

**CITY OF KUNA AND CITY OF MERIDIAN
JOINT MEETING
MINUTES
TUESDAY, SEPTEMBER 23, 2014 at 3:00 P.M.
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho**

KUNA CITY

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Pat Jones
Council Member Joe Stear

KUNA CITY STAFF PRESENT: Richard Roats, City Attorney
Gordon Law, City Engineer
Wendy Howell, Planning & Zoning Director
Troy Behunin, P&Z Department
Brenda Bingham, City Clerk

MERIDIAN CITY

COUNCIL MEMBERS PRESENT: Mayor Tammy de Weerd
David Zaremba, City Council Seat 1
Joe Borton, City Council Seat 2
Charlie Rountree, Council President Seat 3
Keith Bird, City Council Seat 5
Luke Cavener, City Council Seat 5
Genesis Milam, City Council Seat 6

MERIDIAN CITY STAFF PRESENT: Bill Nary, City Attorney
Caleb Hood, Planning Department
Bruce Chatterman, Community Development
Robert Simison, Mayor's Office

OTHERS PRESENT: Mark Barnes, Kuna Melba News; Tim Eck, property owner; Vern Sparks, property owner; Frank Thompson; Ralph Chapelle

3:00 P.M.

1. Call to Order and Roll Call

Mayor Nelson welcomed everyone and called the meeting to order at 3:00 p.m. He had everyone introduce themselves reflecting the following in attendance:
Kuna City Council Members Pat Jones, Richard Cardoza, Joe Stear and Briana Buban-Vonder Haar.

Meridian Mayor Tammy de Weerd and City Council Members Genesis Milam, Luke Cavener, Keith Bird, Charlie Rountree, David Zaremba. Joe Barton joined the meeting shortly after it began.

2. Discussion regarding the area of impact boundary line between the City of Kuna and City of Meridian

Mayor Nelson explained meetings have been held to discuss the impact boundary line. He briefly mentioned a previous city council enlarged the land with the intent of using it for storage agricultural ground for the new sewer plant.

Mayor Nelson reported one of the subdivisions on Amity Road and Tim Eck's purchases were acceptable to Meridian.

Mayor de Weerd referred to recent meetings stating the discussion was to move their area of impact to Amity and along the Rawson Canal and to include the area already annexed by Kuna (Bitter Creek Subdivision) on to Black Cat Road then south to Lake Hazel and on to the county line noting Meridian is comfortable with this line.

Discussion took place but there was confusion on the outcome noting some didn't think there was an agreement on it.

Mayor Nelson thought everyone agreed on the annexed property to satisfy Tim Eck but Meridian was going to approach the property owners in Bitter Creek to see what they wanted to do.

Mayor de Weerd explained their line was originally at Lake Hazel but they agreed to move their line to address Kuna's annexations and to address the concerns regarding Tim Eck's property. They thought this was a good compromise to give concession to the area of impact differences and to come to a resolution to draw a permanent line.

Mayor Nelson reported there were a number of land owners that would benefit by coming into the Kuna side with gravity flowing into the new sewer plant. They began the process of getting annexed into Kuna. There was interest expressed in learning what the property owners in Bitter Creek would like.

Mayor de Weerd stated it is their practice to work from the inside out for planning purposes. Concern noted on overextending services creating tax burdens for city sprawl. Their goal is to come to an agreement of a permanent area of impact so they can follow a plan for capital improvements and utility easements.

Discussion took place on the impact area in regards to services that can be accessed by Kuna's waste water treatment plant.

Mayor de Weerd explained when they drew their line, noting it has been approved by the county, people in attendance at the county planning meeting testified they wished to be in Meridian.

More discussion took place as each council member offered comments recognizing the need to work together to reach a consensus.

Mayor Nelson suggested the dividing line be the Rawson Canal since it lies at the top of the slope. It could be followed to Highway 69.

