

CITY OF KUNA
Regular City Council Meeting
Minutes

TUESDAY, MAY 19, 2015

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

7:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

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

CITY STAFF PRESENT: Gordon Law, City Engineer
John Marsh, City Treasurer
Chris Engels, City Clerk
Wendy Howell, Planning & Zoning Director
Richard Roats, City Attorney
Bobby Withrow, Parks Supervisor
Troy Behunin, Senior Planner
Bob Bachman, Fleet/Facilities Manager
Linda Mayhugh, Deputy City Treasurer

2. Invocation: None

3. Pledge of Allegiance: Mayor Nelson

4. Consent Agenda:
(Timestamp 00:00:51)

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 Old Business or as instructed by the City Council.

- A. City Council Meeting Minutes:**
 - 1. Regular Council Meeting May 5, 2015**

- B. Accounts Payable Dated May 14, 2015 in the Amount of \$324,530.70**

- C. Alcohol Licenses:**

D. Findings of Facts and Conclusions of Law:

Council Member Stear moved to approve the consent agenda as presented. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

5. Citizen's Reports or Requests:

(Timestamp 00:01:21)

A. Assessment update from Bob McQuade, Ada County Assessor

Ada County Assessor Bob McQuade updated Council that 7,000 assessment notices will be mailed this week. The total market value in Kuna is 896 million, taxable value 608 million, 9 percent increase over last year. Existing is 6.5 percent.

Appraisals are made by comparison to sales. Median assessed value on single family residential is 190 thousand. Commercial is 72.5 million, less than 10 percent of the total market value in Kuna. Personal property has been reduced to 60 percent from last year. New construction 22.3 million. Change of status is 8.8 million and there has been a 300 percent increase over last year.

Property taxes in Kuna: 87 percent is paid by residential property, 13 percent by commercial property. County wide it is 60/40 percent split. Residential in Kuna is picking up 4 percent more than last year. 2014 was a stable year in property taxes. County wide there was a 2 percent increase. Mr. McQuade stood for questions.

City Engineer Gordon Law asked if the increase by residential by 4 percent was from the elimination of the personal property taxes for the first \$100,000 for businesses.

Mr. McQuade thought Mr. Law was correct.

Council Member Stear explained that when the law first passed, even if Kuna lost all personal property tax income, it would affect the tax base by 3%.

Mr. McQuade agreed.

6. Public Hearings: (7:00 p.m. or as soon thereafter as matters may be heard.)

A. Public Hearing and Consideration to Approve Resolution R29-2015 Release of PUD 13-01-PUD and DA 13-01-DA Requirements from Sorrel Subdivision– Troy Behunin, Senior Planner
(Timestamp 00:13:21)

Senior Planner Troy Behunin updated Council that all procedures had been followed and explained the purpose in the consideration of modifying the project to single family homes instead of multi-family.

Council Member Stear asked if a neighborhood meeting need to be held.

Mr. Behunin explained it would involve a published notice in the newspaper, public notification and signage on site.

Council Member Jones clarified that tonight just the property was being released.

Mr. Behunin agreed and added that the applicant was also trying to gauge Council's thoughts on the future changes that will be brought to Council.

Council President Cardoza asked why the Development Agreement wasn't signed previously.

Mr. Behunin explained the applicant was still contemplating his options at the time and was indecisive.

Council President Cardoza stated that he is bothered by all of Planning and Zoning and Council's time that was wasted previously.

Mr. Behunin clarified the market place had changed and there were calls of interest but nothing panned out. The applicant paid a significant amount to go through the previous process of the PUD.

Mayor Nelson asked if the developers were aware the city was working on a Park Impact fee for new construction and would they be willing to review the ordinance.

Mr. Behunin explained the site is only a bit over 2 acres. In order to have 9 home sites, the developer cannot have the 10% required open space as would have been previously available if the land would have been developed with townhouse sites.

Council President Cardoza asked how many units were originally proposed.

Mr. Behunin answered 16 units. Now it would be 9 single family homes.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE FINDINGS OF FACTS AND CONCLUSIONS OF LAW RELEASING THE PLANNED UNIT DEVELOPMENT AND DEVELOPMENT AGREEMENT REQUIREMENTS FROM THE SORREL PLANNED UNIT DEVELOPMENT (13-01-PUD) AND DEVELOPMENT AGREEMENT (13-01-DA) APPROVAL DATED JANUARY 21, 2015

Support:

Cathy Venrick - Autumn Gold Affordable Housing, 623 S Kimball Ave, Caldwell, ID – She explained the affordable home programs they are involved in. The Mutual Self Help program is for sweat equity. She explained the process. She stood for questions.

Mayor Nelson asked if she was the administrator of the program.

Ms. Venrick explained it is a grant from Rural Development and they administer it.

Mayor Nelson asked how the loan works for purchasing.

Ms. Venrick explained everyone works on the homes together and no one can move in until they are all finished.

Greg Urrutia - Autumn Gold Affordable Housing, 623 Kimball Ave, Caldwell ID – He added that they have been looking for property in Kuna for a couple of months. Most lots are controlled by the developers and this is about the only one available.

Council President Cardoza asked what guarantees the city has the project will be completed.

Mr. Urrutia said there are no guarantees. There are many steps to complete to move forward but having buildable lots is first.

Council President Cardoza rephrased his question that once construction starts, what is the guarantee they will be completed.

Mr. Urrutia explained the process to complete building. Families need to qualify and have their entire loan in place before the first day of construction. Once all the homes are built and certificates of occupancy are issued the families are living in the homes.

