

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
MINUTES
Tuesday, February 03, 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

(Timestamp 00:00:10)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear - Present
Council President Chris Bruce - Present
Council Member Michael Rocco - 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
Chris Regli, Parks & Recreation, Fleet & Facilities 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
Garrett Michaelson, Deputy City Clerk

Mayor Stear Okay, we'll go ahead and call this meeting to order. Garrett, would you take the roll, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Here.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Here.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

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.

Council Member Rocco Here.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Here.

Deputy City Clerk Garrett Michaelson Mayor Stear.

Mayor Stear Thank you. I'm here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:26)

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

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

Mayor Stear Thank you.

3. Consent Agenda: ACTION ITEMS

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

(Timestamp 00:00:45)

- A.** Regular City Council Meeting Minutes Dated January 20, 2026
- B.** Accounts Payable Dated January 28, 2026, in the amount of \$549,204.63
- C.** Final Plats
 - 1. Case No. 25-06-FP (Final Plat) Monarch Landing No. 2
- D.** Resolutions
 - 1. Resolution R22-2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY LETE LAND INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY, FOR MONARCH LANDING SUBDIVISION PHASE NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.
 - 2. Resolution R23-2026

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R60-2025 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

3. Resolution R24-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO SETTING FORTH FINDINGS; AND SUPERSEEDING, AMENDING, AND REFORMING CITY COUNCIL RESOLUTION R64-2025; AND ESTABLISHING FEES FOR CONNECTING TO SANITARY SEWER SYSTEM; AND ESTABLISHING MONTHLY SEWER USE FEES; AND ESTABLISHING MINIMUM SEWER LINE SIZES; AND ESTABLISHING OTHER CHARGES; AND ESTABLISHING AN EFFECTIVE DATE.

4. Resolution R25-2026

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE FIXED ASSET POLICY SECTIONS 3.1 AND 3.1.2 REGARDING PROCEDURES FOR ASSET DISPOSAL; AND AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT; AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:00:45)

Mayor Stear First item is a consent agenda.

Council President Bruce Do you have anything in there? I move we approve the consent agenda as published.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded on approval. Is there any further discussion on that motion? Garrett, would you poll the Council, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:00:51)

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

4. Public Comment

(Timestamp 00:01:16)

Mayor Stear Next we have public comment. Is there anybody who wishes to address the council that didn't get a chance to sign in? All right.

Unknown Speaker From Audience [*Inaudible*]

Mayor Stear You want to say something? Well, there will be a public hearing on that. All right. *Let's see where I'm at here.*

5. External Reports

(Timestamp 00:01:59)

A. Kuna Kindness Week Proclamation. Mayor Stear.
(Timestamp 00:01:59)

Mayor Stear That takes us to Kuna Kindness Week proclamation. And before I read that, I just want to say how blessed we are to live in a community like this with all the weird stuff going on around the world. We can actually have a Kindness Week proclamation that means something, and I appreciate all of you for that. I think this is a great place to live.

Council President Bruce I agree.

Mayor Stear With that;

Whereas the city of Kuna recognizes the value of simple acts of kindness that are performed without prompting or reason, and how these acts can have a positive impact in Kuna, and whereas the city of

Kuna and Mayor Stear seek to cultivate a thoughtful, compassionate, and caring community by setting an example of understanding and acceptance for all through genuine acts of kindness; and

Whereas Mayor Stear's Kuna Kindness Challenge is one week, where acts of kindness can be performed by any person in the city of Kuna, regardless of age, origin, education, gender, beliefs, lifestyle, or abilities for the good of those around them; and

Whereas this week is intended to encourage all of us to practice acts of kindness in our homes, schools, businesses, and communities.

Now therefore, I Joe Stear, Mayor of the City of Kuna, Idaho, do here proclaim February 16th through 20th, 2026, as Kuna Kindness Week, and encourage all parents, students, community members, residents, and visitors of Kuna, Idaho, to show their and practice kindness in the spirit of compassion and goodwill, because kindness matters in Kuna and beyond.

And thank you again for that. And we've got some buttons out there on the table and there's also, we do the bingo cards so you can, you or your kids or whatever can check off the boxes in there every time you have an act of kindness and it kind of gives direction on that. So I appreciate everybody's participation in that.

6. Public Hearings:

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

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

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

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

(Timestamp 00:04:24)

- A.** Case No. 25-09-S Indie Subdivision. Applicant requests Subdivision and Design Review approval for a 23-lot single family residential subdivision. The site is located near the intersection of W Ardell Rd. and S McClure Ln. (APN: S1315427820) – Marina Lundy, Associate Planner. ACTION ITEM

 [CASE NO. 25-09-S & 25-29-DR CC STAFF PACKET.pdf](#)

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 00:04:24)

Mayor Stear And that takes us to public hearings. First is case #25-09-S, Indie Subdivision., Marina Lundy.

Associate Planner Marina Lundy Good evening, Mayor Stear, and Members of the Council. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application

before you this evening requests preliminary plat approval for a 23-lot single family residential subdivision with four common lots on 5.1 acres. The site is located near the intersection of West Ardell Road and South McClure Lane and is already zoned R-6 medium residential density. The applicant has submitted an updated pre-plat and landscape plan based on the concerns voiced by citizens and the Planning and Zoning Commission at the initial public hearing. These changes were not conditioned as the initial pre-plot and landscape plan met Kuna City Code. The proposed updates were not seen by the Commission. The changes include the alignment of Reliance Street and the adjustment of open space from the east to west side of the site. These changes resulted in a shifting of the surrounding lots, but there has been no change in the percentage of open space or in the residential density of the project. Staff has reviewed the proposed pre-plot for compliance with Kuna City Code, Idaho statutes, and the Kuna Comprehensive Plan, and should the council approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have about the application, and the applicant is present tonight.

Mayor Stear Okay. Questions for Marina? And the applicant would like to present, I assume.

David Crawford, Centurion Engineers Mayor, Council Members, my name's David Crawford, Centurion Engineers, 2323 South Vista Avenue in Boise. I'm here representing the applicant and owner tonight regarding an Indy subdivision. The proposal, the project was recommended approval by the Planning & Zoning Commission at the end of November last year and they approved the design review for the landscape plan. The development will provide public streets, water, sewer, pressure irrigation, the extension of Kunis systems. The public works folks have indicated they can provide sewer to us and the appropriate water and pressurized irrigation connections. We have adequate open space to meet Kuna's code. Connectivity is provided by completing the public streets that are stubbed to the property as originally envisioned with the Crimson Point subdivision. The completion of the street network will add additional access not only for the residences but for emergency services. We feel that it is beneficial to the entire neighborhood. I've been in contact with the Kuna School District, along with the owner, about partnering with the district as we come to an agreement that will prove beneficial to them. For all intents and purposes, this project is infill development. It completes an already established development pattern. And to talk a little bit about the changes that were made, We did make those changes based on comments that were made by the Planning and Zoning Commission as well as by the neighbors. So, what we did, if we can pull up a copy of the preliminary plat somehow. Let's see. I don't know if the new one's been included in the packet. There we go Control, I should be able to wheel out a little bit. All right. So, what we did from the original development is we took our open space, which was previously all along our east boundary line, which was over here, and we've shifted the streets a little bit to better align with this property line and just created a little bit of a different intersection within ACHD's allowable tolerance standards for angle of deflection. We then put the open space over here on the west part of the development.

So, because we had some concerns about grades noticed by the neighbor. So, we put that over there to hopefully better transition them and reduce the impact of any homes there. We feel that those changes, we were also encouraged again to look for a possible connection out to Ardell Road. We did look at again at doing a connection out to Ardell Road. However, Ardell Road is at least a collector street and it has minimum offset requirements for driveway intersections. There's an existing driveway all along here that goes back to a shop all on our northeast boundary line. There's also an existing access right here about

150 feet east of our boundary that goes to the existing residence. So, while we would have liked to have had that connection out to Ardell Road, we simply couldn't meet the conditions of the Highway District to do that. So that's why we brought forward these modifications. We hoped it better fits within the neighborhood. We hear a lot about traffic these days, and we're doing our part that we can. We're kind of in a system of how money is apportioned and spent and where it goes. We only get to contribute at applicable times to help pay for street improvements. So, for example, we're doing all of our street improvements on this very 100 foot of frontage essentially. But where the real impact will come is when they build the homes They'll collect impact fees and those go into the highway district fund and hopefully those fees are spent appropriately at the appropriate intersections. We really don't have much, we really don't have another mechanism other than that to do it. We all know that the school district is bursting at the seams and we've been working with them to do what we can to help mitigate some of the challenges that the school district is facing. With the changes that we presented here, we believe we're bringing a attractive asset to the city of Kuna, and we've read the conditions of approval and agreed to them, and I'll stand for any questions you have.

Mayor Stear All right. Questions for the applicant at this point?

Council Member Biggs So, the block schedule, is it still the same as you had on the original? I'm going back and forth between the maps.

David Crawford, Centurion Engineers The what schedule?

Council Member Biggs The blocks, I guess the blocks that you're going to be, phases that you're going to be doing the project in.

David Crawford, Centurion Engineers We envision this to be a single phase of development. So yes, the blocks that we're utilizing have remained the same.

Council Member Biggs Oh, okay. Yeah, I get block one, two, three.

David Crawford, Centurion Engineers Yeah.

Council Member Biggs Okay.

David Crawford, Centurion Engineers It's whenever a street separation requires us to have a new block.

Council Member Biggs Thank you.

Mayor Stear Anything further?

Council Member McPherson Yeah, I do, Mr. Mayor.