Importance was placed on the need for commercial growth in Kuna. A comparison was made noting the impact on Kuna citizens for the annual tax levy compared to Meridian's tax levy for the area of Amity Road to Columbia Road. The potential annual revenue loss for Kuna if the corridor was in Meridian would be approximately \$118,000 per year. If the corridor was in Kuna, Meridian's loss in property tax per year would be about \$134,000. The percentage of property tax levy that Kuna would be missing out on is almost 7% but only .61% for Meridian which is a massive difference from a property tax standpoint. Kuna currently has an 80/20 split of residential/commercial which creates a large tax burden for the citizens to carry. The possibility of an expanded commercial area for Kuna would be very beneficial. Services such as police, fire, etc. would also need to be expanded which can be costly.

Mayor Nelson would like to follow the crest of the hill for areas that naturally drain to the Kuna sewer and areas draining toward the north can be handled by Meridian. The mile between Black Cat and McDermott would all be included in Meridian's impact area.

Mayor de Weerd expressed concern on fire services. They have an agreement with their rural fire district which goes down Lake Hazel. Anything annexed above Lake Hazel line would need to have fire services provided by Meridian. They do not have plans for a fire station in that area. More discussion followed regarding fire district boundary lines.

Mayor de Weerd explained when their treatment plant was built it was still on the fringe of their community. The city fathers at that time made a commitment to growing from the inside out which is still evident today since their treatment plant is still on the fringe. They are just now starting to grow in that area. By growing from the inside out, they have found better economy to scale with police, fire and taxes.

Since Kuna's waste water treatment plant is located there, there is potential for development to take place due to infrastructure already existing in that area.

Mayor Nelson stated that a commitment was made to take care of Tim Eck's land purchases so that property could be defined and the border left as it is.

Concern was noted from Council Member Cardoza on giving up a mile of property that has commercial growth potential for Kuna.

More discussion followed on the possibility of a border along the ridge. Property on the corner of Lake Hazel and Meridian Road was discussed with desire expressed by Council Member Jones to be included with Kuna's area of impact.

Mayor de Weerd explained the land owner of that corner testified at meetings to be in Meridian's impact area.

Discussion took place on trading the corner of Amity and Meridian Road for the corner of Lake Hazel and Meridian Road.

Recess at 4:14 p.m. *(Timestamp 01:11:14)*

Reconvened meeting at 4:30 p.m.

Mayor Nelson commented that maybe it is best to leave things as they are for now. Kuna City Council is not interested in dropping the line back to Lake Hazel and Meridian Road.

Mayor de Weerd stated they would like to leave with some type of an agreement. She suggested following the Rawson Canal from Meridian Road to where it meets on Amity Road and on over to the county line at McDermott.

Multiple group discussions took place.

Council Member Stear suggested Kuna's line be Lake Hazel and Meridian's line be Amity and then it be left on a first come, first serve basis in regards to annexing.

More discussion followed with concerns noted on utility lines from each city crossing and the flow of the Rawson lateral.

Council Member Bird wants to have a hard line decided on.

Mayor de Weerd reported Meridian purchased land near the radio towers.

Council Member Joe Borton explained he needed to leave early but stated if a line is created that all agree to then we need to take into account public works, police, fire, open space and water for the existing area of impact. Applicants will need to understand that we will not cross the line agreed upon for annexation. He made his commitment to this before leaving the meeting at 5:05 p.m.

Council Member Buban-Vonder Haar stated she is not comfortable drawing the line on the lateral. We have people willing to annex into the city right now.

Mayor de Weerd suggested Mayor Nelson check with the fire district regarding services.

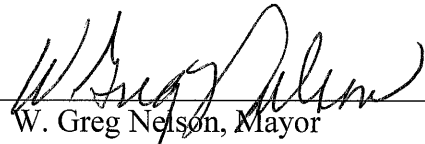
Mayor Nelson stated his council's desire to follow Amity to Meridian Road. He will check with the fire district. There are two decisions for Kuna Council to make: (1) following Rawson Canal to Meridian Road; or (2) following Amity to Meridian Road.

More discussion followed with no decisions made.

Mayor de Weerd reported they have a 6:00 meeting.

3. Adjournment

The meeting adjourned at 5:15 p.m.



W. Greg Nelson, Mayor

ATTEST:



Brenda S. Bingham, City Clerk

*Minutes prepared by Brenda Bingham
Date Approved: CCM 10/21/14*



An audio recording of this meeting is available at City Hall upon request or it can be accessed at the City of Kuna website www.kunacity.id.gov