TEAM BUILDING, ONBOARDING	0	1/26	01/08/2026	

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 001:						500.00	500.00					
Total VIJAY DAS:						500.00	500.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0789588		RECORDS DESTRUCTION 12/01-12/31/25- P.I	01/01/2026	3.60	.00	25-6052 CONTRACT SERVICES	0	1/26		
1633	WESTERN RECORDS DESTRUCTION, INC.	0789588		RECORDS DESTRUCTION 12/01-12/31/25- SEWER	01/01/2026	9.36	.00	21-6052 CONTRACT SERVICES	0	1/26		
1633	WESTERN RECORDS DESTRUCTION, INC.	0789588		RECORDS DESTRUCTION 12/01-12/31/25- WATER	01/01/2026	9.36	.00	20-6052 CONTRACT SERVICES	0	1/26		
1633	WESTERN RECORDS DESTRUCTION, INC.	0789588		RECORDS DESTRUCTION 12/01-12/31/25- ADMIN	01/01/2026	13.68	.00	01-6052 CONTRACT SERVICES	0	1/26		
Total 0789588:						36.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						36.00	.00					
WESTERN TROPHY & ENGRAVING, IN												
124	WESTERN TROPHY & ENGRAVING, IN	28377	22330	SERVICE PLAQUE FOR D.CROSSLEY, Z. MONTENEGRO, DEC. 25- P.I	01/07/2026	6.73	6.73	25-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
124	WESTERN TROPHY & ENGRAVING, IN	28377	22330	SERVICE PLAQUE FOR D.CROSSLEY, Z. MONTENEGRO, DEC. 25- SEWER	01/07/2026	17.71	17.71	21-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
124	WESTERN TROPHY & ENGRAVING, IN	28377	22330	SERVICE PLAQUE FOR D.CROSSLEY, Z. MONTENEGRO, DEC. 25- WATER	01/07/2026	17.71	17.71	20-6165 OFFICE SUPPLIES	0	1/26	01/08/2026	
Total 28377:						42.15	42.15					

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 WESTERN TROPHY & ENGRAVING, IN:						42.15	42.15					
Grand Totals:						1,717,348.31	843,606.39					

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Treasurer: _____

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

RESOLUTION NO. R07-2026

KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2026 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R07-2026.

WHEREAS, the City of Kuna, Idaho adopted Resolution No. R07-2026, on January 20, 2026, which provides for certain City of Kuna, Idaho officials to exercise the authority to sign for banking services on behalf of the City of Kuna, Idaho, as appointed by separate Resolution and adopted annually by the City Council; and

WHEREAS, the City of Kuna Resolution No. R07-2026 provides that the signatures are valid until the second City Council meeting in January 2027 or until revoked by action of the Mayor.

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

The following persons are hereby appointed to sign for banking services on behalf of the City of Kuna, Idaho:

Jared Empey, City Treasurer of the City

Joe L. Stear, Mayor of the City

BE IT FURTHER RESOLVED that the above appointments are valid until January 19th 2027, or until revoked by action of the Mayor.

PASSED BY THE CITY COUNCIL of Kuna, Idaho dated January 20, 2026

APPROVED BY THE MAYOR of Kuna, Idaho dated January 20, 2026

_____

Joe L Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

RESOLUTION NO. R08-2026
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE WARRANTY DEED DEDICATION BETWEEN THE CITY OF KUNA (GRANTOR) AND THE ADA COUNTY HIGHWAY DISTRICT (GRANTEE) FOR RIGHT-OF-WAY LOCATED WITHIN PARCEL NUMBER S1531223500.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City of Kuna, Idaho is hereby authorized to execute the Warranty Deed between the City and the Ada County Highway District (ACHD) for prescriptive Right-of-Way dedication, adjacent to S Cole Road and contained within Parcel Number S1531223500. The City Clerk is hereby authorized to attest to said execution.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of January, 2026

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

COM25-0094
Kuna Data Center
T 2N, R 2E, Sec 31

(space reserved for recording)

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 20__, City of Kuna the "GRANTOR". and ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the State of Idaho, the "GRANTEE";

W I T N E S S E T H:

FOR VALUE RECEIVED, the GRANTOR has granted, conveyed, bargained and sold, and does hereby grant, bargain, sell, convey and confirm to the GRANTEE and its successors and assigns forever, that certain real property situated in the COUNTY OF ADA, STATE OF IDAHO, more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof,

TOGETHER with all and singular the buildings, structures, improvements and fixtures thereto, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, and rents, issues and profits thereof (the "Premises").

SUBJECT TO general taxes and assessments for the current year which are not yet due and payable, easements of record or obvious on a physical inspection of the Premises, any recorded reservation of oil and/or mineral rights and covenants of record.

Subject to those exceptions to title to which this conveyance is expressly made subject and those made, suffered or done by the GRANTEE: (a) the GRANTOR covenants to the GRANTEE, its successors and assigns, that the GRANTEE shall enjoy the quiet and peaceful possession of the Premises; and (b) GRANTOR warrants to the GRANTEE, its successors and assigns, that GRANTOR is the owner of said Premises in fee simple and has the right and authority to convey the same to GRANTEE, and GRANTOR will defend the GRANTEE's title from all lawful claims whatsoever.

The current address of the GRANTEE is:

Ada County Highway District
5800 N Meeker Ave
Boise, Idaho 83713

IN WITNESS WHEREOF, this WARRANTY DEED has been duly executed by and on behalf of the GRANTOR, the day, month and year herein first above written.

City of Kuna

_____
By:
Its:

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, _____
[date]

by_____
[name(s) of individual(s)]

as _____
[type of authority, such as officer or trustee]

of_____.
[name of party on behalf of whom record was executed]

_____

Signature of notary public

My commission expires: _____

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Parametrix
let's create tomorrow, together

October 28, 2025
Kuna Data Center
Public Water System Flushing Pond Parcel
ACHD R-O-W Dedication Description
Project No. 297-7875-031

EXHIBIT A

A parcel of land situated in a portion of the Northwest One Quarter of Section 31, Township 2 North, Range 2 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the West One Quarter Corner of said Section 31, said corner being South 0°27'07" West a distance of 2,640.15 feet from the Northwest Corner of said Section 31, thence following the westerly line of said Section 31, North 0°27'07" East a distance of 1,320.08 feet to the POINT OF BEGINNING.

Thence following said westerly line, North 0°27'07" East a distance of 284.66 feet;
Thence leaving said westerly line, South 89°06'35" East a distance of 49.00 feet;
Thence South 0°27'07" West a distance of 284.66 feet;
Thence North 89°06'35" West a distance of 49.00 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 13,948 square feet (0.32 acres), more or less.

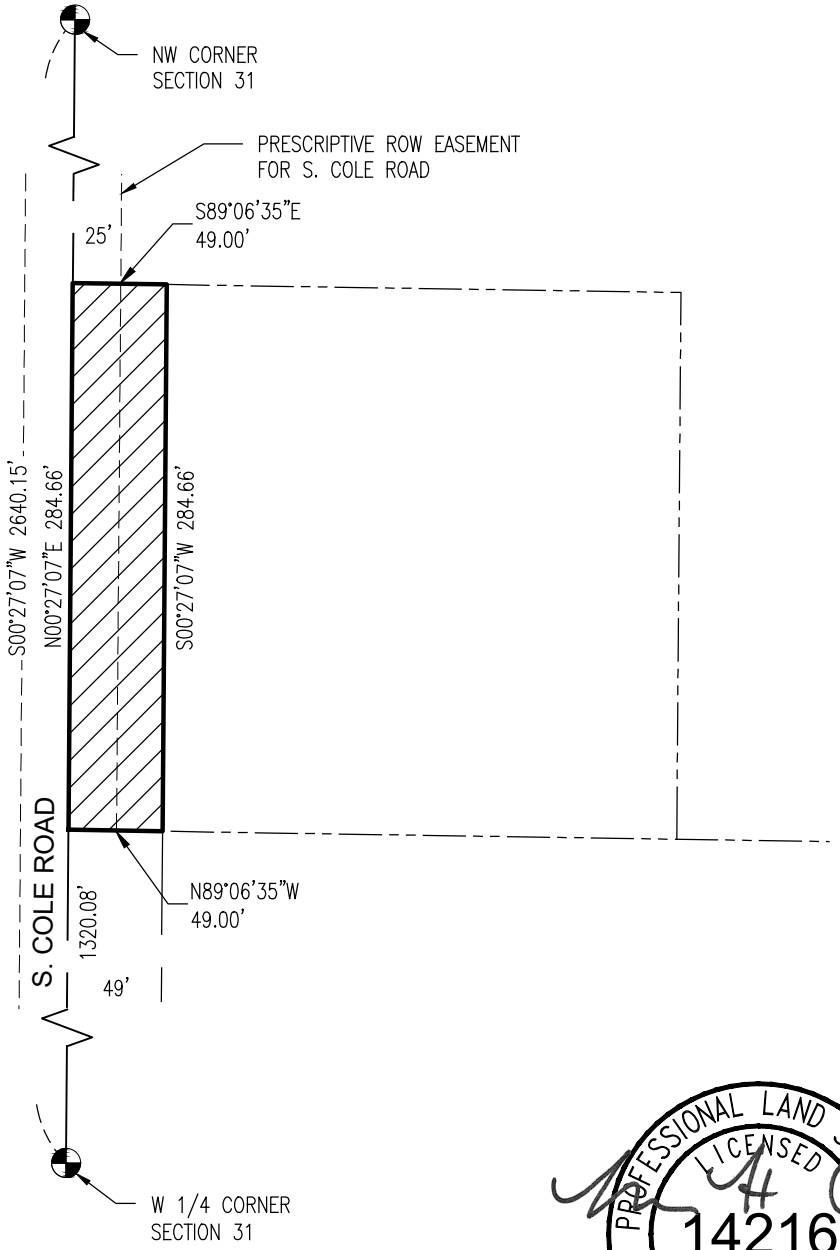
Prescriptive right-of-way: 7,045 sq. ft. (0.16 acres)
Newly purchased right-of-way: 6,903 sq. ft. (0.16 acres)

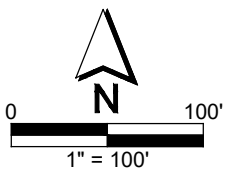
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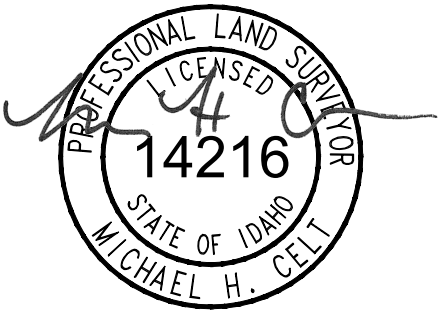


10/28/2025

EXHIBIT MAP
RIGHT-OF-WAY DEIDCATION
NW 1/4 SECTION 31, T2N, R2E, B.M.
CITY OF KUNA, ADA COUNTY, IDAHO
2025







10/28/2025

PROJECT: KUNA DATA CENTER	Parametrix 7761 W Riverside Drive, Suite 201 • Boise, ID 83714 Ph: 208.898.0012
PUBLIC WATER SYSTEM FLUSHING POND PARCEL	
DATE: OCTOBER 28, 2025	

RESOLUTION NO. R09-2026
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE INTERAGENCY TEMPORARY LICENSE AGREEMENT BETWEEN THE ADA COUNTY HIGHWAY DISTRICT AND THE CITY OF KUNA FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF INFRASTRUCTURE WITHIN DEDICATED RIGHT-OF-WAY.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City of Kuna, Idaho is hereby authorized to execute the Interagency Temporary License Agreement with the Ada County Highway District (ACHD) for City's participation in the construction, installation and maintenance of features within the ACHD Right-of-Way along S Cole Road, adjacent to Parcel Number S1531223500. The City Clerk is hereby authorized to attest to said execution.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of January, 2026

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

LAC2025-0074
Kuna Data Center/ COM25-0094
T 2N, R 2E, Sec 31

(space reserved for recording)

INTERAGENCY TEMPORARY LICENSE AGREEMENT

THIS INTERAGENCY TEMPORARY LICENSE AGREEMENT (the “Agreement”) is made and entered into this _____ day of _____, 20__, by and between **City of Kuna** ("Licensee") and the ADA COUNTY HIGHWAY DISTRICT, a body politic and corporate of the state of Idaho, ("ACHD").

W I T N E S S E T H :

For good and valuable consideration, the receipt and sufficiency of which is acknowledged by the parties:

SECTION 1. RECITALS.

1.1 City of Kuna (“Licensee”) is a municipal corporation organized and existing under the laws of the State of Idaho, with power to exercise all powers and perform all functions of local self-government in city affairs as are not specifically prohibited by or in conflict with the general laws or constitution of the State of Idaho. Licensee owns the real property at 14375 S Cole Road, adjacent to the ACHD right-of-way located in Ada County, Idaho as described in Exhibit “A” hereto (Licensee’s Property).

1.2 ACHD owns and has exclusive jurisdiction over the public right-of-way located in Ada County, Idaho, municipally described as S Cole Road, Kuna, more particularly described and/or depicted on Exhibit “B” attached hereto (the “Right-of-Way”).

1.3 Idaho Code § 67-2332 expressly authorizes the Licensee and ACHD to enter into agreements to perform any governmental service activity or undertaking that is authorized by law and within the power, privilege or authority of said agencies.

1.3 Licensee desires a license to use the Right-of-Way for the limited purposes hereinafter set forth, and, for the consideration and on the terms and conditions hereinafter set forth, ACHD is willing to extend such license to Licensee.

SECTION 2. LICENSE; LICENSE NOT EXCLUSIVE.

2.1 On the terms and conditions hereinafter set forth, ACHD hereby extends to Licensee a license on, over, across and under the Right-of-Way for the following uses and purposes ("Authorized Use") and no others:

Licensee is to construct, install and maintain features consisting of gravel, retaining wall (ecology block wall) and landscape irrigation system per Exhibit C and the ACHD approved civil drawings located within ACHD right-of-way along S Cole Road.

- ***Pressure Irrigation Systems shall include a dedicated irrigation line operated by the City of Kuna.***
- ***In general, coniferous trees are prohibited within the right-of-way. If allowed, the tree or shrub must be less than 3' in height at maturity.***
- ***Final grading of landscaped areas shall slope away from right-of-way "hardscape" improvements including the edge of pavement, curbing and sidewalks.***
- ***In general, licensee to install landscaping and sprinklers in a manner to eliminate irrigation flows and/or ponding of irrigation water within the ACHD Right of Way.***
- ***Licensee to construct and maintain the borrow ditch along S Cole Road per Detail 5 of Section 8200 of the ACHD Policy Manual.***
- ***Licensee will not install landscaping or irrigation lines between edge of pavement and flow line of ditch.***
- ***Any perennial trees or plants that will extend roots deeper than 18 inches shall be prohibited over ACHD underground seepage beds, infiltration facilities or piping systems.***
- ***Trees shall not be permitted within the 10', as measured from the outside perimeter, of any storm drain pipe, structures and facilities.***
- ***Infiltration areas shall not be covered with sod or non-free draining materials/soil.***
- ***Note to Licensee: NO trees have been proposed within ACHD R/W with this request. If Licensee wishes to amend this License Agreement to include the installation of trees, Licensee must provide to the District the License Agreement Request Application and attach the amended exhibit showing detail of trees to be installed.***
- ***Access to inlets and outlets of ACHD Drainage Areas shall not be planted with trees, shrubs or any landscaping that would impede heavy equipment vehicle access.***
- ***Licensee shall observe the 40-foot sight triangle and will not plant any shrubs or trees within the area or over any utility lines.***
- ***All trees in the public right-of-way shall be maintained by Licensee for clearance of 14 feet over all roadways as measured at the gutter plate, and 8 feet over all sidewalks.***
- ***Licensee to contact Digline Inc., prior to start of construction.***
- ***Licensee to contact Construction Services at 387-6280 to verify if a construction permit is required.***

2.2 This Agreement does not extend to Licensee the right to use the Right-of-Way to the exclusion of ACHD for any use within its jurisdiction, authority and discretion or of others to the extent authorized by law to use public right-of-way. If the Right-of-Way has been opened as a public Highway (as used in the Agreement the term "Highway" is as defined in *Idaho Code* § 40-109(5)) Licensee's Authorized Use is subject to the rights of the public to use the Right-of-

Way for Highway purposes. Licensee's Authorized Use is also subject to the rights of holders of easements of record or obvious on inspection of the Right-of-Way, and statutory rights of utilities to use the public right-of-way. This Agreement it is not intended to, and shall not, preclude or impede the ability of ACHD to enter into other similar agreements in the future allowing third parties to also use its public rights-of-way, or the ability of ACHD to redesign, reconstruct, relocate, maintain and improve its public rights-of-way and Highways as authorized by law and as it determines, in its sole discretion, is appropriate.

SECTION 3. CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS. Any repairs or maintenance, of the Licensee's improvements currently located in the Right-of-Way or the installation or construction of improvements by Licensee in the Right-of-Way as permitted by the Authorized Use, (the "Improvements"), shall be accomplished in accordance with designs, plans and specifications approved in advance and in writing by ACHD as required to satisfy applicable laws, its policies and good engineering practices. In approving such plans and specifications, ACHD assumes no responsibility for any deficiencies or inadequacies in the design or construction of the Improvements, and the responsibility therefor shall be and remain in Licensee.

SECTION 4. WAIVER AND ESTOPPEL STATEMENT BY LICENSEE. Licensee acknowledges and agrees that the license granted herein is temporary, and merely a permissive use of the Right-of-Way pursuant to this Agreement. Licensee further acknowledges and agrees that it specifically assumes the risk that the license pursuant to this Agreement may be terminated before Licensee has realized the economic benefit of the cost of installing, constructing, repairing, or maintaining the Improvements, and Licensee hereby waives and estops itself from asserting any claim that the license is in any way irrevocable because Licensee has expended funds on the Improvements and the Agreement has not been in effect for a period sufficient for Licensee to realize the economic benefit from such expenditures.

SECTION 5. TERM.

5.1 The term of this Agreement will commence on the ____ day of _____, 202_, and will continue until terminated by either party, with or without cause, which termination shall be effective following THIRTY (30) DAYS advance written notice of termination given to the other party. Upon expiration of the THIRTY DAYS, ACHD shall record a Revocation of License Agreement in the Official Real Property Records of Ada County, Idaho.

5.2 If Licensee defaults in the performance of any obligations incumbent upon it to perform hereunder ACHD may terminate this Agreement and the rights extended to Licensee hereunder at any time, effective at the end of thirty (30) days following the date ACHD shall provide written notice of termination to Licensee, which notice shall specify such default(s). Licensee shall have such thirty (30) day period to correct and cure the specified defaults, and if so corrected and cured, to the satisfaction of ACHD, this Agreement shall not be terminated but shall continue in full force and effect.

SECTION 6. FEE. There is no annual fee for the Licensee's Authorized Use of the Right-of-Way under this Agreement.

SECTION 7. MAINTENANCE; FAILURE TO MAINTAIN; RELOCATION OF UTILITIES.

7.1 At its sole cost and expense, Licensee shall maintain the Improvements in good condition and repair and as required to satisfy applicable laws, the policies of ACHD and sound

engineering practices. Licensee shall have access over, across and under the Right-of-Way for the purposes of accomplishing such repair and maintenance.

7.2 If the Highway on and/or adjacent to the Right-of-Way is damaged as a result of:

(i) the performance by Licensee of the maintenance required by section 7, or the failure or neglect to perform such maintenance; and/or

(ii) Licensee's design, installation or use of the Improvements, regardless of cause;

at its sole cost and expense Licensee shall forthwith correct such deficiency and restore the Highway and the surface of the Right-of-Way to the same condition it was in prior thereto, and if Licensee shall fail or neglect to commence such correction and restoration within twenty-four (24) hours of notification thereof, ACHD may proceed to do so, in which event Licensee agrees to reimburse ACHD for the costs and expenses thereof, including, without limitation, reasonable compensation for the use of staff and equipment of ACHD.

7.3 Notwithstanding the provisions of section 7.2, should an emergency exist related to the Licensee's use of this license which threatens the stability or function of the Highway on or adjacent to the Right-of-Way or the safety of the public use thereof, ACHD shall have the right to immediately perform, on behalf of, and at the cost of Licensee necessary emergency repairs.

7.4 Licensee will be responsible for the relocation of any existing utilities located on the Right-of-Way as may be required in connection with any construction or installation of Improvements by Licensee in the Right-of-Way.

SECTION 8. RELOCATION OF IMPROVEMENTS. If during the term of this Agreement ACHD requires, in its sole discretion, at any time, and from time to time, that the Highway on and/or adjacent to the Right-of-Way be widened and/or realigned, redesigned, improved and/or reconstructed, Licensee hereby accepts responsibility for all costs for relocating, modifying or otherwise adapting the Improvements to such realignment and/or relocation and/or reconstruction if required by ACHD, which shall be accomplished by Licensee according to designs, plans and specifications approved in advance by ACHD in writing; provided Licensee may elect to terminate this Agreement in lieu of complying with this responsibility, and further provided ACHD gives Licensee adequate written notice as necessary to allow Licensee to redesign, relocate, modify or adapt the Improvements to the realignment and/or relocation and/or reconstruction of the Highway and also licenses Licensee such additional area of its right-of-way, if any, as may be necessary for the proper operation of the Improvements.

SECTION 9. PERMIT. If the proposed construction and installation of the Improvements, or any reconstruction, relocation or maintenance thereof requires Licensee to obtain a permit under ACHD policies, Licensee shall first obtain such permit from ACHD (Construction Services Division) before commencing such work, and pay the required fees and otherwise comply with the conditions set forth therein.

SECTION 10. NO TITLE IN LICENSEE. Except as expressly provided herein, the terms and conditions of this Agreement shall not create any type of property right, title or interest in Licensee in or to the Right-of-Way other than the right to temporarily use the same pursuant to the terms of this Agreement.

SECTION 11. NO COSTS TO ACHD. Any and all costs and expenses associated with Licensee's Authorized Use of the Right-of-Way, or any construction or installation of Improvements thereon, or the repair and maintenance thereof, or the relocation of Improvements or utilities thereon, or the restoration thereof at the termination of this Agreement, shall be at the sole cost and expense of Licensee.

SECTION 12. TAXES AND ASSESSMENTS. Licensee agrees to pay all special assessments and personal property taxes that may be lawfully levied and assessed on the Improvements during the term of this Agreement.

SECTION 13. RESTORATION ON TERMINATION. Upon termination of this Agreement, Licensee will promptly remove all Improvements and restore the Right-of-Way to at least its present condition, less ordinary wear and tear. Should Licensee fail or neglect to promptly remove the Improvements and restore the Right-of-Way, ACHD may do so, and assess Licensee for the costs thereof. Provided, ACHD and Licensee may agree in writing that some or all of such Improvements are to remain on the Right-of-Way following termination, and by entering into such an agreement Licensee thereby disclaims all right, title and interest in and to the same, and hereby grants such Improvements to ACHD, at no cost. Further provided, if the Authorized Use of the Right-of-Way under this Agreement is for landscaping in ACHD right-of-way and the irrigation and maintenance thereof, and the general purpose government with jurisdiction has adopted ordinances, rules and regulations governing the landscaping and maintenance of such right-of-way by owners of the adjacent property, to the extent such owners are obligated to maintain and irrigate the landscaping Licensee need not remove the same from the Right-of-Way.

SECTION 14. INDEMNIFICATION. To the extent permitted by law, Licensee covenants and agrees to indemnify and hold ACHD harmless from and against any and all claims or actions for loss, injury, death, damages, mechanics and other liens, arising out of the failure or neglect of Licensee, Licensee's employees, contractors and agents, to properly and reasonably make Authorized Use of the Right-of-Way or properly construct, install, plant, repair or maintain the Improvements thereon, or that otherwise result from the use and occupation of the Right-of-Way by Licensee, and including any attorney fees and costs that may be incurred by ACHD in defense of such claims or actions indemnified against by Licensee hereunder. For claims or actions arising out of failures or neglects occurring during the term of this Agreement Licensee's obligations pursuant to this section shall survive the termination of this Agreement.

SECTION 15. COMPLIANCE WITH LAW; WASTE AND NUISANCES PROHIBITED. In connection with Licensee's use of the Right-of-Way, throughout the term of this Agreement Licensee covenants and agrees to: (i) comply and observe in all respects any and all, federal, state and local statutes, ordinances, policies, rules and regulations, including, without limitation, those relating to traffic and pedestrian safety, the Clean Water Act and/or to the presence, use, generation, release, discharge, storage or disposal in, on or under the Right-of-way of any Hazardous Materials (defined as any substance or material defined or designated as hazardous or toxic waste, material or substance, or other similar term, by any federal, state or local environmental statute, regulation or occurrence presently in effect or that may be promulgated in the future); (ii) obtain any and all permits and approvals required by ACHD or any other unit of government; and (iii) commit no waste or allow any nuisance on the Right-of-Way. To the extent permitted by law, Licensee covenants and agrees to indemnify and hold ACHD harmless from and against any and all claims, demands, damages, liens, liabilities and expenses (including without limitation, reasonable attorneys' fees), arising directly or indirectly from or in any way connected with the breach of the foregoing covenant. These covenants shall survive the termination of this Agreement.

SECTION 16. ASSIGNMENT. Licensee, upon the prior written consent of ACHD, may sell, assign or otherwise transfer this Agreement. Upon execution of the Assignment, the assignee assumes all obligations, warranties, covenants and agreements of Licensee herein contained.

SECTION 17. ATTORNEYS' FEES. In any suit, action or appeal therefrom to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees.

SECTION 18. NOTICE. Any notice under this Agreement shall be in writing and be delivered in person, or by United States Mails, postage prepaid, or by public or private 24-hour overnight courier service (so long as such service provides written confirmation of delivery), or by facsimile verified by electronic confirmation. All notices shall be addressed to the party at the address set forth below or at such other addresses as the parties may from time to time direct in writing by notice given the other. Any notice shall be deemed to have been given on (a) actual delivery or refusal, (b) three (3) days following the day of deposit in the United States Mails, (c) the day of delivery to the overnight courier, or (d) the day facsimile delivery is electronically confirmed.

If to ACHD: Ada County Highway District
5800 N Meeker Avenue
Boise, Idaho 83713

If to Licensee: City of Kuna
751 W 4th Street
Kuna, ID 83634

SECTION 19. SUCCESSORS AND ASSIGNS. This Agreement, the license herein extended, and the covenants and agreements herein contained shall inure to the benefit of and be binding upon the parties hereto and their successors and, if consented to by ACHD under section 16, Licensee's assigns.

SECTION 20. EXHIBITS. All exhibits attached hereto and the recitals contained herein are incorporated herein as if set forth in full herein.

SECTION 21. RECORDATION. This Agreement shall be recorded by ACHD upon execution in the Official Real Property Records of Ada County, Idaho.

SECTION 22. Warranty of Authority to Execute.

22.1 The person executing this Agreement on behalf of ACHD represents and warrants due authorization to do so on behalf of ACHD, and that upon execution of this Agreement on behalf of ACHD, the same is binding upon, and shall inure to the benefit of, ACHD.

22.2 If Licensee is not a natural person, the person executing the Agreement on behalf of Licensee represents and warrants due authorization to do so on behalf of Licensee, and that upon execution of this Agreement on behalf of Licensee, the same is binding upon, and shall inure to the benefit, of Licensee.

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be executed the day, month and year first set forth above.

LICENSEE: **City of Kuna**

_____

Joe Stear
Mayor

ATTEST:

_____
By:
Its:

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, 20___ by _____ (insert title; Mayor, etc.) of the _____ (insert entity; City of Kuna, etc.).

_____

Signature of notary public

My commission expires: _____

ADA COUNTY HIGHWAY DISTRICT

By: **Miranda Gold**
Its: **President**

ATTEST:

By: **Ryan Head**
Its: **Director**

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on _____, 202_ by Miranda Gold, as President of the Ada County Highway District Commissioners and Ryan Head, as Director of the Ada County Highway District.

Signature of notary public

My commission expires: _____

EXHIBITS

Exhibit A – Legal Description of Licensee's Property
Exhibit B -- Depiction of ACHD Right-of-Way
Exhibit C – Authorized Use of Right-of-Way

Parametrix
let's create tomorrow, together

November 1, 2024
Kuna Data Center
Public Water System Parcel Description
Project No. 297-7875-013

EXHIBIT A

Flushing Pond Parcel

A parcel of land situated in a portion of the Northwest One Quarter of Section 31, Township 2 North, Range 2 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31, North 0°27'47" East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;
Thence following said westerly line, North 0°27'07" East a distance of 1,320.08 feet to the POINT OF BEGINNING.

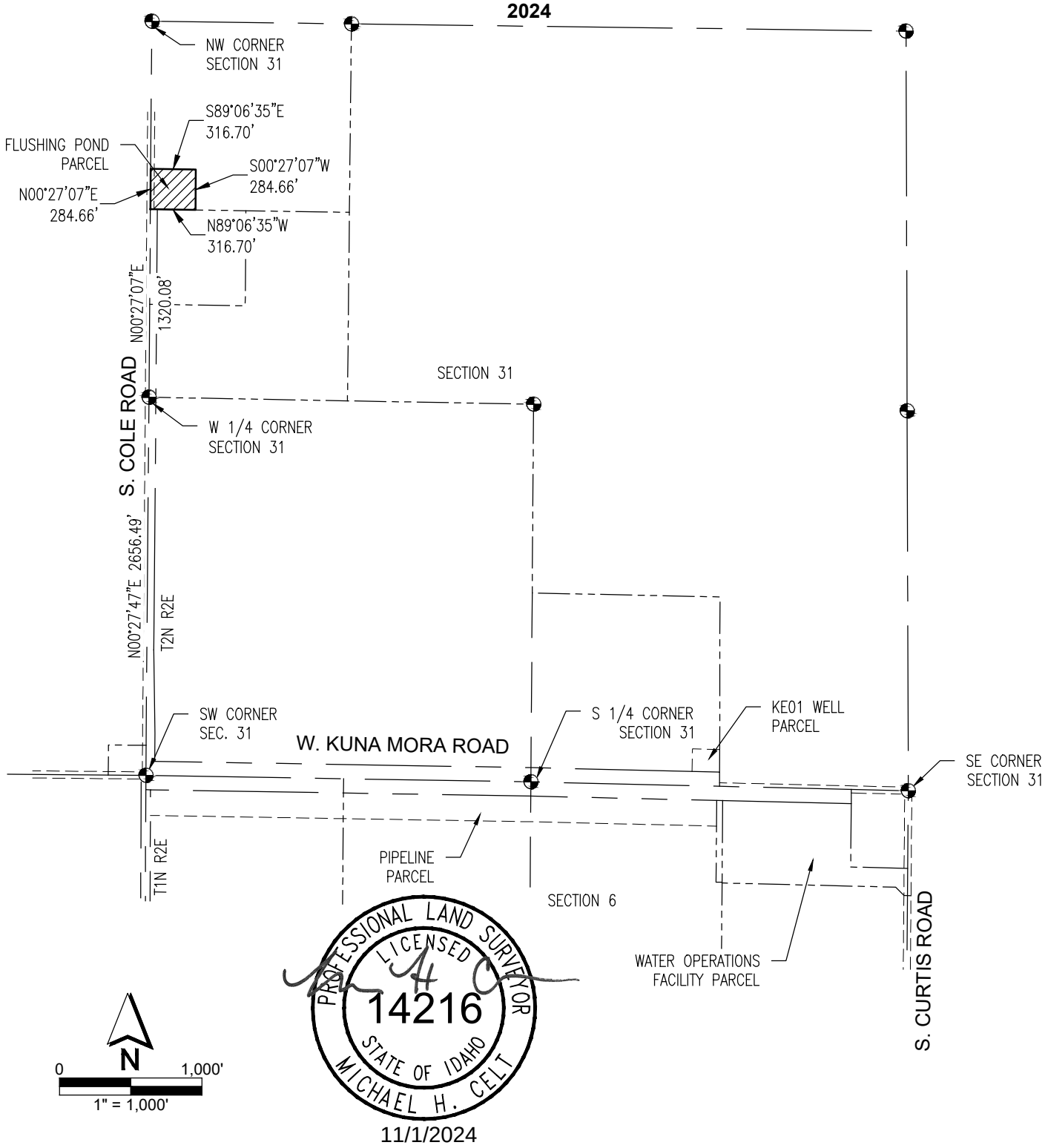
Thence following said westerly line, North 0°27'07" East a distance of 284.66 feet;
Thence leaving said westerly line, South 89°06'35" East a distance of 316.70 feet;
Thence South 0°27'07" West a distance of 284.66 feet;
Thence North 89°06'35" West a distance of 316.70 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 2.07 acres, more or less.



11/1/2024

EXHIBIT MAP
FLUSHING POND PARCEL
SECTION 31, T2N, R2E & SEC. 6 T1N, R2E, B.M.
CITY OF KUNA, ADA COUNTY, IDAHO
2024



11/1/2024

PROJECT: KUNA DATA CENTER

PUBLIC WATER SYSTEM FLUSHING POND PARCEL

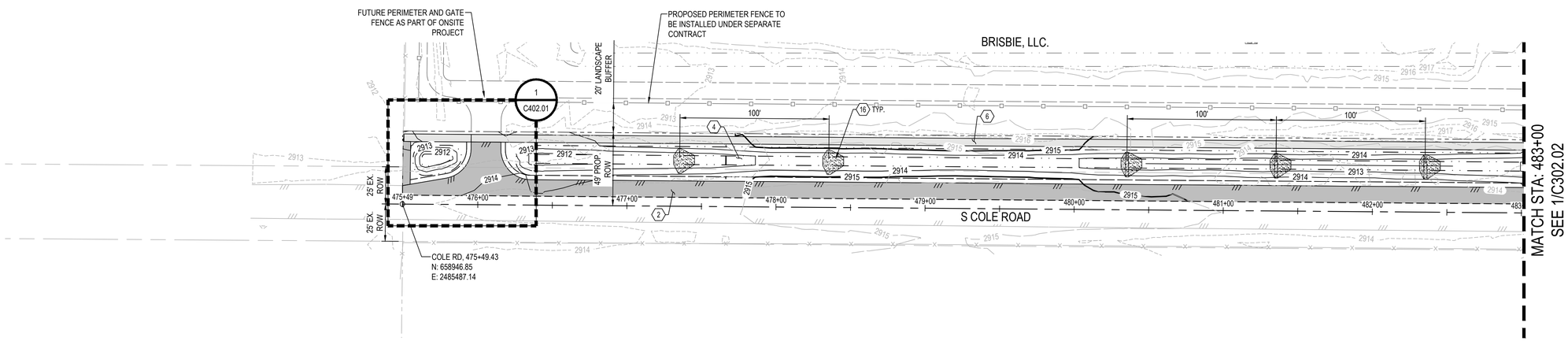
DATE: NOVEMBER 1, 2024

Parametrix
7761 W Riverside Drive, Suite 201 • Boise, ID 83714
Ph: 208.898.0012

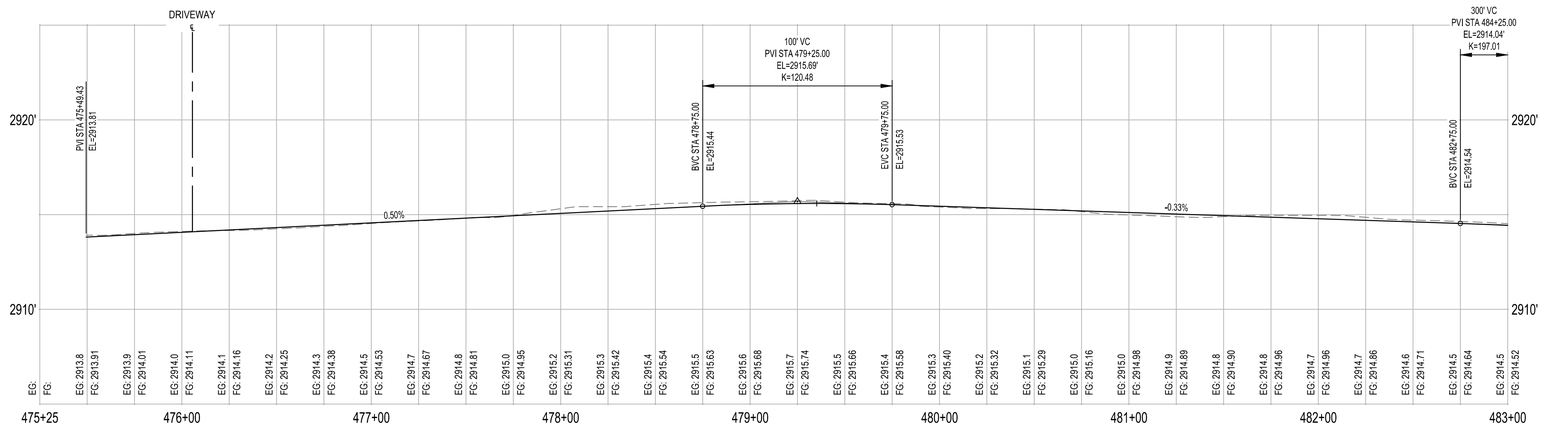
Exhibit B & C

CONSTRUCTION NOTES

2. CONSTRUCT ASPHALT PER TYPICAL SECTIONS C401.01
4. CONSTRUCT BORROW DITCH AND GRAVEL SHOULDER. SEE TYPICAL SECTIONS AND ACHD SECTION STANDARD DRAWING BMP DETAIL FOR DETAILS
6. CONSTRUCT CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SD-709. FOR DETAILS, SEE TYPICAL SECTIONS
12. RETAIN AND PROTECT UTILITIES
16. CONSTRUCT CHECK DAM PER 2017 ACHD STORMWATER DESIGN GUIDELINES STANDARD DRAWING BMP 30, SHEET 3 OF 3 AND CHECK DAM DETAIL ON C401.01