Mayor Stear *We'll open the public hearing in a minute.*

Council Member McPherson And it's just a point of clarification. Somewhere, and I can't find it now, somewhere in here you referenced, and it's just a legal thing, but the City of Kuna Fire Department, the fire department is a separate rural entity, so that should probably be changed just for legality's sake, I would think, because after last year's legal back and forth with a lot of things. It's just something I found.

My next question would be the letters from the irrigation company pertaining to runoff and delivery of water. Has there been anything further happen with that?

David Crawford, Centurion Engineers I have spoken with...

Council Member McPherson To me, these don't seem like that situation has been completely mitigated.

David Crawford, Centurion Engineers Councilmember McPherson, we're required by Idaho Code to maintain irrigation facilities to and through their historic drainage patterns. I have been in contact with the Boise~Kuna Irrigation District, and we've had several discussions over the past month about what that may look like. He was out of town for the holidays, and we haven't connected since then, but we can -- that's our -- it's on us to make sure that we maintain that and to secure that approval from the Boise~Kuna Irrigation District.

Council Member McPherson Okay. I'm good with that. I'll go with that for a minute.

Mayor Stear Okay, further? Council Member Rocco.

Council Member Rocco I have a hypothetical question for you. If this development was being built in Canyon County, when you talk about hopefully the impact fees would be applied towards the finishing the infrastructure, What would be different if you were building this in Canyon County?

David Crawford, Centurion Engineers The major difference in Canyon County is different from Ada County.

Council Member Rocco I got that.

David Crawford, Centurion Engineers So, Ada County Highway District is the only highway district in the nation that manages more than one city in its county. So, for example, Caldwell, they do their own streets. So, as they annex, they annex the streets as well. So, they apportion the funding, they do their own planning. They don't have another entity doing it for them.

Council Member Rocco Okay.

Mayor Stear Okay, anything further?

Council President Bruce I do.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce Thank you, Mr. Mayor. So going back to what Councilman McPherson said about the Boise-Kuna Irrigation District, it said that you guys will reach back out to possibly work out a resolution. Did you guys have any conversation about what that would look like or is it still just kind of a, 'hey, there's a problem' and are you at the beginning of that fix or are you at the end?

David Crawford, Centurion Engineers We're in the middle.

Council President Bruce Okay.

David Crawford, Centurion Engineers We have a pretty good idea. With the holidays, it's really hard to get together with people to come to conclusions. I'm confident, based on my experience, that we can take care of whatever needs to be taken care of out here. It's not rocket science. There is quite a bit of grade

across this site. So, the upper property does have flood irrigation, and there's no defined channel for any -- Normally, you'd find a drainage ditch on a property that picks it up and conveys it. In this particular instance, it was all farmland, so there's no specific irrigation drainage ditch that's on it. So, we can propose several measures. It's just a matter of working with the neighboring property owner and the irrigation district to figure out what that looks like.

Council President Bruce Okay, thank you. I don't have any other questions at this time.

Mayor Stear All right, thank you. All right, this is a public hearing. We have signed up to testify Chuck Oskierko. I'm sure I did that wrong, but yeah, if you would just step to the podium there and make sure the lights, the green light's on by pushing the base there. And then state your name and address for the record, please.

Chuck Oskierko Good evening. My name is Chuck Oskierko, and my wife and I, we live at 2303 West Henna Street in Kuna, which is in the subdivision that is right next, abuts the proposed 23 homes that are wanting to be built. We're in the Ruby Creek subdivision. So, I wanted to throw out a few numbers to everyone here. And currently, in one phase or another, there's approximately 775 homes to be built or are being built. Now, this does not include the 23 homes that are being proposed this evening, and it does not include the 22 acres that are north of Ardale at Shala, where they're currently developing, because I couldn't find out how many homes are going to be proposed there. So, with those numbers in mind, obviously traffic, which is always addressed, is an impact because now the developer here is saying that they're not going to be having an egress on Ardell. So, it's going to go to the back, which is by the Ruby Creek subdivision and all the CBH homes that are currently there. That's one of the problems is the traffic. Second is schools. Now, the gentleman didn't get to expound on what they have come up with for to help mitigate the overcrowding at Kuna Elementary and Kuna High School, which are the two stated schools for this home development, which doesn't which also has to take care of the 775 homes that I previously spoke about, which are all within a mile of this whole area that we're talking about. So that's another problem. And then, of course, just the traffic from the construction in and out, the 22 acres that I spoke about, they've been doing their, for lack of better word, planning their explosives and having to do whatever they do to the ground to get it soft so they can build it. I don't know if that's going to be proposed for here, but that impacts the residents in the area. Also, we have the police and fire. That's a strain on them, even though that we have an outstanding police department and fire department, but they'll be taxed too, depending on, you know, what happens in those areas. And then water, which is a big consideration, which a lot of people think is an infinite source, when in fact it isn't. Water and sewer go together. Am I done? Okay. Okay.

Mayor Stear You can wrap up. Go ahead.

Chuck Oskierko Okay. So in closing, I don't think that we need an additional 23 homes when we have all the building that is going on right now. and 23 homes is not going to make or break the budget or whatever resource or monies that the city of Kuna receives from the building of those 23 homes. I think we would be much better off with just leaving it as it is or finding maybe a farmer that would like to have the land to farm. Okay, thank you for your time. Thank you.

Mayor Stear Thank you, sir. Steven Nelson. *We'll give you an extra time just to go.*

Steven Nelson Green light is on. All right, Steve Nelson, 2082 North McClure Lane, Kuna, Idaho. My concern is this connection from the subdivision out to our private lane. It's, you know, they haven't come and talked to us about it. The McClure Lane is a private -- is private property. It's a separate lot out of our subdivision. So, we don't agree with putting more traffic out there. Every house on that street has livestock and dogs and cats and all the other creatures that run around out there. And then going back to his question about drainage, there's an excess water ditch that runs right through there. It's buried when it goes across there, but it's right there. So, if you look at the houses, that last house in Crimson Point is crooked on the lot. because they forgot about the drainage pipe. They had to turn the foundation to get past it. But it's just, I tend to agree that there's plenty of traffic out there already. Something needs to be done on Ardell. You know, they're getting ready to tear up what Deer Flat and Ten Mile for a roundabout. That means all the traffic out of Crimson Point has got one escape route. So yeah, it's just I don't support the subdivision at all. So, thank you.

Mayor Stear Okay, thank you very much...Shannon Janson.

Shannon Janson Hello, I'm Shannon Janson. I live on 2290 North McClure Private Lane. So, the changes are a big surprise for us. We before had two houses in front of us. And if you go back to the plot, I could show you that road goes right into our arena. Our house has been there since the early 1990s. And we're going from an open space in front of our house now to six houses on our road. So, I know you guys have approved before and made mandatory single level houses on McClure that brought up to there Cory Barton had to do it. We would love to see that as well, especially now since we had no idea we were going to have houses in front of us. I called ACHD. I was like, hey, why do we have this road stubbed into our road now? Like you can't have access. He said, well, maybe in 100 years you guys will sell and there's access. Well, how does not anyone know like all four of us would have to sell at the same time to make that happen, right? So, we already have problems with trespassers. We have signs, we have no construction signs, we have all sorts of things. If you put a road into our road that's a problem. I called ACHD, they said, we're going to put up those red and white signs that say it's an end. Yeah, those are all ran over at the other streets. So those don't work. So, I said, hey, can you have them put a solid fence up for us along there, along with McClure? Said that's not our business. That's for the subdivision. We would love to make that mandatory. If we have to put up a street on there, it's not going to be pretty or a fence to keep people out. It won't look nice and it might be offensive. So, I would encourage the developer to put up a nice solid fence along McClure. *Yeah, razor wire.* So, everybody that knows what trespassing is doesn't know, can't read, I guess, all the other people. So, I know the road ACHD is okay with it, but please do a good job of leaving us with starting off right with good neighbors. And that is that solid fence. So that would be great. We're already blasting out on Ardell. It spooks our livestock every day when they do it. They've done property damage to people near there. If they're -- I want to know if they're blasting. We don't know that. We were told yes, they have to blast, they have it. Are they going to do any kind of warning to us? Let us know? we have a basement. Are they going to come inspect our basement and see how bad they cracked that basement up? I know that happens. So, this would be a huge hardship for us if people have easy access to McClure. And believe me, they would love to drive through there. They'll drive right through those end stubs. The single level is important. And then the one thing I wanted to say is like the irrigation, there is irrigation that goes underneath McClure. We have to address that. We would love to still have our water. And that's, I guess my time's up.

Mayor Stear Okay.

Shannon Janson Okay.

Mayor Stear Thank you...Adam Crist.

Adam Crist Good evening, Council, Mayor. Adam Crist at 2233 West Henna Street. I've lived in this area for -- that house for over 13 years. Some of my concerns this street is -- Again, we talked about traffic. We have a lot of children. I have four children myself who go to the school and it seems like every year their classrooms are getting fuller and fuller and we have zero answers how to fix that. I know that everybody on this board has ran and I have voted for most of you and I would suggest that since you are here, that most of the people here have voted for you. On the smart decisions of development, I hold you to that as a voter, as a constituent, I hold you to that. We need to make good decisions. We can't just keep rubber stamping neighborhoods. I have a picture. I don't know if I can add it to the record. We just had a neighbor who had a low-sized bread of rock that came through their roof because of the blasting. It could have killed somebody. It was completely negligent. And that was just from the neighborhood to the north of us complained to the city, had nothing that came back. I have children. Again, our neighborhood is full of children. Crimson Point Elementary is packed full. If they have any kind of event, Shayla is, maybe I should talk to my buddies back here, but Shayla is, people are illegally parking to even get into the event. There's not enough parking, and it's packed full of people. And our kids are our most priority. 23 homes as roughly 100 cars a day down Henna, which is gonna be essentially the route. I beg you to consider the people who live in this area, not necessarily a developer who works off of Vista. We have a lot of neighbors in our small little neighborhood that have come together and say, please do not do this. They may have checked the boxes, but is this smart development for Kuna? I do not believe it is. It stresses our fire, it stresses our police officers. As a police officer myself, I know that as you stack more houses into a smaller neighborhood, you get more problems. One of our biggest calls for service is off Madder Lake in Kuna. It's huge. And why? Because we stack a lot of people into a small amount of space. That's what we're doing inside here. These houses do not match our houses that are just down the street. They're about half the price and almost a quarter of the size of what we have. So, I challenge you to rethink it. Even our board, the development did not like this plan, but they pushed it forward because it checks the boxes. It's okay to say no. I challenge you to say no. Thank you.

