

**COMMITTEE MEMBERS**

Kelsy Holder  
Kara Medrano  
Dave Gronbeck  
Michael Larson  
Karl & Jenna Vonderehe

**CITY OF KUNA  
KUNA POLICE**



**Kuna City Hall Council Chamber, 751 W. 4<sup>th</sup> Street, Kuna, Idaho 83634**

**Kuna Police Impact Fee Advisory Committee Meeting  
MINUTES  
Tuesday, September 25, 2018  
11:00 A.M.**

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

**COMMITTEE MEMBERS**

Committee Member Kelsy Holder  
Committee Member Kara Medrano  
Committee Member Dave Gronbeck - Absent  
Committee Member Michael Larson - Absent  
Committee Member Karl Vonderehe - Absent  
Committee Member Jenna Vonderehe

**KUNA POLICE STAFF**

Police Chief Jon McDaniel  
Administrative Assistant Jennifer Abrao

**2. Business:**

- A. Review and Consideration to approve City of Kuna Police Department Impact Fee Study and Capital Improvement Plan – ACTION ITEM.**

*(Timestamp 00:01:09)*

Anne Wescott, Galena Consulting, 1925 N Montclair Drive, Boise, Idaho 83702, reviewed the purpose of the committee and presented the Impact Fee Study and Capital Improvement Plan. She discussed expected significant growth over the next 10 years with a majority being residential. With urbanization came crime and different types of crime. As the community grew so quickly they wanted to make sure they were fulfilling the need of the department.

Ms. Wescott also gave a brief overview of Current Assets, Kuna Police Department CIP 2019, and the Impact Fee Calculation for the Kuna Police Department.

Ms. Wescott explained studies found Impact Fees would not stifle the growth of the city. Other surrounding cities had impact fees and they were significantly more. Kuna was projected to be second to lowest. She stood for questions.

Committee Member Jenna Vonderehe confirmed they were looking for 23 officers in addition to the 17 they had.

Kuna Police Chief Jon McDaniel replied it had been discussed between the City of Kuna and the Police Department to fund the additional officers needed. The goal was to be at 1/1,000 residents.

Ms. Wescott reviewed how growth was paid for both from growth itself through services and through municipal budgeting practices.

Committee Member Jenna Vonderehe asked how the school district or another city department would share services/space.

Ms. Wescott reviewed ongoing discussions concerning shared space.

Chief McDaniel explained depending on the location/space the city may share office space but they were also considering south county deputies with the ACSO. The county still paid for 40% of the department's assists. Since Kuna was a contract they had to make site decisions that were best for both Kuna and ACSO.

Ms. Wescott added they also had to take a look long term when considering placement.

Committee Member Kara Medrano asked, when someone bought a house here, at what point did they pay the fee.

Ms. Wescott replied the builder paid the fee when they got the building permit. It was usually then wrapped into the final price of the home. The buyer did ultimately pay the fee.

Committee Member Kelsy Holder asked how they came up with the valuation for the current facilities.

Ms. Wescott shared how they reached those numbers.

Committee Member Kelsy Holder asked about paying per square foot for construction in house vs. contracting out.

Ms. Wescott responded they were considering keeping the building in house vs. contracting out. It had been discussed but needed to be visited more. There was also the ability to put a cost index or inflationary index in the ordinance.

All 3 members present supported the inflationary language being in the legal documentation.

Committee Member Kelsy Holder recalled a discussion between him and Committee Member Dave Gronbeck, who was absent, on the balance between residential and non-residential. Some of the other impact fee committees had the ability to waive or reduce the burden on the non-residential. He felt in this case the margins were much smaller and he did not feel it was necessary to alleviate the burden from them from this perspective. He encouraged others to address it then if they felt strongly about having the ability to waive or decrease the burden on those commercial developers.

Ms. Wescott explained the City had the ability to review each development independently.

Committee Member Kelsy Holder commented on the number for the increase in growth. It still seemed conservative to him.

Ms. Wescott also felt the number was a little conservative but if they went too liberal they could come up short. They as a committee could advise the City to recalculate when they felt it was needed.

Committee Member Kelsy Holder addressed what the impact fees could be used for. He asked about vehicle turn over in particular.