PLAN VIEW
COLE ROAD STATION 475+49 TO 483+00
SEE SHEET SCALE
1 C302.01



PROFILE VIEW
COLE ROAD STA. 479+49 TO 483+00
H: 1"=20' V: 1"=4'
2 C302.01

ISSUE FOR CONSTRUCTION

REVISIONS	DATE	BY
△		

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Parametrix

DATE 12/23/2025
JOB No. 297-7875-031
DESIGNED MF
DRAWN IJF
CHECKED MK
APPROVED ML

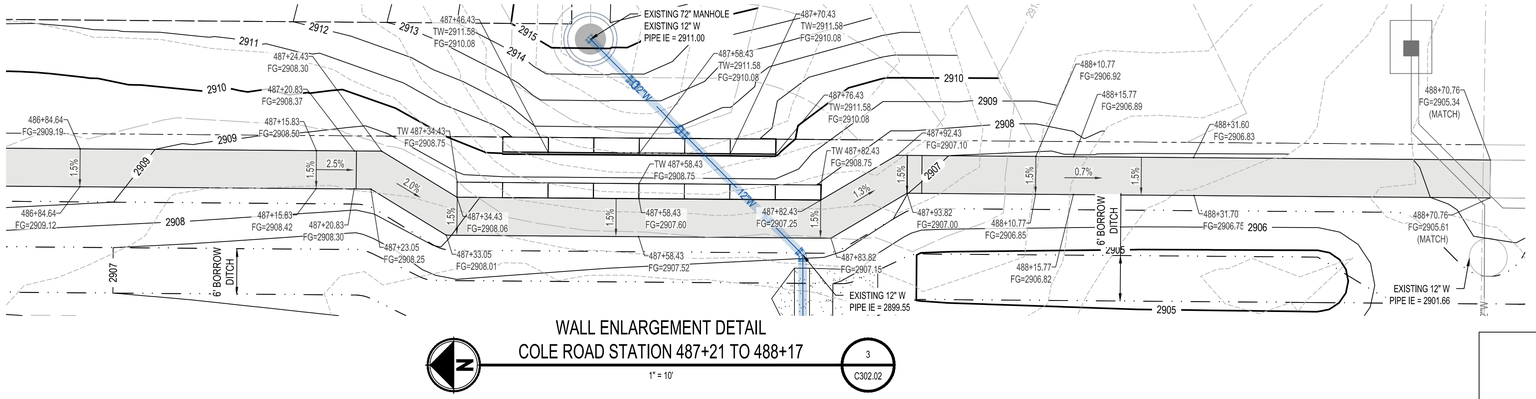
PROFESSIONAL ENGINEER LICENSED P-22946 STATE OF IDAHO MARK LOVEJOY

PROJECT NAME
KUNA DATA CENTER
OFFSITE ROADWAY DESIGN
KUNA, IDAHO

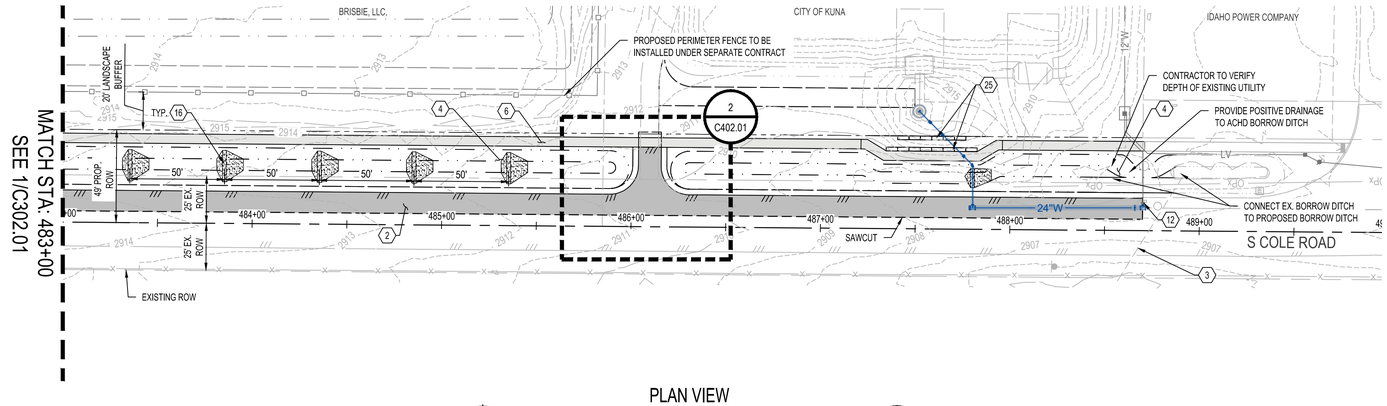
PLAN AND PROFILE

DRAWING NO.
6 OF 13
C302.01

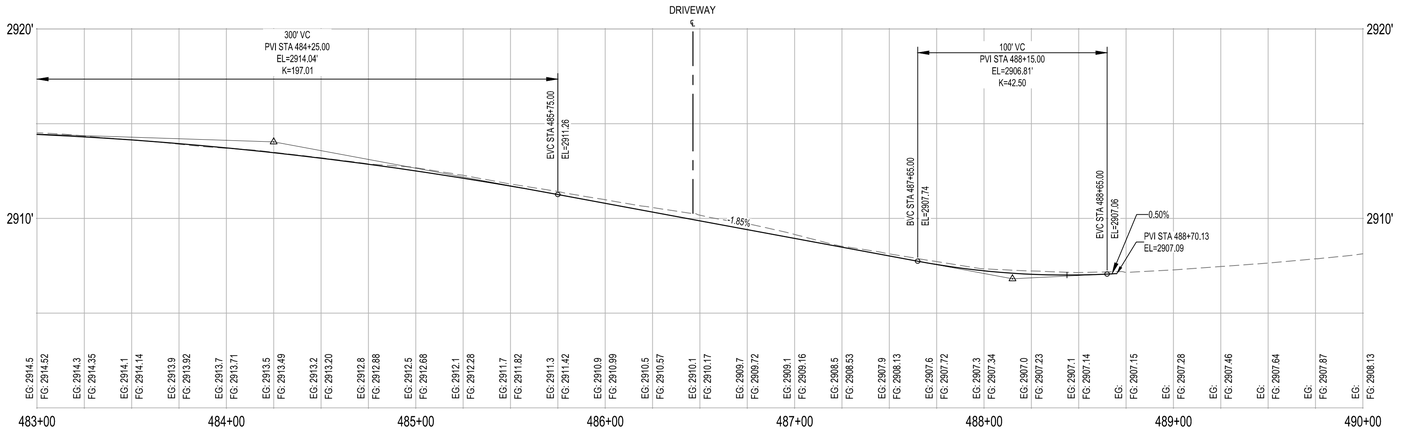
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WALL ENLARGEMENT DETAIL
COLE ROAD STATION 487+21 TO 488+17
1" = 10'
3 C302.02



PLAN VIEW
COLE ROAD STATION 483+00 TO 488+70
SEE SHEET SCALE
1 C302.02



PROFILE VIEW
COLE ROAD STA. 479+49 TO 483+00
H: 1" = 40' V: 1" = 4'
2 C302.02

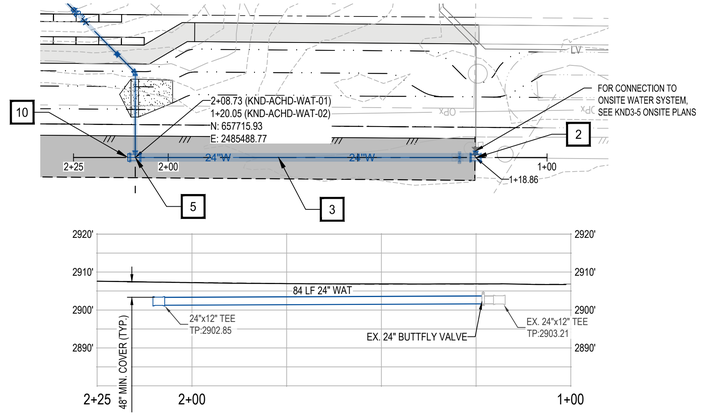
CONSTRUCTION NOTES

2. CONSTRUCT ASPHALT PER TYPICAL SECTIONS C401.01
3. EXISTING CULVERT TO BE REMOVED. SEE DEMOLITION PLAN C201.01 FOR DETAILS.
4. CONSTRUCT BORROW DITCH AND GRAVEL SHOULDER. SEE TYPICAL SECTIONS AND ACHD SECTION STANDARD DRAWING BMP DETAIL 5 FOR DETAILS.
6. CONSTRUCT CONCRETE SIDEWALK IN ACCORDANCE WITH ACHD SD-709. FOR DETAILS, SEE TYPICAL SECTIONS.
12. RETAIN AND PROTECT UTILITIES
16. CONSTRUCT CHECK DAM PER 2017 ACHD STORMWATER DESIGN GUIDELINES STANDARD DRAWING BMP 30, SHEET 3 OF 3 AND DETAIL ON C401.01
25. CONSTRUCT 2'x2'x6' ECOLOGY BLOCK WALL. SEE SECTION ON SHEET C401.01 FOR DETAILS.

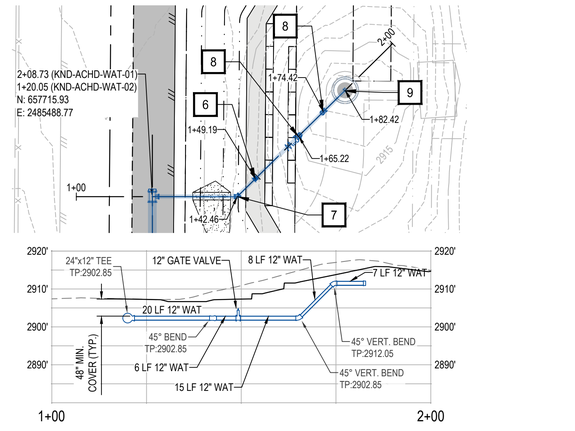
WATER CONSTRUCTION NOTES

GENERAL NOTE: FULLY RESTRAIN ALL PROPOSED WATER MAIN JOINTS.

2. EXISTING 24"x12" TEE FITTING, 24" BUTTERFLY VALVE, AND 24" CAP FITTING. PRESERVE EXISTING 24" BUTTERFLY VALVE. REMOVE CAP, AND EXTEND 24" DUCTILE IRON WATER PIPE NORTH. REINSTALL 12" GATE VALVE (SEE NOTE 1) AND INSTALL 12" CAP FITTING EAST. 12" CAP SHALL BE REMOVED TO SERVE ONSITE WATER SYSTEM. REFER TO ONSITE PLANS FOR ADDITIONAL DETAILS.
3. INSTALL 24" DUCTILE IRON WATER MAIN.
4. INSTALL 12" DUCTILE IRON WATER MAIN.
5. INSTALL 24"x12" TEE FITTING WITH BLIND FLANGE TO CAP NORTHBOUND OUTLET.
6. INSTALL 12" GATE VALVE WITH 2-3' FIXED VALVE STEM EXTENSION.
7. INSTALL 12" 45° HORIZONTAL BEND FITTING.
8. INSTALL 12" 45° VERTICAL BEND FITTING.
9. CONNECT TO EXISTING CONCRETE BLOWOFF MANHOLE PER COLE ROAD BLOWOFF POND RECORD DRAWINGS.
10. INSTALL BLIND FLANGE.



COLE ROAD WATER IMPROVEMENTS 1 - PLAN & PROFILE
H: 1" = 20' V: 1" = 30'
4 C302.02



COLE ROAD WATER IMPROVEMENTS 2 - PLAN &PROFILE
H: 1" = 20' V: 1" = 30'
5 C302.02

ISSUE FOR CONSTRUCTION

BY	DATE	REVISIONS
		1

ONE INCH AT FULL SCALE IF NOT, SCALE ACCORDINGLY

Parametrix

CHECKED MK
APPROVED ML
DESIGNED MF
DRAWN IJF
CHECKED MK
DATE 12/23/2025
JOB No. 297-7875-031

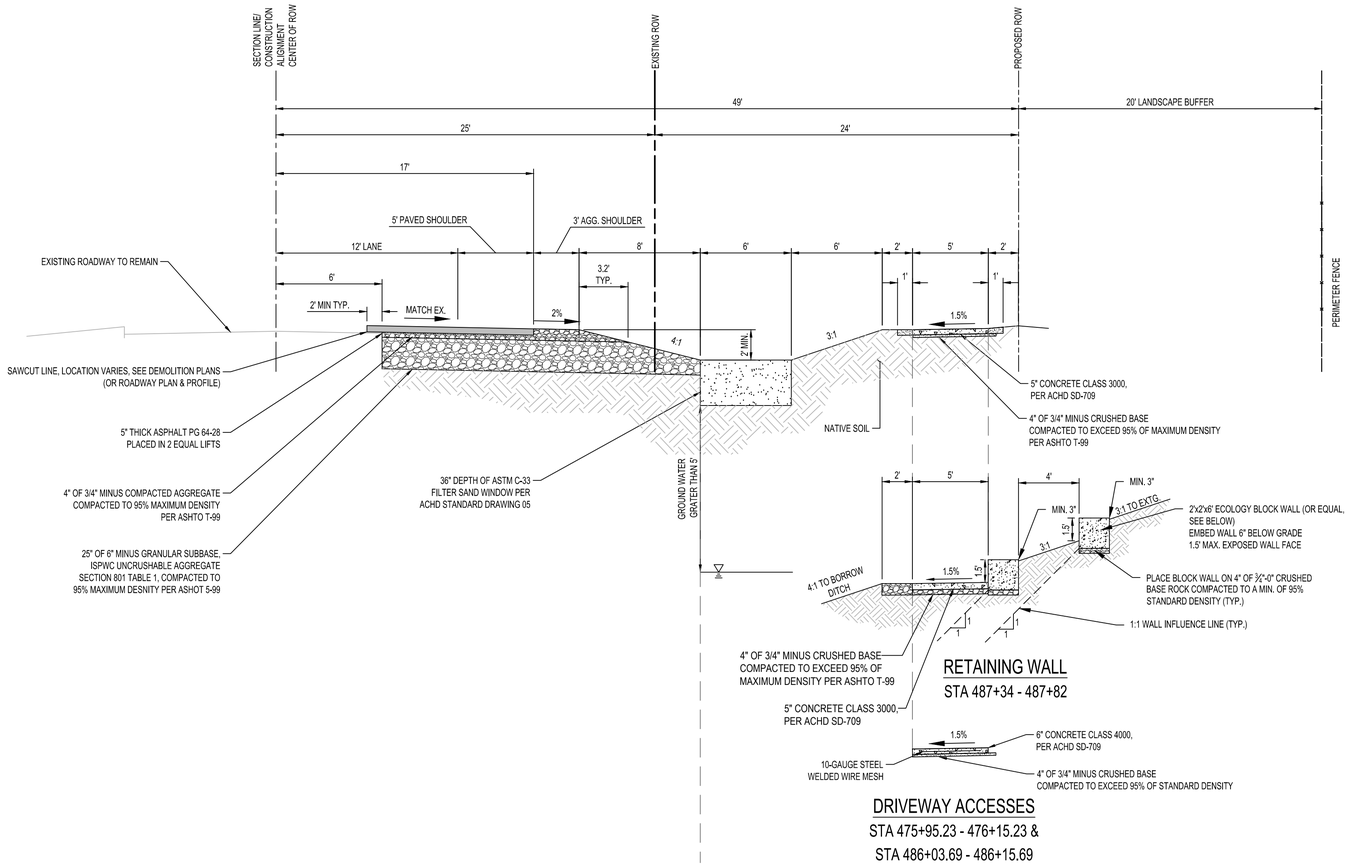
PROFESSIONAL ENGINEER LICENSED P-22946 STATE OF IDAHO MARK LOVEJOY

PROJECT NAME
KUNA DATA CENTER
OFFSITE ROADWAY DESIGN
KUNA, IDAHO

PLAN AND PROFILE

DRAWING NO.
7 OF 13
C302.02

LAYOUT: C302.02 PATH: C:\Users\henrymar\DC\ACCDocs\Meta ACC Hub\KND.3 (NB,RDS)\Project Files\01 - EoR & Meta Design\01 - Design Models\02 CIVIL\DWG\SHEETS\ACHD PLOTTED BY: henrymar DATE: Tuesday, December 23, 2025 2:51:04 PM



COLE ROAD TYPICAL SECTION

N.T.S

STA 475+49 - 488+70

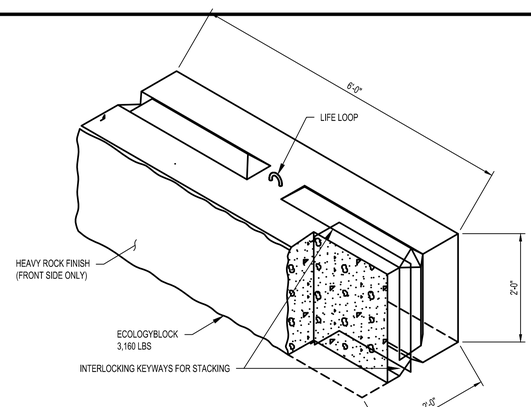
RETAINING WALL

STA 487+34 - 487+82

DRIVEWAY ACCESSES

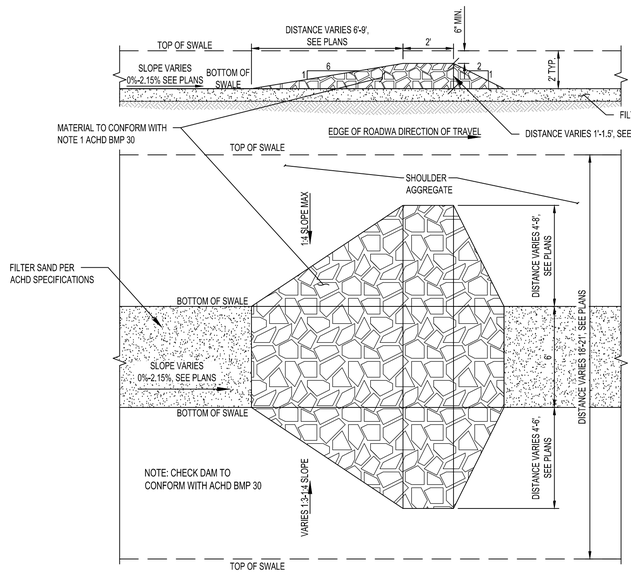
STA 475+95.23 - 476+15.23 &

STA 486+03.69 - 486+15.69



ECOLOGY BLOCK WALL

N.T.S



CHECK DAM DETAIL

N.T.S

REVISIONS	DATE	BY

ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

Parametrix

DATE 12/23/2025
JOB No. 297-7875-031
DESIGNED MF
DRAWN IJF
CHECKED MF
APPROVED ML

PROFESSIONAL ENGINEER LICENSED P-22946 STATE OF IDAHO MARK LOVEJOY

PROJECT NAME
KUNA DATA CENTER
OFFSITE ROADWAY DESIGN
KUNA, IDAHO

DETAILS - SITEWORK

DRAWING NO. 8 OF 13

C401.01

ISSUE FOR CONSTRUCTION

LAYOUT: C401.01 PATH: C:\Users\henrymar\DC\ACCDocs\Meta ACC Hub\KND.3 (NB.RDS)\Project Files\01 - EoR & Meta Design\01 - Design Models\02 CIVIL\DWG\SHEETS\ACHD PLOTTED BY: henrymar DATE: Tuesday, December 23, 2025 2:51:26 PM

RESOLUTION NO. R10-2026
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R43-2025 APPOINTING ONE (1) NEW MEMBER TO THE KUNA ARTS COMMISSION.

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

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

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

Steph Vogler

The Commission now consists of the following persons:

1. DebAnn Rippy
2. Tom Matus
3. Steph Volger

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of January 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

Application to be considered for City-Appointed or Volunteer Positions

Applications will be accepted when vacancies occur.

SECTION 1: Position applying for:

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

Name: Steph Vogler

Home Address: 2142 W Quilceda St, Kuna, ID 83634

Telephone: 208-484-5511

E-mail Address: stfy1031@outlook.com

Occupation: Rideshare Driver

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

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

SECTION 2:

Are you a resident of the City of Kuna? ■ Yes ☐ No

If not, do you live in Kuna's area of impact? ☐ Yes ☐ No

Why do you want to become involved?

I believe the Comission plays an important role in enriching public life and I would like to help make decisions to ensure our art and history is accessible to future generations.

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

If so, please list:

What areas of city government are of most interest to you? Community life, development of our city, Planning and Zoning Parks and Rec

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

If so, please list:

SECTION 3:

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

Signature: [signature] Date: 12/11/2025

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

To whom it may concern,

I am writing to express my strong interest in serving on the Art and History Commission. Though I am new to civic engagement, I possess a deep passion for preserving and promoting Kuna's rich cultural heritage and historical legacy. I believe this commission would provide an ideal opportunity to channel my enthusiasm into meaningful public service.

While I may be entering this role without prior commission experience, I am deeply committed to being an engaged and dedicated member who will learn quickly from the collective wisdom of those who have served our community. I am particularly drawn to the commission's vital role in making our city's art and history accessible to all residents.

I look forward to contributing my energy, time, and fresh perspective to advance the commission's important work. My eagerness to learn, combined with my genuine appreciation for Kuna's cultural landscape, will allow me to serve as an effective and passionate advocate for our community's artistic and historical interests.

Thank you for considering my application.

Sincerely,

Steph Vogler

•
•
•
•

Steph Vogler

Kuna, ID 83634
stfy1031@outlook.com
+1(208) 4845511

Work Experience

Rideshare Provider

Uber, Kuna, ID
September 2021 Present
Customer service

Mobile Phlebotomist

BioReach, Utah
May 2024 - March 2025
Draw blood, customer service

Production/Office Manager

ESP - Boise, ID
May 2021 to April 2022
QuickBooks • Invoicing • Open Work Orders • Customer service • Take care of contractors needs •
Production • Answer phones • Shipping • Receiving

Office Coordinator/HR/Plant Scheduler

Robert Weed Plywood - Twin Falls, ID
September 2019 to April 2021
Payroll • Project Management • Continuous Improvement • Shipping reports • Coordinate shipping • Daily reports • Monthly reports • Issue PO's for all departments • Recruiting • Onboarding • Train Staff • Data entry • Employee relations • Customer relations • HR • Answer phones • Executive Assistant •
FMLA • Benefits Coordinator and Administration • Tech Support

Awards

Valedictorian

August 2007

Certifications and Licenses

First Aid CPR AED

June 2024 - June 2026

BLS Certification

Present

RESOLUTION NO. R12-2026
LANDSCAPE IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

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

WHEREAS construction plans for **RIVERTON SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **05/15/2025**; and

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

WHEREAS the landscaping has not been completed for **RIVERTON 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 **TWO-HUNDRED SIXTY-TWO THOYSAND, ONE-HUNDRED THIRTEEN DOLLARS AND TWELVE CENTS ($262,113.12)** adding 25% for a total of **THREE-HUNDRED TWENTY-SEVEN THOUSAND, SIX-HUNDRED FOURTY-ONE DOLLARS AND FORTY CENTS ($327,641.40)**; and

WHEREAS developer desires to record the final plat for **RIVERTON 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 **RIVERTON 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 **THREE-HUNDRED TWENTY-SEVEN THOUSAND, SIX-HUNDRED FOURTY-ONE DOLLARS AND FORTY CENTS ($327,641.40)**;
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HUBBLE HOMES, LLC, (hereinafter "Developer"); whose address is 701 S ALLEN ST #104 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 RIVERTON 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 RIVERTON SUBDIVISION NO. 1 and the associated Bid for landscaping by POWER ENTERPRISES .

   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 THREE HUNDRED TWENTY-SEVEN THOUSAND, SIX HUNDRED FORTY-ONE dollars and FORTY cents ($327,641.40), 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 5th day of January, 2026.

Austin Edwards
HUBBLE HOMES, LLC

BY AUSTIN EDWARDS
AUTHORIZED AGENT

On this 5th day of January, 2026, before me Tera Turner, personally appeared AUSTIN EDWARDS 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 AUTHORIZED AGENT and on behalf of HUBBLE HOMES.

SEAL

TERA JO TURNER
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20253666
MY COMMISSION EXPIRES 9-11-2031

Tera Jo Turner
Notary Public for State of Idaho
My commission expires on 9/11/2031

_____

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

Proposal

POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO: Hubble Homes	**PHONE:** Benton Wickersham **DATE:** 7/23/2025
STREET:	**JOB NAME/LOCATION:** Riverton Ph. 1 Updated Plans
CITY, STATE and ZIP CODE:	**DATE OF PLANS:** 6/20/24 Last Revised 6/24/25
	ID Bureau of Occupational License # RCE-616 State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
1	Sprinkler System		1	ls	$79,951.00	$79,951.00
2	Sleeving		1	ls	$3,458.00	$3,458.00
3	Machine/Crew Grading		1	ls	$14,950.00	$14,950.00
4	Sod		88,158	sf	$0.64	$56,421.12
5	Bed Area - 1" Mini Permaback over fabric		131	cy	$135.00	$17,685.00
6	Pea Gravel		37	cy	$115.00	$4,255.00
7	Trees: 2" Deciduous		75	ea	$415.00	$31,125.00
8	Trees: 6-8' Conifer		67	ea	$580.00	$38,860.00
9	Plants: 2 gallon		171	ea	$48.00	$8,208.00
10	Plants: 1 gallon		144	ea	$20.00	$2,880.00
11	1' Mow Strip (non-irrigated along grass fence lines)		32	cy	$135.00	$4,320.00
12	**Option: 1 year Maintenance = $26,903 (Billed in 9 monthly installments of $2,989.22 each.)**					
13						
14						
15						
16	**Exclusions:** **Soil amendments, topsoil import, root barrier, signage, concrete, pavers, pathways, fencing, site fixtures, structures, and drainage systems.**					
17	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3.Cost increases will be added to the contract if landscape is installed after 2025.**					
18						
					Total	**$262,113.12**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $65.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- Developer/General Contractor/Owner is responsible to specifically mark all property lines prior to irrigation and landscape installation.
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Morgan Jenkins
208-697-2618

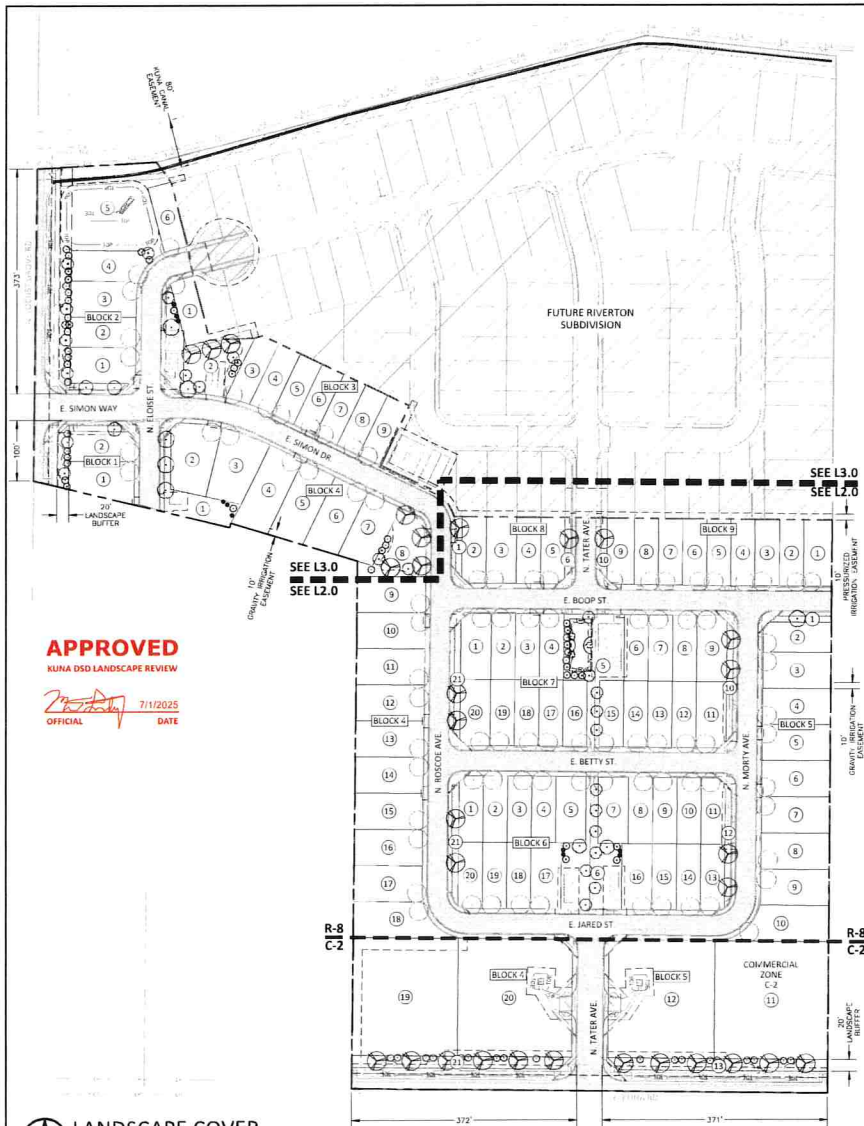
Note: This proposal may be withdrawn by Power if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



APPROVED
KUNA DSD LANDSCAPE REVIEW
7/1/2025
OFFICIAL DATE

LANDSCAPE COVER

0 100 200 300
Plan Scale: 1" = 100'

CONTACT INFORMATION

OWNER
PROVIDENCE PROPERTIES, LLC
701 S. ALLEN ST. #104
MERIDIAN, IDAHO 83642
CONTACT: PATRICK CONNOR

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: cyensen@kmengllp.com

NOTE: CALCULATIONS SHOWN BELOW ARE TO DETERMINE THE REQUIRED NUMBER OF TREES PER CITY OF KUNA UDC AND ARE NOT OPEN SPACE CALCULATIONS. REFER TO THE OPEN SPACE EXHIBIT FOR OFFICIAL QUALIFIED OPEN SPACE CALCULATIONS.

COMMON LOT TREE REQUIREMENTS (1 TREE/800 SF)

BLOCK #	LOT #	LOT AREA (SF)	OPEN SPACE TREE CALCULATION	REQUIRED	PROVIDED
			935		
1	3	2,862	EXCLUDES 20' LANDSCAPE BUFFER	1	1
			3,827		
2	5	28,966	EXCLUDES 35' LANDSCAPE BUFFER AND DRAINAGE EASEMENT	5	5
3	2	12,559	12,559	16	16
4	1	5,821	5,821	7	7
4	8	7,889	7,889	10	10
5	1	970	970	1	1
6	6	13,256	13,256	17	17
6	12	1,940	1,940	2	2
6	21	1,940	1,940	2	2
7	5	13,256	13,256	17	17
7	10	1,900	1,900	2	2
7	21	1,900	1,900	2	2
8	1	999	999	1	1
8	6	950	950	1	1
9	10	950	950	1	1
TOTAL COMMON LOT TREES				85	85

LANDSCAPE BUFFER REQUIREMENTS

ALONG RESIDENTIAL ZONE: (2) DECIDUOUS, (3) EVERGREEN, AND (12) SHRUBS/100 LF REQUIRED
ALONG COMMERCIAL ZONE: (1) DECIDUOUS AND (5) SHRUBS/35 LF REQUIRED
**CLASS II TREES MAY BE SUBSTITUTED FOR CLASS I TREES OR EVERGREENS AT A 2:1 RATIO

STREET NAME	LF	CALCULATION	REQUIRED	PROVIDED
N. LOCUST GROVE RD.	473	DECIDUOUS = (473/100)*2	9	
		CLASS II DECIDUOUS		7
		**CLASS I ORNAMENTAL(6 TOTAL)		3
		TOTAL DECIDUOUS	9	10
		EVERGREEN = (473/100)*3	14	14
		SHRUBS = (473/100)*12	57	78
E. KUNA RD.	743	DECIDUOUS = (743/35)*1	21	
		CLASS II DECIDUOUS		12
		CLASS I OR EVERGREEN TREES (18 TOTAL)		9
		TOTAL DECIDUOUS	21	21
		SHRUBS = (743/35)*5	106	110
TOTAL LANDSCAPE BUFFER TREES			44	45
TOTAL TREES REQUIRED/PROVIDED			129	130

PLANT SCHEDULE

NOTE: SEE L3.0 FOR COMPLETE PLANT SCHEDULE.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AC	11	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE
	CB	28	CARPINUS BETULUS EUROPEAN HORNBEAM
	CC	25	CERCIS CANADENSIS EASTERN REDBUD
	PC2	6	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR
EVERGREEN TREES			
	CK	18	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	PH	17	PICEA PUNGENS 'HOOPSII' HOOPS BLUE SPRUCE
	PV	42	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES			
	LT2	89	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE. INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	HL2	55	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	JB4	33	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER
	R3	58	ROSA X 'NOALA' FLOWER CARPET CORAL ROSE
	SG	24	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA
GRASSES			
	MM	36	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	PH3	61	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS
PERENNIALS			
	AP4	56	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
OTHER			
	PG	328 SF	CRUSHED PEA GRAVEL SEE KEY NOTES
SODSEED			
	TR	81,479 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE
	TR2	14,262 SF	WASHED TURF GRASS SEE KEY NOTES

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE.
7. COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VALVES WITH DURABLE TAGS CARRYING THE WARNING "DANGER--UNSAFE WATER OR NON-POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN, GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER PROVIDE APPROVED IMPORTED TOPSOIL OR AMEND THE ON-SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS--6" MIN., PLANTER BEDS -- 12" MIN., CURB ISLANDS -- 18" MINIMUM. PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
- PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
- RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
- RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

STATE OF IDAHO — ALYSSA YENSEN — LA-16577 — 6/24/25 — REGISTERED LANDSCAPE ARCHITECT

NO	ITEM:	DATE
1	AGENCY COMMENTS	7/28/24
2	ACHD COMMENTS	2/20/25
3	CITY COMMENTS	3/14/25
4	ACHD COMMENTS	5/14/25
5	CITY COMMENTS	5/30/25
6	ADDITIONAL GRAVITY IRRIGATION	6/11/25

REVISIONS

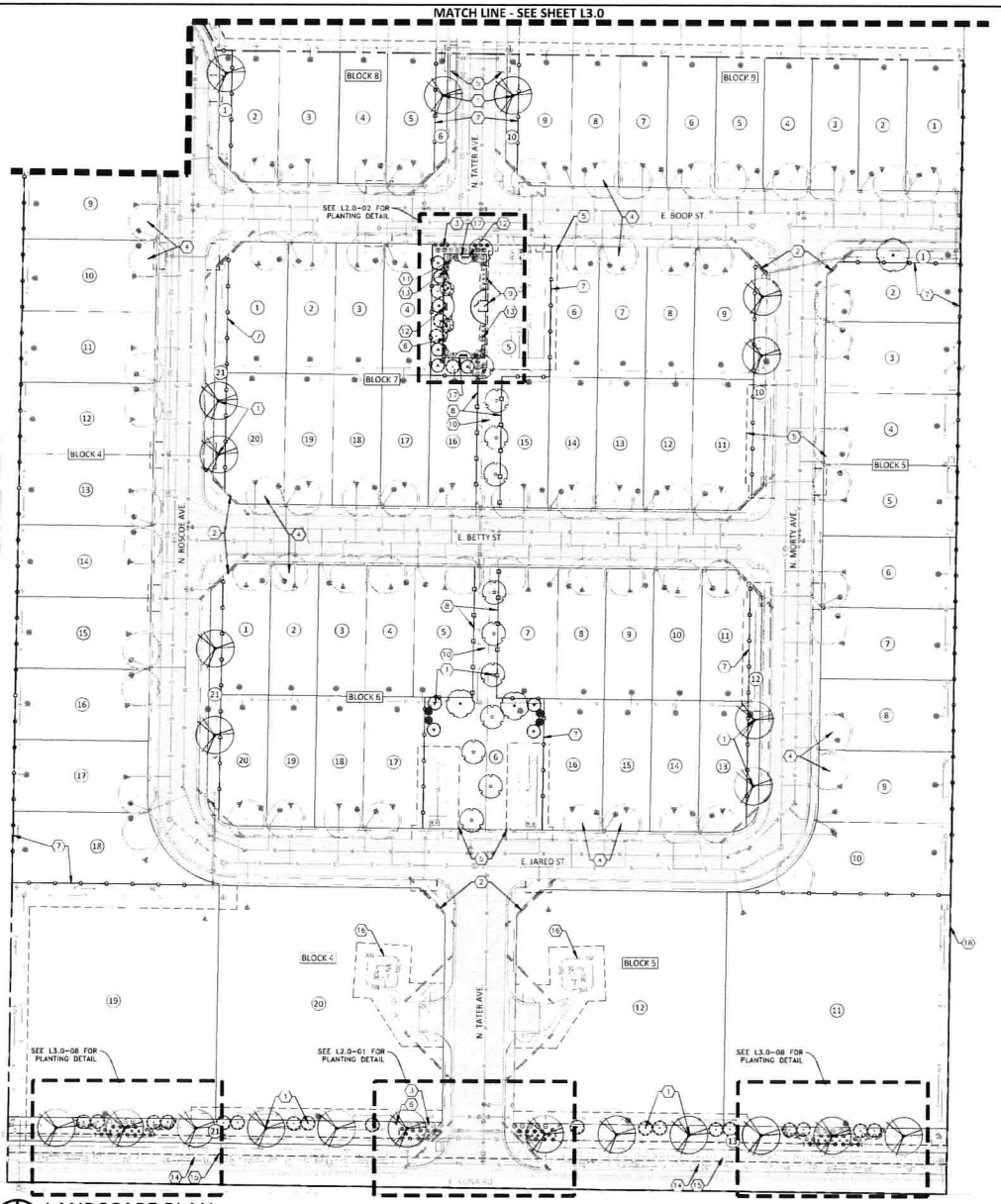
RIVERTON SUBDIVISION NO. 1
KUNA, IDAHO

LANDSCAPE COVER
LANDSCAPE COVER

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	WHB
DRAWN BY:	WHB
CHECKED BY:	AY
DATE:	6/20/24
PROJECT:	23.218

SHEET NO.
L1.0



LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT SCHEDULE SEE L3.0 FOR COMPLETE PLANT SCHEDULE.