Mayor Stear Thank you.

Council President Bruce I have a question for him.

Mayor Stear Yes, take a question, please. Council Member Bruce.

Council President Bruce When you mentioned the board What board approved it, what board are you speaking about?

Adam Crist Planning & Zoning board.

Council President Bruce Oh, okay.

Adam Crist Yeah, excuse me, I should have stated that.

Council President Bruce Okay, thank you.

Mayor Stear Thank you very much...Tim Jensen.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District, 711 East Porter Street. I just wanted to come tonight and verify what the developer was stating about partnering with the district. And as we've had a lot of these conversations, you guys well know that's part of the process for Kuna School District is speaking with developers about the mitigation to help offset and mitigate some of the costs of the additional costs of either transportation or facilities. And, you know, before we go down the rabbit hole, yeah, this subdivision doesn't provide mitigation that's going to build a new elementary school. It's not going to build a new high school or finish Swan Falls, anything like that. But all these developments that go in that have been approved, there's, you know, there's other impacts besides facilities or, you know, new buildings that go into the school district. And so, these guys have been gracious enough to work with us on helping to offset some of those additional, like I said, operations or personnel costs that go with new subdivisions going in. And with that, I'll stand for questions.

Council Member Rocco I have a question, Mr. Mayor.

Mayor Stear Yes, Council Member Rocco.

Council Member Rocco Tim, may I ask, what does that partnership agreement look like?

Tim Jensen, Kuna School District We're actually still in the process of finalizing the MOU, and what they've talked about is helping us with some of our facility needs at some of the buildings. We've actually given them the capital list, and I've met with them two different times. And they were in the process of picking out what that project is, because they want to do, the initial conversation with them, because this is going into the Crimson Point school boundary, they want to do something specific for Crimson Point. And so, we have that capital list. And as of right now, we haven't finalized what that is, but it is something that's going to be focused to the neighborhood that they serve, or, you know, one of the neighborhood schools that they service.

Council Member Rocco I mean, as you work through the process, do you have like a dollar figure in your mind?

Tim Jensen, Kuna School District So the dollar figure that we had a study done in 2022, and the dollar figure comes out to \$3,286 per door is what that cost is to the district to serve the students that come in. And so yes, to answer, that's our figure that we work with them on. And, you know, if they choose to do a capital project, we, you know, we choose a capital project that is similar to what that dollar amount is.

Council Member Rocco Right, so it would be like 3,000 something times 23?

Tim Jensen, Kuna School District Yes.

Council Member Rocco Okay, got it. Thank you.

Tim Jensen, Kuna School District Thank you.

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

Mayor Stear Yes, go ahead.

Council President Bruce Thank you, Mr. Jensen. Out of all these developments, and I think this is the problem we always go back and forth with, right, is that yes, we do partner, but yet we still haven't actually built out any capacity for the schools. Now we've had other schools come in and they're building

some capacity and we can go back and forth about does that really help, or not? But out of all these projects that you guys have partnered with, have you started to see the results of those agreements that you've made? Have they started, some of these developments started to take care of that I don't want to say necessarily a payment, but whatever you guys have decided on, are they already starting to buy buses or buy mobile units or whatever, whatever agreement you made with other developments? I'm just trying to see that, you know, a small one like this will probably get started faster. Some of the other ones may take more time. But as we continue to work through here, right, because some of it is a legal thing, some of it's not. Is the school actually benefiting from those agreements as of now, or are we still waiting for those to come to fruition?

Tim Jensen, Kuna School District So, you kind of helped me answer my question a little bit. You know, some of it's timing. With the developers, when we do the MOUs with them, we set up a plan for those, whatever that mitigation may be, you know, if it's buying a school bus, or we're currently working with the developer on adding spaces to Kuna High School's parking lot. And so, the agreements that we come to them is by the time that last certificate of occupancy is given for that development is when I'm going to say payment in full is due or, you know, say if they're purchasing a product like a bus, then it's due at that point in time. And so, we put that out there because, you know, we also understand and realize the developers are depending on the that income that comes in from, say, selling the lots to pay those things. Right now, we have currently just over half \$1,000,000 of MOUs out with, you know, either in donations, the \$3,286 per door donation, or the capital projects to be done. And those are all for existing projects that are in the process or are being built or have already been approved to be built. and so I don't I'm not trying to dance on your question I'm just trying to explain it is kind of a lengthy process and you know it goes through the attorneys on both sides to make sure it's right you know for both sides but then yeah the final is when you know that last certificate is issued is their time stamp if they haven't completed payment or project by then it has to be completed by then and so.

Council President Bruce A follow-up.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce I think what kind of concerns me is that, we have so much development going on. At some point, we're going to be teaching kids on buses, right? I would rather, maybe whoever decides what projects you do say we can't service it at this time. You know, it helps us up here to make the decisions rather than, you know, kind of push it further down. But I appreciate your time. Thank you.

Tim Jensen, Kuna School District Yeah, no, thank you for the question.

Mayor Stear Anything further for Mr. Jensen?

Council Member Rocco May I have another question?

Mayor Stear Yes, Council Member Rocco.

Council Member Rocco Maybe it's more of a process question. So as I was looking through the packet, I don't see a letter from you whether you're gonna partner or not partner. Am I missing it?

Council Member Biggs It's not in there.

Council Member Rocco And then, but what's the process?

Tim Jensen, Kuna School District There is—

Council Member Rocco When I've looked at the packets in the past, I'll see a letter saying school district partners, on this particular development. So, I guess I'm trying to understand the process.

Tim Jensen, Kuna School District I need to check into that council member, Mr. Rocco, I almost said LaRocco. I'm so sorry. That is because we had submitted And so I need to go back and check on that because this is something from the get-go that they had supported us with. And so, you just caught me by surprise. I don't know.

Council Member Rocco I'm trying not to say the process myself.

Tim Jensen, Kuna School District Yeah.

Council President Bruce And that might be a Doug question as well to kind of help.

Council Member Rocco Okay.

Mayor Stear Yeah.

Council Member Rocco Got it. Okay.

Tim Jensen, Kuna School District And I will check into that to make sure there is one on file because I know there was a letter that was done and so I appreciate you honestly bringing that to my attention.

Council Member Rocco Yeah.

Mayor Stear All right, very good. Thank you, sir.

Council President Bruce Thank you, Mr. Jensen

Mayor Stear Thank you, Dorianne. I ruined your name, didn't I? I'm sorry.

Dorianne Romero Plihon *I apologize in advance. I just had surgery, so I'm kind of breathy.* My name is Dorianne Romero Plihon, and I live at 2138 North Mauve Avenue, which is the one that they refer to, the very last one that is offset, because there is indeed a drainage ditch and a drain in my yard. Mayor, you started out this meeting in a wonderful way about kindness, and I commend you for that. And I would also like to add respect because I understand, saddened, but understand that Kuna is developing. But there are many, many homes already existing in the Crimson Point development and others existing in the Ruby Creek development. And this project doesn't account for us and doesn't actually take in any of our concerns. The primary concern that we raised multiple times was the access from Ardell. And I heard and understood what the fellow said about the driveways. But basically, four properties are going to radically, in favor of four properties, radically impact the Crimson Point homes and the Ruby Creek homes because of the traffic flow when Ardell is a very big road. What exceptions exist to protect us and kind to us that already exist there? That neighborhood in the afternoons is flooded with children, little kids playing in the street like a neighborhood should. They're going to get mowed down with this extra hundred cars going through. Additionally, at the city council meeting planning zone that fellows already referred to.

One of the council members said, perhaps tongue in cheek, I do concern about the access from emergency vehicles.” How are they going to get through? And they said, well, maybe we could break down a fence and exit that way if they really needed to. But that's ridiculous. What exploration has there been to explore

the possibility for an exception and the development to go on to Ardell or to access by Ten Mile, which is big and wide and designed for true traffic, not North Mauve and Crenshaw, which is windy. It's ridiculous. *On top of that...* On top of that, of course, school crowding, which has been mentioned. Another thing, at the city planner meeting, they mentioned, oh, and everybody says I'm never going to sell. But you know, the way the wind is going, it's going to sell. It's an ad lib. But the point is, they said, yes, those houses on the killer lane, private lane that she talked about, those three big sort of farm properties, they are not going to stay that way. On Ardell, a huge 1830 Malacro, that massive complex, is one house on a huge plot. And next to it, also a relatively new huge house. So, it could stay private. And I have more, but I think those are the highlights. *Sorry, I cannot breathe very well.*

Council President Bruce Thank you.

Mayor Stear Thank you.

Council President Bruce Thank you for taking the time.

Mayor Stear And you wanted to sign in, is that correct?

David Bastow *[From Audience]* Sure.

Mayor Stear Okay, if you want to come on up. And then is there anybody else who didn't get a chance to sign in who would like to testify?

Dorianne Romero Plihon Sorry, I had one last quick point, and that is--.

Deputy City Clerk Garrett Michaelson You'll suspend, ma'am.