Chief McDaniel explained the turn over for the different types of vehicles they used.

Ms. Wescott added very few agencies would run a car for longer periods of time. It was not worth it to run a car longer when you considered the amount spent on upkeep and service.

Chief McDaniel asked why Kuna's figures came in so much less than Nampa's.

Ms. Wescott explained how Nampa got to their numbers and why they were higher.

Committee Member Kelsy Holder asked about revisiting the numbers in a few years in case the fees were not enough.

Ms. Wescott replied yes, it would definitely be an option and be revisited. Other options such as bonds could also come into consideration depending on growth.

Committee Member Kara Medrano asked what the next steps would be.

Ms. Wescott outlined the next steps to be taken. The three present members should give their opinions/advise to City Council on whether or not the fees should be adopted or on changes needed. Ms. Wescott would then have a briefing with Mayor and Council. If Mayor and Council approved there would be a

hearing with Planning and Zoning to adopt the CIP into the comp plan. After that there would be a fee hearing with City Council for an open public conversation. If it was approved at the close of the public hearing the ordinance would come into effect after 30 days. If they said yes that day it would probably be February before it went into effect.

Committee Member Kara Medrano commented on the number of building permits going out without fees attached in the meantime.

Ms. Wescott replied the need to get the process going as soon as possible could be part of the advice they gave to Council.

Committee Member Jenna Vonderehe asked for clarification on 5000 net growth.

Ms. Wescott explained where that prediction came from.

Committee Member Jenna Vonderehe was concerned about growth just outside Kuna city limits and how that impacted Kuna's services.

Ms. Wescott explained how they could handle that including asking the County to give them impact fees. If they did not give them impact fees Kuna's level of service would go down. That was currently happening with about 15 fire districts and the outcome of those situations could set a precedent for police impact fees.

The Committee and Ms. Wescott discussed the level and cost of service with urban and rural areas as well as contracting services through the Sheriff's Office. In particular, how it related to Kuna city subsidizing unincorporated Kuna.

Chief McDaniel stated they would only service areas outside of their jurisdiction in case of an emergency. They were able to track when their services were shared and they could receive funds back for those services provided.

Committee Member Kelsy Holder concurred with Committee Member Kara Medrano to have the Council look at this sooner rather than later so they were not losing out on fees for development being done then.

Committee Member Kara Medrano suggested reviewing annually at that point.

Committee Member Jenna Vonderehe also agreed. They wanted this plan in action as soon as possible.

Ms. Wescott responded when they did these projections they used the best data they had at that point. It was the science of finding what the projections were. The key was meeting annually which they had to do by law anyway to see how much money came in and how it was spent. She suggested, given the condition they were in, they may want to ask the City to provide an annual building permit report

to the Committee including residential and commercial square footage added and more detailed information. She confirmed with the Committee that was what they wanted and asked them to make a motion.

Committee Member Kara Medrano asked that they include a reevaluation of the \$200 per square foot if they haven't built anything in the next year.

Ms. Wescott replied they should reevaluate everything. She asked if the Committee would recommend to the Council and Mayor that they adopt the fees as set forth in the report.

The Committee agreed unanimously.

Ms. Wescott stated it was her understanding the committee would call a question for a vote to recommend to the City Council that the City of Kuna Police Department Impact Fee Study and Capital Improvement Plan be adopted as presented, the City Council take up the issue as soon as possible with a desired adoption date by the end of the calendar year, the committee intended to review the entire report annually in addition to reviewing all financial information as required by law, they would like to be provided updated information on all data points included in the impact fee calculation, including construction costs, recent and projected growth, specifically this report should include building permit data to cover the number of new residential building permits and new non-residential square footage that had been permitted. She asked if that was a correct understanding of their direction.

**Committee Member Kelsy Holder motioned to make the recommendation as stated. Seconded by Committee Member Kara Medrano. Motion carried 3-0-3. Committee Members Dave Gronbeck, Michael Larson, and Karl Vonderehe were absent.**

Ms. Wescott thanked them for their service.

The Committee thanked Ms. Wescott.

### **3. Adjournment:** 12:23PM

*Minutes prepared by Jennifer Abroa, Kuna City Police Administrative Assistant and Ariana Welker, City of Kuna, Deputy City Clerk*