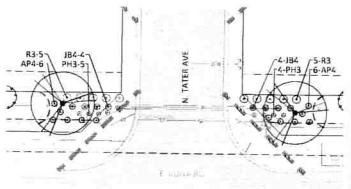
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AC	11	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE
	CB	28	CARPINUS BETULUS EUROPEAN HORNBEAM
	CC	25	CERCIS CANADENSIS EASTERN REDBUD
	PC2	9	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR
EVERGREEN TREES			
	CK	18	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	PH	17	PICEA PUNGENS 'HOOPSII' HOOPS BLUE SPRUCE
	PV	48	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES			
	LI2	89	INDIVIDUAL LOT TREE. SCHEMATIC LOCATION PER THE CITY OF KUNA CODE. INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUBS			
	HL2	55	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA
	JB4	33	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER
	R3	50	ROSA X 'NOALA' FLOWER CARPET CORAL ROSE
	SG	24	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA
GRASSES			
	MM	36	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALA GRASS
	PH3	61	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS
PERENNIALS			
	AP4	56	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
OTHER			
	PG	320 SF	CRUSHED PEA GRAVEL SEE KEY NOTES
SOD/SEED			
	TR	81,479 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE
	TR2	14,282 SF	WASHED TURF GRASS SEE KEY NOTES

KEY NOTES (TYPICAL)

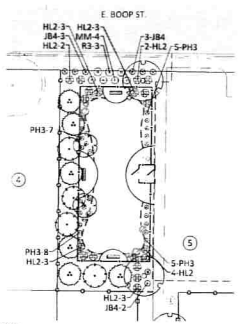
1. INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMASBARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING. TREES SHALL MEET THE STANDARDS OF THE CLASS II 2018 TREASURE VALLEY TREE SELECTION GUIDE.
5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-05
7. 6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-13.
8. 6' HEIGHT LATTICE TOP FENCE. SEE L4.0-14.
9. 4' HEIGHT CLEAR VIEW METAL FENCE AND GATE – (2) TOTAL GATES. CONTACT NATE SOUTHERN AT MERIDIAN FENCE (208) 350-1368. SEE L4.0-12.
10. MICRO PATHWAY. SEE CIVIL PLANS.
11. (3) DOG WASTE STATION WITH ROLL BAG SYSTEM BY LUCKY DOG RECREATION OR APPROVED EQUAL BLACK IN COLOR. SEE L4.0-11.
12. (3) BENCH BY DUMOR OR APPROVED EQUAL. COLOR BLACK. SEE L4.0-10.
13. LANDSCAPE ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZE ½ (4'X5'), ¼ (3'X4"), AND ¼ (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE L4.0-09.
14. ROADSIDE BURROW DITCH. CONTRACTOR SHALL NOT INSTALL TURF GRASS OVER DRAINAGE SAND WINDOW. SEE CIVIL PLANS.
15. WASHED TURF GRASS. CONTRACTOR SHALL NOT INSTALL TURF GRASS OVER DRAINAGE SAND WINDOW. SEE CIVIL PLANS.
16. TEMPORARY BASIN. SEE CIVIL PLANS FOR INSTALLATION DETAILS.
17. 3" DEPTH 1" MINUS DECOMPOSED GRANITE BY GRASS ROOTS OR APPROVED EQUAL. COLOR RIDGE GRAY.
18. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
19. GRAVITY IRRIGATION POND. CONTRACTOR SHALL NOT INSTALL TURF GRASS OVER DRAINAGE WINDOW. SEE CIVIL PLANS.



PLANTING DETAIL #01

0 30 60 90

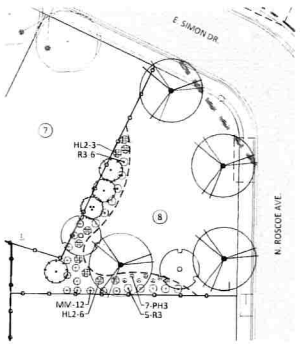
Plan Scale: 1" = 30'



PLANTING DETAIL #02

0 30 60 90

Plan Scale: 1" = 30'



PLANTING DETAIL #03

0 30 60 90

Plan Scale: 1" = 30'

STATE OF IDAHO
KRISTOPHER J. YEAMAN
LA-16527
5/29/25
REGISTERED LANDSCAPE ARCHITECT

NO	ITEM	DATE
1	AGENCY COMMENTS	7/30/24
2	ACHD COMMENTS	12/20/24
3	CITY COMMENTS	3/13/25
4	CITY COMMENTS	4/16/25
5	CITY COMMENTS	5/9/25
6	ADDITIONAL GRAVITY IRRIGATION	6/24/25

REVISIONS

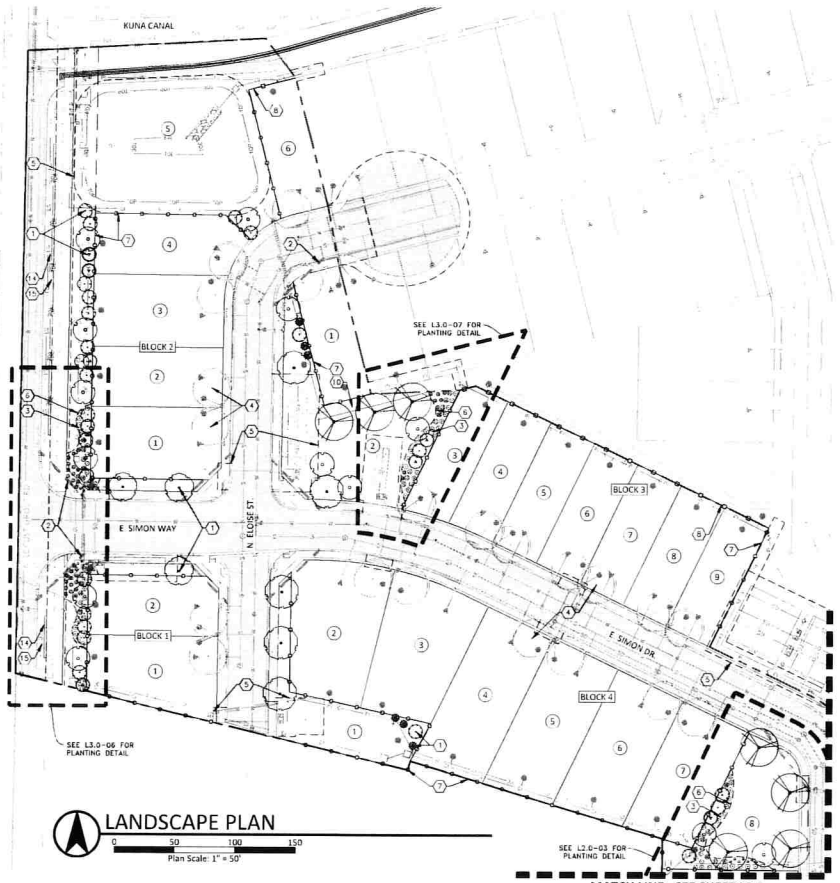
RIVERTON SUBDIVISION NO. 1
KUNA, IDAHO

LANDSCAPE PLAN
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	WHB
DRAWN BY	WHB
CHECKED BY:	AY
DATE:	6/20/24
PROJECT:	23.218

SHEET NO.
L2.0



LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

MATCH LINE - SEE SHEET L2.0

PLANT SCHEDULE

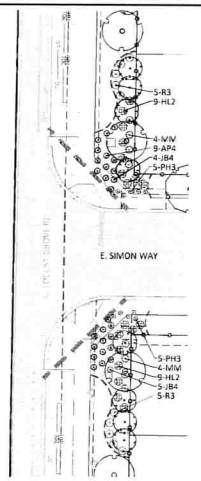
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES						
	AC	11	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II
	CB	28	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	50'X40'	CLASS II
	CC	25	CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	PC2	9	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS II
EVERGREEN TREES						
	CK	18	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'-8" B&B	15'X8'	EVERGREEN
	PH	17	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6' 8" B&B	35'X15'	EVERGREEN
	PV	48	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES						
	LT2	89	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE. INSTALL ONE TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER.	2" CAL. B&B	VARIES	VARIES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS					
	HL2	55	HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME HYDRANGEA	2 GAL	4'X4'
	JB4	33	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	2 GAL	2'X3'
	R3	58	ROSA X 'NDALA' FLOWER CARPET CORAL ROSE	2 GAL	3'X4'
	SG	24	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL	3'X3'
GRASSES					
	MV	36	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL	5'X4'
	PH3	61	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL	2'X2'
PERENNIALS					
	AP4	56	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX	1 GAL	5'X3'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
OTHER				
	PG	328 SF	CRUSHED PEA GRAVEL SEE KEY NOTES	NONE
SOD/SEED				
	TR	81,479 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
	TR2	14,762 SF	WASHED TURF GRASS SEE KEY NOTES	SOD

KEY NOTES (TYPICAL)

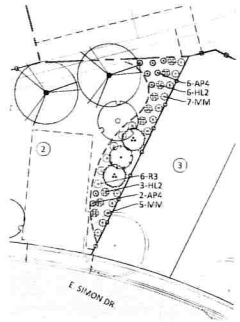
1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. SCHEMATIC LOCATION OF TREES. TREES TO BE PLANTED IN CONJUNCTION WITH INDIVIDUAL LOT LANDSCAPING. TREES SHALL MEET THE STANDARDS OF THE CLASS II 2018 TREASURE VALLEY TREE SELECTION GUIDE.
5. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-05.
7. 6' HEIGHT VINYL PRIVACY FENCE. SEE L4.0-13
8. 6' HEIGHT LATTICE TOP FENCE. SEE L4.0-14.
9. 4' HEIGHT CLEAR VIEW METAL FENCE AND GATE - (2) TOTAL GATES. CONTACT NATE SOUTHERN AT MERIDIAN FENCE (208) 350-1368. SEE L4.0-12.
10. MICRO PATHWAY. SEE CIVIL PLANS.
11. (3) DOG WASTE STATION WITH ROLL BAG SYSTEM BY LUCKY DOG RECREATION OR APPROVED EQUAL. BLACK IN COLOR. SEE L4.0-11.
12. (3) BENCH BY DUMOR OR APPROVED EQUAL. COLOR BLACK. SEE L4.0-10.
13. LANDSCAPE ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZE $\frac{3}{4}$ (4'X5'), $\frac{1}{4}$ (3'X4'), AND $\frac{1}{4}$ (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE L4.0-09.
14. ROADSIDE BURROW DITCH. CONTRACTOR SHALL NOT INSTALL TURF GRASS OVER DRAINAGE SAND WINDOW. SEE CIVIL PLANS.
15. WASHED TURF GRASS. CONTRACTOR SHALL NOT INSTALL TURF GRASS OVER DRAINAGE SAND WINDOW. SEE CIVIL PLANS.
16. TEMPORARY BASIN. SEE CIVIL PLANS FOR INSTALLATION DETAILS.
17. 3" DEPTH $\frac{3}{4}$" MINUS DECOMPOSED GRANITE BY GRASS ROOTS OR APPROVED EQUAL. COLOR RIDGE GRAY
18. EXISTING FENCE TO REMAIN. PRESERVE AND PROTECT.
19. GRAVITY IRRIGATION POND. CONTRACTOR SHALL NOT INSTALL TURF GRASS OVER DRAINAGE WINDOW. SEE CIVIL PLANS.



PLANTING DETAIL #06

0 30 60 90

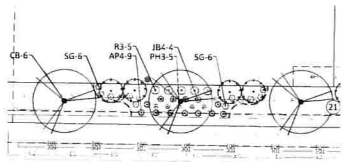
Plan Scale: 1" = 30'



PLANTING DETAIL #07

0 30 60 90

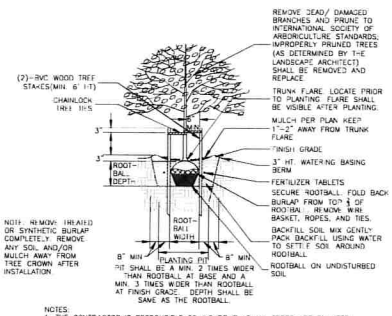
Plan Scale: 1" = 30'



PLANTING DETAIL #08

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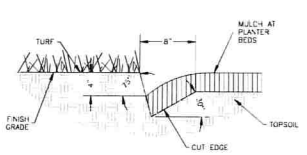
Plan Scale: 1" = 30'



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

04 DECIDUOUS TREE PLANTING AND STAKING DETAIL

NTS



05 SHOVEL CUT EDGE

NTS

STATE OF IDAHO
KEVIN A. SAYENGA
LANDSCAPE ARCHITECT
6/24/25

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	7/18/24
2	ACHD COMMENTS	12/19/25
3	CITY COMMENTS	3/13/25
4	CITY COMMENTS	4/16/25
5	CITY COMMENTS	5/9/25
6	ADDITIONAL GRAVITY IRRIGATION	6/24/25

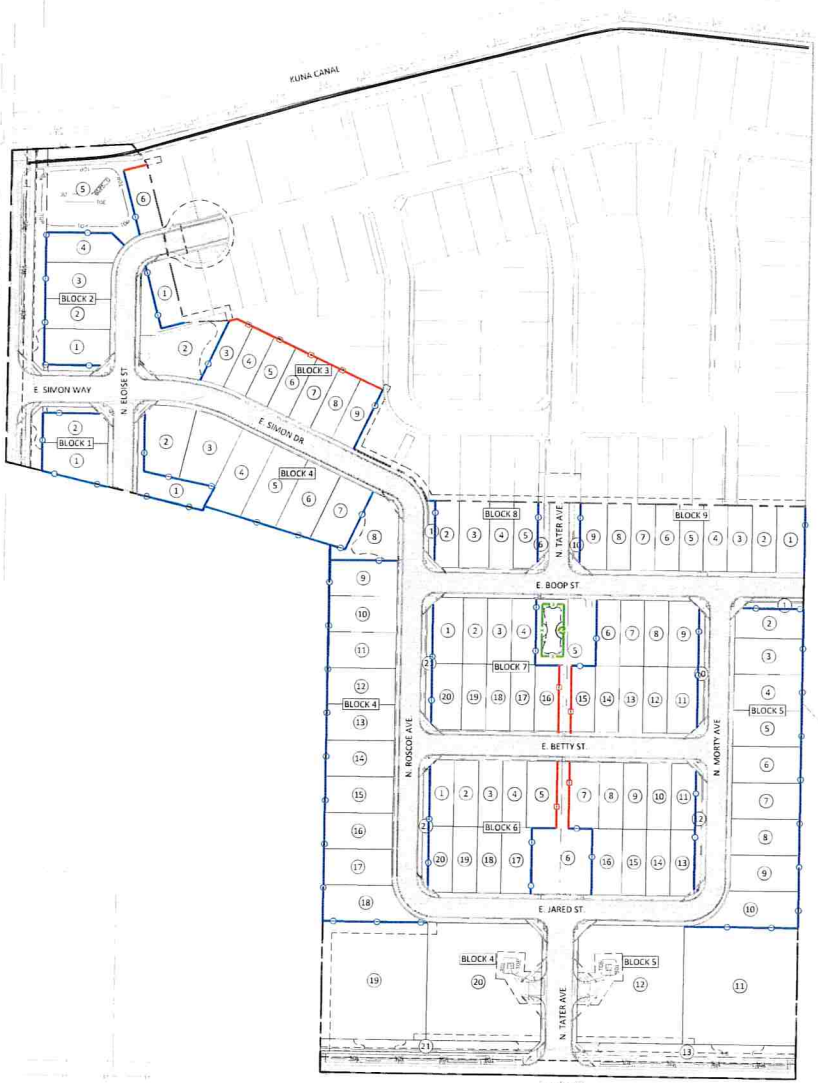
RIVERTON SUBDIVISION NO. 1
KUNA, IDAHO

LANDSCAPE PLAN
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
km-eng.com

DESIGN BY:	WHB
DRAWN BY:	WHB
CHECKED BY:	AY
DATE:	6/20/24
PROJECT:	23-218

SHEET NO.
L3.0



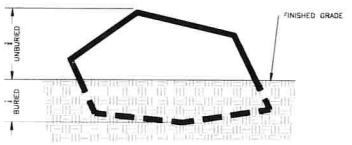
FENCE PLAN

0 100 200 300

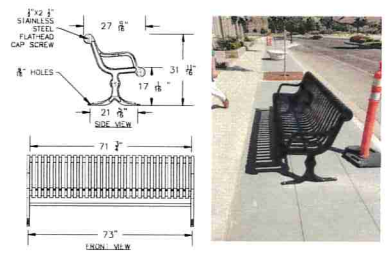
Plan Scale: 1" = 100'

FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL PRIVACY FENCE. COLOR ADOBE. SEE L4.0-13.
	6' HEIGHT LATTICE TOP FENCE. COLOR ADOBE. SEE L4.0-14.
	4' HEIGHT OPEN VISION METAL FENCE. SEE L4.0-12.

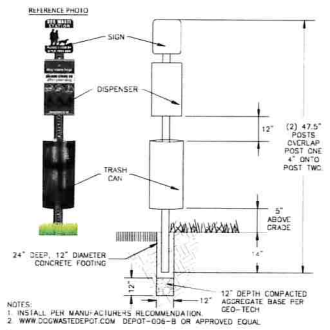


09 BOULDER INSTALLATION DETAIL
NTS



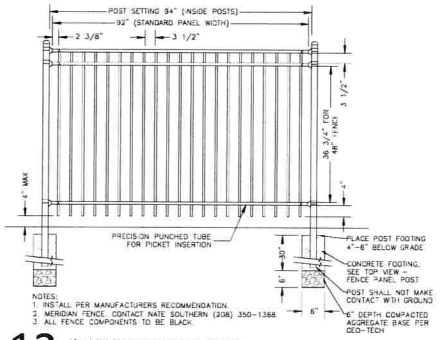
NOTES:
1. 140-60 BENCH BY DuMor WITH NO CENTER ARM REST
2. FINISH TO BE POWDERCOATED BLACK.
3. REFER TO LAYOUT PLAN FOR BENCH LOCATION.
4. INSTALL PER MANUFACTORY RECOMMENDATION.

10 BENCH DETAIL
NTS



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION.
2. WWW.DOGWASTEDEPOT.COM DEPOT-DS6-B OR APPROVED EQUAL.

11 DOG WASTE STATION
NTS

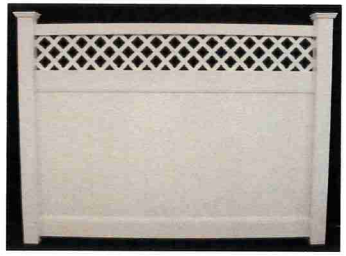


NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION.
2. MERIDIAN FENCE CONTACT NATE SOUTHERN (208) 350-1368.
3. ALL FENCE COMPONENTS TO BE BLACK.

12 4' CLEAR VIEW METAL FENCE
NTS



13 6-FOOT HEIGHT VINYL FENCE
NTS



14 6-FOOT HEIGHT VINYL LATTICE FENCE
NTS

STATE OF IDAHO
NATHAN HOLMES
LANDSCAPE ARCHITECT
8/24/25

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	1/30/24
2	ACHD COMMENTS	12/20/25
3	CITY COMMENTS	3/14/25
4	CITY COMMENTS	4/16/25
5	CITY COMMENTS	5/8/25
6	ADDITIONAL LIQUIDITY IRRIGATION	6/24/25

RIVERTON SUBDIVISION NO. 1
KUNA, IDAHO

FENCE PLAN
FENCE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	WHB
DRAWN BY:	WHB
CHECKED BY:	AT
DATE:	6/10/24
PROJECT:	23 218

SHEET NO.
L4.0

0006382360

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006382360

Date Filed: 8/4/2025 12:46:44 PM

Entity Name and Mailing Address:

Entity Name:	HUBBLE HOMES, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000027293
Address	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4648

The registered agent on record is:

Registered Agent	PARACORP INCORPORATED Commercial Registered Agent Physical Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704 Mailing Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
Woodside Group, LLC	Manager	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

The annual report must be signed by an authorized signer of the entity.

Job Title: General Counsel

Jace A. Richards, Esq. — Sign Here

08/04/2025 — Date

EU03-3396 08/04/2025 12:46 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

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:

Riverton 1
Will Serve date: 5/15/2025
Landscaping, Fencing, Streetlight Cash Bond

Attached to this application are three (3) exhibits:

- Bid for Bonded Improvement
- Future Inspection Checklist for Bonded Improvement (or landscape plans)
- Bond Agreement

Please type and complete the attached Bond Agreement, sign, notarize, and deliver all three (3) exhibits to:

Kuna City Hall
Clerk's Office
751 W 4th St, Kuna, ID 83634
By 12/31/25 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 Check in the amount of 125% of the provided bid(s) for construction.
$809,003.46
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

Payee: 1703331 City of Kuna **Check Date:** 01/14/2026 **Check No.:** 1003014

Invoice Number	Invoice Date	Job	Gross Amount	Discount Amount	Payment Amount
INV#CR RIVERTON #1 CITY BOND	01/13/26	1	809,003.46		809,003.46
	RIVERTON #1 CITY BOND				
			$809,003.46		**$809,003.46**

RESOLUTION NO. R13-2026
FENCING IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

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

WHEREAS construction plans for **RIVERTON SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **05/15/2025**; and

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

WHEREAS the fencing has not been completed for **RIVERTON 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 **ONE-HUNDRED NINTEY FIVE THOUSAND, TWO-HUNDRED FORTY-THREE DOLLARS AND SIXTY-FIVE CENTS ($195,243.65)** adding 25% for a total of **TWO-HUNDRED FORTY-FOUR THOUSAND, FIFTY-FOUR DOLLARS AND FIFTY-SIX CENTS ($244,054.56)**; and

WHEREAS developer desires to record the final plat for **RIVERTON 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 **RIVERTON 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 FORTY-FOUR THOUSAND, FIFTY-FOUR DOLLARS AND FIFTY-SIX CENTS ($244,054.56);** 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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA FENCING IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HUBBLE HOMES, LLC, (hereinafter "Developer"); whose address is 701 S ALLEN ST #104 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 RIVERTON 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 RIVERTON SUBDIVISION NO. 1 and the associated Bid for fencing by MERIDIAN FENCE.

   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 FORTY-FOUR THOUSAND, FIFTY-FOUR dollars and FIFTY-SIX cents ($244,054.56), 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 5th day of January, 2026.

Austin Edwards
HUBBLE HOMES

BY AUSTIN EDWARDS
AUTHORIZED AGENT

On this 5th day of January, 2026, before me Tera Turner, personally appeared AUSTIN EDWARDS 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 AUTHORIZED AGENT and on behalf of HUBBLE HOMES, LLC.

SEAL

TERA JO TURNER
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20253666
MY COMMISSION EXPIRES 9-11-2031

Tera Jo Turner
Notary Public for State of Idaho
My commission expires on 9/11/2031

_____

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

MERIDIAN FENCE 208.888.6131

702 W Franklin Rd
Meridian, ID 83642
ID Lic #-RCE 40928
OR Lic#-218732

Estimate

Date	Estimate #
3/6/2025	40666

Name / Address
Providence Holdings 851 N Hickory Ave, Suite 105 Meridian, ID 83642

Subdivision: Lot/Block	Terms	PO #	Rep
		Riverton 1	NDS

Description	Qty	Rate	Total
***Project:Riverton 1			
Materials:6' tall solid			
5 X 5 X 96 TAN MM POST	978	30.525	29,853.45
*ENDS=			
*CORNERS=			
*BLANKS=			
*LINES=			
5" TAN FLAT POST CAP	978	2.21	2,161.38
Premixed concrete delivered and poured by concrete truck.	978	8.00	7,824.00
7/8 X 57 TAN MM U-CHANNEL	960	2.8175	2,704.80
1-1/2 X 5-1/2 X 72 TAN MM POCKET RAIL	1,920	10.935	20,995.20
7/8 X 6 X 60-1/4 TAN T/G PICKET	11,040	5.55	61,272.00
Professional Install of Perimeter Fence	5,760	8.00	46,080.00
**Price Per foot $29.66			
**materials 6' tall with lattice top			
5 X 5 X 96 TAN MM POST	75	30.52507	2,289.38
*ENDS=			
*CORNERS=			
*BLANKS=			
*LINES=			
5" TAN FLAT POST CAP	75	2.21	165.75

Estimates are valid for 10 days Deposits must be received within one week of your install date. Changes to project after it has begun may result in a change order fee. Final payment for project is due according to agreed upon terms and any unpaid balance over 30 days from the due date will be subject to a 1.5% finance charge per month. A $20 fee is also assessed on all returned checks. Please reference all applicable Estimate #'s on check to ensure proper application of deposit. Credit card payments are subject to a 3% processing fee. Refunds on cancelled orders may take up to 10 business days to process.

Meridian Fence offers sprinkler insurance. If not purchased, Meridian Fence is NOT responsible for any damages to sprinklers

Total

Signature

MERIDIAN FENCE 208.888.6131

702 W Franklin Rd
Meridian, ID 83642
ID Lic #-RCE 40928
OR Lic#-218732

Estimate

Date	Estimate #
3/6/2025	40666

Name / Address
Providence Holdings 851 N Hickory Ave, Suite 105 Meridian, ID 83642

Subdivision: Lot/Block	Terms	PO #	Rep
		Riverton 1	NDS

Description	Qty	Rate	Total
PREMIXED CONCRETE DELIVERED (includes all applicable taxes) AND POURED BY CONCRETE TRUCK	75	8.00	600.00
7/8 X 57 TAN MM U-CHANNEL	74	2.81757	208.50
1-1/2 X 5-1/2 X 72 TAN MM POCKET RAIL	148	10.935	1,618.38
7/8 X 6 X 60-1/4 TAN T/G PICKET	855	5.55	4,745.25
2 X 3-1/2 X 72 TAN MM GATE UPRIGHT	74	14.54257	1,076.15
8' TAN LATTICE U-CHANNEL	19	19.52	370.88
4' X 8' TAN LATTICE	25	59.32	1,483.00
Professional Install of 6' tall with lattice top Perimeter Fence	444	9.00	3,996.00
**Price per foot $37.28		0.00	0.00
Materials 4' tall 3 iron DOG RUN AREA			
2 X 8 BLACK IRON FENCE POST	35	22.75	796.25
2" BLACK IRON CAP	35	2.32	81.20
PREMIXED CONCRETE DELIVERED AND POURED BY CONCRETE TRUCK	35	10.00543	350.19
4' WESTERN 3 RAIL RACKABLE FLAT BOTTOM	32	106.77	3,416.64
RACKABLE END BRACKET (ONE PIECE)	42	3.12643	131.31
RACKABLE LINE BRACKET (SET OF ONE)	81	3.69	298.89
SELF TAPPING SCREWS	123	0.22	27.06
Walk Gate opening 4'	2	250.00	500.00
SELF-CLOSING BLACK HINGE SET FOR IRON GATES	2	74.995	149.99
Professional Install of 4' tall iron fence for dog run with 2 gates	256	8.00	2,048.00
***Dog park will have changes depending on layout when on job site.			

Estimates are valid for 10 days Deposits must be received within one week of your install date. Changes to project after it has begun may result in a change order fee. Final payment for project is due according to agreed upon terms and any unpaid balance over 30 days from the due date will be subject to a 1.5% finance charge per month. A $20 fee is also assessed on all returned checks. Please reference all applicable Estimate #'s on check to ensure proper application of deposit. Credit card payments are subject to a 3% processing fee. Refunds on cancelled orders may take up to 10 business days to process.

Meridian Fence offers sprinkler insurance. If not purchased, Meridian Fence is NOT responsible for any damages to sprinklers

Total $195,243.65

Signature _____

0006382360

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006382360

Date Filed: 8/4/2025 12:46:44 PM

Entity Name and Mailing Address:

Entity Name:	HUBBLE HOMES, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000027293
Address	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4648

The registered agent on record is:

Registered Agent	PARACORP INCORPORATED Commercial Registered Agent Physical Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704 Mailing Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
Woodside Group, LLC	Manager	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

The annual report must be signed by an authorized signer of the entity.

Job Title: General Counsel

Jace A. Richards, Esq.
Sign Here

08/04/2025
Date

BLU3-3396 08/04/2025 12:46 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

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:

Riverton 1
Will Serve date: 5/15/2025
Landscaping, Fencing, Streetlight Cash Bond

Attached to this application are three (3) exhibits:

- Bid for Bonded Improvement
- Future Inspection Checklist for Bonded Improvement (or landscape plans)
- Bond Agreement

Please type and complete the attached Bond Agreement, sign, notarize, and deliver all three (3) exhibits to:

Kuna City Hall
Clerk's Office
751 W 4th St, Kuna, ID 83634
By 12/31/25 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 Check in the amount of 125% of the provided bid(s) for construction.
$809,003.46
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

Payee: 1703331 City of Kuna Check Date: 01/14/2026 Check No.: 1003014

Invoice Number	Invoice Date	Job	Gross Amount	Discount Amount	Payment Amount
INV#CR RIVERTON #1 CITY BOND	01/13/26	1	809,003.46		809,003.46
	RIVERTON #1 CITY BOND				
			$809,003.46		$809,003.46

RESOLUTION NO. R14-2026
STREETLIGHT IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR RIVERTON SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

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

WHEREAS construction plans for **RIVERTON SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **05/15/2025**; and

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

WHEREAS the streetlighting has not been completed for **RIVERTON 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 **ONE-HUNDRED EIGHTY-NINE THOUSAND, EIGHT-HUNDRED FORTY-SIX DOLLARS AND FIFTY CENTS ($189,846.50)** adding 25% for a total of **TWO-HUNDRED THIRTY-SEVEN THOUSAND, THREE HUNDRED SEVEN DOLLARS AND FIFTY CENTS ($237,307.50)**; and

WHEREAS developer desires to record the final plat for **RIVERTON 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 **RIVERTON 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 THIRTY-SEVEN THOUSAND, THREE HUNDRED SEVEN DOLLARS AND FIFTY CENTS ($237,307.50);**
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HUBBLE HOMES, LLC, (hereinafter "Developer"); whose address is 701 S ALLEN ST #104 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 RIVERTON 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 RIVERTON SUBDIVISION NO. 1 and the associated Bid for street lighting by ROCKY MOUNTAIN ELECTRIC.

   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 THIRTY-SEVEN THOUSAND, THREE HUNDRED SEVEN dollars and FIFTY cents ($237,307.50), 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 5th day of January, 2025.

Austin Edwards
HUBBLE HOMES, LLC

BY AUSTIN EDWARDS
AUTHORIZED AGENT

On this 5th day of January, 2025, before me Tera Turner, personally appeared AUSTIN EDWARDS 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 AUTHORIZED AGENT and on behalf of HUBBLE HOMES, LLC.

SEAL

TERA JO TURNER
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20253666
MY COMMISSION EXPIRES 9-11-2031

Tera Jo Turner
Notary Public for State of Idaho
My commission expires on 9/11/2031

_____
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

RME INC
Rocky Mountain Electric
COMMERCIAL • INDUSTRIAL • RESIDENTIAL

PROPOSAL SUBMITTED TO:

NAME	Hubble Homes, LLC	JOB NAME	Riverton Sub #1 Street LTG
STREET	701 South Allen Street #104	STREET	
CITY	Meridian	CITY/STATE	Kuna, Idaho
STATE	Idaho 83642	PHONE	
PHONE	(208) 433-8800	Attn:	Benton Wickersham

DATE : 02/07/2025

This bid is based on the 'RIV01_ Street Lights.pdf' document emailed to us on 01/15/25 and includes the following scope of work **only**:

All necessary labor, materials and equipment to complete the electrical portion of the work as described below is included with an electrical permit fee.

Scope of Work: *(furnished & installed UNO)*

> (14) 'Interior' Street pole lights w/ associated circuitry
> (6) 'Frontage' Street pole lights w/ associated circuitry
> (2) Meter Pedestals

Bid Clarifications:

> **Material/equipment leads times TBD at time of order**
> Reference attached Platt BOM for part numbers
> Includes: Concrete pole foundations, excavation/bedding/backfill/compaction (***for our scope of work***)
> Excludes: Utility-related scope/ fees (***of any kind***), Engineering/fees, cutting/patching/painting (***of any surface types***), surveying, rock excavation, water control, horizontal boring, concrete aprons/flatwork, traffic control, ROW permit(s)

SOV:

> 'Frontage' Trenching/Conduit/Wire	$35,253
> 'Frontage' Poles/Fixtures/Bases	$52,879
> 'Interior' Trenching/Conduit/Wire	$40,686
> 'Interior' Poles/Fixtures/Bases	$61,028

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of:

ONE HUNDRED AND EIGHTY NINE THOUSAND EIGHT HUNDRED AND FORTY SIX

dollars($ **189,846**) with payment to made as follows

monthly draws paid by the 15th of the following month

All work to be completed in a workmanshiplike manner according to the standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contigent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our employees are fully covered by Workers' Compensation Insurance. If necessary to file court action for the collection of money, buyer agrees to pay all court costs and attorney's fees.

DAVID BONNER
Estimator

AUTHORIZED SIGNATURE: _____

NOTE: This proposal may be withdrawn if not accepted within 15 days

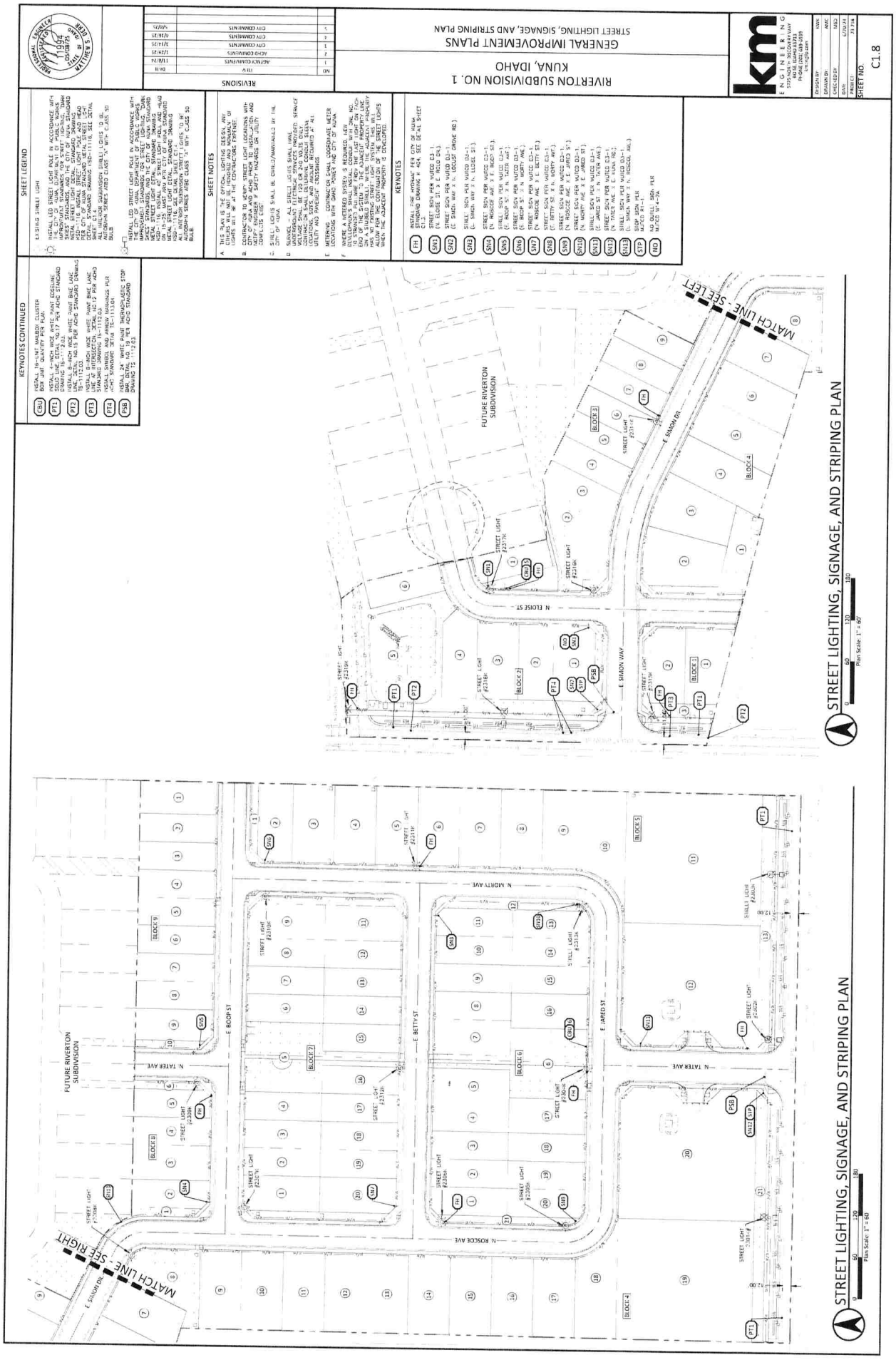
Acceptance of Proposal

The above prices, specifiations and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Signature _____

Date _____ Signature _____

On past due accounts, a service charge of 1.5% per month will be added to the account computed to the unpaid balance on billing date (APR 18%)


RIVERTON SUBDIVISION NO. 1
KUNA, IDAHO
GENERAL IMPROVEMENT PLANS
STREET LIGHTING, SIGNAGE, AND STRIPING PLAN
km
ENGINEERING
C1.8
REVISIONS
SHEET LEGEND
KEYNOTES CONTINUED
SHEET NOTES
KEYNOTES
FUTURE RIVERTON SUBDIVISION
E SIMON DR
N ELOISE ST
E SIMON WAY
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
MATCH LINE - SEE LEFT
STREET LIGHTING, SIGNAGE, AND STRIPING PLAN
Plan Scale: 1" = 60'
E BOOP ST
E BETTY ST
E JARED ST
N MORTY AVE
N TATER AVE
N ROSCOE AVE
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 9
MATCH LINE - SEE RIGHT
STREET LIGHTING, SIGNAGE, AND STRIPING PLAN
Plan Scale: 1" = 60'

0006382360

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006382360

Date Filed: 8/4/2025 12:46:44 PM

Entity Name and Mailing Address:

Entity Name:	HUBBLE HOMES, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000027293
Address	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4648

The registered agent on record is:

Registered Agent	PARACORP INCORPORATED Commercial Registered Agent Physical Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704 Mailing Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
Woodside Group, LLC	Manager	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

The annual report must be signed by an authorized signer of the entity.