--

Mayor Stear Okay, you may go ahead and take the podium, sir.

David Bastow Excuse me. Sorry to be late about signing up there.

Mayor Stear That's fine.

David Bastow I read the yellow sheet that was sent to me, and I didn't see that I had to. Anyway, my name's David Bastow and my wife, Tamara, and I live at 2285 West Bage Court which is in the Ruby Creek subdivision area. We've lived there for 5 1/2 years. We love this area here. There are about 3 things or so that I'm concerned about. I envision that this area is going to develop into residential at some point anyway. However, there's a few things I'm concerned about. One is that was already brought up is the size of these lots and the housing units that's going to be built there. Our Ruby Creek subdivision area, most of the houses there are worth about \$550,000 to \$625,000 and they're on bigger lots than what this is being proposed, nearly double. And our subdivision had restrictive covenants. The houses had to be a minimum of 1,800 square feet. And so that's what's there, is above 1,800 to 3,000 to 1,800 square feet is what most of the houses are there. One of the things that I'm concerned about related to that is because of the smaller lots and smaller properties, that it's going to affect the valuation of our properties significantly. So that's one concern that I have. I'm concerned about the traffic which has been mentioned about coming off of Ardell Road. I believe that road needs to go in there. I'm actually an engineer in trade and I know for a fact that you can have more than just a couple of little places that go onto a street like that. Private lanes and drives are excluded from what was mentioned by the contractor. And McClure is a private drive, and

everything else that goes onto that street are all private drives. So, I think that there's no reason why that road can't be built there that would come off of Ardell. I think that would make it better access for any emergency vehicles, and it would definitely make it less traffic coming in and out of that area. I'm also concerned about the water drainage a little bit. We've had people in our area to the south side of our area that have had problems with water drainage, and I think that needs to totally be addressed. That's not been fully addressed, I don't think, at this point. So anyway, there's a couple of those things. I've looked at the size of the lots. They're very small, and probably 15 to 16 of these lots need to be condensed down into about 10 so that they're bigger. Anyway, those few things that I mentioned is what I'm really concerned about the most. Thank you.

Mayor Stear Okay. So, when you're talking about water drainage, are you talking about irrigation stuff or are you talking about when it rains?

David Bastow It seems like it's just typically throughout the year that the drainage doesn't seem to drain off well on the properties, especially to the south. I know that a lot of them have drainage, special drainage situations set up there so it can drain off of their property and such.

Mayor Stear Okay.

David Bastow And so I think it needs to be looked at and addressed that it's all set up for these higher properties to drain appropriately.

Mayor Stear Okay, thank you. All right, and that's all I had to sign up to testify. Is there anybody else who wishes to, okay? If you would, just sign in on this handy sheet. Thank you, and you may go ahead and take the podium.

Patricia Crist I'm Patricia Crist. I live at 2233 West Henna Street in Ruby Creek. I just thought I would speak real quick related to the drainage issues. When we went to the Planning & Zoning Committee meeting, we presented them with a packet of information we collected from, there's 44 homes, I believe, in Ruby Creek and probably 20 to 25 of those homes all have sump pumps drainage issues French drains all sorts of things without any thing happening over in that new development If it rains we have standing water still with some of these problems so that package should be included in that I just echo all the other statements that have been said and in the planning and zoning I just remember the comment that they said well it could be worse and I just think again we shouldn't be rubber stamping all of these things without making the appropriate modifications that would benefit our communities. Thanks.

Mayor Stear Okay, thank you.

Patricia Crist Thank you.

Mayor Stear All right, that's all I had. Anybody else wish to testify? Okay.

David Crawford, Centurion Engineers Mayor, Council Members, David Crawford again, 2323 South Vista Avenue in Boise. Definitely hear the neighbors and their concerns. We're really limited on how we can address those concerns when it comes to schools, funding, when it comes to police and fire and parks, we do pay impact fees. And that's how the system is chosen to offset the development costs is through impact fees. And so those are paid at building permit application. We build all the public streets, the infrastructure, the drainage in accordance with the highway district, highway district standards, which are

pretty thorough. We're required to do lot grading and drainage plans in the city of Kuna. Those are reviewed by this public works department and approved by the acting city engineer. So, these are well thought out. We're in what we call the entitlement phase of things where we check all the boxes because we're required to check all the boxes. We have to provide lots that meet certain parameters by code. And so, we've provided a fully compliant subdivision that's an infill development that we think will be an attractive asset to the city of Kuna when it's complete. It does represent change. We are required to; there's a lot of people talking about drainage here. Yes, those drainage issues from lot drainage to street drainage will all be taken care of through the construction plan review process and constructed to Kuna and highway district standards to address the private lane. We understand that it is a private lane, and we made a pledge to keep people off of that the best we can. And yes, at the end of the development, we are required by the City of Kuna to put up a site obscuring fence along the entire perimeter of the project, and we can fence along that east boundary and place the required this road will be extended in the future Chevron signs. So, that should hopefully address that. I can't make a commitment that we would only do single level homes because I haven't had discussed that with the developer, but we would ask that we would be recognized to have the same rights that anybody else that buys a lot has. I understand school's been talked about, by a number of the folks here. I know that's a real challenge here in Kuna. I wish we could do more about it, but we're doing what we can through the mitigation and the understanding with the City of Kuna. There was blasting concerns brought up by a couple of folks. We don't know if we're going to need to blast anything. More and more we're going towards rock sign, all of our utility trenches and storm drain trenches.

In this particular instance, both in our neighborhood meeting and now we've made a commitment to notify people prior to our blasting if it's chosen to do so. I know that we work with a blasting company routinely that blasts adjacent to Micron facilities. I haven't heard of rocks flying through people's homes in about 30 years. Blasting has come a long way, and I'm sure it's occurred because blasting's come a long way. We utilize it all the time. So yeah, I have videos of it. So, it's not our objective to do anything substandard or subpar or pull the wool over anybody's eyes. brought this project forward in accordance with Kuna city codes, and we're required to do that. We're not trying to pull a fast one here. This is Kuna. It's in need of housing, and this small infill development, yes, it's a change in the neighborhood, but in comparison to like Sabino's Rocky Ridge, it's really quite small. However, it does impact the traffic patterns, and part of that is because of the history. Back in the old days, you know, we did things differently. There was a different set of codes. For example, you wouldn't have a road as long as Henna without an emergency access out to Ardell. You'd have them probably every, you know, 7, 800 feet. This one is quite long, but this finishes the development pattern that was originally established. There's not a lot we can do. The lot was annexed into the city, and we only have 100 feet of frontage up on Ardell.

And we can't meet the offset requirements, which is why when we talked with the Ada County Highway District, they just said no. So, I can't even propose that out there. We would have loved to have a public road connection out there. I wouldn't have had to build that silly cul-de-sac in the middle of the subdivision. So those take up a lot of room. We tried our best to respect the neighborhood by bringing something that is in conformance with code to single-family homes that's in keeping with the neighbors. And with that, I'll stand for any questions you have.

Mayor Stear Okay, questions for the applicant? Well, so I guess I'm still a little confused on the access to Ardell. I know you said they don't have the offset and that. How close is it to having the proper amount that's needed?

David Crawford, Centurion Engineers It's not close at all.

Mayor Stear Not even close.

David Crawford, Centurion Engineers Not even close. So, we've got about 300 feet to here, and then I've got another 100 feet here, right? But there's an access point to the existing home at 150 feet and a driveway access right here.

Mayor Stear So, it's distance between is the issue.

David Crawford, Centurion Engineers Correct.

David Crawford, Centurion Engineers So this home can have those two access points because it historically had them. And McClure can be here because, you know, that's where it was built. I could get really close if there wasn't two access points already there.

Mayor Stear Okay. Thank you. That answered my question.

Council President Bruce I don't have any questions at this time.

Mayor Stear Okay. All right. Thank you. And then would you like to ask Doug about process?

Council Member Rocco Yeah. Doug, would you mind the process?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. Can you refresh me on what process you're asking about?

Council Member Rocco Right. Usually, I see in packets when the school is either good a partner or not partner with the development. And in this particular instance, I didn't see it in the packet.

Planning & Zoning Director Doug Hanson We don't have, as far as the link to the application materials that I have seen and gone back to, we don't have a letter from the school district on this particular application that I've been able to locate.

Associate Planner Marina Lundy Thank you. Sorry, Marina Lundy, Kuna Development Services Department. If I could clarify, this is actually an error on my part, and I will apologize to the council for that. I did receive a letter from the Kuna School District, and I just found that in my e-mail and have added it to the agency comment folder. It does essentially state what Tim said tonight that they are actively partnering and so that is an error on my part and I apologize.

Council Member Rocco Yeah, no worries. Thank you.

Mayor Stear Thank you.

Mayor Stear Lost in the shuffle.

Council President Bruce I have a question for Doug.

Mayor Stear Yes, Council Member Bruce.

Council President Bruce The neighborhood that they're talking about, Ruby Creek, what was the original zoning for that area?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director, I can look into that for you. Marina might know that.

Council Member Biggs I think both are R-6.

Council President Bruce Was it all R-6 surrounding it as well, Marina?

Associate Planner Marina Lundy Yes, I believe.

Council Member Biggs They're both R-6.

Associate Planner Marina Lundy The surrounding zones, or sorry, would you mind repeating the question one more time?

Council President Bruce I was just curious, the Ruby Creek subdivision that's right there around it, that was all R-6 originally as to when it was built, right?

Associate Planner Marina Lundy 7 Is that, yes, that is R-6 to the west. That's correct.

Council Member Rocco I have a question for Public Works.

Mayor Stear Council Member Rocco.

Council Member Rocco Adam, are there any downstream capacity considerations we should be aware of with this development, such as lift stations, trunk lines, or future utility upgrades to this area?