Job Title: General Counsel

Jace A. Richards, Esq. — Sign Here

08/04/2025 — Date

IDU3/-3396 08/04/2025 12:46 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

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:

Riverton 1
Will Serve date: 5/15/2025
Landscaping, Fencing, Streetlight Cash Bond

Attached to this application are three (3) exhibits:

- Bid for Bonded Improvement
- Future Inspection Checklist for Bonded Improvement (or landscape plans)
- Bond Agreement

Please type and complete the attached Bond Agreement, sign, notarize, and deliver all three (3) exhibits to:

Kuna City Hall
Clerk's Office
751 W 4th St, Kuna, ID 83634
By 12/31/25 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 Check in the amount of 125% of the provided bid(s) for construction.
$809,003.46
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

Payee: 1703331 City of Kuna Check Date: 01/14/2026 Check No.: 1003014

Invoice Number	Invoice Date	Job	Gross Amount	Discount Amount	Payment Amount
INV#CR RIVERTON #1 CITY BOND	01/13/26	1	809,003.46		809,003.46
	RIVERTON #1 CITY BOND				
			$809,003.46		$809,003.46

RESOLUTION NO. R15-2026
FENCING IMPROVEMENT BOND
LETTER OF CREDIT
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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

WHEREAS construction plans for **VALOR WEST SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **03/10/2025**; and

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

WHEREAS the fencing has not been completed for **VALOR WEST 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 **TWO-HUNDRED THIRTY-THREE THOUSAND, FIVE-HUNDRED THIRTY-NINE DOLLARS AND FOURTY-TWO CENTS ($233,539.42)** adding 25% for a total of **TWO-HUNDRED NINETY-ONE THOUSAND, NINE-HUNDRED TWENTY-FOUR DOLLARS AND TWENTY-EIGHT CENTS ($291, 924.28)**; and

WHEREAS developer desires to record the final plat for **VALOR WEST SUBDIVISION PHASE NO. 1** prior to completion of fencing 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 an irrevocable standby Letter of Credit in lieu of Fencing construction for **VALOR WEST 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 **TWO-HUNDRED NINETY-ONE THOUSAND, NINE-HUNDRED TWENTY-FOUR DOLLARS AND TWENTY-EIGHT CENTS ($291, 924.28);**
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

RECEIVED
JAN 15 2026
City of Kuna

Irrevocable
Standby Letter of Credit No.: HACH3016925OS

ISSUE DATE: DECEMBER 16, 2025

APPLICANT:
TOLL BROS., INC.
C/O FIRST HUNTINGDON FINANCE CORP.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
ATTN: ACCT. DEPT./LC ADMINISTRATOR

BENEFICIARY:
CITY OF KUNA
751 W 4TH STREET
KUNA, ID 83634

AMOUNT: USD 291,924.28

EXPIRY DATE / PLACE: DECEMBER 16, 2026 AT OUR COUNTER

WE HEREBY ISSUE OUR IRREVOCABLE LETTER OF CREDIT NO. HACH3016925OS, IN YOUR FAVOR, FOR THE ACCOUNT OF TOLL BROS., INC., C/O FIRST HUNTINGDON FINANCE CORP. 1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034, UP TO THE AGGREGATE AMOUNT OF TWO HUNDRED NINETY ONE THOUSAND NINE HUNDRED TWENTY FOUR AND 28/100 DOLLARS ($291,924.28) U.S. CURRENCY, AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON US AND PRESENTED TO: BMO BANK, N.A., 13300 CROSSROADS PARKWAY NORTH, CITY OF INDUSTRY, CA 91746 ON OR BEFORE DECEMBER 16, 2026 COVERING INSTALLATION OF FENCING IN THE SUBDIVISION OF VALOR WEST SUBDIVISION NO. 1, AND ACCOMPANIED BY THE FOLLOWING:

1. A WRITTEN AND DATED STATEMENT ON THE BENEFICIARY'S LETTERHEAD SIGNED BY THE BENEFICIARY INDICATING NAME AND TITLE OF THE SIGNER WITH THE FOLLOWING WORDING:

"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 FOR THE INSTALLATION FENCING IN THE SUBDIVISION OF VALOR WEST SUBDIVISION NO. 1, THEREFORE THE AMOUNT OF (BENEFICIARY TO INSERT AMOUNT THAT BENEFICIARY DESIRES TO DRAW ON THIS LETTER OF CREDIT, WHICH MAY BE A PARTIAL DRAW OR FULL DRAW) IS NOW DUE AND PAYABLE UNDER BMO BANK N.A. STANDBY LETTER OF CREDIT NO. HACH3016925OS."

2. THE ORIGINAL OF THIS LETTER OF CREDIT AND ANY AMENDMENTS THERETO.

REVISED ORIGINAL

BMO Bank N.A.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE WE SHALL SEND TO YOU BY OVERNIGHT COURIER OUR WRITTEN NOTICE THAT WE ELECT NOT TO EXTEND THIS CREDIT FOR ANY SUCH ADDITIONAL PERIOD. SAID NOTIFICATION WILL BE SENT TO THE ADDRESS INDICATED ABOVE, UNLESS A CHANGE OF ADDRESS IS OTHERWISE NOTIFIED BY YOU TO US IN WRITING BY RECEIPTED MAIL OR COURIER QUOTING OUR LETTER OF CREDIT NO. HACH3016925OS.

PARTIAL DRAWINGS ARE PERMITTED.

YOUR DRAFT(S) MUST BE MARKED INDICATING: "DRAWN UNDER BMO BANK, N.A. LETTER OF CREDIT NO. HACH3016925OS DATED DECEMBER 16, 2025".

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

DRAWING MAY BE PRESENTED AT EITHER OF THE FOLLOWING ADDRESS:
BMO BANK, N.A
13300 CROSSROADS PARKWAY NORTH
CITY OF INDUSTRY, CA 91746
GLOBAL TRADE OPERATIONS

BMO BANK, N.A.
9140 WEST EMERALD, SUITE 100
BOISE, ID 83704
ATTN: BRANCH MANAGER

DOCUMENTS MAY ALSO BE PRESENTED BY MEANS OF A FACSIMILE TO BMO BANK, N.A. GLOBAL TRADE SERVICES AT OUR FAX NUMBER 323-727-6405 WITH PRIOR TELEPHONE CONFIRMATION TO 888-600-8723 (OR TO SUCH OTHER FACSIMILE OR PHONE NUMBERS AS WE MAY SEND NOTICE TO YOU IN WRITING) INFORMING THAT SUCH PRESENTATION IS BEING MADE BY FACSIMILE AND HAS BEEN RECEIVED BY BMO BANK, N.A. BMO BANK, N.A. SHALL BE ENTITLED TO RELY THEREON AS IF SUCH FACIMILE PRESENTATION OF DOCUMENTS WERE THE ORIGINAL PRESENTATION AND IS IN CONFORMITY EXECEPT FOR THE REQUIREMENT OF AN ORIGINAL SIGNATURE. IN CASE OF FACSIMILE PRESENTATION, THE PRESENTATION OF THE ORIGINAL DOCUMENT(S) WILL NOT BE REQUIRED HOWEVER, IF SUCH PRESENTATION OF ORIGINAL(S) IS MADE AFTER OUR RECEIPT OF A FACSIMILE PRESENTATION, IT WILL NOT BE EXAMINED AND WILL BE DISREGARDED FOR THE PURPOSES OF SUCH DRAWING.

REVISED ORIGINAL

BMO Bank N.A.

EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 (ISP98").

Regards,

Authorized Signature(s)

REVISED ORIGINAL

FOREIGN REGISTRATION STATEMENT

Title 30, Chapter 21, Idaho Code

Base Filing fee: $100.00 + $20.00 for manual processing (form must be ty

For Office Use Only

-FILED-

File #: 0006590213

Date Filed: 12/30/2025 1:25:00 PM

1. The name of the entity is: BMO Bank National Association

2. The name which it shall use in Idaho is: BMO Bank National Association
   (Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

× Business Corporation	General Partnership
Nonprofit Corporation	General Cooperative Association
Limited Liability Partnership	Limited Partnership (Including a limited liability limited partnership
Limited Liability Company	Statutory Trust, Business Trust, or Common-law Business Trust
Other:	

   (Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: United States
   (Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
   320 S Canal Street, Chicago, IL 60606
   (Street Address)

   (Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

   (Street Address)

   (Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:
   320 S Canal Street, Chicago, IL 60606
   (Address)

8. Name and street address of registered agent in Idaho:
   C T Corporation System 10020 W Fairview Ave STE 104 Boise ID 83704-8570
   (Name and Address)

9. The name, capacity, and mailing address of at least one governor:

(Name)	(Capacity)	(Address)
Cindy Salazar Assistant Corporate Secretary, and	Officer	320 S Canal Street, Chicago, IL 60606

Secretary of State use only

Typed Name: Cindy Salazar

Signature:

Capacity: Officer, Assistant Corporate Secretary

21MB4-49W8 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

Office of the Comptroller of the Currency

Washington, DC 20219

CERTIFICATE OF CORPORATE EXISTENCE

I, Jonathan Gould, Comptroller of the Currency, do hereby certify that:

1. The Comptroller of the Currency, pursuant to Revised Statutes 324, et seq, as amended, and 12 USC 1, et seq, as amended, has possession, custody, and control of all records pertaining to the chartering, regulation, and supervision of all national banking associations.

2. "BMO Bank National Association," Chicago, Illinois (Charter No. 14583), is a national banking association formed under the laws of the United States and is authorized thereunder to transact the business of banking on the date of this certificate.

IN TESTIMONY WHEREOF, today, December 12, 2025, I have hereunto subscribed my name and caused my seal of office to be affixed to these presents at the U.S. Department of the Treasury, in the City of Washington, District of Columbia.

Comptroller of the Currency

CURRENCY BUREAU SEAL OF THE Comptroller OF THE CURRENCY TREASURY DEPARTMENT

2026-00402-C

B1064-49009 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

IDAHO
DEPARTMENT OF FINANCE

BRAD LITTLE
Governor

SALVADOR CRUZ
Director

December 23, 2025

Ben Dobbins, Senior Counsel
Legal, Regulatory Compliance & Procurement
BMO Financial Group

Transmitted via email to: ben.dobbins@bmo.com

RE: Use of the Word "Bank" in Company Name in Idaho

Dear Mr. Dobbins:

The Idaho Department of Finance (Department) received your email on December 19, 2025, requesting a no-objection letter to file with the Idaho Secretary of State to register and use the name BMO Bank, N.A (BMO) in Idaho. We understand from your request that BMO, which is a nationally chartered bank, is required by the city of Kuna to be registered with the Secretary of State to issue a letter of credit on behalf of one of your customers.

Idaho Code § 26-1202 of the Idaho Bank Act provides that "no person may advertise or transact business in this state under a name or title that contains the word 'bank,' 'banker,' 'bancorp,' 'savings bank,' 'trust company,' or a word or words of similar import, unless the person has been granted a charter to engage in banking or trust business in this state by the director, or unless the director has granted the person a waiver from this prohibition as set forth in this section."

However, Idaho Code § 26-1202(2) states that the "prohibition shall not apply to a national bank, federal thrift or federal savings bank… that has obtained all approvals that may be required under the law as a prerequisite to doing business in this state." Since the statute does not apply to a national bank otherwise qualified, there is no need for the Director of the Department to grant a waiver to a nationally chartered financial institution to use the word "bank" in its name in Idaho. Under these circumstances, the Department offers "no objection" to BMO's use of the word "bank" in its name and to registering that name and entity to do business in Idaho.

If any of the facts or circumstances you have provided change, this agency's position on the matter could change. If you have any other questions, please do not hesitate to contact me.

Sincerely,

Gabo Quintero
Interim Financial Institutions Bureau Chief

FINANCIAL INSTITUTIONS BUREAU
Interim Bureau Chief – Gabriel Quintero
11341 W. Chinden Blvd., Ste. A300, Boise, ID 83714
Mail To: P.O. Box 83720, Boise ID 83720-0031
Phone: (208) 332-8031 Fax: (208) 332-8099
http://finance.idaho.gov

Letter of Credit
Valor West Phase 1

Date Compiled: 10/29/2025
Letter of Credit/Bond No: TBD
Issued By: Hank Boeger
Expriation Date: TBD

Check No:

Item	Description	Bid Amount	Contingency	Total	Comments
1	Pressure Irrigation		125%	$ -	
2	Landscaping		125%	$ -	
3	Fencing	$ 233,539.42	125%	$ 291,924.28	All fencing per Butte Fence contract.
4	Street Lights		125%	$ -	
5	Other:		125%	$ -	
6	Other:		125%	$ -	
TOTAL		$ 233,539.42		$ 291,924.28	

Butte Fence, Inc.

5233 W. Franklin Rd
Meridian, Idaho 83642
(p) 208-884-0203

Quote

Order Number: 0191297
Order Date: 7/24/2025

Salesperson: 0007 Tony Williams
Customer Number: 10-COLEMANDEV

Bill To:
TOLL BROTHERS LAND DEVELOPMENT
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Ship To:
TOLL BROTHERS LAND DEVELOPMENT
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone:

Customer P.O.	Ship VIA	Expire Date	Terms
Valor West #1		8/8/2025	NET 30 DAYS

Item Code	Description	Unit	Ordered	Shipped	Price	Amount
	Valor West #1					
/AVIMOR	6' AVIMORE CEDAR T&G(SCREEN)	EACH	3,230.00	0.00	44.13	142,539.90
	SOLID PERIMETER FENCE(METAL TOP/BOTTOM RAIL)					
/ORNAMENTAL	5' 3RAIL WESTERN	EACH	1,950.00	0.00	26.08	50,856.00
/AVIMOR	6' DEMI-SCREEN	EACH	120.00	0.00	51.68	6,201.60
/AVIMOR	6' AVIMOR W/CEDAR INFILL (SOLID)	EACH	691.00	0.00	49.12	33,941.92
	(SOLID HOME FENCE/SPINE FENCE)					

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:	233,539.42
Less Discount:	0.00
Freight:	0.00
Sales Tax:	~~0.00~~
Order Total:	233,539.42

Customer Signature _____ **Date** _____

CITY OF KUNA FENCING IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC, (hereinafter "Developer"); whose address is 3103 W SHERYL DR, 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 ONE of the development known as VALOR WEST, ("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 VALOR WEST SUBDIVISION NO. 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. 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 two hundred ninety-one thousand, nine hundred twenty-four dollars and twenty-eight cents ($291,924.28), 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 ____ day of _____, 2025.

TOLL BROTHERS, INC.

By RYAN HAMMONS
DIVISION PRESIDENT

On this 17 day of November, 2025, before me Kyle Prewett, personally appeared RYAN HAMMONS 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 DIVISION PRESIDENT and on behalf of the TOLL BROTHERS, INC.

S
E
A
L

KYLE PREWETT
Notary Public - State of Idaho
Commission Number 20223246
My Commission Expires Jul 7, 2028

Notary Public for Idaho
My commission expires on 7/7/2028

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 _____

State of Idaho

Office of the Secretary of State

CERTIFICATE OF REGISTRATION

OF

TOLL BROS., INC.

File Number C 210588

I, LAWERENCE DENNEY, Secretary of State of the State of Idaho, hereby certify that an application for Foreign Registration Statement, duly executed pursuant to the provisions of the Idaho Uniform Business Organization Code, has been received in this office and is found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Registration to transact business in this State and attach hereto a duplicate of the application for such certificate.

Dated: July 28, 2016

GREAT SEAL OF THE STATE OF IDAHO
ESTO PERPETUA

SECRETARY OF STATE

By

202

FOREIGN REGISTRATION STATEMENT

FILED EFFECTIVE

Title 30, Chapter 21, Idaho Code

Filing fee: $100 typed, $120 not typed

Complete and submit the form in duplicate.

2016 JUL 28 PM 2:19

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the entity is: Toll Bros., Inc.

2. The name which it shall use in Idaho is: _____
(Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

- ☒ Business Corporation
- ☐ Nonprofit Corporation
- ☐ Limited Liability Partnership
- ☐ Limited Liability Company
- ☐ General Partnership
- ☐ General Cooperative Association
- ☐ Limited Partnership (Including a limited liability limited partnership
- ☐ Statutory Trust, Business Trust, or Common-law Business Trust
- ☐ Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: Pennsylvania
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)

(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)

(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:

(Address)

8. The name of the registered agent and street address of registered agent in Idaho:

C T Corporation System	921 S Orchard Street, Suite G, Boise, Idaho 83705
(Name)	(Address)

9. The name, capacity, and mailing address of at least one governor:

Douglas C. Yearley, Jr.	Director & CEO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)
Richard T. Hartman	Dir./Pres/COO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)

Signature: _____

Typed Name: Kenneth J. Greenspan

Capacity: Vice President

Secretary of State use only

IDAHO SECRETARY OF STATE
07/28/2016 05:00
CK:PREPAID CT:278665 BH:1539577
1@ 100.00 = 100.00 FOR REG ST #2
1@ 20.00 = 20.00 EXPEDITE C #3

C 210588

Rev. 11/2015

FOREIGN REGISTRATION STATEMENT

9. The name, capacity and mailing address of at least one governor:

Martin P. Connor	Director/Senior VP/CFO	250 Gibraltar Road, Horsham, PA 19044

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

07/21/2016

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

TOLL BROS., INC.

is duly registered as a Pennsylvania Business Corporation under the laws of the Commonwealth of Pennsylvania and remains subsisting so far as the records of this office show, as of the date herein.

I DO FURTHER CERTIFY THAT this Subsistence Certificate shall not imply that all fees, taxes and penalties owed to the Commonwealth of Pennsylvania are paid.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written

Pedro A. Cortés

Secretary of the Commonwealth

Certification Number: TSC160721140989-1

Verify this certificate online at http://www.corporations.pa.gov/orders/verify.aspx

RESOLUTION NO. R16-2026
LANDSCAPE IMPROVEMENT BOND
LETTER OF CREDIT
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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

WHEREAS construction plans for **VALOR WEST SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **03/10/2025**; and

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

WHEREAS the landscaping has not been completed for **VALOR WEST 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 **FIVE-HUNDRED FORTY-FOUR THOUSAND, NINE-HUNDRED SEVEN DOLLARS AND FORTY-FOUR CENTS ($544, 907.44)** adding 25% for a total of **SIX-HUNDRED EIGHTY-ONE THOUSAND, ONE-HUNDRED THIRTY-FOUR DOLLARS AND THIRTY CENTS ($681, 134.30)**; and

WHEREAS developer desires to record the final plat for **VALOR WEST SUBDIVISION PHASE NO. 1** prior 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 **VALOR WEST 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 **SIX-HUNDRED EIGHTY-ONE THOUSAND, ONE-HUNDRED THIRTY-FOUR DOLLARS AND THIRTY CENTS ($681, 134.30)**;
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

RECEIVED
JAN 15 2026
City of Kuna

Irrevocable
Standby Letter of Credit No.: HACH3016868OS

ISSUE DATE: DECEMBER 16, 2025

APPLICANT:
TOLL BROS., INC.
C/O FIRST HUNTINGDON FINANCE CORP.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
ATTN: ACCT. DEPT./LC ADMINISTRATOR

BENEFICIARY:
CITY OF KUNA
751 W 4TH STREET
KUNA, ID 83634

AMOUNT: USD 681,134.30

EXPIRATION DATE / PLACE: DECEMBER 16, 2026 AT OUR COUNTER

WE HEREBY ISSUE OUR IRREVOCABLE LETTER OF CREDIT NO. HACH3016868OS, IN YOUR FAVOR, FOR THE ACCOUNT OF TOLL BROS., INC., C/O FIRST HUNTINGDON FINANCE CORP. 1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034, UP TO THE AGGREGATE AMOUNT OF SIX HUNDRED EIGHTY ONE THOUSAND ONE HUNDRED THIRTY FOUR AND 30/100 DOLLARS ($681,134.30) U.S. CURRENCY, AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON US AND PRESENTED TO: BMO BANK., N.A.,13300 CROSSROADS PARKWAY NORTH, CITY OF INDUSTRY, CA 91746 ON OR BEFORE DECEMBER 16, 2026 COVERING INSTALLATION OF LANDSCAPING IN THE SUBDIVISION OF VALOR WEST SUBDIVISION NO. 1, AND ACCOMPANIED BY THE FOLLOWING:

1. A WRITTEN AND DATED STATEMENT ON THE BENEFICIARY'S LETTERHEAD SIGNED BY THE BENEFICIARY INDICATING NAME AND TITLE OF THE SIGNER WITH THE FOLLOWING WORDING:

"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 FOR THE INSTALLATION LANDSCAPING IN THE SUBDIVISION OF VALOR WEST SUBDIVISION NO. 1, THEREFORE THE AMOUNT OF (BENEFICIARY TO INSERT AMOUNT THAT BENEFICIARY DESIRES TO DRAW ON THIS LETTER OF CREDIT, WHICH MAY BE A PARTIAL DRAW OR FULL DRAW) IS NOW DUE AND PAYABLE UNDER BMO BANK, N.A. STANDBY LETTER OF CREDIT NO. HACH3016868OS."

2. THE ORIGINAL OF THIS LETTER OF CREDIT AND ANY AMENDMENTS THERETO.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR FROM THE PRESENT OR ANY

REVISED ORIGINAL

BMO Bank N.A.

FUTURE EXPIRATION DATE, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE WE SHALL SEND TO YOU BY OVERNIGHT COURIER OUR WRITTEN NOTICE THAT WE ELECT NOT TO EXTEND THIS CREDIT FOR ANY SUCH ADDITIONAL PERIOD. SAID NOTIFICATION WILL BE SENT TO THE ADDRESS INDICATED ABOVE, UNLESS A CHANGE OF ADDRESS IS OTHERWISE NOTIFIED BY YOU TO US IN WRITING BY RECEIPTED MAIL OR COURIER QUOTING OUR LETTER OF CREDIT NO. HACH3016868OS.

PARTIAL DRAWINGS ARE PERMITTED.

YOUR DRAFT(S) MUST BE MARKED INDICATING: "DRAWN UNDER BMO BANK, N.A. LETTER OF CREDIT NO. HACH3016868OS DATED DECEMBER 16, 2025".

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

DRAWING MAY BE PRESENTED AT EITHER OF THE FOLLOWING ADDRESS:
BMO BANK, N.A.
13300 CROSSROADS PARKWAY NORTH
CITY OF INDUSTRY, CA 91746
GLOBAL TRADE OPERATIONS

BMO BANK, N.A.
9140 WEST EMERALD, SUITE 100
BOISE, ID 83704
ATTN: BRANCH MANAGER

DOCUMENTS MAY ALSO BE PRESENTED BY MEANS OF A FACSIMILE TO BMO BANK, N.A. GLOBAL TRADE SERVICES AT OUR FAX NUMBER 323-727-6405 WITH PRIOR TELEPHONE CONFIRMATION TO 888-600-8723 (OR TO SUCH OTHER FACSIMILE OR PHONE NUMBERS AS WE MAY SEND NOTICE TO YOU IN WRITING) INFORMING THAT SUCH PRESENTATION IS BEING MADE BY FACSIMILE AND HAS BEEN RECEIVED BY BMO BANK, N.A. BMO BANK, N.A. SHALL BE ENTITLED TO RELY THEREON AS IF SUCH FACIMILE PRESENTATION OF DOCUMENTS WERE THE ORIGINAL PRESENTATION AND IS IN CONFORMITY EXECEPT FOR THE REQUIREMENT OF AN ORIGINAL SIGNATURE. IN CASE OF FACSIMILE PRESENTATION, THE PRESENTATION OF THE ORIGINAL DOCUMENT(S) WILL NOT BE REQUIRED HOWEVER, IF SUCH PRESENTATION OF ORIGINAL(S) IS MADE AFTER OUR RECEIPT OF A FACSIMILE PRESENTATION, IT WILL NOT BE EXAMINED AND WILL BE DISREGARDED FOR THE PURPOSES OF SUCH DRAWING.

EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 (ISP98").

REVISED ORIGINAL

BMO Bank N.A.

Regards,

Authorized Signture(s)

REVISED ORIGINAL

FOREIGN REGISTRATION STATEMENT

Title 30, Chapter 21, Idaho Code

Base Filing fee: $100.00 + $20.00 for manual processing (form must be ty...

For Office Use Only

-FILED-

File #: 0006590213

Date Filed: 12/30/2025 1:25:00 PM

1. The name of the entity is: BMO Bank National Association

2. The name which it shall use in Idaho is: BMO Bank National Association
   (Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

× Business Corporation	General Partnership
Nonprofit Corporation	General Cooperative Association
Limited Liability Partnership	Limited Partnership (Including a limited liability limited partnership
Limited Liability Company	Statutory Trust, Business Trust, or Common-law Business Trust
Other:	

   (Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: United States
   (Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
   320 S Canal Street, Chicago, IL 60606
   (Street Address)

   (Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

   (Street Address)

   (Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:
   320 S Canal Street, Chicago, IL 60606
   (Address)

8. Name and street address of registered agent in Idaho:
   C T Corporation System 10020 W Fairview Ave STE 104 Boise ID 83704-8570
   (Name and Address)

9. The name, capacity, and mailing address of at least one governor:

(Name)	(Capacity)	(Address)
Cindy Salazar	Assistant Corporate Secretary, and Officer	320 S Canal Street, Chicago, IL 60606

Secretary of State use only

Typed Name: Cindy Salazar

Signature:

Capacity: Officer, Assistant Corporate Secretary

T-20251230.4306 / 12/30/2025 1:25:00 PM Filed Electronically by Wolters Kluwer to the State of Idaho

BMO-4598 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

Office of the Comptroller of the Currency

Washington, DC 20219

CERTIFICATE OF CORPORATE EXISTENCE

I, Jonathan Gould, Comptroller of the Currency, do hereby certify that:

1. The Comptroller of the Currency, pursuant to Revised Statutes 324, et seq, as amended, and 12 USC 1, et seq, as amended, has possession, custody, and control of all records pertaining to the chartering, regulation, and supervision of all national banking associations.

2. "BMO Bank National Association," Chicago, Illinois (Charter No. 14583), is a national banking association formed under the laws of the United States and is authorized thereunder to transact the business of banking on the date of this certificate.

IN TESTIMONY WHEREOF, today, December 12, 2025, I have hereunto subscribed my name and caused my seal of office to be affixed to these presents at the U.S. Department of the Treasury, in the City of Washington, District of Columbia.

Comptroller of the Currency

SEAL OF THE Comptroller OF THE CURRENCY — CURRENCY BUREAU — TREASURY DEPARTMENT

2026-00402-C

21064-4909 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State



IDAHO
DEPARTMENT OF FINANCE

BRAD LITTLE
Governor

SALVADOR CRUZ
Director

December 23, 2025

Ben Dobbins, Senior Counsel
Legal, Regulatory Compliance & Procurement
BMO Financial Group

Transmitted via email to: ben.dobbins@bmo.com

RE: Use of the Word "Bank" in Company Name in Idaho

Dear Mr. Dobbins:

The Idaho Department of Finance (Department) received your email on December 19, 2025, requesting a no-objection letter to file with the Idaho Secretary of State to register and use the name BMO Bank, N.A (BMO) in Idaho. We understand from your request that BMO, which is a nationally chartered bank, is required by the city of Kuna to be registered with the Secretary of State to issue a letter of credit on behalf of one of your customers.

Idaho Code § 26-1202 of the Idaho Bank Act provides that "no person may advertise or transact business in this state under a name or title that contains the word 'bank,' 'banker,' 'bancorp,' 'savings bank,' 'trust company,' or a word or words of similar import, unless the person has been granted a charter to engage in banking or trust business in this state by the director, or unless the director has granted the person a waiver from this prohibition as set forth in this section."

However, Idaho Code § 26-1202(2) states that the "prohibition shall not apply to a national bank, federal thrift or federal savings bank… that has obtained all approvals that may be required under the law as a prerequisite to doing business in this state." Since the statute does not apply to a national bank otherwise qualified, there is no need for the Director of the Department to grant a waiver to a nationally chartered financial institution to use the word "bank" in its name in Idaho. Under these circumstances, the Department offers "no objection" to BMO's use of the word "bank" in its name and to registering that name and entity to do business in Idaho.

If any of the facts or circumstances you have provided change, this agency's position on the matter could change. If you have any other questions, please do not hesitate to contact me.

Sincerely,

Gabo Quintero
Interim Financial Institutions Bureau Chief

FINANCIAL INSTITUTIONS BUREAU
Interim Bureau Chief – Gabriel Quintero
11341 W. Chinden Blvd., Ste. A300, Boise, ID 83714
Mail To: P.O. Box 83720, Boise ID 83720-0031
Phone: (208) 332-8031 Fax: (208) 332-8099
http://finance.idaho.gov

Landscape Construction
Sprinkler Irrigation
Lawn & Grounds Maintenance
Personal Gardener

Idaho Business License RCE #38790
Oregon Business License LCB #9490

January 7, 2026

Attn: Hank Boeger
Toll Brothers
3103 W. Sheryl Drive
Meridian, ID 83642
701-218-0402
hboeger@tollbrothers.com

Re: Valor West #1 Estimate

Sterling Landscape Company is pleased to present the following proposal for landscape construction services:

Valor West #1

Tree Stakes 8'	$ 2,436.00
Tree Ties	$ 1,624.00
Fine Grading (all sod and shrub bed areas)	$ 31,898.80
Shrub Beds w/Pre-Emergent	$ 1,604.49
Bark Mulch (3" depth)	$ 51,480.00
Lawn sod (includes burn lines along fence)	$ 60,370.65
Irrigation (includes common lot sleeves & controller)	$168,876.00
Plant Material	$213,802.50
Home lot sleeves	$ 7,245.00
2 Wire Installation	$ 5,570.00
Valor West #1 Landscape Total	**$544,907.44**

Owner is responsible to notify contractor of all utilities not verified by "Dig Line". "Dig Line" marks gas, water, telephone, cable and electrical.

All materials and workmanship will be guaranteed for one year from the date of installation. If balance due is not received within 45 days of final invoicing, above warranty will be null and void.

This proposal will be honored for 15 days from the date referenced, and is subject to our confirmation thereafter. Due to volatile material pricing and increased fuel costs, we can no longer honor our proposals beyond 15 days.

**Landscape and irrigation modifications and adjustments over and above this proposal will be billed as an additional charge of $75.00 per man hour, plus materials and equipment.

After 60 days from the date of the signed proposal, the above rate of $75.00 per man hour is subject to increase.

If any additional electrical or plumbing work is necessary, it will be the responsibility of the owner and is not covered within this proposal.

We reserve the right to make necessary plant material substitutions based upon availability and hardiness.

Thank you for the opportunity to present this proposal. I look forward to working with you on this project.

Sincerely,

Thad Heidemann
Project Manager

		Date Compiled:	10/29/2025		
		Letter of Credit/Bond No:	TBD		
Letter of Credit		Issued By:	Hank Boeger		
Valor West Phase 1		Expriation Date:	TBD		
		Check No:			
Item	Description	Bid Amount	Contingency	Total	Comments
1	Pressure Irrigation		125%	$ -	
2	Landscaping		125%	$ -	
3	Fencing		125%	$ -	
4	Street Lights	$ 86,455.00	125%	$ 108,068.75	Street Lights per Alloway proposal.
5	Other:		125%	$ -	
6	Other:		125%	$ -	
TOTAL		$ 86,455.00		$ 108,068.75	

Alloway Electric Co., Inc.

502 E. 45th St.
Boise, Idaho 83714
Tel. (208) 344-2508 Fax (208) 345-9844
www.allowayelectric.com

Date: August 15, 2025

To: Toll Brothers
3103 W. Sheryl Dr. Suite 100
Meridian, Idaho 83642
Attn: Hank Boeger
(520) 870-4501 email hboeger@tollbrothers.com

Proposal for Toll Brothers to provide streetlighting at Valor West Subdivision #1 located in Kuna, Idaho. Work to be performed per sheet C-101 by J-U-B Engineers, Inc. dated 2/19/2025. Scope of work to include the following:

(1) Provide and install (5 ea.) twin-arm streetlights to match existing entry roadway pole lighting. Each pole to be fitted with (2 ea.) 50W-class USSL C01 LED luminaires. Each streetlight to be mounted on a 24" diameter, reinforced concrete base at finish grade. EXCLUDES decorative base.
(2) Provide and install (9 ea.) 25 ft. black 4" square steel anchor base poles fitted with 50W-class USSL C01 LED luminaires (3000K). Each streetlight will be mounted on a 24" diameter reinforced concrete base at finish grade.
(3) Provide approximately 1,850 lineal ft. of trench, conduit, wire and backfill, along with all required inground junction boxes to extend underground power to each of these streetlights.
(4) Provide and install all required sleeving (roadway and sidewalk).
(5) Provide City of Kuna electrical permits.
(6) This proposal contingent upon approval of noted plan set by the City of Kuna. Please forward stamped/approved plans to joe@allowayelectric.com when available.

Labor and Materials-	$85,430.00
Permit-	$ 1,025.00
TOTAL-	**$86,455.00**

Thank you for considering Alloway!

Joe Deaver

_____
Signature: Please sign and return when accepted.
Excludes: SWPPP, traffic control, IPCO connections/fees.
Quote is valid until end of business day 9/10/2025.
30% deposit required to initiate work order and purchase of materials.

Letter of Credit
Valor West Phase 1

Date Compiled: 10/29/2025
Letter of Credit/Bond No: TBD
Issued By: Hank Boeger
Expriation Date: TBD

Check No:

Item	Description	Bid Amount	Contingency	Total	Comments
1	Pressure Irrigation		125%	$ -	
2	Landscaping	$ 544,907.44	125%	$ 681,134.30	All landscaping per Sterling proposal.
3	Fencing		125%	$ -	
4	Street Lights		125%	$ -	
5	Other:		125%	$ -	
6	Other:		125%	$ -	
TOTAL		$ 544,907.44		$ 681,134.30	

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC, (hereinafter "Developer"); whose address is 3103 W SHERYL DR, 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 ONE of the development known as VALOR WEST, ("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 VALOR WEST SUBDIVISION NO. 1 and the associated Bid for landscaping by STERLING LANDSCAPE COMPANY 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 six hundred eighty-one thousand, one hundred thirty-four dollars and thirty cents ($681,134.30), 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 ____day of _____, 2025.

TOLL BROTHERS, INC.

By RYAN HAMMONS
DIVISION PRESIDENT

On this 17 day of November, 2025, before me Kyle Prewett, personally appeared RYAN HAMMONS 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 DIVISION PRESIDENT and on behalf of TOLL BROTHERS, INC..

S
E
A
L

Notary Public for Idaho
My commission expires on 7/7/2028

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 _____

State of Idaho

Office of the Secretary of State

CERTIFICATE OF REGISTRATION

OF

TOLL BROS., INC.

File Number C 210588

I, LAWERENCE DENNEY, Secretary of State of the State of Idaho, hereby certify that an application for Foreign Registration Statement, duly executed pursuant to the provisions of the Idaho Uniform Business Organization Code, has been received in this office and is found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Registration to transact business in this State and attach hereto a duplicate of the application for such certificate.

Dated: July 28, 2016

GREAT SEAL OF THE STATE OF IDAHO

SECRETARY OF STATE

By

202

FOREIGN REGISTRATION STATEMENT

FILED EFFECTIVE

Title 30, Chapter 21, Idaho Code

Filing fee: $100 typed, $120 not typed

Complete and submit the form in duplicate.

2016 JUL 28 PM 2:19

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the entity is: Toll Bros., Inc.

2. The name which it shall use in Idaho is: _____
(Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

- ☒ Business Corporation
- ☐ Nonprofit Corporation
- ☐ Limited Liability Partnership
- ☐ Limited Liability Company
- ☐ General Partnership
- ☐ General Cooperative Association
- ☐ Limited Partnership (including a limited liability limited partnership
- ☐ Statutory Trust, Business Trust, or Common-law Business Trust
- ☐ Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: Pennsylvania
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)

(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)

(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:

(Address)

8. The name of the registered agent and street address of registered agent in Idaho:

C T Corporation System	921 S Orchard Street, Suite G, Boise, Idaho 83705
(Name)	(Address)

9. The name, capacity, and mailing address of at least one governor:

Douglas C. Yearley, Jr.	Director & CEO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)
Richard T. Hartman	Dir./Pres/COO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)

Signature: _____

Typed Name: Kenneth J. Greenspan

Capacity: Vice President

Secretary of State use only

IDAHO SECRETARY OF STATE
07/28/2016 05:00
CK: PREPAID CT:278665 BH:1539577
1@ 100.00 = 100.00 FOR REG ST #2
1@ 20.00 = 20.00 EXPEDITE C #3

C 210588

Rev. 11/2015

ID020 - 12/22/2015 Wolters Kluwer Online

FOREIGN REGISTRATION STATEMENT

9. The name, capacity and mailing address of at least one governor:

Martin P. Connor	Director/Senior VP/CFO	250 Gibraltar Road, Horsham, PA 19044

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

07/21/2016

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

TOLL BROS., INC.

is duly registered as a Pennsylvania Business Corporation under the laws of the Commonwealth of Pennsylvania and remains subsisting so far as the records of this office show, as of the date herein.

I DO FURTHER CERTIFY THAT this Subsistence Certificate shall not imply that all fees, taxes and penalties owed to the Commonwealth of Pennsylvania are paid.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written

Pedro A. Cortés

Secretary of the Commonwealth

Certification Number: TSC160721140989-1

Verify this certificate online at http://www.corporations.pa.gov/orders/verify.aspx

RESOLUTION NO. R17-2026
STREETLIGHT IMPROVEMENT BOND
LETTER OF CREDIT
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR VALOR WEST SUBDIVISION PHASE NO. 1 FOR UNCOMPLETED WORK FOR STREET LIGHTING PURSUANT TO THE TERMS OF THIS RESOLUTION.

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

WHEREAS construction plans for **VALOR WEST SUBDIVISION PHASE NO. 1** were approved by the Kuna City Engineer on **03/10/2025**; and

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

WHEREAS the streetlighting has not been completed for **VALOR WEST 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 **EIGHTY-FIVE THOUSAND, FOUR-HUNDRED FIFTY-FIVE DOLLARS AND ZERO CENTS. ($86,455.00)** adding 25% for a total of **ONE-HUNDRED EIGHT THOUSAND, SIXTY-EIGHT DOLLARS AND SEVENTY-FIVE CENTS ($108,068.75)**; and

WHEREAS developer desires to record the final plat for **VALOR WEST SUBDIVISION PHASE NO. 1** prior to completion of Streetlight 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 Streetlight construction for **VALOR WEST 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 EIGHT THOUSAND, SIXTY-EIGHT DOLLARS AND SEVENTY-FIVE CENTS ($108,068.75);**
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____

Joe L. Stear, Mayor

ATTEST:

_____

Nathan Stanley, City Clerk

BMO Bank N.A.

C/O Bank of Montreal
250 Yonge Street, 11th Floor
Toronto, Ontario M5B 2L7
Tel: 1-877-801-0414
Fax: 1-877-801-7787
SWIFT: HATRUS44

13300 Crossroads Parkway North | SC-XRD-2W-G
City of Industry, CA 91746-3417
Tel: 1-888-600-8723
SWIFT: HATRUS44

RECEIVED
JAN 15 2026
City of Kuna

Irrevocable
Standby Letter of Credit No.: HACH3016869OS

ISSUE DATE: DECEMBER 16, 2025

APPLICANT:
TOLL BROS., INC.
C/O FIRST HUNTINGDON FINANCE CORP.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
ATTN: ACCT. DEPT./LC ADMINISTRATOR

BENEFICIARY:
CITY OF KUNA

751 W 4TH STREET
KUNA, ID 83634

AMOUNT: USD 108,068.75

EXPIRY DATE / PLACE: DECEMBER 16, 2026 AT OUR COUNTER

LADIES AND GENTLEMEN:

WE HEREBY ISSUE OUR IRREVOCABLE LETTER OF CREDIT NO. HACH3016869OS, IN YOUR FAVOR, FOR THE ACCOUNT OF TOLL BROS., INC., C/O FIRST HUNTINGDON FINANCE CORP. 1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034, UP TO THE AGGREGATE AMOUNT OF ONE HUNDRED EIGHT THOUSAND SIXTY EIGHT AND 75/100 DOLLARS ($108,068.75) U.S. CURRENCY, AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON US AND PRESENTED TO: BMO BANK, N.A, 13300 CROSSROADS PARKWAY NORTH, CITY OF INDUSTRY, CA 91746 ON OR BEFORE DECEMBER 16, 2026 COVERING INSTALLATION OF STREETLIGHTS IN THE SUBDIVISION OF VALOR WEST SUBDIVISION NO. 1, AND ACCOMPANIED BY THE FOLLOWING:

1. A WRITTEN AND DATED STATEMENT ON THE BENEFICIARY'S LETTERHEAD SIGNED BY THE BENEFICIARY INDICATING NAME AND TITLE OF THE SIGNER WITH THE FOLLOWING WORDING:

"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 FOR THE INSTALLATION STREETLIGHTS IN THE SUBDIVISION OF VALOR WEST SUBDIVISION NO. 1, THEREFORE THE AMOUNT(BENEFICIARY TO INSERT AMOUNT THAT BENEFICIARY DESIRES TO DRAW ON THIS LETTER OF CREDIT, WHICH MAY BE A PARTIAL DRAW OR FULL DRAW) IS NOW DUE AND PAYABLE UNDER BMO BANK, N.A. STANDBY LETTER OF CREDIT NO. HACH3016869OS."