Public Works Director Adam Wenger Good evening, Mr. Rocco. Councilman Rocco, excuse me. Adam Wenger, Public Works, 6950 South Ten Mile Road. This goes wood sewerage to the west and the south, which goes to the Crimson Point Limp Station, which has capacity, and we have capacity in all lines from there to the treatment facilities.

Council Member Rocco Okay.

Public Works Director Adam Wenger This does not have a meaningful impact on that capacity.

Council Member Rocco Got it. Thank you.

Council Member Biggs I have a question for Marc.

Mayor Stear Yes. Council Member Biggs.

Council Member Biggs Hey, Marc. So, this isn't an annexation, this isn't a rezone. What options are we looking at as far as from the City Council on this one?

City Attorney Marc Bybee Marc Bybee, City Attorney. That's a fairly broad question, Councilman Biggs. And I think I will offer the clarity that when you're dealing with a plat as opposed to a rezone or an annexation, like you cited, your discretion is more limited as a Council because at the platting phase, It's about whether or not the plat has drawn, been drawn consistent with the standards required by city code

and state code. And when drawn consistent with those standards, the applicant is going to be able to obtain approval. The city's not able to, on an application-by-application basis, change its standards to deny something or ignore its standards. If they comply with the standards, the city council should be approving those applications.

Council Member Biggs Okay, thank you.

Council President Bruce Mr. Mayor.

Mayor Stear Council Member Bruce.

Council President Bruce Thank you, Mr. Mayor. Adam, have you, did you, the drainage information that they were talking about, did you have a chance to review all of that for the area? I believe they brought up drainage issues around that neighborhood or...

Public Works Director Adam Wenger Council President Bruce, the drainage issues that I'm most privy to them, the discussions were primarily stormwater, which City of -- Public Works does not manage. So, the engineering on the developer side and the city engineer would review those, but not something that we particularly pay attention to.

Council President Bruce Who would that fall on?

Public Works Director Adam Wenger Stormwater ACHD, Developer's Engineer. If its irrigation related, then...

Council President Bruce Boise~Kuna.

Public Works Director Adam Wenger Yeah. Okay. But since we don't control the roads, we don't control the stormwater.

Council Member Rocco I have a question for Councilman McPherson.

Mayor Stear Councilman Rocco.

Council Member Rocco I'd like to answer what your first question was, and I don't think you received...

Council President Bruce Do you have a question, or do you want to deliberate it?

Council Member Rocco Okay, I'll wait for deliberation.

Council President Bruce You guys have anything else? Any other questions?

Council Member McPherson I don't think so.

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

Council Member Biggs Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:59:47)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

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

Council President Bruce Sorry.

Council Member McPherson Fire away.

Council Member Rocco You seem to not necessarily be satisfied with the answers. I just wanted to go back to that question that you were asking and that's it. It was about, I think it was about the drainage of the...

Council Member McPherson The drainage and everything. Yeah, we already had, I mean, it's already been stated there's flooding in the neighborhood from rainwater and stuff. There's no clear path of if the existing home were to utilize their flood irrigation, where's that water go? I know in the past, in other parts of the city, that's been an issue where, you know, it didn't end up putting a drainage system in or whatever, and it ends up in a homeowner's backyard. And now the city's in the middle of it, and it shouldn't be. It's, you know, it's not our problem. But also, the city engineer just stated that the irrigation runoff and stuff actually after the water leaves the canal and goes over the weir blade where they measure the water to a homeowner, that water is then not their responsibility to manage the runoff of. They delivered it to property. It's a property owner's responsibility for the runoff of that afterwards. So, if said homeowner on Ardell Road does irrigate, then it goes into these people's backyard. Adam's phone's going to blow up, Doug's phone's going to blow up, probably the chief of police's phone's going to blow up. Then they're going to get the Mayor's hotline. And, you know, where's that putting us at? Until, I mean, for me right now, it's a no, because where's that water going to go? Put a pipe in and run it down to the odd-shaped lot where there's a drainage thing. Is that the proper place for it to go? Because right now, as stated, that lot has a lot of slope to it, and I'm very familiar with that lot. So, anything that comes from above it is going to go down there and just cause more problem on...I forget the street name, or something like that, but it sounds like there's already an issue there, and this to me is just going to add to it, potentially. Maybe I'm wrong, but it seems like we stated we checked the boxes, but that box isn't checked, in my opinion.

Council Member Rocco Right...

Council President Bruce Well, and I think the same thing by still not having the connection made with Boise~Kuna irrigation, that plan's still not, they haven't come to grips with what is really needed, so.

Council Member Rocco Right.

Council Member Biggs They're still negotiating with *Mr. Soutenberg?* (Phonetic, spelling uncertain).

Council Member Rocco Yeah, I saw that. It looked like in, I think it was in Ruby Creek, she stated that 25 of the 44 have sump pumps and other mitigation. So anyway, okay, thank you.

Council Member Biggs So, I have the same concern. And to add, it checks the boxes. I really don't like the McClure dead end, essentially, where they have to drive back out through Ruby Creek. But that's not anything for me to expound upon because it meets the legal definitions.

Council President Bruce Well, I think right now, if I may, what we've run into, what we've talked about is that a lot of these decisions where we say, hey, we're going to handle it, we're going to handle it, if it's not already in the agreement then down the line they go back to 'well it's not in the agreement.' So, any of those things that we want to address or even the agreement with the school district to be fleshed out I'd like to see those done before we move forward just because the last property that came up when you called me...

Council Member McPherson Exactly.

Council President Bruce You know we want to make sure that it says that in the agreement so that we can hold them to it that's my thoughts so I mean we could table it, let them figure that out.

Council Member Biggs Send it back to Planning & zoning.

Council President Bruce I mean, what's your thought, Mr. Mayor?

Mayor Stear I don't know we need to send it back to planning and zoning. I think if the major issue is the drainage and that, then I think the best idea would be to table it so that we don't have to go through the whole advertising process again.

Council President Bruce I think, yeah, because legally he does meet the requirements, right? We've been through annexations, rezones, things like that. But we've always said, hey, check the boxes, and then we lean on them to make those, address those issues on the backside. But now that we've been bitten by that, we want to see those addressed before we, at least me personally, before we move that forward.

Council Member Biggs So, I would like to see that as well.

Council President Bruce I think that then we don't send him back because these, they've done most everything, but I think those things are important. If you guys are...

Mayor Stear And I think that does meet the requirement because in a situation where we're talking about it. a subdivision and design review, one of those that you can't really say no to unless you give direction on what to do to bring it back. So, I think you're doing exactly that. So, yeah, sorry, Marc, yes?

City Attorney Marc Bybee Marc Bybee, City Attorney. Just listen to this. I want to make -- because I'm not sure I understand what direction is being given back to the applicant, so I want to make sure it's clear, because it sounds like something about an MOU is thrown out. That sounds like school district stuff, but there is also irrigation district stuff. Like what is the direction? I think you need to be clear.

Council President Bruce Okay. And I can put that on the record so you can go back and listen. So, the, obviously the agreement with the school district, we want that fleshed out and finalized.

Council President Bruce I think they said they were in agreements. But that's not, they haven't worked out the MOU yet. So, they could not come to agreements with that and then that would change what the school district, maybe their stance on it. The other thing is the Boise and Kuna Irrigation District letter, the last thing it said is they were still working on the drainage and irrigation, is that correct? So, we want both of those clarified.

Council Member Biggs And the waters to the adjoining property.

City Attorney Marc Bybee Okay, so then again, Mark, Bybee City Attorney. Just the one bit of advice I'd offer on that is just due to the nature of those two different conditions. I do believe that the irrigation district is an appropriate one where you should be, you know, looking for that issue to be satisfied before approval or at the very least it'd be a condition of approval. I'm -- one of those things. I agree with that. As to the school district thing, due to the nature of impact fee law and our ability to compel, cooperation with this MOU process that the school district has, I'm reluctant to advise you to have that as a condition or a requirement because the law around that is not really supportive of the city conditioning approval of a project on participation in that process with the district.

Council President Bruce Well, then I'll kind of push back on that and say we either need a letter of support or denial.

City Attorney Marc Bybee My advice stands.

Mayor Stear We got the letter of support that was added.

Council Member McPherson But it says either.

Mayor Stear I didn't read the letter, so I don't know it's a letter of support, so.

City Attorney Marc Bybee Marina can add that to the she can add the letter to the record by the continued hearing, certainly.

Planning & Zoning Director Doug Hanson Sorry.

Mayor Stear Doug Hanson.

Planning & Zoning Director Doug Hanson Yeah, one clarifying question, just so we understand. What level of detail do you want to see on the irrigation district solution? Do you want a letter from BKID saying it's satisfied? Do you want some sort of design? We just want to be clear that we include something in the packet that meets your standard of thinking.

Council President Bruce I'm going to lean on you for that, Council Member McPherson

Council Member McPherson I went to refresh my thing, and it killed the whole deal, so I'm shooting from the hip. But it needs to state that the issue that was on there, where they went back and forth in about 3 letters, is finally resolved with the delivery for the McClure properties and the separate homeowner on the north end of this development, and then also the drainage issue from the said Ardell Road property to be addressed.

Planning & Zoning Director Doug Hanson Got it.

Council President Bruce Now I did have one other question for Marc. The other thing that came to mind was the outlet at McClure Road. We also heard them say that they would either put up a fence or something else. I would like to have one or the other, something deciding, telling us what they're going to put up, if they're going to put up a barrier or a fence or, because the same thing I think falls onto it is we'll put up a fence or a barrier. Next thing you know it's some ribbon.

Council Member Rocco You mentioned the site obscuring fence or something like that.