2. THE ORIGINAL OF THIS LETTER OF CREDIT AND ANY AMENDMENTS THERETO.

ISSUED ORIGINAL

BMO Bank N.A.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE WE SHALL SEND TO YOU BY OVERNIGHT COURIER OUR WRITTEN NOTICE THAT WE ELECT NOT TO EXTEND THIS CREDIT FOR ANY SUCH ADDITIONAL PERIOD. SAID NOTIFICATION WILL BE SENT TO THE ADDRESS INDICATED ABOVE, UNLESS A CHANGE OF ADDRESS IS OTHERWISE NOTIFIED BY YOU TO US IN WRITING BY RECEIPTED MAIL OR COURIER QUOTING OUR LETTER OF CREDIT NO. HACH3016869OS.

PARTIAL DRAWINGS ARE PERMITTED.

YOUR DRAFT(S) MUST BE MARKED INDICATING: "DRAWN UNDER BMO BANK, N.A. LETTER OF CREDIT NO. HACH3016869OS DATED DECEMBER 16, 2025".

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

DRAWING MAY BE PRESENTED AT EITHER OF THE FOLLOWING ADDRESS:
BMO BANK, N.A.
13300 CROSSROADS PARKWAY NORTH
CITY OF INDUSTRY, CA 91746
GLOBAL TRADE OPERATIONS

BMO BANK, N.A.
9140 WEST EMERALD, SUITE 100
BOISE, ID 83704
ATTN: BRANCH MANAGER

DOCUMENTS MAY ALSO BE PRESENTED BY MEANS OF A FACSIMILE TO BMO BANK, N.A. GLOBAL TRADE SERVICES AT OUR FAX NUMBER 323-727-6405 WITH PRIOR TELEPHONE CONFIRMATION TO 888-600-8723 (OR TO SUCH OTHER FACSIMILE OR PHONE NUMBERS AS WE MAY SEND NOTICE TO YOU IN WRITING) INFORMING THAT SUCH PRESENTATION IS BEING MADE BY FACSIMILE AND HAS BEEN RECEIVED BY BMO BANK, N.A. BMO BANK, N.A. SHALL BE ENTITLED TO RELY THEREON AS IF SUCH FACIMILE PRESENTATION OF DOCUMENTS WERE THE ORIGINAL PRESENTATION AND IS IN CONFORMITY EXECEPT FOR THE REQUIREMENT OF AN ORIGINAL SIGNATURE. IN CASE OF FACSIMILE PRESENTATION, THE PRESENTATION OF THE ORIGINAL DOCUMENT(S) WILL NOT BE REQUIRED HOWEVER, IF SUCH PRESENTATION OF ORIGINAL(S) IS MADE AFTER OUR RECEIPT OF A FACSIMILE PRESENTATION, IT WILL NOT BE EXAMINED AND WILL BE DISREGARDED FOR THE PURPOSES OF SUCH DRAWING.

EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 (ISP98").

REVISED OFFICIAL

BMO Bank N.A.

Regards,

Authorized Signature(s)

REVISED ORIGINAL

FOREIGN REGISTRATION STATEMENT

Title 30, Chapter 21, Idaho Code

Base Filing fee: $100.00 + $20.00 for manual processing (form must be typed)

For Office Use Only

-FILED-

File #: 0006590213

Date Filed: 12/30/2025 1:25:00 PM

1. The name of the entity is: BMO Bank National Association

2. The name which it shall use in Idaho is: BMO Bank National Association
(Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

× Business Corporation	General Partnership
Nonprofit Corporation	General Cooperative Association
Limited Liability Partnership	Limited Partnership (Including a limited liability limited partnership
Limited Liability Company	Statutory Trust, Business Trust, or Common-law Business Trust

Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: United States
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
320 S Canal Street, Chicago, IL 60606
(Street Address)

(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

(Street Address)

(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:
320 S Canal Street, Chicago, IL 60606
(Address)

8. Name and street address of registered agent in Idaho:
C T Corporation System 10020 W Fairview Ave STE 104 Boise ID 83704-8570
(Name and Address)

9. The name, capacity, and mailing address of at least one governor:

(Name)	(Capacity)	(Address)
Cindy Salazar	Assistant Corporate Secretary, and Officer	320 S Canal Street, Chicago, IL 60606

Secretary of State use only

Typed Name: Cindy Salazar

Signature: Cindy Salazar

Capacity: Officer, Assistant Corporate Secretary

FILED - 12:25 PM 12/30/2025 - 0006590213 - ID SECRETARY OF STATE

BMO4-49MR 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

Office of the Comptroller of the Currency

Washington, DC 20219

CERTIFICATE OF CORPORATE EXISTENCE

I, Jonathan Gould, Comptroller of the Currency, do hereby certify that:

1. The Comptroller of the Currency, pursuant to Revised Statutes 324, et seq, as amended, and 12 USC 1, et seq, as amended, has possession, custody, and control of all records pertaining to the chartering, regulation, and supervision of all national banking associations.

2. "BMO Bank National Association," Chicago, Illinois (Charter No. 14583), is a national banking association formed under the laws of the United States and is authorized thereunder to transact the business of banking on the date of this certificate.

IN TESTIMONY WHEREOF, today, December 12, 2025, I have hereunto subscribed my name and caused my seal of office to be affixed to these presents at the U.S. Department of the Treasury, in the City of Washington, District of Columbia.

Comptroller of the Currency

CURRENCY BUREAU SEAL OF THE Comptroller OF THE CURRENCY TREASURY DEPARTMENT

2026-00402-C

B1064-49009 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

IDAHO
DEPARTMENT OF FINANCE

BRAD LITTLE
Governor

SALVADOR CRUZ
Director

December 23, 2025

Ben Dobbins, Senior Counsel
Legal, Regulatory Compliance & Procurement
BMO Financial Group

Transmitted via email to: ben.dobbins@bmo.com

RE: Use of the Word "Bank" in Company Name in Idaho

Dear Mr. Dobbins:

The Idaho Department of Finance (Department) received your email on December 19, 2025, requesting a no-objection letter to file with the Idaho Secretary of State to register and use the name BMO Bank, N.A (BMO) in Idaho. We understand from your request that BMO, which is a nationally chartered bank, is required by the city of Kuna to be registered with the Secretary of State to issue a letter of credit on behalf of one of your customers.

Idaho Code § 26-1202 of the Idaho Bank Act provides that "no person may advertise or transact business in this state under a name or title that contains the word 'bank,' 'banker,' 'bancorp,' 'savings bank,' 'trust company,' or a word or words of similar import, unless the person has been granted a charter to engage in banking or trust business in this state by the director, or unless the director has granted the person a waiver from this prohibition as set forth in this section."

However, Idaho Code § 26-1202(2) states that the "prohibition shall not apply to a national bank, federal thrift or federal savings bank… that has obtained all approvals that may be required under the law as a prerequisite to doing business in this state." Since the statute does not apply to a national bank otherwise qualified, there is no need for the Director of the Department to grant a waiver to a nationally chartered financial institution to use the word "bank" in its name in Idaho. Under these circumstances, the Department offers "no objection" to BMO's use of the word "bank" in its name and to registering that name and entity to do business in Idaho.

If any of the facts or circumstances you have provided change, this agency's position on the matter could change. If you have any other questions, please do not hesitate to contact me.

Sincerely,

Gabo Quintero
Interim Financial Institutions Bureau Chief

FINANCIAL INSTITUTIONS BUREAU
Interim Bureau Chief – Gabriel Quintero
11341 W. Chinden Blvd., Ste. A300, Boise, ID 83714
Mail To: P.O. Box 83720, Boise ID 83720-0031
Phone: (208) 332-8031 Fax: (208) 332-8099
http://finance.idaho.gov

Letter of Credit
Valor West Phase 1

Date Compiled: 10/29/2025
Letter of Credit/Bond No: TBD
Issued By: Hank Boeger
Expriation Date: TBD

Check No:

Item	Description	Bid Amount	Contingency	Total	Comments
1	Pressure Irrigation		125%	$ -	
2	Landscaping		125%	$ -	
3	Fencing		125%	$ -	
4	Street Lights	$ 86,455.00	125%	$ 108,068.75	Street Lights per Alloway proposal.
5	Other:		125%	$ -	
6	Other:		125%	$ -	
TOTAL		$ 86,455.00		$ 108,068.75	

Alloway Electric Co., Inc.

502 E. 45th St.
Boise, Idaho 83714
Tel. (208) 344-2508 Fax (208) 345-9844
www.allowayelectric.com

Date: August 15, 2025

To: Toll Brothers
3103 W. Sheryl Dr. Suite 100
Meridian, Idaho 83642
Attn: Hank Boeger
(520) 870-4501 email hboeger@tollbrothers.com

Proposal for Toll Brothers to provide streetlighting at Valor West Subdivision #1 located in Kuna, Idaho. Work to be performed per sheet C-101 by J-U-B Engineers, Inc. dated 2/19/2025. Scope of work to include the following:

(1) Provide and install (5 ea.) twin-arm streetlights to match existing entry roadway pole lighting. Each pole to be fitted with (2 ea.) 50W-class USSL C01 LED luminaires. Each streetlight to be mounted on a 24" diameter, reinforced concrete base at finish grade. EXCLUDES decorative base.
(2) Provide and install (9 ea.) 25 ft. black 4" square steel anchor base poles fitted with 50W-class USSL C01 LED luminaires (3000K). Each streetlight will be mounted on a 24" diameter reinforced concrete base at finish grade.
(3) Provide approximately 1,850 lineal ft. of trench, conduit, wire and backfill, along with all required inground junction boxes to extend underground power to each of these streetlights.
(4) Provide and install all required sleeving (roadway and sidewalk).
(5) Provide City of Kuna electrical permits.
(6) This proposal contingent upon approval of noted plan set by the City of Kuna. Please forward stamped/approved plans to joe@allowayelectric.com when available.

Labor and Materials-	$85,430.00
Permit-	$ 1,025.00
TOTAL-	**$86,455.00**

Thank you for considering Alloway!

Joe Deaver

_____
Signature: Please sign and return when accepted.
Excludes: SWPPP, traffic control, IPCO connections/fees.
Quote is valid until end of business day 9/10/2025.
30% deposit required to initiate work order and purchase of materials.

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC, (hereinafter "Developer"); whose address is 3103 W SHERYL DR, 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 ONE of the development known as VALOR WEST, ("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 Street Light Plan for VALOR WEST SUBDIVISION NO. 1 and the associated Bid for street lighting by ALLOWAY ELECTRIC, 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 eight thousand, sixty-eight dollars and seventy-five cents ($108,068.75), 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 ____ day of _____, 2025.

_____
TOLL BROTHERS, INC.

By RYAN HAMMONS
DIVISION PRESIDENT

On this 17 day of November, 2025, before me Kyle Prewett, personally appeared RYAN HAMMONS 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 DIVISION PRESIDENT and on behalf of TOLL BROTHERS, INC.

S
E
A
L

KYLE PREWETT
Notary Public - State of Idaho
Commission Number 20223246
My Commission Expires Jul 7, 2028

_____
Notary Public for Idaho
My commission expires on 7/7/2028

_____
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 _____

State of Idaho

Office of the Secretary of State

CERTIFICATE OF REGISTRATION

OF

TOLL BROS., INC.

File Number C 210588

I, LAWERENCE DENNEY, Secretary of State of the State of Idaho, hereby certify that an application for Foreign Registration Statement, duly executed pursuant to the provisions of the Idaho Uniform Business Organization Code, has been received in this office and is found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Registration to transact business in this State and attach hereto a duplicate of the application for such certificate.

Dated: July 28, 2016

GREAT SEAL OF THE STATE OF IDAHO
ESTO PERPETUA

SECRETARY OF STATE

By

202

FOREIGN REGISTRATION STATEMENT

FILED EFFECTIVE

Title 30, Chapter 21, Idaho Code

Filing fee: $100 typed, $120 not typed

Complete and submit the form in duplicate.

2016 JUL 28 PM 2:19

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the entity is: Toll Bros., Inc.

2. The name which it shall use in Idaho is: _____
(Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

- ☒ Business Corporation
- ☐ Nonprofit Corporation
- ☐ Limited Liability Partnership
- ☐ Limited Liability Company
- ☐ General Partnership
- ☐ General Cooperative Association
- ☐ Limited Partnership (Including a limited liability limited partnership
- ☐ Statutory Trust, Business Trust, or Common-law Business Trust
- ☐ Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: Pennsylvania
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)
_____
(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)
_____
(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:
_____
(Address)

8. The name of the registered agent and street address of registered agent in Idaho:

C T Corporation System	921 S Orchard Street, Suite G, Boise, Idaho 83705
(Name)	(Address)

9. The name, capacity, and mailing address of at least one governor:

Douglas C. Yearley, Jr.	Director & CEO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)
Richard T. Hartman	Dir./Pres/COO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)

Signature: _____

Typed Name: Kenneth J. Greenspan

Capacity: Vice President

Secretary of State use only

IDAHO SECRETARY OF STATE
07/28/2016 05:00
CK: PREPAID CT: 278665 BH: 1539577
1@ 100.00 = 100.00 FOR REG ST #2
1@ 20.00 = 20.00 EXPEDITE C #3

C 210588

Rev. 11/2015

FOREIGN REGISTRATION STATEMENT

9. The name, capacity and mailing address of at least one governor:

Martin P. Connor	Director/Senior VP/CFO	250 Gibraltar Road, Horsham, PA 19044

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

07/21/2016

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

TOLL BROS., INC.

is duly registered as a Pennsylvania Business Corporation under the laws of the Commonwealth of Pennsylvania and remains subsisting so far as the records of this office show, as of the date herein.

I DO FURTHER CERTIFY THAT this Subsistence Certificate shall not imply that all fees, taxes and penalties owed to the Commonwealth of Pennsylvania are paid.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written

Pedro A. Cortés

Secretary of the Commonwealth

Certification Number: TSC160721140989-1

Verify this certificate online at http://www.corporations.pa.gov/orders/verify.aspx

RESOLUTION NO. R18-2026
LANDSCAPE IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROS., INC, A PENNSYLVANIA GENERAL BUSINESS CORPORATION AUTHORIZED TO DO BUSINESS WITHIN THE STATE OF IDAHO, FOR PALOMA RIDGE SUBDIVISION PHASE NO. 7 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS PALOMA RIDGE SUBDIVISION PHASE NO. 7 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **PALOMA RIDGE SUBDIVISION PHASE NO. 7** were approved by the Kuna City Engineer on **04/15/2025**; and

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

WHEREAS the landscaping has not been completed for **PALOMA RIDGE SUBDIVISION PHASE NO. 7** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at **ONE-HUNDRED THIRTY-SIX THOUSAND, EIGHT HUNDRED DOLLARS AND TWENTY-EIGHT CENTS ($136,800.28)** adding 25% for a total of **ONE-HUNDRED SEVENTY-ONE THOUSAND DOLLARS AND THIRTY FIVE CENTS (171,000.35)**; and

WHEREAS developer desires to record the final plat for **PALOMA RIDGE SUBDIVISION PHASE NO. 7** 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 **PALOMA RIDGE SUBDIVISION PHASE NO. 7** 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 SEVENTY-ONE THOUSAND DOLLARS AND THIRTY FIVE CENTS (171,000.35)**;
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

BMO Bank N.A.

RECEIVED
JAN 15 2026
City of Kuna

Irrevocable
Standby Letter of Credit No.: HACH3017645OS

ISSUE DATE: DECEMBER 22, 2025

APPLICANT:
TOLL BROS., INC.
C/O FIRST HUNTINGDON FINANCE CORP.
1140 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
ATTN: ACCT. DEPT./LC ADMINISTRATOR

BENEFICIARY:
CITY OF KUNA
751 W 4TH STREET
KUNA, ID 83634

EXPIRY DATE / PLACE: DECEMBER 22, 2026 AT OUR COUNTER

AMOUNT: USD 171,000.35

LADIES AND GENTLEMEN:

PASSED ORIGINAL

WE HEREBY ISSUE OUR IRREVOCABLE LETTER OF CREDIT NO. HACH3017645OS, IN YOUR FAVOR, FOR THE ACCOUNT OF TOLL BROS., INC., C/O FIRST HUNTINGDON FINANCE CORP. 1140 VIRGINIA DRIVE, FORT WASHINGTON, PA 19034, UP TO THE AGGREGATE AMOUNT OF ONE HUNDRED SEVENTY ONE THOUSAND AND 36/100 DOLLARS ($171,000.35) U.S. CURRENCY, AVAILABLE BY YOUR DRAFT(S) DRAWN AT SIGHT ON US AND PRESENTED TO: BMO BANK, N.A.,13300 CROSSROADS PARKWAY NORTH, CITY OF INDUSTRY, CA 91746 ON OR BEFORE DECEMBER 22, 2026 COVERING INSTALLATION OF LANDSCAPING IN THE SUBDIVISION OF PALOMA RIDGE SUBDIVISION NO. 7, AND ACCOMPANIED BY THE FOLLOWING:

1. A WRITTEN AND DATED STATEMENT ON THE BENEFICIARY'S LETTERHEAD SIGNED BY THE BENEFICIARY INDICATING NAME AND TITLE OF THE SIGNER WITH THE FOLLOWING WORDING:

"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 FOR THE INSTALLATION LANDSCAPING IN THE SUBDIVISION OF PALOMA RIDGE SUBDIVISION NO. 7, THEREFORE THE AMOUNT OF (BENEFICIARY TO INSERT AMOUNT THAT BENEFICIARY DESIRES TO DRAW ON THIS LETTER OF CREDIT, WHICH MAY BE A PARTIAL DRAW OR FULL DRAW) IS NOW DUE AND PAYABLE UNDER BMO BANK, N.A. STANDBY LETTER OF CREDIT NO. HACH3017645OS."

2. THE ORIGINAL OF THIS LETTER OF CREDIT AND ANY AMENDMENTS THERETO.

BMO Bank N.A.

IT IS A CONDITION OF THIS LETTER OF CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR A PERIOD OF ONE YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE, UNLESS AT LEAST THIRTY (30) DAYS PRIOR TO THE EXPIRATION DATE WE SHALL SEND TO YOU BY OVERNIGHT COURIER OUR WRITTEN NOTICE THAT WE ELECT NOT TO EXTEND THIS CREDIT FOR ANY SUCH ADDITIONAL PERIOD. SAID NOTIFICATION WILL BE SENT TO THE ADDRESS INDICATED ABOVE, UNLESS A CHANGE OF ADDRESS IS OTHERWISE NOTIFIED BY YOU TO US IN WRITING BY RECEIPTED MAIL OR COURIER QUOTING OUR LETTER OF CREDIT NO. HACH3017645OS.

PARTIAL DRAWINGS ARE PERMITTED.

YOUR DRAFT(S) MUST BE MARKED INDICATING: "DRAWN UNDER BMO BANK, N.A. LETTER OF CREDIT NO. HACH3017645OS DATED DECEMBER 22, 2025".

WE HEREBY ENGAGE WITH BENEFICIARY THAT ALL SIGHT DRAFTS DRAWN UNDER AND IN CONFORMITY WITH THE TERMS AND CONDITIONS OF THIS LETTER OF CREDIT WILL BE DULY HONORED IF DRAWN AND PRESENTED FOR PAYMENT TOGETHER WITH THE DOCUMENTS REQUIRED HEREIN, IF PRESENTED BEFORE OUR CLOSE OF BUSINESS ON OR BEFORE THE EXPIRATION DATE. PRESENTATIONS MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY FEDERAL EXPRESS OR ANY OTHER NATIONALLY RECOGNIZED COURIER COMPANY.

DRAWING MAY BE PRESENTED AT EITHER OF THE FOLLOWING ADDRESS:

BMO BANK, N.A.
13300 CROSSROADS PARKWAY NORTH
CITY OF INDUSTRY, CA 91746
GLOBAL TRADE OPERATIONS

BMO BANK, N.A.
9140 WEST EMERALD, SUITE 100
BOISE, ID 83704
ATTN: BRANCH MANAGER

DOCUMENTS MAY ALSO BE PRESENTED BY MEANS OF A FACSIMILE TO BMO BANK, N.A., GLOBAL TRADE SERVICES AT OUR FAX NUMBER 323-727-6405 WITH PRIOR TELEPHONE CONFIRMATION TO 888-600-8723 (OR TO SUCH OTHER FACSIMILE OR PHONE NUMBERS AS WE MAY SEND NOTICE TO YOU IN WRITING) INFORMING THAT SUCH PRESENTATION IS BEING MADE BY FACSIMILE AND HAS BEEN RECEIVED BY BMO BANK, N.A. BMO BANK, N.A. SHALL BE ENTITLED TO RELY THEREON AS IF SUCH FACIMILE PRESENTATION OF DOCUMENTS WERE THE ORIGINAL PRESENTATION AND IS IN CONFORMITY EXECEPT FOR THE REQUIREMENT OF AN ORIGINAL SIGNATURE. IN CASE OF FACSIMILE PRESENTATION, THE PRESENTATION OF THE ORIGINAL DOCUMENT(S) WILL NOT BE REQUIRED HOWEVER, IF SUCH PRESENTATION OF ORIGINAL(S) IS MADE AFTER OUR RECEIPT OF A FACSIMILE PRESENTATION, IT WILL NOT BE EXAMINED AND WILL BE DISREGARDED FOR THE PURPOSES OF SUCH DRAWING.

REVISED ORIGINAL

BMO Bank N.A.

EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES 1998, INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 (ISP98").

Regards,

Authorized Signture(s)

REVISED ORIGINAL

FOREIGN REGISTRATION STATEMENT

Title 30, Chapter 21, Idaho Code

Base Filing fee: $100.00 + $20.00 for manual processing (form must be typ...

For Office Use Only

-FILED-

File #: 0006590213

Date Filed: 12/30/2025 1:25:00 PM

1. The name of the entity is: BMO Bank National Association

2. The name which it shall use in Idaho is: BMO Bank National Association
(Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

× Business Corporation	General Partnership
Nonprofit Corporation	General Cooperative Association
Limited Liability Partnership	Limited Partnership (Including a limited liability limited partnership
Limited Liability Company	Statutory Trust, Business Trust, or Common-law Business Trust

Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: United States
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
320 S Canal Street, Chicago, IL 60606
(Street Address)

(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:

(Street Address)

(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:
320 S Canal Street, Chicago, IL 60606
(Address)

8. Name and street address of registered agent in Idaho:
C T Corporation System 10020 W Fairview Ave STE 104 Boise ID 83704-8570
(Name and Address)

9. The name, capacity, and mailing address of at least one governor:

(Name)	(Capacity)	(Address)
Cindy Salazar	Assistant Corporate Secretary, and Officer	320 S Canal Street, Chicago, IL 60606

Secretary of State use only

Typed Name: Cindy Salazar

Signature: Cindy Salazar

Capacity: Officer, Assistant Corporate Secretary

SCANNED TO SATTA BY ASSTSEC 12:17 /SEC/ 2025-4539

BMO-4998 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

Office of the Comptroller of the Currency

Washington, DC 20219

CERTIFICATE OF CORPORATE EXISTENCE

I, Jonathan Gould, Comptroller of the Currency, do hereby certify that:

1. The Comptroller of the Currency, pursuant to Revised Statutes 324, et seq, as amended, and 12 USC 1, et seq, as amended, has possession, custody, and control of all records pertaining to the chartering, regulation, and supervision of all national banking associations.

2. "BMO Bank National Association," Chicago, Illinois (Charter No. 14583), is a national banking association formed under the laws of the United States and is authorized thereunder to transact the business of banking on the date of this certificate.

IN TESTIMONY WHEREOF, today, December 12, 2025, I have hereunto subscribed my name and caused my seal of office to be affixed to these presents at the U.S. Department of the Treasury, in the City of Washington, District of Columbia.

Comptroller of the Currency

CURRENCY BUREAU SEAL OF THE Comptroller OF THE CURRENCY TREASURY DEPARTMENT

2026-00402-C

B1064-4909 12/30/2025 1:25 PM Received by Office of the Idaho Secretary of State

IDAHO
DEPARTMENT OF FINANCE

BRAD LITTLE
Governor

SALVADOR CRUZ
Director

December 23, 2025

Ben Dobbins, Senior Counsel
Legal, Regulatory Compliance & Procurement
BMO Financial Group

Transmitted via email to: ben.dobbins@bmo.com

RE: Use of the Word "Bank" in Company Name in Idaho

Dear Mr. Dobbins:

The Idaho Department of Finance (Department) received your email on December 19, 2025, requesting a no-objection letter to file with the Idaho Secretary of State to register and use the name BMO Bank, N.A (BMO) in Idaho. We understand from your request that BMO, which is a nationally chartered bank, is required by the city of Kuna to be registered with the Secretary of State to issue a letter of credit on behalf of one of your customers.

Idaho Code § 26-1202 of the Idaho Bank Act provides that "no person may advertise or transact business in this state under a name or title that contains the word 'bank,' 'banker,' 'bancorp,' 'savings bank,' 'trust company,' or a word or words of similar import, unless the person has been granted a charter to engage in banking or trust business in this state by the director, or unless the director has granted the person a waiver from this prohibition as set forth in this section."

However, Idaho Code § 26-1202(2) states that the "prohibition shall not apply to a national bank, federal thrift or federal savings bank… that has obtained all approvals that may be required under the law as a prerequisite to doing business in this state." Since the statute does not apply to a national bank otherwise qualified, there is no need for the Director of the Department to grant a waiver to a nationally chartered financial institution to use the word "bank" in its name in Idaho. Under these circumstances, the Department offers "no objection" to BMO's use of the word "bank" in its name and to registering that name and entity to do business in Idaho.

If any of the facts or circumstances you have provided change, this agency's position on the matter could change. If you have any other questions, please do not hesitate to contact me.

Sincerely,

Gabo Quintero
Interim Financial Institutions Bureau Chief

FINANCIAL INSTITUTIONS BUREAU
Interim Bureau Chief – Gabriel Quintero
11341 W. Chinden Blvd., Ste. A300, Boise, ID 83714
Mail To: P.O. Box 83720, Boise ID 83720-0031
Phone: (208) 332-8031 Fax: (208) 332-8099
http://finance.idaho.gov

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT
LETTER OF CREDIT

THIS AGREEMENT is made by and between TOLL BROTHERS, INC (hereinafter "Developer"); whose address is 3103 W SHERYL DR, 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 SEVEN of the development known as PALOMA RIDGE 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 PALOMA RIDGE SUBDIVISION NO. 7 and the associated Bid for landscaping by POWER ENTERPRISES 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 seventy-one thousand dollars and thirty-five cents ($171,000.35), 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 14 day of November, 2025.

TOLL BROTHERS, INC.

By RYAN HAMMONS
DIVISION PRESIDENT

On this 14 day of November, 2025, before me Melanie Forbis, personally appeared RYAN HAMMONS 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 Division President and on behalf of the TOLL BROTHERS, INC.

SEAL

MELANIE ANN FORBIS
Notary Public - State of Idaho
Commission Number 20233218
My Commission Expires Aug 1, 2029

Notary Public for Ada County
My commission expires on August 1, 2029

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, 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:

Paloma Ridge 7
Will Serve date: 4/15/2025
Landscaping Bond

Attached to this application are three (3) exhibits:

- Bid for Bonded Improvement
- Future Inspection Checklist for Bonded Improvement (or landscape plans)
- Bond Agreement

Please type and complete the attached Bond Agreement, sign, notarize, and deliver all three (3) exhibits to:

Kuna City Hall
Clerk's Office
751 W 4th St, Kuna, ID 83634
By 11/13/25 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.
$171,000.35
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

Exhibit A

Surety Breakdown
Paloma Ridge Subdivision No. 7

Date Compiled: 11/4/2025
Letter of Credit/Bond No:
Issued By: Kody Daffer
Expriation Date:

Check No:

Item	Description	Bid Amount	Contingency	Surety	Comments
1	Landscaping	$ 136,800.28	125%	$ 171,000.35	All landscaping per Power Enterprises contract
2	Other:		125%	$ -	
3	Other:		125%	$ -	
4	Other:		125%	$ -	
5	Other:		125%	$ -	
6	Other:		125%	$ -	
TOTAL		$ 136,800.28		$ 171,000.35	

Proposal

POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO: Toll Brothers	**PHONE:** Kody Daffer **DATE:** 6/3/2025
STREET:	**JOB NAME/LOCATION:** Paloma Ridge Ph. 7 B&F
CITY, STATE and ZIP CODE:	**DATE OF PLANS:** 9/13/24 Last Revised 12/5/24
	ID Bureau of Occupational License # RCE-616
	State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
1	Sprinkler System		1	ls	$36,358.00	$36,358.00
2	Sleeving		1	ls	$2,629.00	$2,629.00
3	Machine/Crew Grading		1	ls	$5,283.08	$5,283.08
4	Sod		41,960	sf	$0.62	$26,015.20
5	Bed Area - 1" Mini Permaback over fabric		23	cy	$135.00	$3,105.00
6	Trees: 2" Deciduous		79	ea	$405.00	$31,995.00
7	Trees: 6-7' Conifer		47	ea	$520.00	$24,440.00
8	Plants: 1 gallon		50	ea	$17.00	$850.00
9	1' Mow Strip (non-irrigated along grass fence lines)		15	cy	$135.00	$2,025.00
10	2" Sleeving - Home Building lots		41	ea	$100.00	$4,100.00
11	**Option: 1 year Maintenance = $11,788 (Billed in 9 monthly installments of $1,309.75 each.) This is not a stand alone bid.**					
12						
13						
14						
15						
16	**Exclusions:** **Soil amendments, topsoil import, root barrier, signage, concrete, pavers, pathways, fencing, site fixtures, structures, and drainage systems.**					
17	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3.Cost increases will be added to the contract if landscape is installed after 2025.**					
18						
					Total	**$136,800.28**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $65.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- Developer/General Contractor/Owner is responsible to specifically mark all property lines prior to irrigation and landscape installation.
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Morgan Jenkins
208-697-2618

Note: This proposal may be withdrawn by Power if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

State of Idaho

Office of the Secretary of State

CERTIFICATE OF REGISTRATION

OF

TOLL BROS., INC.

File Number C 210588

I, LAWERENCE DENNEY, Secretary of State of the State of Idaho, hereby certify that an application for Foreign Registration Statement, duly executed pursuant to the provisions of the Idaho Uniform Business Organization Code, has been received in this office and is found to conform to law.

ACCORDINGLY and by virtue of the authority vested in me by law, I issue this Certificate of Registration to transact business in this State and attach hereto a duplicate of the application for such certificate.

Dated: July 28, 2016

GREAT SEAL OF THE STATE OF IDAHO ESTO PERPETUA

SECRETARY OF STATE

By

202

FOREIGN REGISTRATION STATEMENT

FILED EFFECTIVE

Title 30, Chapter 21, Idaho Code

Filing fee: $100 typed, $120 not typed

Complete and submit the form in duplicate.

2016 JUL 28 PM 2:19

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the entity is: Toll Bros., Inc.

2. The name which it shall use in Idaho is: _____
(Enter a name here, only if you are required to adopt an alternate name)

3. Select the type of entity you wish to register:

- ☒ Business Corporation
- ☐ Nonprofit Corporation
- ☐ Limited Liability Partnership
- ☐ Limited Liability Company
- ☐ General Partnership
- ☐ General Cooperative Association
- ☐ Limited Partnership (Including a limited liability limited partnership
- ☐ Statutory Trust, Business Trust, or Common-law Business Trust
- ☐ Other: _____
(Use "Other" only if your foreign entity type is not listed above, and enter the type here.)

4. Jurisdiction of formation: Pennsylvania
(Provide the domestic jurisdiction where the entity was formed)

5. The address of its principal office is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)

(Mailing Address, if different)

6. The address of its domestic principal office (if required by the laws of the jurisdiction of formation) is:
250 Gibraltar Road, Horsham, PA 19044
(Street Address)

(Mailing Address, if different)

7. The mailing address to which correspondence should be addressed, if different from item 5, is:

(Address)

8. The name of the registered agent and street address of registered agent in Idaho:

C T Corporation System	921 S Orchard Street, Suite G, Boise, Idaho 83705
(Name)	(Address)

9. The name, capacity, and mailing address of at least one governor:

Douglas C. Yearley, Jr.	Director & CEO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)
Richard T. Hartman	Dir./Pres/COO	250 Gibraltar Road, Horsham, PA 19044
(Name)	(Capacity)	(Address)

Signature: _____

Typed Name: Kenneth J. Greenspan

Capacity: Vice President

Secretary of State use only

IDAHO SECRETARY OF STATE
07/28/2016 05:00
CK: PREPAID CT:278665 BH:1539577
1@ 100.00 = 100.00 FOR REG ST #2
1@ 20.00 = 20.00 EXPEDITE C #3

C 210588

Rev. 11/2015

ID020 - 12/22/2015 Wolters Kluwer Online

FOREIGN REGISTRATION STATEMENT

9. The name, capacity and mailing address of at least one governor:

Martin P. Connor	Director/Senior VP/CFO	250 Gibraltar Road, Horsham, PA 19044

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

07/21/2016

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

TOLL BROS., INC.

is duly registered as a Pennsylvania Business Corporation under the laws of the Commonwealth of Pennsylvania and remains subsisting so far as the records of this office show, as of the date herein.

I DO FURTHER CERTIFY THAT this Subsistence Certificate shall not imply that all fees, taxes and penalties owed to the Commonwealth of Pennsylvania are paid.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written

Pedro A. Cortés

Secretary of the Commonwealth

Certification Number: TSC160721140989-1

Verify this certificate online at http://www.corporations.pa.gov/orders/verify.aspx

Exhibit A

Surety Breakdown
Paloma Ridge Subdivision No. 7

Date Compiled: 11/4/2025
Letter of Credit/Bond No:
Issued By: Kody Daffer
Expriation Date:

Check No:

Item	Description	Bid Amount	Contingency	Surety	Comments
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3	Other:		125%	$ -	
4	Other:		125%	$ -	
5	Other:		125%	$ -	
6	Other:		125%	$ -	
TOTAL		$ 136,800.28		$ 171,000.35	

Proposal

POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO:		**PHONE:**	**DATE:**
Toll Brothers		Kody Daffer	6/3/2025
STREET:		**JOB NAME/LOCATION:**	
		Paloma Ridge Ph. 7 B&F	
CITY, STATE and ZIP CODE:		**DATE OF PLANS:**	
		9/13/24 Last Revised 12/5/24	
		ID Bureau of Occupational License #	RCE-616
		State of ID Public Works License #	040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
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3	Machine/Crew Grading		1	ls	$5,283.08	$5,283.08
4	Sod		41,960	sf	$0.62	$26,015.20
5	Bed Area - 1" Mini Permaback over fabric		23	cy	$135.00	$3,105.00
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17	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3.Cost increases will be added to the contract if landscape is installed after 2025.**					
18						
					Total	**$136,800.28**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $65.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- Developer/General Contractor/Owner is responsible to specifically mark all property lines prior to irrigation and landscape installation.
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Morgan Jenkins
208-697-2618

Note: This proposal may be withdrawn by Power if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

RESOLUTION NO. R19-2026
LANDSCAPE IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS SABINO'S ROCKY RIDGE PHASE NO. 2 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **SABINO'S ROCKY RIDGE PHASE NO. 2** were approved by the Kuna City Engineer on **02/18/2025**; and

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

WHEREAS the landscaping has not been completed for **SABINO'S ROCKY RIDGE PHASE NO. 2** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the landscaping completion has been estimated at **ONE-HUNDRED THIRTY THOUSAND, FIVE-HUNDRED FOURTEEN DOLLARS AND FORTY CENTS ($130,514.40)** adding 25% for a total of **ONE HUNDRED SIXTY-THREE THOUSAND, ONE-HUNDRED FORTY-THREE DOLLARS AND ZERO CENTS ($163,143.00)**; and

WHEREAS developer desires to record the final plat for **SABINO'S ROCKY RIDGE PHASE NO. 2** 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 **SABINO'S ROCKY RIDGE PHASE NO. 2** 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 of **ONE HUNDRED SIXTY-THREE THOUSAND, ONE-HUNDRED FORTY-THREE DOLLARS AND ZERO CENTS ($163,143.00);**
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA LANDSCAPE IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HUBBLE HOMES, LLC, (hereinafter "Developer"); whose address is 701 S ALLEN ST #104 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 2 of the development known as SABINO'S ROCKY RIDGE 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 SABINO'S ROCKY RIDGE SUBDIVISION NO. 2 and the associated Bid for landscaping by POWER ENTERPRISES.

   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 SIXTY-THREE THOUSAND, ONE HUNDRED FORTY-THREE dollars and ZERO cents ($163.143.00), 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.

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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 5th day of January, 2026.

Austin Edwards

HUBBLE HOMES, LLC

BY AUSTIN EDWARDS
AUTORIZED AGENT

On this 5th day of January, 2026, before me Tera Turner, personally appeared AUSTIN EDWARDS 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 AUTHORIZED AGENT and on behalf of HUBBLE HOMES, LLC.