Council President Bruce I just want to know what we're you know what we're really going to put there and I wanted to I wanted to say hey we're going to put this there and that's...

Council Member McPherson They could dig some mocks out of the ground and just put them there because they're going to be big enough.

[Laughter]

Council President Bruce I just want something definitive after what we went through with The other person, I just like to have it all clean and neat, so we don't go back and forth and then leaning on Doug and it's not.

City Attorney Marc Bybee All right. I'm going to try it. There's a little talk and question, so I'm going to do my best. Marc Bybee, City Attorney. So as far as what the city can compel, it's whatever's in code. I don't know what the city standard is. Doug would be better on that. Like what's the standard for what we can require on a stub road. And if there's the ability, and since that's a perimeter, maybe there's the ability to perimeter fence it with the rest of it. If it's not something that can be mandatory through code, then it'd be something that the developer would need to agree to a different barrier being constructed. So, with that, I'll defer to Doug on what the specific standard is.

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So, what we would do is just make the condition that the perimeter fence be extended along the stub street, and it would be a six-foot vinyl fence or some other approved material.

Council President Bruce Okay. Yeah. And that would just be put in the agreement?

Planning & Zoning Director Doug Hanson Correct. We could add it as a condition of approval.

Council President Bruce Okay. And then you understood what Greg was looking for? Okay. So, what date? A month?

Council Member Biggs It must be a date uncertain because of

Council President Bruce A date uncertain?

Council Member Biggs There's plenty.

Mayor Stear I think we need to do a date certain...

City Attorney Marc Bybee So if you, my advice is to do a date certain. If you don't, you actually have to go through re-noticing and publication. Whereas if you do a date certain, announce it here, that is notice.

Council Member Biggs So just wonder long it'll take to get the drainage thing worked out?

Council Member McPherson I was going to say, so is it fair to ask the presenter what he thinks his time frame would be to get this accomplished?

City Attorney Marc Bybee I. Think it's a good idea to, yes.

Mayor Stear Yeah. Yes, if you would want to address that.

David Crawford, Centurion Engineers Mayor, Council Members, I like to think I can get things done. I don't think what you've asked us to do is outside my capabilities to get it done as long as I can get coordinated with the irrigation district is going to be the big one and potentially the homeowner. So, 30 days?

Mayor Stear Well, we can do that and then if something happens that needs to be brought back, we can change that date from that point in time. So, I think that should be a safe.

Council President Bruce March 3rd.

Council Member Biggs March 3rd, if that's enough, yeah.

Mayor Stear Thank you.

Council President Bruce All right.

City Attorney Marc Bybee Mayor, I just, I'm going to offer just because I think this might help individuals that are interested in the application. If by the time that hearing comes around, there's been communication, it's not going to be ready. The hearing will still be called and open, but then continued and staff typically will mark on the agenda identifying if they expect continuing so that people know and it's not just show up and be like, 'oh my gosh, it was continued and why am I here?' They will put it on the agenda. So, check the agenda. If you're afraid there's going to be a continuance, you should be able to see it on there before you get here.

Mayor Stear Good.

Council President Bruce All right, I move we table case #25-09-S to a date certain of March 3rd.

Council Member Rocco Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:12:29)

Motion To: Table Case #25-09-S To A Date Certain Of March 3rd, 2026

Motion By: Council Member Bruce

Seconded By: Council Member Rocco

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

- B.** Case No. 25-02-OA (Ordinance Amendment) Pole Signs – Zoning text amendment application to the Development Regulations Code for pole signs. Doug Hanson, Planning and Zoning Director. ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 01:12:56)

Mayor Stear All right. Thank you, everyone. That takes us to case #25-02-OA, an ordinance amendment on pole signs and zoning text amendment, Doug Hanson.

Planning & Zoning Director Doug Hanson Good evening, Mayor, and Council. For the record, Doug Hanson, Planning & Zoning Director, 751 West 4th Street, Kuna. The Planning and Zoning Department requests a zoning text amendment application for modifications to the development regulations code for pole signs. Staff believes that the proposed changes will better serve the intent of the sign code to protect property values and create an attractive community while encouraging creative, readable, uncluttered, and well-maintained signage. Special use permit approval will be required for the construction of all pole signs, and the zoning districts and locations where pole signs can be constructed will be limited to the north-south corridor alignment of State Highway 69 Meridian Road within C-2 area commercial and C-3 service commercial zones. This will limit the impact of these signs to more heavily trafficked commercial developments while preserving the neighborhood character of other arterial corridors throughout the city. or neighborhood commercial uses and significant residential development are already present. And with that, I will stand by for any questions you have.

Mayor Stear *Thank you, Debbie.* All right, questions for Doug.

Council President Bruce What brought this? What was the problem and what are we solving?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. So, what we've seen is just pole signs have a more significant impact on adjoining properties because they can be built up to or over 30 feet in height. And the way code was structured, it could be 1 pole sign per business, and it wasn't limited to the zone or corridor where they could be constructed. What we

ultimately determined was these would have the most significant impact on adjoining properties, most predominantly residential ones. So, we want to be able to review these and limit them to specific zones. Pole signs also have a pretty significant impact on tree canopy. So, when all of these trees that we're requiring these developers to plant grow up tall they'll be blocking the pull signs anyway or vice versa and we don't want to impact either or.

Mayor Stear Okay any further questions for no I have none no all right this is a public hearing I didn't have anybody to sign up to testify in this matter is anybody who wishes to testify that didn't get a chance to sign in? All right, seeing none. Back to council.

Council President Bruce Doug, is this going to currently impact anyone? Are they going to have to remove their signs?

Planning & Zoning Director Doug Hanson Nope, so all pull signs that currently exist and were lawfully constructed will just be legal non-conforming so they can stay in place as long as they're there.

Council President Bruce Grandfathered, huh?

Planning & Zoning Director Doug Hanson Yep.

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

Council President McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:16:07)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I move we approve case #25-02-OA.

Council Member Rocco Second.

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

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 01:16:18)

Motion To: Approve Case #25-02-OA

Motion By: Council Member Bruce

Seconded By: Council Member Rocco

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

- C. Case No. 25-02-CPA (Comprehensive Plan Amendment) Area of Impact Reduction - Comprehensive Plan Amendment application to remove approximately 5,531 acres from City of Kuna Area of Impact boundary. Doug Hanson, Planning and Zoning Director.
ACTION ITEM

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

(Timestamp 01:16:42)

Mayor Stear That takes us to case #25-02-CPA, comprehensive plan amendment, area of impact reduction, Doug Hanson.

Planning & Zoning Director Doug Hanson Mayor and Council, for the record, Doug Hanson, Planning & Zoning director, 751 West 4th Street, Kuna. Planning & Zoning Department proposes a comprehensive plan amendment application to reduce the City of Puna area of impact boundary. Per the Idaho Code Local Land Use Planning Act, an area of impact is where growth and development are expected to occur. Areas of impact should be planned for growth and development and should not be used to stop growth and development that conforms to applicable plans and ordinances. Areas of impact should be established, modified, or confirmed based on the ability and likelihood of a city or cities to annex lands within that area of impact in the near future. The comprehensive plan identifies the proposed area of impact reduction areas, future land use map designations as public at approximately 5,054 acres, and agriculture at approximately 477 acres. The 5,531 acres proposed to be removed is 99% government owned, either by Idaho Department of Corrections or the Bureau of Land Management. The likelihood to provide services to those parcels within the next five years is improbable. There has also been contention between cities or cities and counties throughout the state recently based on current or proposed areas of impact. We just want to make sure that we are doing our best to conform to the standards as set forth by the state and do not retain lands within our area of impact where growth or development is unrealistic or unnecessary. And with that, I will stand by for any questions.

Mayor Stear Okay, questions for Doug?

Council Member Biggs Mr. Mayor.

Mayor Stear Yes, Council Member Biggs.

Council Member Biggs Yes, sir. Doug, so these make sense to me in a general sense. I know we're not going to develop in a prison. But the Ten Mile Creek area, can you expand a little on that? So, is that BLM? If that's the entire, I guess that's all the way from Pleasant Valley, almost to the golf course, it looks like.

Planning & Zoning Director Doug Hanson Yes...

Council Member Biggs I drive that almost every day.

Planning & Zoning Director Doug Hanson Yeah, so that's all public with the exception of the 477 agricultural acres. And the reason those would also be excluded from the area of impact is because they would no longer be contiguous because of all of the government land in between.

Council Member Biggs Well, I remember that big gap that's just to the south of it. That was what we just recently took out of the area of impact, I believe, right, for the solar farm. I just wasn't sure if this was kind of going to follow the same route, but if that's the only land, then they'll do what they're going to do with it, I guess.

Council President Bruce This government land, can we just give it back to people 30 acres and a mule at a time?

Council Member McPherson You bet. Let's do it.

Council Member Biggs Share cropping.

Council President Bruce I turned it down some.

Council Member McPherson I have a question for Doug as well.

Mayor Stear Yes, Council Member McPherson.

Council Member McPherson Doug, on your paper that you presented, page 156 of 207, at the bottom it says there's two parcels totaling 940 acres divided by the area of impact boundary in a conflict, blah, blah, blah. What is that?

Planning & Zoning Director Doug Hanson Yeah, so if you go one page further down in the packet and you look at the very south end of the area of impact, the blue line goes through two of the hashed red parcels. *So, Garrett, it's on the south.* Those 2, just the blue line, so if you go east of that slightly, two of those parcels have to come out because that's against state code. You can't have parcels bisected by an area of impact boundary. It has to be wholly within or wholly without.

Council Member McPherson Okay, gotcha. Thank you, Doug.

Mayor Stear All right, anything further for Doug before I open the public hearing?

Council Members No.

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

Council Member Biggs I have a question real quick, quick back to Doug.