S
E
A
L

TERA JO TURNER
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20253666
MY COMMISSION EXPIRES 9-11-2031

Tera Jo Turner

Notary Public for State of Idaho
My commission expires on 9/11/2031

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

Proposal

POWER ENTERPRISES

16131 Franklin Road
Nampa, ID 83687
Phone (208) 461-4670 Fax (208) 461-4354

PROPOSAL SUBMITTED TO: Hubble Homes	**PHONE:** Miles Elleston **DATE:** 9/9/2025
STREET:	**JOB NAME/LOCATION:** Sabinos Rocky Ridge 2
CITY, STATE and ZIP CODE:	**DATE OF PLANS:**
	ID Bureau of Occupational License # RCE-616 State of ID Public Works License # 040689 - C - 4

Item	Description		Quantity	Unit	Unit Cost	Sub-Total
1	Sprinkler System		1	ls	$46,652.00	$46,652.00
2	Sleeving		1	ls	$1,289.00	$1,289.00
3	Machine/Crew Grading		1	ls	$7,228.00	$7,228.00
4	Sod		46,360	sf	$0.64	$29,670.40
5	Bed Area - 1" Mini Permaback over fabric		39	cy	$135.00	$5,265.00
6	Trees: 2" Deciduous		48	ea	$425.00	$20,400.00
7	Trees: 6-8' Conifer		24	ea	$580.00	$13,920.00
8	Plants: 2 gallon		45	ea	$42.00	$1,890.00
9	Plants: 1 gallon		75	ea	$20.00	$1,500.00
10	1' Mow Strip (non-irrigated along grass fence lines)		20	cy	$135.00	$2,700.00
11	**Option: 1 year Maintenance = $16,262 (Billed in 9 monthly installments of $1,806.90 each.)**					
12						
13						
14	**Exclusions:** **Soil amendments, topsoil import, root barrier, signage, concrete, pavers, pathways, fencing, site fixtures, structures, and drainage systems.**					
15	**Notes:** **1. Topsoil from onsite stockpiles shall be placed and rough graded to 2/10 by site contractor.** **2. 1 year maintenance option excludes Winter months.** **3.Cost increases will be added to the contract if landscape is installed after 2025.**					
16						
					Total	**$130,514.40**

QUALIFICATIONS

- If additional off-site topsoil is required, cost will be $65.00 / CY
- Rough Grade within 2/10
- Bond not included, but can be provided upon request at an additional cost to customer.
- Plant material warranted 1 year
- Developer/General Contractor/Owner is responsible to specifically mark all property lines prior to irrigation and landscape installation.
- No Signage
- Adequate pressure and volume of water to be supplied by Developer/General Contractor/Owner

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Morgan Jenkins
208-697-2618

Note: This proposal may be withdrawn by Power if not accepted within 30 days.

Acceptance of Proposal--The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

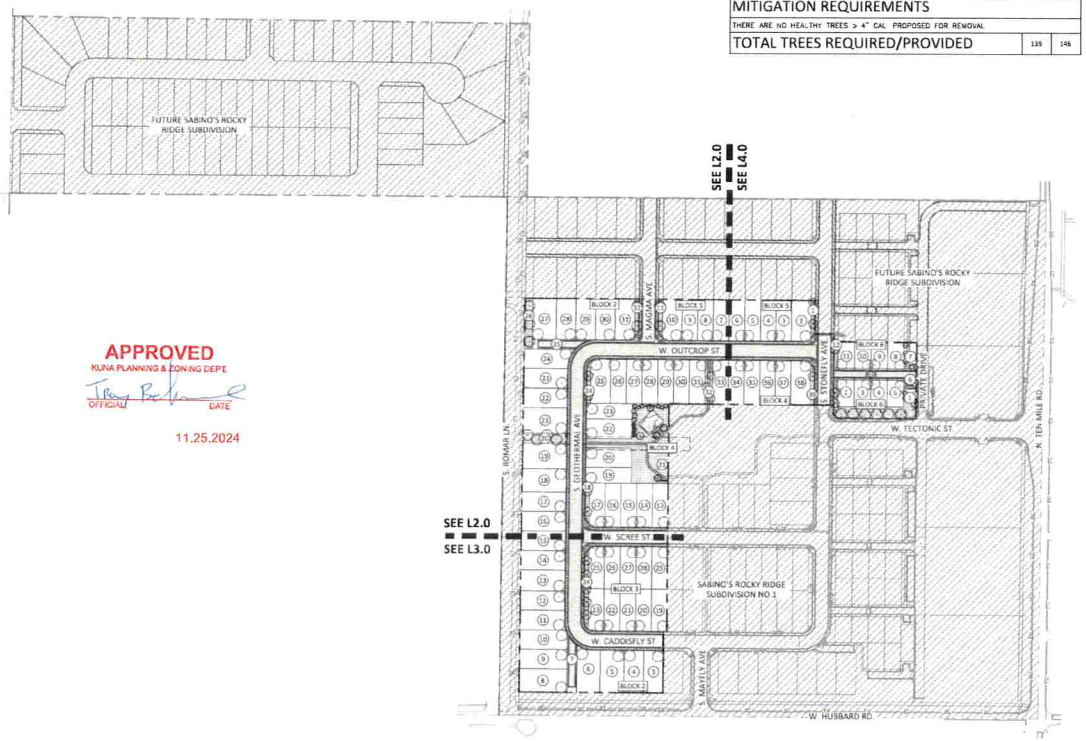
PLANT SCHEDULE

NOTE: SEE L2.0 FOR COMPLETE PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES			
	AC	17	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE
	GS2	16	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST
	MS	3	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE
	PVC2	4	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM
	TG3	4	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR
	QX	4	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK
EVERGREEN TREES			
	JB3	18	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER
	PB	6	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE
	PH	3	PICEA PUNGENS 'HOOPSII' HOOPS' BLUE SPRUCE
	PV	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE
OTHER TREES			
	LT4	74	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE: 6-4-2-B11. INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
SOD/SEED			
	TF	43,916 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

OPEN SPACE TREE CALCULATIONS (1TREE/800 SF)

BLOCK #	LOT #	LOT AREA (SF)	QUALIFIED AREA (SF)	QUALIFIED AREA (AC)	REQ	PRVD
2	20	2,911	2,911	0.07	4	4
2	26	2,600	2,600	0.06	3	3
2	32	950	950	0.02	1	2
3	24	1,950	1,950	0.04	2	5
4	18	1,030	1,030	0.02	1	2
4	21	21,978	21,978	0.50	27	27
4	24	1,020	1,020	0.02	1	2
4	32	2,260	2,260	0.05	3	3
4	39	1,030	1,030	0.02	1	2
5	1	950	950	0.02	1	2
5	11	950	950	0.02	1	2
6	1	8,573	8,573	0.20	11	11
6	7	2,393	2,393	0.05	3	3
6	12	725	725	0.02	1	1
TOTAL OPEN SPACE TREES					62	60
INDIVIDUAL LOT TREE REQUIREMENTS						
(1) TREE / LOT						
CALCULATION					REQ	PRVD
1 TREE * 74					74	74
TOTAL INDIVIDUAL LOT TREES					74	74
TOTAL PARKING ISLAND TREES					3	3
MITIGATION REQUIREMENTS						
THERE ARE NO HEALTHY TREES > 4" CAL PROPOSED FOR REMOVAL						
TOTAL TREES REQUIRED/PROVIDED					139	146



APPROVED
KUNA PLANNING & ZONING DEPT.
OFFICIAL DATE
11.25.2024

LANDSCAPE COVER

0 150 300 450

Plan Scale: 1" = 150'

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS – 12" MIN.; CURB ISLANDS – 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:
    - PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
    - RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
    - RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
    - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
    - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

ACHD LANDSCAPE NOTES

1. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
2. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
3. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

CONTACT INFORMATION

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: KAYLEE CANDRIAN, PLA
EMAIL: kcandrian@kmengllp.com

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK.
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE.
7. COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

STATE OF IDAHO — KAYLEE CANDRIAN — LA 987839 — LANDSCAPE ARCHITECT

REVISIONS		
NO	ITEM	DATE
1	CITY COMMENTS	07/24/24
2	CITY COMMENTS	09/11/24
3	ACHD COMMENTS	09/30/24

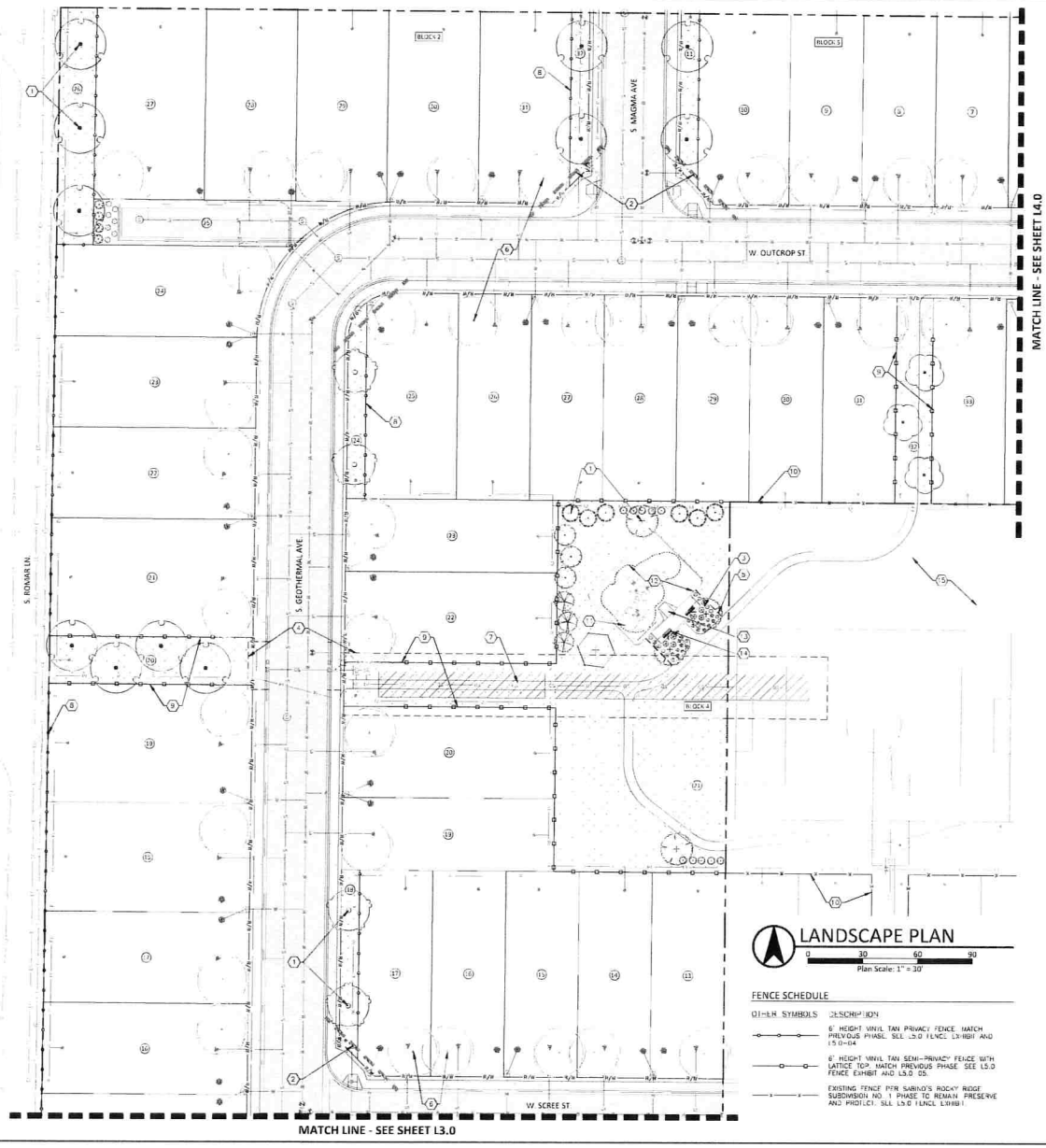
SABINO'S ROCKY RIDGE SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE COVER

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AK
DATE:	05/27/24
PROJECT:	24-106

SHEET NO.
L1.0



LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

FENCE SCHEDULE

QTY/LEN	SYMBOLS	DESCRIPTION
		6' HEIGHT VINYL TAN PRIVACY FENCE, MATCH PREVIOUS PHASE. SEE L5.0 FENCE EXHIBIT AND L5.0-04
		6' HEIGHT VINYL TAN SEMI-PRIVACY FENCE WITH LATTICE TOP, MATCH PREVIOUS PHASE. SEE L5.0 FENCE EXHIBIT AND L5.0-05.
		EXISTING FENCE PER SABINO'S ROCKY RIDGE SUBDIVISION NO. 1 PHASE TO REMAIN. PRESERVE AND PROTECT. SEE L5.0 FENCE EXHIBIT.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES						
	AC	17	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X35'	CLASS II
	GS2	16	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	2" CAL. B&B	35'X35'	CLASS II
	MS	3	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	PVC2	4	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	28'X28'	CLASS I
	TG3	4	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	QX	4	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK	2" CAL. B&B	40'X15'	CLASS II
EVERGREEN TREES						
	JB3	10	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	PB	6	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	PH	3	PICEA PUNGENS 'HOOPSI' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	EVERGREEN
	PV	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES						
	LT4	74	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL (1) 2" CAL. TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER	2" CAL. B&B	VARIES	VARIES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS					
	BF3	2	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL	4'X4'
	ED	6	EUONYMUS ALATUS 'ODOM' LITTLE MOSES DWARF BURNING BUSH	2 GAL	3'X3'
	PS2	10	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL	5'X5'
	RG	10	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	2 GAL	3'X6'
	SG	14	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL	3'X3'
PERENNIALS					
	HS	31	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL	1'X2'
	RL	30	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK EYED SUSAN	1 GAL	1.5'X1.5'
GRASSES					
	CK3	4	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL	4'X2'
	PH3	10	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL	2'X2'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED				
	TN	43,916 SF	TURF SOD, RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD

KEY NOTES (TYPICAL) (7)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. MATCH PREVIOUS PHASE. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. 10' ACHD FACILITY CLEAR ZONE. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
5. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L4.0-02.
6. SCHEMATIC LOCATION OF TREES. PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 10' FROM UTILITY SERVICES.
7. PATHWAY. SEE CIVIL PLANS.
8. 6' HEIGHT VINYL TAN PRIVACY FENCE OR APPROVED EQUAL. SEE FENCE PLAN L5.0 AND L5.0-04
9. 6' HEIGHT VINYL TAN SEMI-PRIVACY FENCE WITH LATTICE TOP OR APPROVED EQUAL. SEE FENCE PLAN L5.0 AND L5.0-05.
10. EXISTING FENCE PER SABINO'S ROCKY RIDGE SUBDIVISION NO. 1 PHASE TO REMAIN. PRESERVE AND PROTECT. SEE L5.0 FENCE PLAN.
11. SAND WINDOW. SOD NOT ALLOWED. SEE CIVIL PLANS.
12. TOT LOT, SAFETY SURFACING, AND CURB. LUCKYDOG RECREATION RECREATION NUMBER RSDC12088 CONTACT LESLIE SMITH (208) 321-8997. SEE DETAILS L5.0-06 AND L5.0-08.
13. ACCESSIBLE PLAYGROUND ACCESS RAMP. SEE L5.0-07.
14. BENCH SEATING. 140-60 BENCH BY DUMOR WITH NO CENTER ARM REST SURFACE MOUNTED. FINISH TO BE POWDERCOATED BLACK OR APPROVED EQUAL. SEE L4.0-03.
15. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON-REGIONIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
16. EXISTING MAILBOXES TO REMAIN. PRESERVE AND PROTECT.

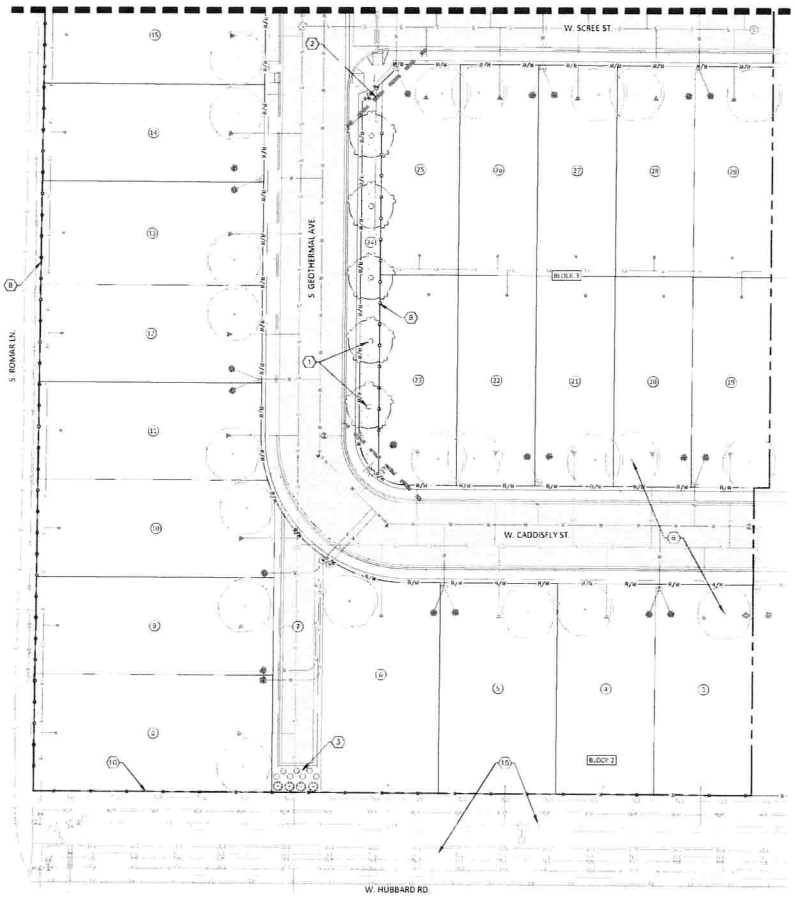
REVISIONS		
NO		DATE
1	TITLE	07/10/24
2	CITY COMMENTS	07/12/24
3	CITY COMMENTS	08/09/24
4	ADDITIONAL LOTS	

SABINO'S ROCKY RIDGE SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY	KAC
DRAWN BY	KAC
CHECKED BY	AY
DATE	06/27/24
PROJECT	24-106
SHEET NO.	L2.0



LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

FENCE SCHEDULE

OTHER SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL TAN PRIVACY FENCE, MATCH PREVIOUS PHASE. SEE L5.0 FENCE EXHIBIT AND L5.0-04.
	6' HEIGHT VINYL TAN SEMI-PRIVACY FENCE WITH LATTICE TOP. MATCH PREVIOUS PHASE. SEE L5.0 FENCE EXHIBIT AND L5.0-05
	EXISTING FENCE PER SABINO'S ROCKY RIDGE SUBDIVISION NO. 1 PHASE TO REMAIN. PRESERVE AND PROTECT. SEE L5.0 FENCE EXHIBIT

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES						
	AC	17	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II
	GS2	16	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEYLOCUST	2" CAL. B&B	35'X30'	CLASS II
	MS	3	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	PVC2	4	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I
	TC3	4	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	QX	4	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK	2" CAL. B&B	40'X15'	CLASS II
EVERGREEN TREES						
	JB3	12	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	6'-8' B&B	12'X3'	EVERGREEN
	PB	6	PICEA OMORIKA 'BRUNS' BRUNS SPRUCE	6'-8' B&B	30'X10'	EVERGREEN
	PH	3	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	EVERGREEN
	PV	5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6'-8' B&B	25'X15'	EVERGREEN
OTHER TREES						
	LT4	74	INDIVIDUAL LOT TREE SCHEMATIC LOCATION PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL (1) 2" CAL TREE PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER	2" CAL. B&B	VARIES	VARIES

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS					
	BF3	2	BUXUS MICROPHYLLA VAR JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL	4'X4'
	EC	9	EUONYMUS ALATUS 'ODOM' LITTLE MOSES DWARF BURNING BUSH	2 GAL	3'X3'
	PS2	12	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	2 GAL	5'X5'
	RC	18	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	2 GAL	3'X6'
	SG	14	SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	2 GAL	3'X3'
PERENNIALS					
	HS	31	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	1 GAL.	1'X2'
	RL	38	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR' LITTLE GOLDSTAR BLACK EYED SUSAN	1 GAL.	1.5'X1.5'
GRASSES					
	CK3	4	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X2'
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
SODSEED				
	TR	43,916 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD

KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
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6. SCHEMATIC LOCATION OF TREES PER THE CITY OF KUNA CODE 6-4-2-B11 INSTALL MIN. (1) 2" CALIPER, TALL PER LOT. INDIVIDUAL LOT TREES SHALL BE INSTALLED BY THE INDIVIDUAL HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT. THESE TREES ARE NOT THE RESPONSIBILITY OF THE DEVELOPER. TREES SHALL BE PLANTED A MIN. OF 5' FROM BACK OF SIDEWALK, A MIN. OF 10' FROM ANY MAINLINES, AND A MIN. OF 10' FROM UTILITY SERVICES.
7. PATHWAY. SEE CIVIL PLANS.
8. 6' HEIGHT VINYL TAN PRIVACY FENCE OR APPROVED EQUAL SEE FENCE PLAN L5.0 AND L5.0-04.
9. 6' HEIGHT VINYL TAN SEMI-PRIVACY FENCE WITH LATTICE TOP OR APPROVED EQUAL. SEE FENCE PLAN L5.0 AND L5.0-5.
10. EXISTING FENCE PER SABINO'S ROCKY RIDGE SUBDIVISION NO. 1 PHASE TO REMAIN. PRESERVE AND PROTECT. SEE L5.0 FENCE PLAN.
11. SAND WINDOW. SOD NOT ALLOWED. SEE CIVIL PLANS.
12. TOT LOT, SAFETY SURFACING, AND CURB. LUCKYDOG RECREATION. RECREATION NUMBER RSC10008 CONTACT LESLIE SMITH (208) 921-8897. SEE DETAILS L5.0-06 AND L5.0-08.
13. ACCESSIBLE PLAYGROUND ACCESS RAMP. SEE L5.0-07.
14. BENCH SEATING (4C-60 BENCH 8' DUMOR WITH NO CENTER ARM REST SURFACE MOUNTED FINISH TO BE POWDERCOATED BLACK OR APPROVED EQUAL. SEE L4.0-03.
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16. EXISTING MAILBOXES TO REMAIN. PRESERVE AND PROTECT.

REVISIONS

NO	BY	DATE
1		
2	CITY COMMENTS	07/19/24
3	CITY COMMENTS	09/16/24
4	ACHD COMMENTS	09/18/24
5		

SABINO'S ROCKY RIDGE SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE IMPROVEMENT PLANS
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
km-eng.com

DESIGN BY	KAC
DRAWN BY	KAC
CHECKED BY	AW
DATE	06/27/24
PROJECT	24-106

SHEET NO.
L3.0



LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

PLANT SCHEDULE

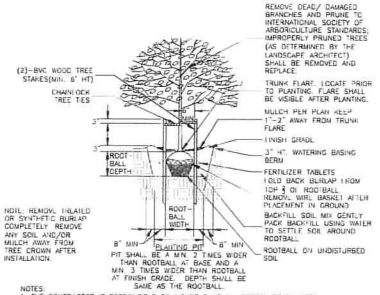
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	MS	3	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	PVC2	4	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	24'X20'	CLASS I
	TG3	4	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
	QX	4	QUERCUS X BIMUNDORUM 'JFS-KW1QX' STREETSPIRE® OAK	2" CAL. B&B	40'X15'	CLASS II
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SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
SOD/SEED						
	TR	43,916 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

FENCE SCHEDULE

OTHER SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL TAN PRIVACY FENCE. MATCH PREVIOUS PHASE. SEE L5.0 FENCE EXHIBIT AND L5.0-04
	6' HEIGHT VINYL TAN SEMI-PRIVACY FENCE WITH LATTICE TOP. MATCH PREVIOUS PHASE. SEE L5.0 FENCE EXHIBIT AND L5.0-05
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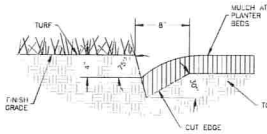
KEY NOTES (TYPICAL)

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7. PATHWAY. SEE CIVIL PLANS.
8. 6' HEIGHT VINYL TAN PRIVACY FENCE OR APPROVED EQUAL. SEE FENCE PLAN L5.0 AND L5.0-04.
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13. ACCESSIBLE PLAYGROUND ACCESS RAMP. SEE L5.0-07.
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16. EXISTING MAILBOXES TO REMAIN. PRESERVE AND PROTECT.

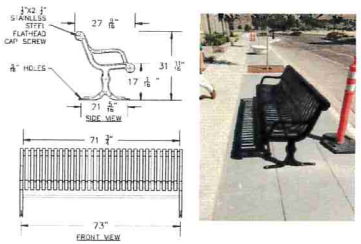


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT, ON A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



2 SHOVEL CUT EDGE
NTS



NOTES:
1. 140-60 BENCH BY DuMor WITH NO CENTER ARM REST
2. FINISH TO BE POWDERCOATED BLACK.
3. REFER TO LAYOUT PLAN FOR BENCH LOCATION.
4. INSTALL PER MANUFACTORY RECOMMENDATION.

3 BENCH DETAIL
NTS

REVISIONS

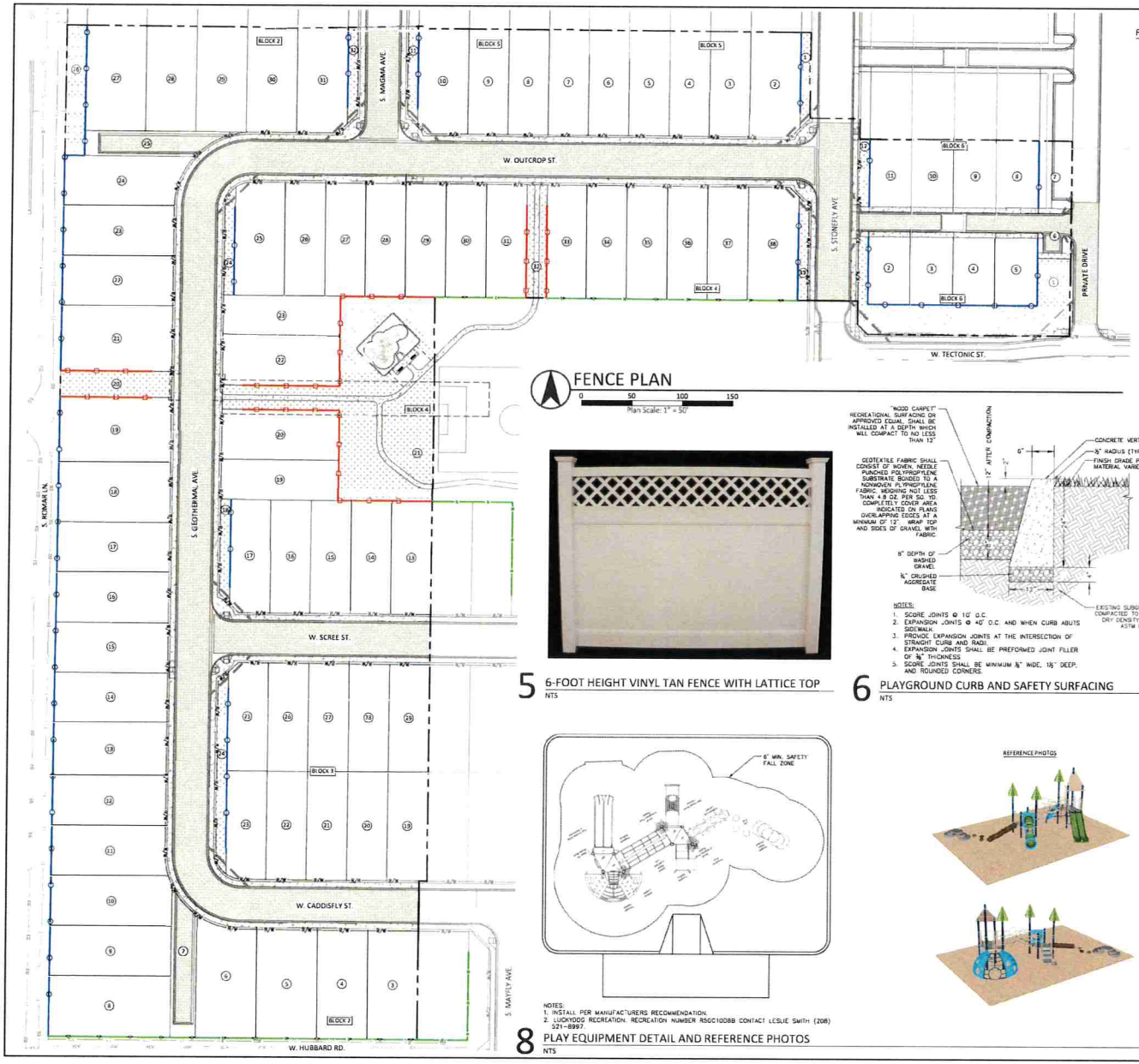
NO	DESCRIPTION	DATE
1	CITY COMMENTS	07/10/24
2	CITY COMMENTS	07/10/24
3	ACHD COMMENTS	09/16/24

SABINO'S ROCKY RIDGE SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE IMPROVEMENT PLANS
LANDSCPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY	KAC
DRAWN BY	KAC
CHECKED BY	AW
DATE	06/27/24
PROJECT	24-106
SHEET NO.	L4.0



FENCE PLAN

0 50 100 150

Plan Scale: 1" = 50'

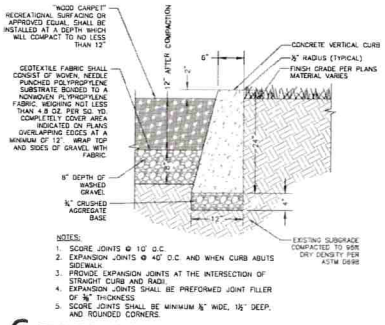
FENCE SCHEDULE

SYMBOLS	DESCRIPTION
	6' HEIGHT VINYL TAN PRIVACY FENCE. MATCH PREVIOUS PHASE. SEE LS.0-4.
	6' HEIGHT VINYL TAN SEMI-PRIVACY LATTICE TOP FENCE. MATCH PREVIOUS PHASE. SEE LS.0-5.
	EXISTING FENCE PER SABINO'S ROCKY RIDGE SUBDIVISION NO. 1 PHASE TO REMAIN. PRESERVE AND PROTECT.

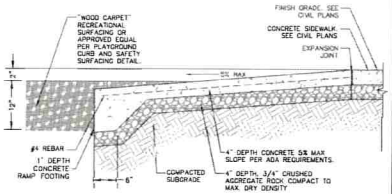


4 6-FOOT HEIGHT VINYL TAN PRIVACY FENCE
NTS

5 6-FOOT HEIGHT VINYL TAN FENCE WITH LATTICE TOP
NTS



6 PLAYGROUND CURB AND SAFETY SURFACING
NTS



7 ACCESSIBLE PLAYGROUND ACCESS RAMP
NTS

NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION.
2. LUCKYDOG RECREATION. RECREATION NUMBER RSGC10088 CONTACT LESLIE SMITH (208) 521-8997.

8 PLAY EQUIPMENT DETAIL AND REFERENCE PHOTOS
NTS

REFERENCE PHOTOS

APPROVED
KUNA PLANNING & ZONING DEPT.
OFFICIAL DATE
11.25.2024

REVISIONS

NO	ITEM	DATE
1	CITY COMMENTS	07/11/24
2	CITY COMMENTS	07/11/24
3	ADHD COMMENTS	09/16/24

SABINO'S ROCKY RIDGE SUBDIVISION NO. 2
KUNA, IDAHO

LANDSCAPE IMPROVEMENT PLANS
FENCE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	KAC
DRAWN BY:	KAC
CHECKED BY:	AY
DATE:	06/27/24
PROJECT:	24-106

SHEET NO.
L5.0

0006382360

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006382360

Date Filed: 8/4/2025 12:46:44 PM

Entity Name and Mailing Address:

Entity Name:	HUBBLE HOMES, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000027293
Address	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4648

The registered agent on record is:

Registered Agent	PARACORP INCORPORATED Commercial Registered Agent Physical Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704 Mailing Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Woodside Group, LLC	Manager	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

The annual report must be signed by an authorized signer of the entity.

Job Title: General Counsel

Jace A. Richards, Esq.
Sign Here

08/04/2025
Date

BL03-3396 08/04/2025 12:46 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

RESOLUTION NO. R20-2026
STREETLIGHT IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS SABINO'S ROCKY RIDGE PHASE NO. 2 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **SABINO'S ROCKY RIDGE PHASE NO. 2** were approved by the Kuna City Engineer on **02/18/2025**; and

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

WHEREAS the streetlighting has not been completed for **SABINO'S ROCKY RIDGE PHASE NO. 2** 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 **SABINO'S ROCKY RIDGE PHASE NO. 2** 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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA STREETLIGHT IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HUBBLE HOMES, LLC, (hereinafter "Developer"); whose address is 701 S ALLEN ST #104 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 2 of the development known as SABINO'S ROCKY RIDGE 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 SABINO'S ROCKY RIDGE SUBDIVISION NO. 2 and the associated Bid for street lighting by ROCKY MOUNTAIN ELECTRIC.

   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 SIXTY-ONE THOUSAND, TWO HUNDRED THIRTY-ONE dollars and TWENTY-FIVE cents ($61,231.25), 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 5th day of January, 2026

Austin Edwards
HUBBLE HOMES, LLC

BY AUSTIN EDWARDS
AUTHORIZED AGENT

On this 5th day of January, 2025, before me Tera Turner, personally appeared AUSTIN EDWARDS 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 AUTHORIZED AGENT and on behalf of HUBBLE HOMES, LLC.

SEAL

TERA JO TURNER
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20253666
MY COMMISSION EXPIRES 9-11-2031

Tera Jo Turner
Notary Public for State of Idaho
My commission expires on 9/11/2031

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

RME INC
Rocky Mountain Electric
COMMERCIAL • INDUSTRIAL • RESIDENTIAL

PROPOSAL SUBMITTED TO:

NAME	Hubble Homes, LLC	JOB NAME	Sabino's Rocky Ridge Sub PH2 Street LTG
STREET	701 South Allen Street #104	STREET	
CITY	Meridian	CITY/STATE	Kuna, Idaho
STATE	Idaho 83642	PHONE	
PHONE	(208) 433-8800	Attn:	Benton Wickersham

DATE : 09/08/2025

This bid is based on the 'Approved streetlight sheet phase 2.pdf' document emailed to us on 08/27/25 and includes the following scope of work **only**:

All necessary labor, materials and equipment to complete the electrical portion of the work as described below is included with an electrical permit fee.

Scope of Work: *(furnished & installed UNO)*

> (7) 'Interior' Street pole lights w/ associated circuitry

Bid Clarifications:

> Material/equipment leads times TBD at time of order
> Includes: Concrete pole foundations, excavation/bedding/backfill/compaction (***for our scope of work***)
> Excludes: Utility-related scope/ fees (***of any kind***), Engineering/fees, cutting/patching/painting (***of any surface types***), surveying, rock excavation, water control, horizontal boring, concrete aprons/flatwork, traffic control, ROW permit(s)
> Excludes: Sprinkler timeclock scope

SOV:

> 'Interior' Trenching/Conduit/Wire	$19,594
> 'Interior' Poles/Fixtures/Bases	$29,391

We hereby propose to furnish labor and materials - complete in accordance with the above specifications, for the sum of:

FORTY EIGHT THOUSAND NINE HUNDRED AND EIGHTY FIVE

dollars($ **48,985**) with payment to made as follows

monthly draws paid by the 15th of the following month

All work to be completed in a workmanshiplike manner according to the standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contigent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our employees are fully covered by Workers' Compensation Insurance. If necessary to file court action for the collection of money, buyer agrees to pay all court costs and attorney's fees.

DAVID BONNER
Estimator

AUTHORIZED SIGNATURE: _____

NOTE: This proposal may be withdrawn if not accepted within 15 days

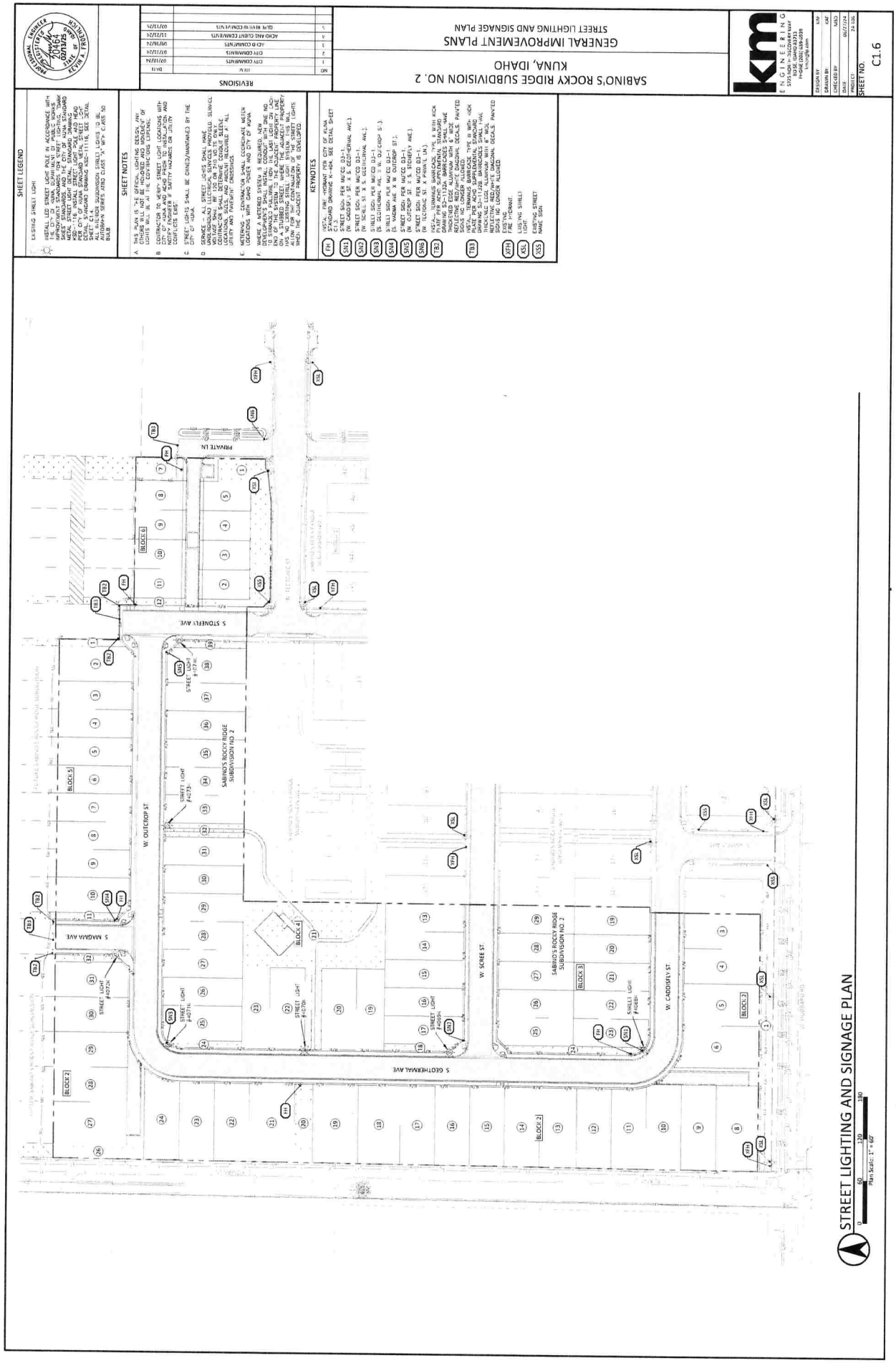
Acceptance of Proposal

The above prices, specifiations and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Signature _____

Date _____ Signature _____

On past due accounts, a service charge of 1.5% per month will be added to the account computed to the unpaid balance on billing date (APR 18%)


SABINO'S ROCKY RIDGE SUBDIVISION NO. 2
KUNA, IDAHO
GENERAL IMPROVEMENT PLANS
STREET LIGHTING AND SIGNAGE PLAN
SHEET NO. C1.6
REVISIONS
NO DESCRIPTION DATE
1 CITY COMMENTS 07/10/24
2 CITY COMMENTS 07/17/24
3 ACHD COMMENTS 09/16/24
4 ACHD AND CLIENT COMMENTS 11/22/24
5 QLW REVIEW COMMENTS 02/17/25
SHEET LEGEND
EXISTING STREET LIGHT
INSTALL LED STREET LIGHT POLE IN ACCORDANCE WITH IDAHO POWER STANDARD DRAWING NO. 11 FOR UNDERGROUND SERVICES AND CITY OF KUNA STANDARDS FOR STREET LIGHTING. SHALL BE 30' ROUND TAPERED STEEL POLE WITH 2' MAST ARM PER CITY OF KUNA STANDARD METAL STREET LIGHT DETAIL, STANDARD DRAWING NO. C1-2 AND IDAHO POWER STANDARD METAL STREET LIGHT SHEET - C1-2 AND DRAWING NO. 11116, SEE DETAIL ON SHEET C1.7
ALL LUMINAIRES SHALL BE DIMMABLE, 4000K, 70 CRI, WITH A MAXIMUM 3000 LUMEN OUTPUT AND SHALL BE DARK SKY COMPLIANT.
SHEET NOTES
A. THIS PLAN IS FOR ARTERIAL LIGHTING DESIGN ONLY. OTHER STREETS MAY REQUIRE LIGHTING. SEE PLAT FOR LIGHTS WILL BE AT THE CONTRACTORS EXPENSE.
B. CONTRACTOR TO VERIFY STREET LIGHT LOCATIONS WITH CITY OF KUNA AND IDAHO POWER PRIOR TO INSTALLATION AND NOTIFY ENGINEER IF SAFETY HAZARDS OR UTILITY CONFLICTS EXIST.
C. STREET LIGHTS SHALL BE OWNED/MAINTAINED BY THE CITY.
D. SERVICE - ALL STREET LIGHTS SHALL HAVE UNDERGROUND ELECTRICAL SERVICES PROVIDED FROM THE NEAREST POWER SOURCE. THE ELECTRICAL CONTRACTOR SHALL DETERMINE CONDUIT SLEEVE LOCATIONS AND TRENCHING REQUIRED FOR ALL UTILITY AND TRANSFORMER CROSSINGS.
E. METERING - CONTRACTOR SHALL COORDINATE METER LOCATIONS WITH IDAHO POWER AND CITY OF KUNA
F. WHERE A METERED SYSTEM IS REQUIRED, NEW STREETLIGHTS SHALL BE CONNECTED FROM THE NEAREST METERED SYSTEM. WHERE THE ADJACENT PROPERTY IS NOT DEVELOPED, AN UNDERGROUND STREETLIGHT SYSTEM SHALL BE INSTALLED AND TRANSFERRED TO THE ADJACENT PROPERTY WHEN THE ADJACENT PROPERTY IS DEVELOPED.
KEYNOTES
FH VICTOL, FIRE HYDRANT PER CITY OF KUNA STANDARD DRAWING K-404. SEE DETAIL SHEET C1.7
SN1 STREET SIGN PER MUTCD D3-1. (W. CADDISFLY ST X S. GEOTHERMAL AVE.)
SN2 STREET SIGN PER MUTCD D3-1. (S. MAGARA AVE X W. OUTCROP ST.)
SN3 SHIELD SIGN PER MUTCD D3-1 (S. SCHIMMAN AVE. X W. OUTCROP ST.)
SN4 SHIELD SIGN PER MUTCD D3-1 (S. MAGARA AVE X W. OUTCROP ST.)
SN5 STREET SIGN PER MUTCD D3-1 (W. OUTCROP ST X S. STONEFLY AVE.)
SN6 STREET SIGN PER MUTCD D3-1 (W. CADDISFLY ST X S. PENCIL AVE.)
TB1 MSP4-TURNING BARRICADE, TYPE III WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1123B. BARRICADE SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED
TB2 NOTE: TERMINUS BARRICADE, TYPE III WITH KICK PLATE PER ACHD SUPPLEMENTAL STANDARD DRAWING SD-1123B. BARRICADES SHALL HAVE THICKENED EDGE ALUMINUM WITH 6" WIDE REFLECTIVE RED/WHITE DIAGONAL DECALS. PAINTED SIGNS NO LONGER ALLOWED
TB3 FIRE HYDRANT
XFH LIGHTING SHIELD
XSL LIGHTING
XSS EXISTING STREET NAME SIGN
STREET LIGHTING AND SIGNAGE PLAN
Plan Scale: 1" = 60'
0 60 120 180

0006382360

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006382360

Date Filed: 8/4/2025 12:46:44 PM

Entity Name and Mailing Address:

Entity Name:	HUBBLE HOMES, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000027293
Address	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4648

The registered agent on record is:

Registered Agent	PARACORP INCORPORATED Commercial Registered Agent Physical Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704 Mailing Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
Woodside Group, LLC	Manager	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

The annual report must be signed by an authorized signer of the entity.

Job Title: General Counsel

Jace A. Richards, Esq.
Sign Here

08/04/2025
Date

BLU3-3396 08/04/2025 12:46 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

RESOLUTION NO. R21-2026
FENCING IMPROVEMENT
CASH BOND
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY HUBBLE HOMES, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR SABINO'S ROCKY RIDGE PHASE NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS SABINO'S ROCKY RIDGE PHASE NO. 2 exists as part of an approved preliminary plat; and

WHEREAS construction plans for **SABINO'S ROCKY RIDGE PHASE NO. 2** were approved by the Kuna City Engineer on **02/18/2025**; and

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

WHEREAS the fencing has not been completed for **SABINO'S ROCKY RIDGE PHASE NO. 2** according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the fencing completion has been estimated at **ONE-HUNDRED EIGHT THOUSAND, EIGHTY-FIVE DOLLARS AND TWENTY-NINE CENTS ($108,085.29)** adding 25% for a total of **ONE HUNDRED THIRTY-FIVE THOUSAND, ONE HUNDRED SIX DOLLARS AND SIXTY-ONE CENTS (135,106.61)**; and

WHEREAS developer desires to record the final plat for **SABINO'S ROCKY RIDGE PHASE NO. 2** 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 **SABINO'S ROCKY RIDGE PHASE NO. 2** 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 THIRTY-FIVE THOUSAND, ONE HUNDRED SIX DOLLARS AND SIXTY-ONE CENTS (135,106.61**);
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 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

CITY OF KUNA FENCING IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between HUBBLE HOMES, LLC (hereinafter "Developer"); whose address is 701 S ALLEN ST #104 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 2 of the development known as SABINO'S ROCKY RIDGE 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 SABINO'S ROCKY RIDGE SUBDIVISION NO. 2 and the associated Bid for fencing by MERIDIAN FENCE.

   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 THIRTY-FIVE THOUSAND, ONE HUNDRED SIX dollars and SIXTY-ONE cents ($135,106.61), 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 5th day of January, 2026

Austin Edwards
HUBBLE HOMES, LLC

BY AUSTIN EDWARDS
AUTHORIZED AGENT

On this 5th day of January, 2026, before me Tera Turner, personally appeared AUSTIN EDWARDS 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 AUTHORIZED AGENT and on behalf of the HUBBLE HOMES, LLC

SEAL

TERA JO TURNER
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20253666
MY COMMISSION EXPIRES 9-11-2031

Tera Jo Turner
Notary Public for State of Idaho
My commission expires on 9/11/2031

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 _____

MERIDIAN FENCE 208.888.6131

702 W Franklin Rd
Meridian, ID 83642
ID Lic #-RCE 40928
OR Lic#-218732

Estimate

Date	Estimate #
3/4/2025	40634

Name / Address
Providence Holdings 851 N Hickory Ave. Suite 105 Meridian, ID 83642

Subdivision: Lot/Block	Terms	PO #	Rep
		Sabino's Rocky Ri...	NDS

Description	Qty	Rate	Total
***Project:Sabino's Rocky Ridge 2			
Materials:6' tall solid			
5 X 5 X 96 TAN MM POST	409	30.52501	12,484.73
*ENDS=			
*CORNERS=			
*BLANKS=			
*LINES=			
5" TAN FLAT POST CAP	409	2.21	903.89
Premixed concrete delivered and poured by concrete truck.	409	8.00	3,272.00
7/8 X 57 TAN MM U-CHANNEL	398	2.81751	1,121.37
1-1/2 X 5-1/2 X 72 TAN MM POCKET RAIL	796	10.935	8,704.26
7/8 X 6 X 60-1/4 TAN T/G PICKET	4,577	5.55	25,402.35
Professional Install of Perimeter Fence	2,338	8.00	18,704.00
**Price Per foot $30.19			
**materials 6' tall with lattice top			
5 X 5 X 96 TAN MM POST	171	30.52503	5,219.78
*ENDS=			
*CORNERS=			
*BLANKS=			
*LINES=			
5" TAN FLAT POST CAP	171	2.21	377.91

Estimates are valid for 30 days Deposits must be received within one week of your install date. Changes to project after it has begun may result in a change order fee. Final payment for project is due according to agreed upon terms and any unpaid balance over 30 days from the due date will be subject to a 1.5% finance charge per month. A $20 fee is also assessed on all returned checks. Please reference all applicable Estimate #'s on check to ensure proper application of deposit. Credit card payments are subject to a 3% processing fee. Refunds on cancelled orders may take up to 10 business days to process.

Meridian Fence offers sprinkler insurance. If not purchased, Meridian Fence is NOT responsible for any damages to sprinklers

Total

Signature

MERIDIAN FENCE 208.888.6131

702 W Franklin Rd
Meridian, ID 83642
ID Lic #-RCE 40928
OR Lic#-218732

Estimate

Date	Estimate #
3/4/2025	40634

Name / Address
Providence Holdings 851 N Hickory Ave, Suite 105 Meridian, ID 83642

Subdivision: Lot/Block	Terms	PO #	Rep
		Sabino's Rocky Ri...	NDS

Description	Qty	Rate	Total
PREMIXED CONCRETE DELIVERED (includes all applicable taxes) AND POURED BY CONCRETE TRUCK	171	8.00	1,368.00
7/8 X 57 TAN MM U-CHANNEL	168	2.8175	473.34
1-1/2 X 5-1/2 X 72 TAN MM POCKET RAIL	336	10.935	3,674.16
7/8 X 6 X 60-1/4 TAN T/G PICKET	1,932	5.55	10,722.60
2 X 3-1/2 X 72 TAN MM GATE UPRIGHT	168	14.5425	2,443.14
8' TAN LATTICE U-CHANNEL	42	19.52	819.84
4' X 8' TAN LATTICE	56	59.32	3,321.92
Professional Install of 6' tall with lattice top Perimeter Fence	1,008	9.00	9,072.00
**Price per foot $37.19		0.00	0.00

Estimates are valid for 30 days Deposits must be received within one week of your install date. Changes to project after it has begun may result in a change order fee. Final payment for project is due according to agreed upon terms and any unpaid balance over 30 days from the due date will be subject to a 1.5% finance charge per month. A $20 fee is also assessed on all returned checks. Please reference all applicable Estimate #'s on check to ensure proper application of deposit. Credit card payments are subject to a 3% processing fee. Refunds on cancelled orders may take up to 10 business days to process.

Meridian Fence offers sprinkler insurance. If not purchased, Meridian Fence is NOT responsible for any damages to sprinklers

Total $108,085.29

Signature _____

0006382360

STATE OF IDAHO

Office of the secretary of state, Phil McGrane

ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: $0.00

For Office Use Only

-FILED-

File #: 0006382360

Date Filed: 8/4/2025 12:46:44 PM

Entity Name and Mailing Address:

Entity Name:	HUBBLE HOMES, LLC
The file number of this entity on the records of the Idaho Secretary of State is:	0000027293
Address	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

Entity Details:

Entity Status	Active-Existing
This entity is organized under the laws of:	IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:	W4648

The registered agent on record is:

Registered Agent	PARACORP INCORPORATED Commercial Registered Agent Physical Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704 Mailing Address 10020 W FAIRVIEW AVE STE 104 BOISE, ID 83704

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	TItle	Business Address
Woodside Group, LLC	Manager	701 S ALLEN ST STE 104 MERIDIAN, ID 83642-3058

The annual report must be signed by an authorized signer of the entity.

Job Title: General Counsel

Jace A. Richards, Esq. — Sign Here

08/04/2025 — Date

BL03/-3396 08/04/2025 12:46 PM Received by Office of the Idaho Secretary of State

Page 1 of 1

RESOLUTION NO. R06-2026
CITY OF KUNA, IDAHO

CITY PARKS & RECREATION AND CITY PUBLIC PROPERTY FEES

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO: MAKING CERTAIN FINDINGS; AND ESTABLISHING CERTAIN CITY PARKS & RECREATION AND CITY PUBLIC PROPERTY FEES; AND AMENDING AND REFORMING THE EXISTING CITY PARKS & RECREATION AND CITY PUBLIC PROPERTY FEE SCHEDULE, ISSUED BY THE CITY OF KUNA, IDAHO AS SET FORTH IN RESOLUTION NO. R74-2023A; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, public notice for a public hearing for fees has been published in the Idaho Press as required by Idaho Code §63-1311(a); and

WHEREAS, the City Council duly noticed and held a public hearing on new or increased fees that are in excess of five percent (5%) of the amount of the fee last collected; and

WHEREAS, Kuna City Code Title 7, Chapter 3, Section 11, provides the City Council with the authority to establish user fees for the rental of its city parks and city public property; and

WHEREAS, the City Council approved R74-2023A on December 5th, 2023 to provide for certain City Parks and City Public Property Fees to cover rising costs, add discount eligibility, add new amenities, add reservation time frames, and add a reservation deadline, which Resolution is herein amended and reformed; and

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

Section 1: The Kuna City Council hereby amends and reforms the City Parks & Recreation and City Public Property Fee Schedule as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: The newly established, increased, and/or removed fees with altered text shown with underline and strikethrough attached hereto as "Exhibit A" and incorporated herein by reference, is hereby approved.

Section 3: Existing City rates and fees that are not in conflict with the rates and fees adopted by this Resolution shall remain in full force and effect.

Section 4: The Mayor and City Council are hereby authorized to execute said City Parks and City Public Property Fee Schedule for and on behalf of the City of Kuna.

Section 5: This Resolution shall take full force and effect immediately upon its adoption and approval.

PASSED BY THE COUNCIL of Kuna this 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

EXHIBIT A TO RESOLUTION R06-2026
CITY OF KUNA
Fees for Rental of City Parks and Public Property, After Hours Permits, City Sponsored Events, and City Sponsored Recreational Activities
EFFECTIVE JANUARY 20TH, 2026

Note(s):

- All rates are based on the following time blocks 9:00 am – 1:00 pm; 1:30pm – 5:30 pm; and 6:00 pm – dusk.
- Any after dusk reservations will require an after-hours permit and Special Event Plan, and may be subject to additional requirements as imposed by the City Clerk, Kuna Police Department, and Kuna Rural Fire District
- A 20% discount will be given upon proof of status to the following: current military and veterans (military ID); non-profit organizations (after verification of 501(c)(3) status), and Public Schools.
- Reservations must be made seven (7) or more calendar days in advance of actual reservation event date. Reservations made fewer than seven (7) days prior to the reservation event date may result in not being accommodated or cancelled by City of Kuna Parks & Recreation Administration.
- All Rentals & Reservations are "first come, first serve."
- All fees may be waived or discounted with Parks & Recreation, Fleet & Facilities Director or Designee's Discretion.

Parks and Recreation							
Bernie Fisher Park							
	~~Number of people~~	~~0-25~~	~~26-50~~	~~51-100~~	~~101+~~	~~Minimum Rate Per Block~~	~~Max Rate Per Block~~
Bandshell* (10 Tables)	~~Max Capacity~~ ~~200~~	~~$30~~	~~$40~~	~~$60~~	~~$110~~	~~$30~~	~~$110~~
*Electricity	~~Per time Block~~	~~$10~~	~~$10~~	~~$10~~	~~$10~~	~~$10~~	~~$10~~
Gazebo* (5 Tables)	~~Max Capacity~~ ~~100~~	~~$20~~	~~$30~~	~~$50~~	~~N/A~~	~~$20~~	~~$50~~
Horseshoe pits (Exclusive)	~~Both Pits~~	~~N/A~~	~~N/A~~	~~N/A~~	~~N/A~~	~~$20 Per 2 hours~~	~~$20 Per 2 hours~~
Greenbelt							
	~~Number of people~~	~~0-25~~	~~26-50~~	~~51-100~~		~~Minimum Rate Per Block~~	~~Max Rate Per Block~~
#1 Rental Location (East Side Near Restroom) *	~~Max Capacity~~ ~~100~~	~~$20~~ ~~5 Table~~	~~Additional tables may be added~~	~~N/A~~		~~N/A~~	~~N/A~~
*Electricity (East Side only)	~~Per time Block~~	~~$10~~	~~$10~~	~~$10~~		~~$10~~	~~$10~~
Sand Volleyball Court (Exclusive)	~~*~~	~~N/A~~	~~N/A~~	~~N/A~~		~~$15 Per 2 hours~~	~~$15 Per 2 hours~~
Horseshoe pits (Exclusive)	~~Per 2 Pits~~ ~~$5 extra for additional 2 pits~~	~~N/A~~	~~N/A~~	~~N/A~~		~~$20 Per 2 hours~~	~~$25 Per 2 hours~~ ~~(All 4 Pits)~~
#2 Rental Location (Southside Near Indian Creek)	~~Max Capacity~~ ~~100~~	~~$20~~ ~~5 Tables~~	~~Additional tables may be added~~	~~N/A~~			
#3 Rental Location (Future location below Skate Park) Location	~~Max Capacity~~ ~~100~~	~~$20~~ ~~5 Tables~~	~~Additional tables may be added~~	~~N/A~~		~~N/A~~	~~N/A~~
#4 Rental Location (Future Location below BMX Track)	~~Max Capacity~~ ~~100~~	~~$20~~ ~~5 Tables~~	~~Additional tables may be added~~	~~N/A~~		~~N/A~~	~~N/A~~
Pergola East side of Swan Falls (Existing Tables)	~~Max Capacity~~ ~~100~~	~~$10~~	~~Additional tables may be added~~	~~N/A~~		~~N/A~~	~~N/A~~

Sego Prairie/Nicholson Park

	~~Capacity~~	~~Rate Per Block~~
Covered Area #1 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~
Covered Area #2 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~

Stroebel Park

	~~Block time~~	~~Rate Per Block~~	~~Max Per Day~~
Pickleball Court #1	~~60 Minutes~~	~~$2.50~~	~~1~~
Pickleball Court #2	~~60 Minutes~~	~~$2.50~~	~~1~~
Pickleball Court #3	~~60 Minutes~~	~~$2.50~~	~~1~~
Pickleball Court #4	~~60 Minutes~~	~~$2.50~~	~~1~~

Helen Zamzow Park

	~~Per Hour~~	~~Field Prep (Drag and Chalk)~~
Field #1	~~$10~~	~~$20 per game~~
Field #2	~~$10~~	~~$20 per game~~

Sadie Creek

	~~Capacity~~	~~Rate Per Block~~
Covered Area #1 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~

Parks and Recreation		
Bernie Fisher	**Number of People**	**Rate per 4 Hour block**
Bandshell (10 tables & Electricity)	Up to 100	$70
Gazebo (5 tables & Electricity)	Up to 100	$60
* Horseshoe Pits are no longer exclusively reservable		

Greenbelt	**Number of People**	**Rate per 4 Hour block**
#1 Rental Location (East Side Near restroom) (5 tables & Electricity)	Up to 30- picnic table seating open seating	$40
Sand Volleyball Court		$20 per 2 hours
* Horseshoe Pits are no longer exclusively reservable		
* #2 rental Location is no longer exclusively reservable		
* #3 Rental Location is no longer exclusively reservable		
* #4 Rental Location is no longer exclusively reservable		
Pergola (East side of Swan Falls)	Up to 30- picnic table seating open seating	$30 per 4 Hour Block

Park	Reservation Location	Number of People	Rate per 4 Hour Block
Arbor Ridge	Covered Area #1 (1 tables)	Up to 10	$10
Arbor Ridge	Covered Area #2 (1 tables)	Up to 10	$10
Butler	Covered Area #1 (2 tables)	Up to 20	$10
Sego Prairie/ Nicholson	Covered Area #1 (2 tables)	Up to 20	$10
Sego Prairie/ Nicholson	Covered Area #2 (2 tables)	Up to 20	$10
Sadie Creek	Covered Area #1 (2 tables)	Up to 20	$10
Sadie Creek	Covered Area #2 (2 tables)	Up to 20	$10
Patagonia	Covered Area (4 Tables)	Up to 30	$20
Strobel	Covered Area (8 tables)	Up to 60	$50

Zamzows Softball Fields	**Rate Per Hour** **Practice**	**Rate Per Game** (City provides chalk, organization preps field)
North Field	$10	$20
South Field	$10	$20

Stroebel Pickleball Courts	**Rate Per Hour**	**Max Per Day**
Pickleball Court #1	$2.50	3
Pickleball Court #2	$2.50	3

Covered Area #2 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~

Arbor Ridge

	~~Capacity~~	~~Rate Per Block~~
Covered Area #1 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~
Covered Area #2 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~

Butler

	~~Capacity~~	~~Rate Per Block~~
Covered Area #1 (2 Tables)	~~Max Capacity~~ ~~20~~	~~$10~~

Disc Golf Course*	~~Number of people~~	~~Minimum Rate Per Day~~
Exclusive Event/tournament (day)		~~$250~~
Non-Exclusive Event /Tournament (day)		~~$75~~
Non-Exclusive for League play per day		~~$25~~

Additional Rental Fees - Per Activity	~~Rate~~	~~Additional Information~~
Additional Picnic Tables (seat 6-8)	~~$30 per 5 tables~~	
Turf Fee (Bouce house, Canopy Etc)	~~$30~~	
Bernie Fisher - Special Event Fee includes electricity up to 10 tables with more available with added fee Green Belt - (Excludes Splashpad & Pergola Behind City Hall	~~$150 Per Block~~	~~$330 per Day~~
Special Event with Parking fee (Parking on the Grass)	~~$200 Per Block~~	~~$500 Per Day~~
Any other Park Special Event Reservation (Includes Arbor/Farm Estates/Nicholson Park/Sadie Creek/Winchester/Behind City Hall/Butler) Special Event Reservation Fee with Driving on Grass Fee	~~$250 Per Day~~	
Any other Park Special Event Reservation (Includes Arbor/Farm Estates/Nicholson Park/Sadie Creek/Winchester/Behind City Hall/Butler) Special Event Reservation Fee with NO Driving on Grass/Bounce house Fee	~~$150 Per Day~~	
Construction Fencing optional with 2 hour minimum Additional parks personnel for set up, tear down, ect is an additional hourly rate.	~~$50 /Hour~~	

After Hours Permits

	~~Number of people~~	~~0-25~~	~~26-50~~	~~51-100~~	~~101+~~
Fee		~~$30~~	~~$40~~	~~$60~~	~~$110~~

Pickleball League

	~~Per Team Price~~
Singles	~~$40~~
Doubles	~~$60~~

Adult Softball League

	~~Team Fee~~	~~Player Fee~~
Mens	~~$325~~	~~$10~~
Coed	~~$325~~	~~$10~~

Pickleball Court #3	$2.50	3	
Pickleball Court #4	$2.50	3	
Patagonia Pickleball Courts	**Rate Per Hour**	**Max Per Day**	
Pickleball Court #1	$2.50	3	
Pickleball Court #2	$2.50	3	
Pickleball League	Per Team Price		
Singles	$40		
Doubles	$60		
Disc Golf Course	**Rate Per Day**		
Event/ Tournament	$80		
Bernie Baseball Fields	**Rate Per Hour Practice**	**Rate Per Game (City provides chalk, organization preps field)**	
East Field	$10	$20	
West Field	$10	$20	
West Field	$10	$20	
Recreation Sports	**Rate**		
Softball	$400		
Volleyball	$300		
Additional Rental Fees	**Rate**		
Turf Fee (Bounce house, canopy)	$30		
Construction Fencing	$150- flat rate Includes set up & take down		
Extra Trash Cans	$20- additional 5 SPECIAL EVENT ONLY		
Portable Restroom	$160 per unit SPECIAL EVENT ONLY		
Clean up Fee (Basic Reservation)	$75		
Clean up Fee	$150		
After Hours Permit	$100*		

*May be waived or lowered at Parks & Recreation, Fleet & Facilities Director or Designee's Discretion

Pickleball League	Per Team Price		
Singles	$40		
Doubles	$60		
City Sponsored Events	**1-Day Event**	**2-day Event**	**3-day Event**
10x10 Vendor	$50	$100	$150
Food Truck	$75	$150	$225
Non-profit	$0	$0	$0

Event Rental Fees	**4 Hour Block**	**Whole Day 9am-9pm**
Bernie Fisher (Whole Park Special Event) Excludes: Playground	$250	$500
Arbor	$175	$350
Ashton		
Butler		
Farm Estates		
Nicholson		
Sadie Creek + Extension		
Patagonia		
Winchester		
Strobel (Whole Park Special Event)		

					Behind City Hall Green Belt	$175	$350	
					(Police station walking path- Parking lot on AVE E)			
					South Greenbelt	$30	$60	
					(5 Tables)			
					East Greenbelt	$40	$80	
					(5 tables & Electricity)			
					Event that restricts:	$200	$400	
					Each reservation price			
					Volleyball court			
					South Greenbelt			
					East Greenbelt			

KUNA Parks and Recreation

Kuna Parks and Recreation Fee Schedule

"Easy View"

Bernie Fisher	Number of People	Rate per 4 Hour block
Bandshell (10 tables & Electricity)	Up to 100	$70
Gazebo (5 tables & Electricity)	Up to 100	$60

Park	Reservation Location	Number of People	Rate per 4 Hour Block
Arbor Ridge	Covered Area #1 (tables)	Up to 10	$10
Arbor Ridge	Covered Area #2 (1 tables)	Up to 10	$10
Butler	Covered Area #1 (2 tables)	Up to 20	$10
Sego Prairie/ Nicholson	Covered Area #1 (2 tables)	Up to 20	$10
Sego Prairie/ Nicholson	Covered Area #2 (2 tables)	Up to 20	$10
Sadie Creek	Covered Area #1 (2 tables)	Up to 20	$10
Sadie Creek	Covered Area #2 (2 tables)	Up to 20	$10
Patagonia	Covered Area (4 Tables)	Up to 30	$20
Strobel	Covered Area (8 tables)	Up to 60	$50

Greenbelt	Number of People	Rate per 4 Hour block
#1 Rental Location (East Side Near restroom) (5 tables & Electricity)	Up to 30- picnic table seating open seating	$40
Sand Volleyball Court		$20 per 2 hours
#2 Rental Location (Southside Near Indian Creek) (5 Tables)	Up to 30- picnic table seating open seating	$30
Pergola (East side of Swan Falls) (1 Table)	Up to 30- picnic table seating open seating	$30

Additional Rental Fees	Rate
Turf Fee (Bounce house, canopy)	$30
Construction Fencing	$150- flat rate Includes set up & take down
Extra Trash Cans	$20- additional 5 SPECIAL EVENT ONLY
Portable Restroom	$160 per unit SPECIAL EVENT ONLY
Clean up Fee (Basic Reservation)	$75
Clean up Fee (Special Event)	$150

Greenbelt	Number of People	Rate per 4 Hour block
#1 Rental Location (East Side Near restroom) (5 tables & Electricity)	Up to 30- picnic table seating open seating	$40
Sand Volleyball Court		$20 per 2 hours
#2 Rental Location (Southside Near Indian Creek) (5 Tables)	Up to 30- picnic table seating open seating	$30
Pergola (East side of Swan Falls) (1 Table)	Up to 30- picnic table seating open seating	$30

Event Rental Fees	4 Hour Block	Whole Day 9am-9pm	Additional information
Bernie Fisher (Whole Park Special Event) Excludes: Playground	$250	$500	+$150 for any driving on grass
Arbor Ashton Butler Farm Estates Nicholson Sadie Creek + Extension Patagonia Winchester Strobel (Whole Park Special Event)	$175	$350	+$150 for any driving on grass
Behind City Hall Green Belt (Police station walking path- Parking lot on AVE E)	$175	$350	+150 for any driving on grass
South Greenbelt (5 Tables)	$30	$60	ABSOLUTELY NO DRIVING ON GRASS
East Greenbelt (5 tables & Electricity)	$40	$80	+150 for any driving on grass
Event that restricts: Each reservation price Volleyball court South Greenbelt East Greenbelt	$200	$400	+150 for any driving on grass

Recreation Sports	Rate
Softball	$400
Volleyball	$300

Bernie Baseball Fields	Rate Per Hour Practice	Rate Per Game (City provides chalk, organization preps field)
East Field	$10	$20
West Field	$10	$20

Zamzows Softball Fields	Rate Per Hour Practice	Rate Per Game (City provides chalk, organization preps field)
North Field	$10	$20
South Field	$10	$20

Stroebel Pickleball Courts	Rate Per Hour	Max Per Day
Pickleball Court #1	$2.50	3
Pickleball Court #2	$2.50	3
Pickleball Court #3	$2.50	3
Pickleball Court #4	$2.50	3

Patagonia Pickleball Courts	Rate Per Hour	Max Per Day
Pickleball Court #1	$2.50	3
Pickleball Court #2	$2.50	3

Disc Golf Course		Rate Per Day	
Event/ Tournament		$80	
City Sponsored Events	**1-Day Event**	**2-day Event**	**3-day Event**
10x10 Vendor	$50	$100	$150
Food Truck	$75	$150	$225
Non-profit	$0	$0	$0

Pickleball League	Per Team Price
Singles	$40
Doubles	$60

RESOLUTION NO. R11-2026
CITY OF KUNA, IDAHO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE ADOPTION AND ALLOCATION OF CERTAIN FUNDS FROM THE CITY OF KUNA PARK IMPACT FEE FUND FOR AN OUTDOOR FITNESS COURT® AS PART OF THE 2026 NATIONAL FITNESS CAMPAIGN.

WHEREAS, The City of Kuna has submitted a Grant Application to National Fitness Campaign ("NFC") for participation in in their 2026 initiative to install and activate Outdoor Fitness Courts® in over 1000 municipalities and schools across the county; and

WHEREAS, The City of Kuna will accept a $30,000.00 National Grant from the NFC Grant Committee and Statewide Partners, and endeavor to provide funding from the Park Impact Fee Fund from budgeted funds within fiscal year 2027 to promote and implement a free-to-the-public Outdoor Fitness Court®; and

WHEREAS, The City of Kuna will endeavor to provide a local funding confirmation in the amount designated on the quote detailing the remaining funds for participation, provided by the National Fitness Campaign no later than October 7, 2027 as identified on the official Grant Program Requirement Document; and

WHEREAS, The Council of the City of Kuna believes joining the National Fitness Campaign is an important step in building a healthier community, commits to funding to participate in NFC's 2026 Campaign, and will earn local and regional recognition as a leader in providing accessible health and wellness infrastructure and programs.

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

Section 1. The Council of the City of Kuna will collaborate with the NFC to join the National Fitness Campaign, implement the Outdoor Fitness Court® program, and implement fitness infrastructure within the City of Kuna to make fitness free for community residents and visitors.

Section 1. The Mayor is hereby authorized to sign grant documents on behalf of the City of Kuna for the implementation of the Outdoor Fitness Court® and the City Clerk is hereby authorized to attest to said signature.

Section 3. The City Treasurer is hereby authorized to disperse funds from the City of Kuna Park Impact Fee Fund to defray necessary expenses associated with the Outdoor Fitness Court® program and implementation.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of January, 2026.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of January, 2026.

_____
Joe L. Stear, Mayor

ATTEST:

_____
Nathan Stanley, City Clerk

Congratulations!
The City of Kuna, Idaho has been selected as a 2026 Healthy Cities Campaign Grant Recipient!

Dear Nate and Morgan,

On behalf of the National Fitness Campaign Grant Committee, we are pleased to share that Kuna has been selected as a grant eligible partner in the 2026 Healthy Cities Campaign! This notification letter confirms eligibility for one (1) 2026 NFC Grant of $30,000. The next step is to schedule your official Grant Eligibility Award Call within the next 10 days, where the qualifications submitted in your Grant Application will be confirmed by the NFC team, and your Grant Program Requirements (GPR) will be aligned for eligibility and participation in this year's campaign. A copy of your GPR Document is attached to this formal award letter for your review, and is based on dates submitted in your Grant Application.

The $30,000 Grant Award will be confirmed pending 1) the submission of a Resolution of Adoption, endorsed by your local governing body or appropriate council within 30 days of the Award Call, 2) authorization to proceed, documented by formal funding confirmation (commonly a purchase order) and 3) confirmation of a scheduled shipping date for the Fitness Court and appropriate storage plans. Once set, GPR milestones must be met in order to maintain funding eligibility in the campaign.

To support this partnership and align your GPR milestones with your community's local adoption and funding processes, we have assigned a Partnership Manager – Darcie Burde – as your dedicated partner and champion in support of this partnership. Over the coming months, Darcie will work with your team to support the path outlined in the GPR Document, assisting in the confirmation of required remaining funding, installation, and launch of your program.

The 2026 Healthy Cities Campaign is part of a national movement to make world-class fitness free and accessible in public spaces across the country, which is more important today than ever before – thank you for your commitment to supporting this goal.

Here is a sneak peak at what's ahead:

- Fitness Court® Launch – Cut the ribbon on your beautiful new outdoor gym & announce free fitness to the community!
- Classes & Challenges – Get residents moving & keep them engaged with ongoing group classes, individual training, and competitive events.
- Press & Promotions – Shine a spotlight on your community and local partners for joining this exciting and innovative wellness movement!

Once again, we are thrilled to invite you to join us as a partner in the 2026 Healthy Cities Campaign, and we look forward to making world-class fitness free in Kuna!

Best in Fitness,



Mitch Menaged, Founder

Kuna, ID - National Fitness Campaign

2026 Funding Cycle Grant Program Requirements (GPR)

Important: *Grant Program Requirement (GPR) Dates must be adhered to in order to confirm grant availability within the awarded campaign year. While NFC strives to accommodate all approved applicants for participation, National Fitness Campaign cannot guarantee grant availability within each calendar year should approved milestone dates not be met, due to the volume of applicants joining the campaign and limited nature of Grant Funding in each state. Please contact your Partnership Development manager for more information.*

PHASE 1

MILESTONE 1: ADOPTION

Summary: Commit to project adoption and confirm intent to provide remaining matching funding

- Requirement: Complete Resolution of Adoption
- **On or Before: 1/21/2026**

MILESTONE 2: AUTHORIZATION TO PROCEED - FUNDING CONFIRMED

Summary: Approve and secure funding (as needed) and confirm total required remaining funding listed below.

- Requirement: Funding confirmation document submitted to NFC for remaining program funding (typically a Purchase Order (P.O). Refer to Official Quote and Funding Requirements Summary for details.
    - **Remaining Funding Requirement: Fitness Court Studio w/ Fitness Court Art (included) and Fitness Court Studio Shade $280,000**
    - **On or Before: 10/7/2026**

MILESTONE 3: SHIPMENT FOR STORAGE

Summary: Identify Fitness Court® storage location and schedule Fitness Court® delivery

- Requirement: Accept Fitness Court® delivery and store at a secure location, prepare to be invoiced for remaining program funds due per Milestone 2.
- **Deadline: Within 2-4 weeks from completion of Milestone 2**

PHASE 2

MILESTONE 4: PLANNING, DESIGN & ART

Summary: Confirm Fitness Court Orientation and Site Layout, Approve Fitness Court® Art Designs

- Requirement: Approve Site Orientation, Site Plan and Approve artwork.
- **Deadline: November 2026**

(Continued on Next Page)

MILESTONE 5: CONCRETE SLAB INSTALLATION

Summary: Review concrete slab drawings & schedule concrete installer, Confirm Art is produced and shipped.

- Requirement: Install concrete slab (cure time of 14 days before Fitness Court® installation, Spraylock additive required). Fill out the concrete slab inspection form upon completion.
    - **Estimated Funding Requirement: $0-$57,000 (Fitness Court Studio Configuration w/ footings for shade)**
- **Deadline: Spring 2027 - pending weather and internal processes**

MILESTONE 6: FITNESS COURT® ASSEMBLY

Summary: Select Fitness Court® Assembly Team - NFC'S Approved Installation Network (AIN) is recommended pending local procurement requirements and policies.

- Requirement: Confirm installation timeline with NFC, provide completed installation photos for NFC inspection
    - **Estimated Funding Requirement: $67,750-$69,750 (Fitness Court Studio Configuration w/ Shade)** ***There may be a slight increase for assembly funding in 2027 - TBD***
- **Deadline: Spring 2027 - pending weather and internal processes**

MILESTONE 7: PRESS LAUNCH RIBBON CUTTING CEREMONY

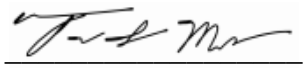
Summary: Hold Fitness Court® press launch & ribbon cutting event (in coordination with State Sponsor if applicable)

- Requirement: Promote press release, train ambassadors, hold launch within campaign year (weather permitting)
- **Deadline: Spring/Summer 2027**

MILESTONE 8: ATTEND OFFICIAL WELCOME TO CAMPAIGN VIRTUAL CALL

Summary: Attend NFC's official Welcome to Campaign call to share success of launch, initiate Fitness Court warranty, receive tools & services for Fitness Court activation, establish connection to long-term NFC Relationship Management Team

- Requirement: Schedule call with NFC & Local Leadership to attend Welcome to Campaign call. **Call completes formal grant obligations.*
- **Deadline: Scheduled within 2 weeks post Launch Event (Milestone 7)**

G.P.R. Authorized by:  *Trent Matthias - Campaign Director*



DESIGN GUIDELINES SITE PLANNING CRITERIA

Requirements, Strategies, and Tools for successful Fitness Court® Integration

NFC Campaign Rules and Requirements for Fitness Court® Location

The following requirements have been established by the NFC Grant Committee to ensure all Fitness Courts® meet minimum national safety, usability, and success criteria. These requirements must be adhered to by all entities that install a Fitness Court® on their property.