Mayor Stear Yes.

Council Member Biggs Going back to that line, the one where it's bisecting, on either side of the Locust Grove, if I remember right, that's the Diode project, right? That gray area down towards, at the very southernmost part.

Council Member McPherson Diode's right there.

Council Member Biggs Right here, okay.

Mayor Stear Oh, I'm looking at it. I get north and south backwards on those.

Council Member Biggs So, is that the project, because my concern is, so I guess first, is what is that red area that's right around it, directly around it?

Planning & Zoning Director Doug Hanson All of the red hash represents the property to be removed that all to the South, the southwestern portion of the map. That is all federal or state property. It's mostly the Morley Birds of Prey.

Council Member Biggs Okay, I was just thinking, you know, if there were any future, you know. Desires for power or something like that might come adjacent to that property or something to support it or something that might be something the city would be interested in. But Okay. If it's not our, if it's not, if it's federal land, then obviously that's not going to be another issue.

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

Mayor Stear Yes, Council Member Bruce.

Council President Bruce What prompted this? Because that's been in there for a while. What made us say, hey, let's take it out now?

Planning & Zoning Director Doug Hanson So it really started with the changes at the state level for how they define area of impact boundaries, and then going through the process of the application for the request for that solar farm area to be removed from our area of impact. It made us take a larger look at our AOI as a whole, and ultimately we determined that it's not necessarily responsible for us to maintain mostly government and federal land that speaking internally, I spoke with the Mayor, and I spoke with Public Works. We don't have the capability to ever service this property in the foreseeable future. So, in order to better align with state code, it didn't make any sense for us to keep that in our area of impact.

Council Member McPherson Wasn't there also an issue with another town somewhere where there was actually a lawsuit over this? I thought I saw -- you're shaking your head. I know I saw something introduced about it.

Deputy City Clerk Garrett Michaelson McCall, there was a big -- Valley County and McCall got into it, over the area of city impact.

Council Member McPherson I thought so.

Council Member Biggs Okay, thanks.

City Attorney Marc Bybee I'm not going to dive into the weeds. Our office represents McCall, just FYI. It was related to this, but different issues. It was that lawsuit stemmed from the code changes that the state made, but on a far different issue than what's going on here. McCall and Valley County's relationship's just a bit different than what I'd say the relationship is between Ada County and Kuna.

Mayor Stear And as Doug and I discussed it, mostly was about just making sure we're in compliance and doing what we're supposed to do.

Council President Bruce I move we close evidence...

Council Member McPherson I'm good.

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

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:24:04)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I move we approve case #25-02-CPA.

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 carried.

(Timestamp 01:24:15)

Motion To: Approve Case #25-02-CPA

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

7. Business Items:

(Timestamp 01:24:33)

A. Fiscal 2026 Q1 Budget Update. Jared Empey, City Treasurer. **DISCUSSION ITEM**
(Timestamp 01:24:33)

Mayor Stear Fiscal 2026, quarter one budget update, Jared Empey. *That's what I get when I don't have my glasses on and I'm trying to look at the middle one.*

City Treasurer Jared Empey Good evening, Mayor, and Council. Jared Empey, City Treasurer. Before you is the results for Q1 of fiscal 2026 that started October 1 that went through December 31st, 2025. This is, like I said, the first three months of activity for the city. The first page is just a cash reconciliation of all the accounts that the city currently has, plus it has everything related to the Urban Renewal Agency. And so at the end of December, we had \$108 million in cash on hand. That's really good. I believe we started off the year with \$102 million. So again, really good progress through the first three months due to strong growth and also good management in our budget. The second page that is in the packet just shows a basic income statement by fund. As you can see, each fund had good activity through the first three months of the year. The general fund showed positive \$2.2 million. The grant fund through the first three months hasn't shown any activity. However, we had one expense for the traffic signal at Walgreens that was installed came in very late and so you'll see some activity there, but it'll be pretty small. There is a fund balance that's carrying over of about \$400,000 so again the grant fund since we've gotten past the pandemic era we really haven't seen a whole lot of activity because of ARPA and because of the CARES Act money going away. The next fund is the latecomers fund which we use to extend infrastructure projects throughout the city, so far that's shown some really good growth through the first three months, and we'll see those expenses paid out later in the year in August that's when we see those reimbursements. Currently, we only have one reimbursement package that's open. We may have a few others that roll in throughout the year that will be small, but we expect those to not change the budget significantly.

Fund 20 is our water, as you can see we have two water funds one is of the core of the city and then one fund 27 is the water-east the reason that these we have two water funds is because they are not connecting and as part of the development agreement that we set up with META they were requested that they not connect and due to other agreements it was beneficial to not connect them. And so with that we have fund 20 so far that's showing good income there of about \$700,000 Fund 21 our sewer fund also bring in strong

cash increase there of about 1 million the irrigation fund \$681,000 is good Fund 26 is our solid waste fund which is strictly a pass through fund in which we account for accounts receivable for J&M sanitation. So, in essence this should always be pretty close to zero. It'll be a little bit positive just due to a timing issue, but essentially that's a zero, pretty close to zero fund for the year. Fund 27, as I stated, that's the water end of the East Fund. So far that's done really well. I wouldn't expect there to be a whole lot of activity for that for several years just because we got gifted a new system by META and so really we probably won't see a whole lot of significant capital improvement projects out there for quite a while unless a new business wants to connect in which in that case we'd probably ask for that new business to contribute to any of those improvements. Fund 28, again that's the sewer end of it is likewise pretty similar in its activity. Capital projects, that's essentially linked to the general fund, again this will always be a zero fund because whatever is paid out we transfer from the general fund and so as you can see we haven't done too many projects or purchased that many vehicles yet this year but the plan is to do some more of those.

The park impact fund we've seen some good activity due to building so far this year, and we've also gotten a start on a few projects. I believe Helen Zamzos and also Patagonia Park. Fund 51 is our Police Impact Fund. It's a small fund due to not having an in-house police force. However, the purpose for this fund is to reimburse the general fund for its contribution several years ago in building the police station next to City Hall and so the plan is to have that paid off in three or four years hopefully building continues and we're able to do so. And then as I stated 52 and 53 those are our urban renewal agencies although those are not consolidated within the city's financial statements at the end of the year I still present them so that the Council which has oversight over the Urban Renewal Agency can see how they're doing as you can see we received our first half of the year payment of property taxes for each one the Urban Renewal East was heavily affected by legislation and so the growth in that one will be small and the Urban Renewal West we've actually started accumulating a little bit of funds within that Urban Renewal Agency and so at some point we can start doing some capital improvement projects, potentially some transportation projects within that zone.

And then the final page just kind of shows the detail that makes up the income statement that we presented. I highlighted a few items that are of most interest. The biggest thing is that with Project Gemstone and everything with that being hung up in In Judicial Review, some of the items that we had budgeted for probably won't come in this year due to the timing of the design review and any potential approvals through that process and so building permits will look a little bit lower this year just due to those delays. Electrical permits which are very large in data center projects and then the mitigation fee that Project Gemstone had we come to an agreement over in which they would pay four hundred thousand dollars indexed for inflation over a twenty-year period to help support police services that'll be delayed and so with that those are the only significant items that are currently being affected with this year's budget overall everything looks good despite these delays in the data center project I think that everything will still come out looking good one of the items was a large carryover project from fiscal '25 which was the additional council chambers that we're building out front of \$2.2 million dollars and so essentially once everything kind of rolls through over a two-year basis comparing fiscal '25 and '26 I think everything will still look really good And most of the other items that I highlighted just show that some of the expenses are front loaded in the year, such as dues and memberships or other items such as insurance. And so even though they're a little bit higher now, they'll equal out over the course of the year. And with that, I want to just open it up for any council questions or any discussion, if any.

Mayor Stear Okay, questions for Jared?

Council President Bruce No, actually, Council Member Biggs.

Council President Bruce I appreciate it.

Council Member Biggs No, yeah, this is great. Thank you for the breakdown. I did have a question about the 4th Street Gym. Has anything progressed on that?

Mayor Stear We will be meeting with the School District on Friday about that, so we'll see where we get with that. Staff's going to get together Thursday, and then we'll meet with the school district Friday to see We still haven't heard exactly what they're expecting out of this. So, until we make that connection and they can know what they can get out of us, then we still don't have any agreement. So, we did meet one other time in between, but really didn't get anywhere with that meeting. So, we had a meeting to set up a meeting, basically, where we're at. But Friday, we'll be meeting.

Council Member Biggs Thank you.

Council President Bruce I had another question.

Mayor Stear Yes.

Council President Bruce I know that we had, I appreciate this, I know that we had talked about when the budget cycle this year that we would hear from the Directors about just what their plan is and what their budget. Do you know when that would start? Do you have, have you fleshed out that process any?

City Treasurer Jared Empey So we can probably start that in around April, or so. Any earlier than that, probably we probably don't have good data or any estimates that we may have probably will change. And so really April would probably be the earliest for that. What may be a good idea for that would be to have a working group from Council to kind of any Council Members that would be most interested in the budget may sit in on that. We're open to ideas on how the Council would want to proceed on that.

Council Member Rocco What's your vision? Are you talking like in an evening? Because like obviously some people are working during the day.

Mayor Stear Well, I think so. I think what we're talking about basically is it's hard to get everybody together for a public meeting. If we do a committee, then we can have a couple of council members that meet with Directors and Jared and work through that issue without having to do a meeting and it can be whatever time of day, whoever needs it to be and I think it kind of opens it up a little more. What I foresee is I think we're going to get the Directors and Jared and myself together and we'll kind of go through at least to set a base and then we can bring in the If you're okay with that, bring in a committee and then start working through that process.