REQUIREMENT SUBSET A: LAND OWNERSHIP

1. Land must be owned by City, County, High School, or University and be open for public access.
2. City owned selected land should be a parcel categorized as a park on the city landuse map. (special exemption may apply with approval by NFC Grant Committee)
3. Land must not be owned by Elementary School/Pre-K
4. Land must not be owned by Middle School (special exemption with multiple campus schools)

REQUIREMENT SUBSET B: MINIMUM SAFE DISTANCES FROM PRE-K, ELEMENTARY AND MIDDLE SCHOOLS

1. A Fitness Court® is not permitted within 500’ of an Elementary School/Pre-K/Daycare
2. A Fitness Court® is not permitted within 500’ of a Middle School. (special exemption with mix-use schools pending approval by NFC Grant Committee)

REQUIREMENT SUBSET C: MINIMUM SAFE DISTANCES TO LOCALIZED AMENITIES

1. A Fitness Court® is not permitted within 150’ from a playground, splashpad, or other amenity geared towards children under 14+ for safety purposes
2. A Fitness Court® must be located a minimum distance of 150’ from BBQ pits/Pavilions and Farmers Markets for safety and maintenance reasons
3. A Fitness Court® must be located a minimum distance of 25’ away from a fence for solid wall for safety and maintenance purposes



Site Planning Strategies

The following strategies are noted to help guide site placement and orientation of a Fitness Court® within the selected park location. These strategies are meant to be deployed during the site planning process to to help guide site partners towards finding the best layout for the Fitness Court® in an effort to encourage full accessibility and maximum usage in a safe and fun way.

LOCATION

When possible, the Fitness Court® should be placed along an active local or regional trail, significant natural element such as a body of water, and in a prominent location. It is also recommended to situation the Fitness Court® within a cluster of existing park amenities near a basketball or tennis court, soccer filed, or other similar recreation amenities.



ORIENTATION

The Fitness Court® should be oriented in a way that provides the greatest visibility to adjacent park users. The Fitness Court® should not face a wall or fence. The Fitness Court wall should be perpendicular to the main pathway and any surrounding walls to maintain a clear sightline visibility for safety.



BUFFER ZONE

The Fitness Court® should not be located within 25’ of a wall or fence. This obscures all views to the back mural wall and could potentially create unsafe zones near the Fitness Court®. Seatwalls between 18”-24” are allowed as needed 6” curb to deal with certain site grading conditions. Ideally a 2-3’ buffer is maintained between the Fitness Court®, and seatwall or curb.



SAFETY

The Fitness Court® should be placed in an area of the park that can be monitored by surrounding residential and civic land uses. This helps keep “eyes” on the facility at all times of day and ensures there is no mis-use occurring during off-peak hours. In addition, when placed in the ideal location, there will be fewer opportunities for graffiti tagging and other defacement of city property.



VISIBILITY

In order to ensure the safety of its users, the Fitness Court® should be positioned in a way that does not obscure sight-lines onto the front of the facility. Fitness Courts® should be placed parallel to walkways, and face outward for maximum view-sheds.



Site Planning Strategies

CONNECTIVITY

Active regional trails help connect neighborhoods to parks and other recreational amenities. When available, Fitness Courts® should be placed no more that 10’ from an active trail to encourage users along the path of travel. Multiple Fitness Courts® located within a city, begins to connect the network promoting health and wellness in the locale.



DISTANCE

All Fitness Courts® should be placed 150’ away from a playground or BBQ facility. This setback requirement helps deter children from playing on the Fitness Court®, and prevent any food waste or hot coals on the surface itself. Exceptions can be made in certain situations where site constraints are present, or there is proper fencing or landscape buffers around the adjacent park uses to discourage use by individuals 14 and under.



SITE INFRASTRUCTURE

Once the Fitness Court® is constructed, we encourage partners to integrate other site furnishings such as bike racks, water fountains, benches, shade structures, sight lighting etc. This can extend the use-time of the Fitness Court® into the evening hours and during hot summer months.



LAND USE

The Fitness Court® is designed for users 14+. It should be placed in an appropriate land use designation that encourages high use i.e parks, along trails, high schools, colleges etc. The Fitness Court® should not be placed near an elementary school, middle school or leisure park. It should be placed in developed park areas that have like amenities such as a basketball courts, tennis courts, or pickle-ball field.



Design Requirements & Guidelines

Below are key examples of two types of site partners 1) those who have completed successful site planning practices and 2) those who have been non-compliant with NFC requirements & guidelines for successful Fitness Court® site planning. The second category of locations violate NFC's best practices and have subject them to mis-use at the local level. NFC mandates all site partners to follow guidelines set forth in this document to ensure proper and safe use, and set each Fitness Court® up for community participation and success.

Best Use Cases for Fitness Court® Placement

ACCESS
Walking + Cycling Infrastructure

✓ DO



Sidewalk connection to and from Fitness Court® slabs are required to provide direct access and ADA accessibility.

✗ DON'T



Fitness Court® are not to be placed in undeveloped open space. Future park master plans must be approved and funding secured if considering an undeveloped site.

LOCATION
Proximity

✓ DO



Fitness Courts® should be located next to and directly connected to active trails, cycling lanes and/or walking loops.

✗ DON'T



Fitness Courts® are not permitted to be located within specified distances of playgrounds, splashpads, and bbq stations for safety purposes.

Design Requirements & Guidelines

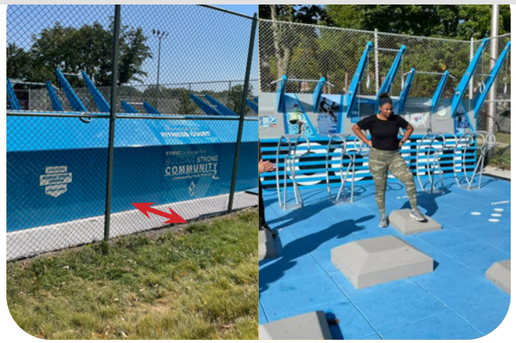
ORIENTATION + SAFETY BUFFER
Setbacks + Distances

✓ DO



Fitness Courts® are required to be placed at least 25' away from all vertical structures including but not limited to brick walls, fencing, retaining walls. The Fitness Court® Wall orientation should be perpendicular to the connecting pathway and vertical surface allowing clean safety sightlines.

✗ DON'T



Do not place the Fitness Court® directly against a fence or wall creating hidden spaces. This creates zones where individuals may hide, encouraging misuse and potential vandalism. This also obstructs maintenance access.

EDGE CONDITIONS
Surrounding Surfaces

✓ DO



Acceptable typical edge conditions include grass, artificial turf, landscape planting, mulch, hardscape or other rubber surfacing material.

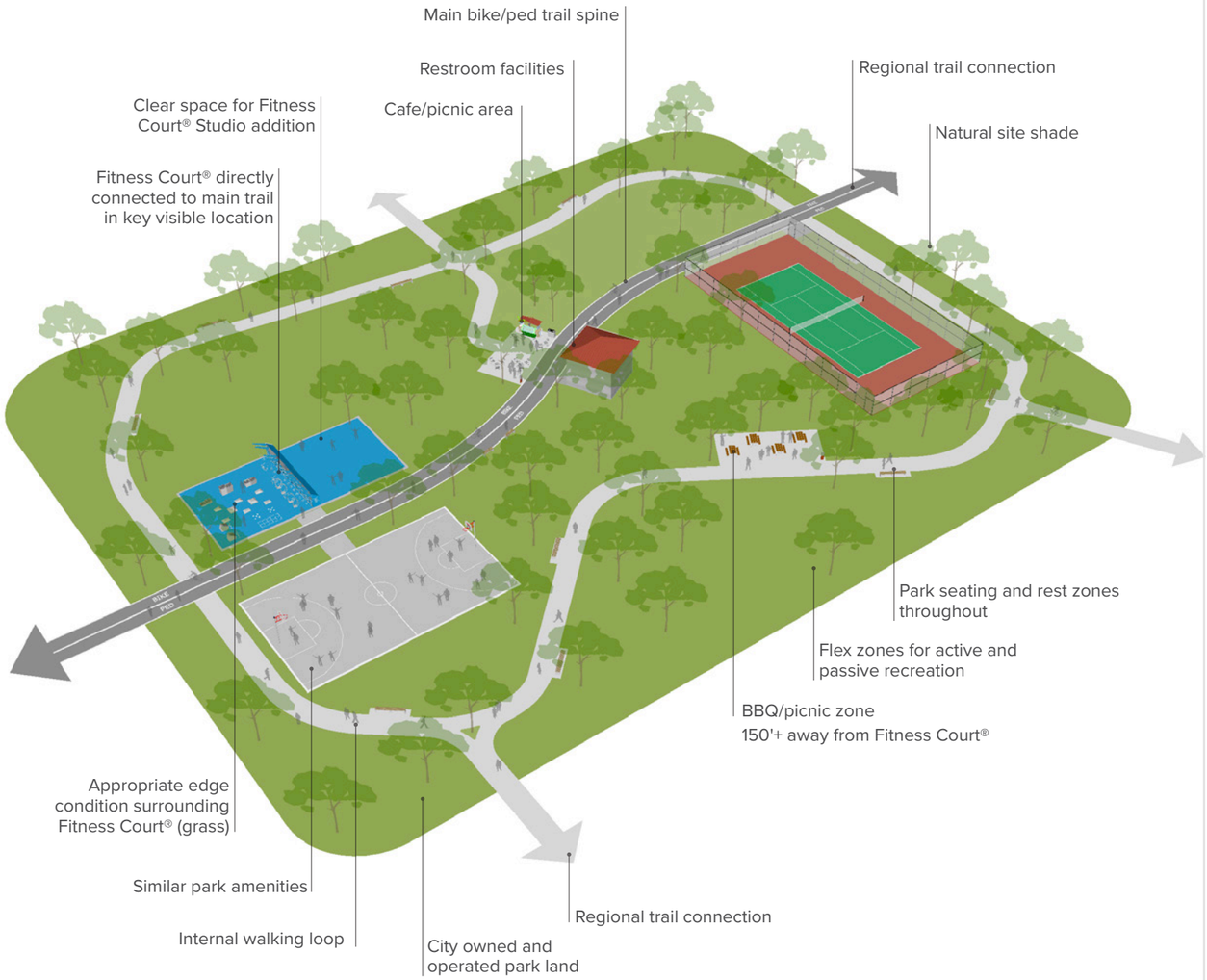
✗ DON'T



Unacceptable edge conditions include gravel, sand, decomposed granite, and other loose material. These materials cause tripping hazards and maintenance issues

Conceptual Park Design: Fitness Court® Integration

The graphic below depicts an example of an ideal placement of the Fitness Court®. A Fitness Court® should be placed along a major trail connector and have adequate space in the grass area behind for a Studio Fitness Court® expansion. It should be clustered amongst other park recreation amenities, and integrate various site furnishings to compliment the Fitness Court®. In addition, regional trail connections and a internal walking loop trails should be connected to the Fitness Court® to promote use. Sites with restroom facilities and water fountains should be considered. BBQ and food pavilion areas should be spaced appropriately away from the Fitness Court® to avoid food and beverages from spilling on the surface.



Acceptable Adjacent Amenities				Unacceptable Adjacent Amenities		
Basketball	Tennis	Pickleball	Soccer	Playground	Splashpad	BBQ

PROPER SITING OF THE FITNESS COURT® IS ESSENTIAL





“Being able to walk to a state-of-the-art Fitness Court® and now this beautiful park, only enhances the desirability of the area. We are proud to see so many people choosing to call Northwest Huntsville home.”

-Huntsville, AL District 1 Council Member Devyn Keith



National Fitness Campaign
San Francisco, CA
Tel. 415.702.4919
Nationalfitnesscampaign.com
info@nfchq.com



FITNESS COURT | SHADE

World's Best Outdoor Gym just got Cooler

NFC's **Fitness Court** | **Shade** has been designed specifically for the Fitness Court® & Fitness Court® Studio, integrating beauty, form and function into a systematic solution to heat & sun protection.

For more information about the Fitness Court Shade Structure contact us at : info@nfchq.com

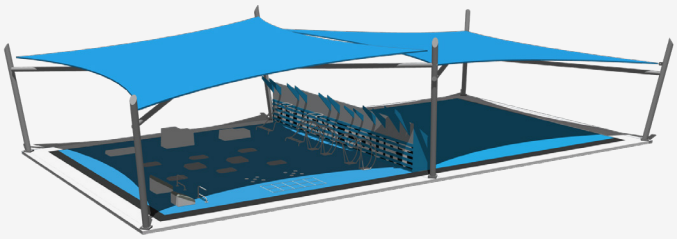
- Extended Seasonal Use
- UV & Sun Protection
- Integrated Design
- Enhanced Aesthetics
- Made in USA
- Long Lasting Materials

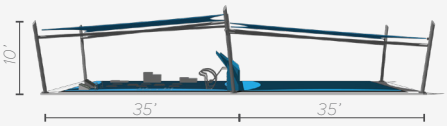
Need a shade for your Fitness Court®?
Contact National Fitness Campaign at:
info@nfchq.com • (415) 702-4919

Fitness Court® Shade Structure

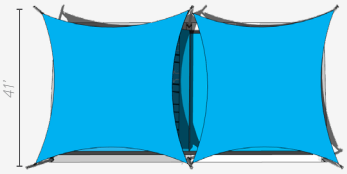
This document is intended to provide an estimated total budget for developing and implementing a shade structure over the The Fitness Court® and The Fitness Court® Studio. Fitness Court® shade structures are designed to integrate directly with your Fitness Court and provide durable designs & fabrics to heighten Aesthetics, boost UV protection, and increase overall use of the Fitness Court®.

To get a Fitness Court Shade contact NFC at info@nfchq.com (415) 702-4919



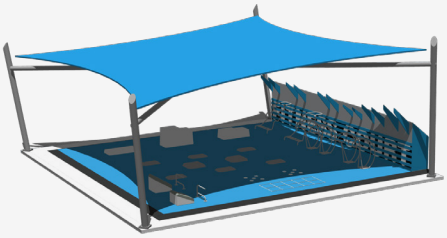


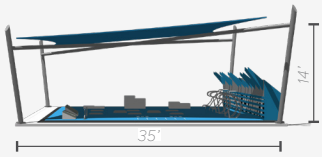
Section View



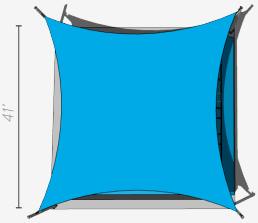
Plan View

FITNESS COURT® STUDIO SHADE





Section View

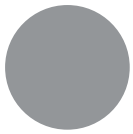


Plan View

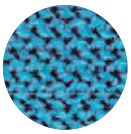
FITNESS COURT® SHADE

COLOR PACKAGE:

Carefully selected for heighten aesthetics and maximum durability for long-term longevity and usage at the Fitness Court®.



Pole
Signal Grey



Canvas Opt 1
Aquatic Blue



Canvas Opt 2
Stone Grey

ESTIMATED FUNDING REQUIREMENTS

Note: Funding my vary based on local site conditions & requirements

FITNESS COURT® STUDIO SHADE

Shade Structure: $100,000
- (2) 36'x36' Fabric Shade Structures
- (6) Powder Coated Steel Columns
- Stainless Steel Tension Cables & Hardware
- Custom Design integrated with Fitness Court Studio
- Shipping Included

Assembly: (Confirm AIN Availability in State) .....est. $30,000
- Est Labor Cost for Shade Assembly. Contracted by Other

Slab Estimate: (by others) .....+$10,000-$12,000
(NOTE: requires integrated footing design with Fitness Court Studio slab, drawings provided by NFC. Slab not included in assembly. Est. total for Fitness Court Studio Slab with Shade Footings $55,000-$65,000)

TOTAL ESTIMATED FUNDING REQUIRED:
$140,000 - $142,000

FITNESS COURT® SHADE

Shade Structure: $50,000
- (1) 36'x36' Fabric Shade Structure
- (4) Powder Coated Steel Columns
- Stainless Steel Tension Cables & Hardware
- Custom Design integrated with Fitness Court
- Shipping Included

Assembly: (Confirm AIN Availability in State) .....est.$18,500
- Labor Cost for Shade Assembly. Contracted by Other

Slab Estimate: (by others) .....+$5,000-$7,500
(NOTE: requires integrated footing design with Fitness Court slab, drawings provided by NFC. Slab not included in assembly. Est. total for Fitness Court Slab with Shade Footings $30,000-$40,000)

TOTAL ESTIMATED FUNDING REQUIRED:
$73,500 - $76,00

KITTELSON & ASSOCIATES

TRANSPORTATION IMPACT STUDY

Gallica Heights Subdivision

Updated February 2022

PREPARED FOR
TIM ECK
DB Development, LLC
2228 Piazza Place
Meridian, ID 83646

PREPARED BY
KITTELSON & ASSOCIATES, INC.
101 S Capitol Boulevard, Suite 600
Boise, ID 83702
208.338.2683

Transportation Impact Study

Gallica Heights Subdivision

Kuna, Idaho

Prepared For:
DB Development, LLC
2228 Piazza Place
Meridian, Idaho 83646

Prepared By:
Kittelson & Associates, Inc.
101 South Capitol Boulevard, Suite 600
Boise, ID 83702
(208) 338-2683

Project Principal: John Ringert, PE
Project Manager: Jamie Markosian, PE
Project Analyst: Sam Mantsch

Project No. 25911

Updated February 2022



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Section 1
Executive Summary

EXECUTIVE SUMMARY

DB Development, LLC is proposing to develop the Gallica Heights Subdivision which consists of approximately 450 single-family detached housing units, 197 townhomes, and 55,900 SF of commercial shopping center in Kuna, Idaho. The site is located in the southeast quadrant of Columbia Road and Black Cat Road on approximately 132 acres of land.

Access to Gallica Heights is proposed via one full access on Black Cat Road, one full access on Columbia Road, and two full accesses on the new mid-mile n/s collector that will be constructed with this project. Additionally, there will be a driveway access to the commercial portion of the development on Columbia Road between Black Cat Road and Balivi Lane. There is also a stub street connection on the south side of the development that is planned to connect to a future development.

The site is currently vacant farmland and surrounded by farmland and residential developments. The site surrounds a small 3-unit residential development near the north end of the property which will not be disturbed. The expected build-out of the Gallica Heights Subdivision will be completed in year 2025. This TIS addresses the existing (2021) and background (2025) traffic conditions, as well as the property's impact in the build-out year 2025.

FINDINGS

The results of the traffic impact analysis indicate that the build-out of the Gallica Heights Subdivision can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system as long as the appropriate mitigations are in place. The findings of this analysis and recommendations are discussed below.

Existing Conditions

- All study intersections operate at acceptable levels of service during the weekday a.m. and p.m. peak hours except for:
    - **Black Cat Road / Amity Road**: Intersection is under capacity but the critical movement operates at LOS E in the a.m. peak hour. Meets the 4-hour and peak hour traffic signal warrants.
    - **Black Cat Road / Amity Road**: Critical movement exceeds capacity in p.m. peak. Meets the 8-hour, 4-hour, and peak hour traffic signal warrants.
- Intersection mitigations have been identified for the overcapacity intersection that brings it up to acceptable levels of service. This includes:
    - **Black Cat Road / Amity Road**: Install a multi-lane roundabout as identified in the Capital Improvements Plan (CIP) or an interim traffic signal with left-turn lanes.
- All study roadway segments operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.

- Crash data from the study intersections and study roadway segments from the most recent five-year period (2016-2020) was analyzed for any existing crash trends. Crash history for study intersections and roadways did not reveal safety issues at any study location.

Year 2025 Background Traffic Conditions

- Year 2025 background traffic volumes were forecasted using a 6.5% annual growth rate (compounded) except for the north- and southbound traffic on SH 69 (Meridian Road) where a 3% annual growth rate (compounded) was used for the ITD facility. These growth rates were based on future traffic projections by COMPASS. The growth rates account for general growth in the area but do not include some recently approved developments in the study vicinity. Traffic from these approved in-process developments that are not accounted for in the growth rate was included as additional background traffic.
- Year 2025 background traffic analysis (without inclusion of site-generated traffic) found the following study intersections do not operate at acceptable levels based on applicable ACHD and ITD policies:
    - **Black Cat Road / Victory Road (a.m. peak hour only)**: LOS F and critical movement exceeds capacity
    - **Black Cat Road / Amity Road (a.m. and p.m. peak hours)**: LOS F and critical movements exceed capacity
    - **Black Cat Road / Columbia Road (p.m. peak hour only)**: LOS E and critical movement exceeds capacity
    - **Ten Mile Road / Columbia Road (a.m. peak hour only)**: Intersection V/C ratio exceeds 0.90 and critical movement exceeds capacity
    - **SH 69 (Meridian Road) / Columbia Road (a.m. and p.m. peak hours)**: Intersection V/C ratio exceeds 0.90 and several movements exceed capacity. The eastbound approach is the critical over-capacity approach for the intersection.
- All the unsignalized study intersections operating at unacceptable levels above are projected to meet traffic signal warrants under 2025 background traffic conditions.
- Intersection mitigations have been identified for these intersections that bring each intersection up to acceptable levels of service. These include:
    - **Black Cat Road / Victory Road**: Install a multi-lane roundabout as identified in the Capital Improvements Plan (CIP) or an interim traffic signal with left-turn lanes. This is projected to be needed in approximately 2022 with the site development at which time the site would have approximately 99 units and 8,000 SF of commercial space constructed.

- **Black Cat Road / Amity Road**: Install a multi-lane roundabout as identified in the Capital Improvements Plan (CIP) or an interim traffic signal with left-turn lanes. Mitigation for this intersection is needed in existing conditions.
- **Black Cat Road / Columbia Road**: Install a single-lane roundabout or a traffic signal with left-turn lanes. This is projected to be needed in approximately 2023 with the site development at which time the site would have approximately 365 units and 32,000 SF of commercial space constructed.
- **Ten Mile Road / Columbia Road**: Install a multi-lane roundabout or add a northbound right-turn lane to the existing traffic signal. The CIP identifies a single-lane expandable roundabout at this intersection, but this improvement will not operate acceptably under year 2025 background conditions. Mitigation is projected to be needed in approximately 2022 or 2023 with the site development at which time the site would have approximately 245 units and 21,000 SF of commercial space constructed.
- **SH 69 (Meridian Road) / Columbia Road**: ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. This is projected to be needed in approximately 2022 at which time the site would have approximately 140 units and 12,000 SF of commercial space constructed.

- All study roadway segments were found to operate within the ACHD segment level of service threshold under year 2025 background traffic conditions except the following:
  - Columbia Road between McDermott Road and Black Cat Road
  - Columbia Road between Black Cat Road and Ten Mile Road
  - Columbia Road between Ten Mile Road and Linder Road
  - Columbia Road between Linder Road and SH 69 (Meridian Road)
- With the intersection mitigations described above, the key intersections will all have turn lanes and therefore the ACHD segment threshold for two lanes with a center turn lane could be applied and allows the segments of Columbia Road from McDermott Road to Linder Road to meet ACHD policy.
- Columbia Road between Linder Road and SH 69 (Meridian Road) will need to be widened to 5-lanes to meet ACHD segment level of service thresholds under year 2025 background traffic conditions.

Trip Generation and Distribution

- The *ITE Trip Generation Manual, 10th Edition* was used to estimate the trip generation for the proposed Gallica Heights Subdivision Development.
- The proposed Gallica Heights Subdivision Development, with 450 single-family detached housing units, 197 townhomes, and 55,900 SF of commercial shopping center in the build-out

year of 2025, is estimated to generate a total of 8,142 daily net new vehicle trips, of which 585 trips occur during the a.m. peak hour (208 inbound/377 outbound) and 676 trips occur during the p.m. peak hour (398 inbound/278 outbound).

- The distribution pattern for site-generated trips was developed by evaluating existing traffic patterns and major trip origins and destinations within the study area, as well as a select zone analysis from COMPASS' regional travel demand model.

Year 2025 Total Traffic Conditions

- Year 2025 total traffic conditions found the following study intersections do not operate at acceptable levels based on applicable ACHD and ITD policies:
    - **Black Cat Road / Victory Road (a.m. and p.m. peak hours):** LOS F and critical movements exceed capacity. Site traffic accounts for approximately 9% of the projected traffic.
    - **Black Cat Road / Amity Road (a.m. and p.m. peak hours)**: LOS F and critical movements exceed capacity. Site traffic accounts for approximately 8% of the projected traffic.
    - **Black Cat Road / Columbia Road (a.m. and p.m. peak hours)**: LOS F and critical movement exceeds capacity**.** Site traffic accounts for approximately 20% of the projected traffic.
    - **Ten Mile Road / Columbia Road (a.m. and p.m. peak hours)**: Intersection V/C ratio exceeds 0.90 and critical movements exceed capacity. Site traffic accounts for approximately 16.5% of the projected traffic.
    - **Linder Road / Columbia Road (a.m. peak hour only):** Intersection V/C ratio exceeds 0.90 and critical movements exceed capacity. Site traffic accounts for approximately 14.5% of the projected traffic.
    - **SH 69 (Meridian Road) / Columbia Road (a.m. and p.m. peak hours)**: Intersection V/C ratio exceeds 0.90 and several movements exceed capacity. The eastbound approach is the critical over-capacity approach for the intersection. Site traffic accounts for approximately 5% of the projected traffic.
- No additional mitigations are required at the study intersections beyond those identified in the 2025 background traffic conditions except for:
    - **Ten Mile Road / Columbia Road**: Install a dual-lane roundabout or add a northbound and eastbound right-turn lane to the existing traffic signal. The CIP identifies a single-lane expandable roundabout at this intersection, but this improvement will not operate acceptably under year 2025 total traffic conditions.
    - **Linder Road / Columbia Road**: Install a single-lane roundabout or add a northbound right-turn lane to the existing traffic signal. Mitigation is projected to be needed in

approximately 2024 with the site development at which time the site would have approximately 465 units and 40,000 SF of commercial space constructed.

- The site accesses are expected to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- All study roadway segments were found to operate within the ACHD segment level of service threshold under year 2025 total traffic conditions except the following:
    - Columbia Road between McDermott Road and Black Cat Road
    - Columbia Road between Black Cat Road and Ten Mile Road
    - Columbia Road between Ten Mile Road and Linder Road
    - Columbia Road between Linder Road and SH 69 (Meridian Road)
- With the intersection mitigations described above, the key intersections will all have turn lanes and therefore the ACHD segment threshold for two lanes with a center turn lane could be applied and allows the segment of Columbia Road from McDermott Road to Black Cat Road to meet ACHD policy.
- Columbia Road between Black Cat Road and SH 69 (Meridian Road) will need to be widened to 5-lanes to meet ACHD segment level of service thresholds under year 2025 total traffic conditions.

Site Access Evaluation

- The turn lane analysis using ACHD procedures identified the following:
    - **Black Cat Road / Site Access A:** No turn lanes are warranted.
    - **Site Access B / Columbia Road:** An eastbound right-turn lane and westbound left-turn lane are warranted.
    - **Site Access C / Columbia Road:** An eastbound right-turn lane and westbound left-turn lane are warranted.
    - **New Collector Roadway / Columbia Road:** An eastbound right-turn lane and westbound left-turn lane are warranted.
    - **New Collector Roadway / Site Access D:** No turn lanes are warranted.
    - **New Collector Roadway / Site Access E:** No turn lanes are warranted.
    - **McDermott Road / Columbia Road:** A westbound right-turn lane and eastbound left-turn lane are warranted under 2025 background conditions.
- The results from the queuing analysis found that the 95th percentile queue lengths can be accommodated.
    - Each site access provides at least 150 feet of roadway length without a property driveway and/or internal street interference.

- The required intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site access intersections with the following actions:
    - Maintain vegetation and shrubbery and remove potential obstructions along Black Cat Road and Columbia Road as necessary to obtain and maintain adequate intersection sight distance.
- Access to the development is proposed via one full access on Columbia Road and one full access on Black Cat Road. In addition, the new mid-mile collector roadway will be constructed along the east end of the site and will have two full accesses. Although not yet designed, a driveway access to the commercial portion of the site will be on Columbia Road. There is a stubbed connection on the south side of the subdivision to connect to future development.

    - ***Black Cat Road / Site Access A***
        - This access, a proposed local street, accesses Black Cat Road approximately 810 feet south of Columbia Road. ACHD's spacing criteria for a full access public street on a minor arterial is 660 feet. Therefore, the proposed access meets the spacing requirement for Black Cat Road.
        - Based on this evaluation, the access should be approved by ACHD for the following reasons:
            - The proposed access meets ACHD spacing requirements for a local street on a minor arterial and will function acceptably as an unsignalized full access.
            - Site Access A serves as the primary access for the western portion of the site.
            - Site Access A operates well under ACHD standards during both the AM and PM peak hours.
            - If Site Access A were removed, the daily traffic of Site Access C, Site Access D, and Site Access E would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
        - Therefore, ACHD should consider allowing the new local street as a full access.

    - ***Site Access B / Columbia Road***
        - This access, a proposed driveway serving the commercial development, accesses Columbia Road to the east of Black Cat Road. The exact location will be determined when the commercial site plan is created. ACHD's spacing criteria for a full access driveway on a minor arterial is 425 feet. The access can be built in a location such that there is 475 feet of spacing from Black Cat Road to the west and Balivi Lane to the east. Therefore, the proposed access meets the spacing requirement for Columbia Road.

- Based on this evaluation, the access should be approved by ACHD for the following reasons:
    - The proposed access meets ACHD spacing requirements for a driveway on a minor arterial and will function acceptably as an unsignalized full access.
    - With the current site plan, this location of Site Access B is the only feasible location for a driveway access to the commercial development.
    - Site Access B operates under ACHD standards during both the AM and PM peak hours.

- Therefore, ACHD should consider allowing the new local street as a full access.

- ***Site Access C / Columbia Road***

    - This access, a proposed local street, is located directly across from Saddle Bag Way on Columbia Road. It is approximately 735 feet east of Balivi Lane and 910 feet west of the new collector roadway. ACHD's spacing criteria for a full access public street on a minor arterial is 660 feet. Therefore, the proposed access meets the spacing requirement for Columbia Road.
    - Based on this evaluation, the access should be approved by ACHD for the following reasons:
        - The proposed access meets ACHD spacing requirements for a local street on a minor arterial and will function acceptably as an unsignalized full access.
        - Site Access C is aligned with the existing road, Saddle Bag Way, to the north.
        - Site Access C operates under ACHD standards during both the AM and PM peak hours.
        - If Site Access C were removed, the daily traffic of Site Access D would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
    - Therefore, ACHD should consider allowing the new local street as a full access.

- ***New Collector Roadway / Columbia Road***

    - This access, a proposed collector street, is located on Columbia Road approximately 2,600 feet east of Black Cat Road. This collector street is the future mid-mile collector street which is identified on the *Ada County Master Street Map*. It is located approximately 910 feet east of Saddle Bag Way and approximately 375 feet west of Old Farm Lane. ACHD's spacing criteria for an unsignalized collector street on a minor arterial is 1,320 feet. The proposed collector does not meet ACHD's spacing requirements.

- Based on this evaluation, the new collector street should be approved by ACHD for the following reasons:
    - Although the proposed collector does not meet ACHD spacing requirements, it is identified on the Master Street Map as future mid-mile collector roadway.
        - There is currently a small residential development in the exact mid-mile location as identified on the Master Street Map. The proposed collector is shifted slightly to the west until it can shift to the proper location, just south of the existing residential development.
    - The intersection with Columbia Road will function acceptably as an unsignalized full access.
    - The collector street would provide access to adjacent parcels and future development, which will minimize future development directly accessing Columbia Road.
    - This access is proposed as a collector street and will only serve residential trips, as well as provide increased accessibility for emergency response vehicles and public services vehicles.
- Therefore, ACHD should consider allowing the new collector street as a full access.

- ***New Collector Roadway / Site Access D***
    - This access, a proposed local street, accesses the new collector roadway approximately 545 feet south of Columbia Road. ACHD's spacing criteria for a full access public street on a collector is 330 feet. Therefore, the proposed access meets the spacing requirement for the new collector roadway.
    - Based on this evaluation, the access should be approved by ACHD for the following reasons:
        - The proposed access meets ACHD spacing requirements for a local street on a collector and will function acceptably as an unsignalized full access.
        - Site Access D operates well under ACHD standards during both the AM and PM peak hours.
        - If Site Access D were removed, the daily traffic of Site Access B and Site Access C would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
    - Therefore, ACHD should consider allowing the new local street as a full access.

- ***New Collector Roadway / Site Access E***
  - This access, a proposed local street, accesses the new collector roadway approximately 1,580 feet south of Site Access D. ACHD's spacing criteria for a full access public street on a collector is 330 feet. Therefore, the proposed access meets the spacing requirement for the new collector roadway.
  - Based on this evaluation, the access should be approved by ACHD for the following reasons:
    - The proposed access meets ACHD spacing requirements for a local street on a collector and will function acceptably as an unsignalized full access.
    - Site Access E operates well under ACHD standards during both the AM and PM peak hours.
    - If Site Access E were removed, the daily traffic of Site Access C and Site Access D would likely exceed ACHD's daily local road threshold of 2,000 vehicles.
  - Therefore, ACHD should consider allowing the new local street as a full access.

RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly.

Year 2021 Existing Conditions

The following mitigations are recommended under year 2021 existing traffic conditions:

- **Black Cat Road / Amity Road**
  - Install a multi-lane roundabout or an interim traffic signal with left-turn lanes.
  - ACHD's CIP includes a multi-lane roundabout at this intersection.

Year 2025 Background Conditions

The following mitigations are recommended under year 2025 background traffic conditions, without the proposed development:

- **Black Cat Road / Victory Road**
  - Install a multi-lane roundabout or an interim traffic signal with left-turn lanes.
  - ACHD's CIP includes a multi-lane roundabout at this intersection.
- **Black Cat Road / Amity Road**
  - Install a multi-lane roundabout or an interim traffic signal with left-turn lanes.
  - ACHD's CIP includes a multi-lane roundabout at this intersection.
- **Black Cat Road / Columbia Road**

- Install a single-lane roundabout or a traffic signal with left-turn lanes.
- ACHD's CIP and FYWP do not identify any improvements at this intersection.

- **Ten Mile Road / Columbia Road:**
  - Install a multi-lane roundabout or add a northbound right-turn lane to the existing traffic signal.
  - ACHD's CIP includes a single-lane expandable roundabout at this intersection. Analysis shows that a single-lane roundabout will not operate within ACHD standards under year 2025 background conditions.
- **SH 69 (Meridian Road) / Columbia Road:**
  - ITD is currently completing a corridor study for SH 69 in this area and the vision presented by that study identifies a future Median U Turn (MUT) intersection at this location. The Gallica Heights Subdivision would be responsible for a proportional share of the construction of the MUT. The proposed development traffic is projected to be approximately 5.0% of the 2025 total traffic at this intersection. The MUT intersection is the planned 2040 horizon year mitigation so the development's proportional share for contributions for this intersection should be calculated based on the 2040 projected intersection volumes.
- **Columbia Road between McDermott Road and Linder Road:**
  - With the intersection mitigations described above, the key intersections will all have turn lanes and therefore the ACHD segment threshold for two lanes with a center turn lane could be applied and allows the segments of Columbia Road from McDermott Road to Linder Road to meet ACHD policy.
- **Columbia Road between Linder Road and SH 69 (Meridian Road):**
  - Widen Columbia Road to 5-lanes
  - ACHD's CIP and FYWP do not identify any improvements on this segment.

Year 2025 Total Traffic Conditions

No additional intersection or segment operational mitigations beyond those identified under 2025 background traffic conditions are required except for:

- **Ten Mile Road / Columbia Road:**
  - Install a dual-lane roundabout or add northbound and eastbound right-turn lanes to the existing traffic signal.
  - ACHD's CIP includes a single-lane expandable roundabout at this intersection. Analysis shows that a single-lane roundabout will not operate within ACHD standards under year 2025 total traffic conditions.

- Site Traffic accounts for approximately 16.5% of the projected traffic.

- **Linder Road / Columbia Road:**
  - Install a single-lane roundabout or add a northbound right-turn lane to the existing traffic signal.
  - ACHD's CIP and FYWP do not identify any improvements at this intersection.
  - Site Traffic accounts for approximately 14.5% of the projected traffic.
- **Columbia Road between Black Cat Road and Linder Road:**
  - Widen Columbia Road to 5-lanes
  - ACHD's CIP and FYWP do not identify any improvements on these segments.
  - Site Traffic accounts for approximately 23% of the projected traffic.

Construct all accesses to the development with the following designations:

- All local streets within the development should be constructed with one travel lane in each direction.
- Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
- All accesses and internal streets should be designed to provide adequate intersection sight distance. Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance is maintained.
- Site accesses are assumed to match the existing grade of the connected roadway at the intersection and back at least one car length. Significant changes to the approach grade could impact the sight distances.
- If widening occurs along any of the site access roads, care should be taken to ensure adequate grades and intersection sight distance is maintained.

Section 2
Introduction

INTRODUCTION

Kittelson & Associates, Inc. (Kittelson) has conducted a Transportation Impact Study (TIS) for the proposed Gallica Heights Subdivision in Kuna, Idaho. The study was prepared in accordance with requirements of Ada County Highway District's (ACHD) *Policy Manual Section 7106* (Reference 1) and the Idaho Transportation Department (ITD) *Rules Governing Highway Right-of-Way Encroachment Rights-of-Way* (Reference 2). This TIS examines the current transportation network and addresses the transportation impacts associated with background growth and the proposed build-out of the site.

PROJECT DESCRIPTION

DB Development, LLC is proposing to develop the Gallica Heights Subdivision which consists of approximately 450 single-family detached housing units, 197 townhomes, and 55,900 SF of commercial shopping center in Kuna, Idaho. The site is located in the southeast quadrant of Columbia Road and Black Cat Road on approximately 132 acres of land. Figure 1 illustrates the site's location within Ada County, Idaho.

Access to Gallica Heights is proposed via one full access on Black Cat Road, one full access on Columbia Road, and two full accesses on the new mid-mile n/s collector that will be constructed with this project. Additionally, there will be a driveway access to the commercial portion of the development on Columbia Road between Black Cat Road and Balivi Lane. There is also a stub street connection on the south side of the development that is planned to connect to a future development. The preliminary site plan showing the access locations is shown in Figure 2.

The site is currently vacant farmland and surrounded by farmland and residential developments. The site surrounds a small 3-unit residential development near the north end of the property which will not be disturbed. The expected build-out of the Gallica Heights Subdivision will be completed in year 2025. This TIS addresses the existing (2021) and background (2025) traffic conditions, as well as the property's impact in the build-out year 2025.