Council President Bruce That's what I was thinking, is they would, you could have certain members flesh out the base or any potential supplemental request. I just wanted to be able to the community to see what that looks like too and then hear from the Directors about their plan for their department, whether it's, hey, we're going to build this, we're looking to build that. And I know you had mentioned it, and that kind of gives the community a little more understanding of what each department's doing, and what their plans are.

Council Member Biggs I don't think the expectation on our end, at least, at least about mine, is specifics, right? I mean, if there are specifics, that's great, but I mean like ballpark type of figures, big ticket items that we know, hey, we have trucks that are going to need to be done, or something with the, you know, we're going to replace a sewer line, or something like that. Those are big things, obviously, that, you know, That's kind of what my whole idea about the of bringing this to us is. We're not going to hold anyone's feet to the fire and even until August, obviously, but that's kind of the things that I was looking for.

Council President Bruce Well, and even just like you said, the base, you know, this is the essentially the budget to maintain that department. And then this is anything else we need, like any enhancements, you know, like this is to keep the lights on, keep our employees, and then, hey, we need to add more employees or we need too. So, I think it's good for the community to see that too. And then they know, so.

Council Member Rocco I mean, what's been educational for me is to meet with individual Directors and with Parks & Rec with Chris realizing what the future is even for the next year. It's really, it's good to know that. I mean, granted, the budget's still going to have to be refined. It's just really, it's a good process, I think.

Council President Bruce Well, and they do a lot of work that a lot of folks don't get to see that they are doing stuff. So, it's good to see that plan. Just my thoughts. I did have one other question for Jared. That there's a bill coming through, came through local gov that was dealing with solid waste. Have you seen that?

City Treasurer Jared Empey I have not.

Council President Bruce Okay, I'll get that to you. I don't know how that will affect our contractor if it will affect us at all. I'll get you the bill number.

City Treasurer Jared Empey All right. Thank you.

Mayor Stear Which one was that?

Council President Bruce It came through local gov. It was dealing with solid waste. I haven't, I wasn't on local, so I didn't get to hear it, but I got a couple of calls.

Mayor Stear I didn't remember that it does anything with us, but yeah.

Council President Bruce I reached out to Gordon as well to ask him. So, thank you, Jared.

Council Member Rocco Mr. Mayor, I have a question.

Mayor Stear Yes.

Council Member Rocco Related to the 4th Street Gym. I assume that when that was, when you went into a negotiation or that you would may purchase the building, the 2026 budget was already established at that point, correct?

Mayor Stear Yes.

Council Member Rocco There's no provisions in this 2026 if something does get consummated then.

Mayor Stear Yeah, no, we didn't include it in the budget. That can be something we can at least partially fund with urban renewal funds. But we'll have to get it all budgeted in. If it works out to where we need to buy it sooner, we can do a budget adjustment. But I don't know that we're going to have to do anything in an emergency situation.

Council President Bruce It would be like a supplemental request to put it, yeah.

Council President Bruce Thank you, Mister Treasurer.

Council Member McPherson Thanks, Jared.

City Treasurer Jared Empey Thank you.

8. Ordinances:

(Timestamp 01:40:35)

Mayor Stear Oh goody, ordinances.

A. Consideration to approve Ordinance 2026-01 ACTION ITEM

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

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

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 01:40:37)

Mayor Stear All right, consideration to approve ordinance 2026-01.

Council President Bruce Mr. Mayor, you can always defer those to the newest councilman to read.

[Laughter]

Mayor Stear All right, this is an ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna Municipal Irrigation System by the inclusion of Ada County Assessors Challenger Development Incorporated and declaring water rights appurtenant thereto

are pooled for delivery purposes; and directing the city clerk to record this ordinance as provided by law and; directing the city engineer to provide notice of this ordinance to the Boise~Kuna Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2026-01.

Council Member McPherson Second.

Mayor Stear All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:41:33)

Motion To: Waive 3 Readings Of Ordinance 2026-01

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

Council President Bruce I move we approve Ordinance 2026-01.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval of the ordinance. Garrett, would you poll the council, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:41:43)

Motion To: Approve Ordinance 2026-01

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

B. Consideration to approve Ordinance 2026-02 ACTION ITEM

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

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

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 01:42:09)

Mayor Stear Consideration to approve ordinance 2026-02. An ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna Municipal Irrigation System by the inclusion of Ada County Assessors Hubble Homes, LLC; and declaring water rights appurtenant thereto are pooled for delivery purposes; and directing the city clerk to record this ordinance as provided by law; and directing the city engineer to provide notice of this ordinance to the Boise~Kuna Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2026-02.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:42:51)

Motion To: Waive 3 Readings Of Ordinance 2026-02

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

Council President Bruce I move we approve Ordinance 2026-02.

Council Member McPherson Second.

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

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:43:02)

Motion To: Waive 3 Readings Of Ordinance 2026-01

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

C. Consideration to approve Ordinance 2026-03 **ACTION ITEM**

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

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

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 01:43:21)

Mayor Stear Consideration to approve ordinance 2026-03. An ordinance of the City Council of the City of Kuna: making certain findings and enlarging the boundaries of the Kuna Municipal Irrigation System by the inclusion of Ada County Assessors Hubbell Homes, LLC; and declaring water rights appurtenant thereto are pooled for delivery purposes; and directing the City Clerk to record this ordinance as provided by law; and directing the city engineer to provide notice of this ordinance to the New York Irrigation District, the owners, and update the irrigation system map; and providing an effective date.

Council President Bruce I move we waive 3 readings of ordinance 2026-03.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 01:44:01)

Motion To: Waive 3 Readings Of Ordinance 2026-03

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

Council President Bruce I move we approve ordinance 2026-03.

Council Member McPherson Second.

Mayor Stear Motion's made and seconded for approval. Garrett, would you poll the council, please?

Deputy City Clerk Garrett Michaelson Council Member McPherson.

Council Member McPherson Yes.

Deputy City Clerk Garrett Michaelson Council Member Biggs.

Council Member Biggs Yes.

Deputy City Clerk Garrett Michaelson Council Member Rocco.

Council Member Rocco Yes.

Deputy City Clerk Garrett Michaelson Council President Bruce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 01:44:11)

Motion To: Approve Ordinance 2026-03

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

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 01:44:31)

Mayor Stear And that is all we have on the agenda for tonight. Is there any thing that council wants to bring up? Council Member Bruce, I know you're working with the legislator feverishly this year, so we appreciate that.

Council President Bruce Yeah, I think just that if you hear, if you talk with folks, they did have the 3% cuts to the state budget that the governor recommended. JFAC also put out an additional 1 and 2% cuts, but they did hold harmless K through 12 education and Medicaid, also police. So those will not have to

participate in the additional 1 to 3 or 1 to 2% cut. So, you can look through those. It's so you'll hear a lot of different things. The Governor put out a whole list of Medicaid stuff to remove, but it's all actually folks who really need assistance. So not a lot of people are taking those up in work groups. So, if people reach out to you, just food for thought.

Council Member McPherson I just give them your number. They reach out to me.

Council President Bruce I'll start giving them yours. That's all.

Mayor Stear Good. And are they still, are they still talking about making any cuts to education or is that still?

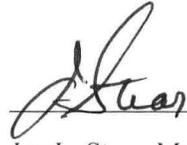
Council President Bruce No, they haven't come back up. I'm not in the education work group. I'm just in Health & Welfare and then local or the state government. So it'll be curious. I think virtual schools they've talked about And then the governor recommended pulling back \$10 million from their launch program, which I think is \$80 million in it already. So, trying to pull back that adult section because most people think that it's for, you know, high school graduates, but they encompassed adults in it too. So, we'll see how that goes.

Mayor Stear Good.

11. Adjournment:

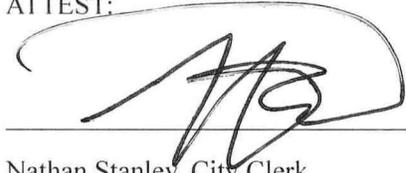
(Timestamp 01:46:25)

Mayor Stear All right. Anything further? All right. Well, I appreciate that all very much and meeting is adjourned.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 02.17.2026*





CITY OF KUNA
 751 W 4th Street • Kuna, ID 83634
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City Council Public Comment Sign-In Sheet
February 03, 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.

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CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 February 3, 2026

Case No.: 25-09-S

Case Name: Indie Subdivision

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Chuck Osterko	Name Tim Jensen - RSD
Address 2303 W. Hanna St	Address 711 E Porter St.
City, State, ZIP Kuna ID, 83634	City, State, ZIP Kuna, ID 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Steven Nelson	Name Dorianne Renee Pihini
Address 2082 N McClure Ln	Address 2138 N Mauve Ave
City, State, ZIP Kuna ID 83634	City, State, ZIP Kuna ID 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Shannon Janson	Name David Bastow
Address 2290 N. McClure Ln.	Address 2285 W. Beige Ct.
City, State, ZIP Kuna, ID 83634	City, State, ZIP Kuna, ID 83634
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Adam Crist	Name Patricia Crist
Address 2233 W. Hanna St	Address 2233 W Hanna St
City, State, ZIP Kuna ID 83634	City, State, ZIP Kuna, ID 83634

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City Council Public Hearing Sign-In Sheet
February 3, 2026

Case No.: 25-02-OA (Ordinance Amendment)

Case Name: POLE SIGNS

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
DORIANNE BARNER PUGH	Name
2138 N MAUI AVE	Address
KUNA ID 83634	City, State, ZIP
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City, State, Zip	City, State, Zip



CITY OF KUNA

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City Council Public Hearing Sign-In Sheet
 February 3, 2026

Case No.: 25-02-CPA (Comprehensive Plan Amendment)

Case Name: Area of Impact Reduction

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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