Council President Cardoza requested the Fire Department review the street size before the matter is considered.

Mayor Nelson explained tonight was for the PUD and DA only.

Against: None

Neutral: None

**Council Member Stear moved to approve Resolution R29-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear
Voting No: None
Absent: None
Motion carried 4-0.**

- B.** Public Hearing for Proposed Ordinance 2015-09 Amending the Franchise Agreement with Cable One, Inc. to Increase the Franchise Fees from Four Percent (4%) to Five Percent (5%) – Richard Roats, City Attorney
(Timestamp 00:46:41)

City Attorney Richard Roats updated Council this matter had been discussed previously. The Public Hearing is to follow up on the matter. He stood for questions.

Council Member Jones asked if they could stay at 4%.

Mr. Roats confirmed that was correct. After no testimony was received, Mr. Roats explained the matter will have to be published.

Council Member Jones verified with City Treasurer John Marsh the funds go to the general fund. He explained he doesn't support the matter because only certain individuals are being charged, revenue does seem to be a factor, and homeowner property taxes have risen.

Mayor Nelson asked Mr. Marsh how much was being received.

Mr. Marsh confirmed the city was currently receiving 5%.

Council directed Mr. Roats to move forward with the ordinance.

Support: None

Against: None

Neutral: None

7. Business Items:

A. Kuna Crime Report and Annual Review – Justin Dusseau, Kuna Chief of Police (Timestamp 00:52:04)

Kuna Chief of Police Justin Dusseau explained to Council the annual police report. His goal is to be very transparent. The report reflects the crime rate, police goals, what it takes for the Kuna Police to operate and how many police officers are assigned to Kuna. The report also explains the extras the City of Kuna receives for contract policing.

He thinks it is important to have good partnerships with all members of the community and strives to maintain a relationship with partners. Chief Dusseau highlighted that all the patrol deputies have on body video and allows for transparency. There are policies in place for the release of any video. He discussed the progress of KPAL and indicated he sits on the board.

Chief Dusseau reviewed the statistics and thought the previous year was steady. Property crimes did go up and he believes education with property owners could help. He reviewed the trends for this year and personal crimes is down but property crime is still too high as well as crashes. The Chief updated that in 2014 the junior deputy program was put in effect. He stood for questions.

Council Member Buban-Vonder Haar thanked the Chief for all his work as well as his staff.

Chief Dusseau introduced Keisha Smith, the administrative assistant for the Kuna Police Department.

Ms. Smith introduced herself explained the junior deputy program. Last year's program was 4 weeks long. S.W.A.T., K-9 and Emergency Management and Dispatch participated in the program. There were two sessions per week with 20 – 40 students in the 4th, 5th and 6th grade ranges attending. This will be a 6 week program this year with the addition of a jail deputy as a participant. This year there will also be a graduation ceremony for the students with Chief Dusseau. She stood for questions.

Mayor Nelson asked about Boise having neighborhood group meetings and Meridian having night out events and what could Kuna do?

Ms. Smith explained Lauren Schofield is our community resource officer. Ms. Scholfield does all of the night out scheduling for Kuna. Kuna had 4 parties last year. Ms. Scholfield is already working to make the night out events happen again this year. Mayor Nelson expressed the city would like to work with the Ms. Schofield and Ms. Smith on a downtown night out.

- B.** Discussion on proposed Ordinance 2015-10 to modify Mayor Position to full time with compensation and Council Members compensation increase – Richard Roats, City Attorney
(Timestamp 01:08:05)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING SECTIONS 1-5-2 and 1-6-2 OF THE KUNA CITY CODE, ENTITLED SALARY (MAYOR AND COUNCIL); PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Nelson explained that there are few times this can be done. He explained the latest population is 17,300 and other cities our size are ahead of us.

City Attorney Richard Roats updated Council what the changes would be - \$50,000.00 per year for the Mayor Position and \$12,000.00 per year for Council Members. Mr. Roats stood for questions.

Council President Cardoza asked if other cities had been looked at.

Mr. Roats explained a survey is being done by the Idaho Association of Cities and will be completed on May 20, 2015.

Council President Cardoza asked to table the matter until the survey is completed.

Council Member Buban-Vonder Haar agreed but stated she supported changing the Mayor to full time.

Council President Cardoza agreed and thought the salary for Mayor should be \$60,000.

Moved to table the matter until the next Council meeting scheduled for June 2, 2015,

Council President Cardoza, second Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear

Voting No: None

Absent: None

Motion carried 4-0.

- C. Discussion on proposed Resolution R26-2015 to Amend Park Fee Schedule for Parks and Public Property – Richard Roats, City Attorney
(Timestamp 01:13:48)

City Attorney Richard Roats updated Council this was a continuation of the discussion from the last meeting. Mr. Roats explained he discussed the matter of the disc golf course with a disc golf professional and the suggested fees are the result.

Disc Golf Course:

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|---|--------------------|
| Exclusive use of the disc golf course | \$200.00 per event |
| Non-exclusive use of the disc golf course | \$ 50.00 per event |
| Non-exclusive use for league plays | \$ 20.00 per day |

Volley Ball Court:

| | |
|---------------|------------------|
| Exclusive use | \$10.00 per hour |
|---------------|------------------|

Horseshoe Pit:

| | |
|---------------|------------------|
| Exclusive use | \$10.00 per hour |
|---------------|------------------|

Covered tables at parks, other than Bernie Fisher

| | |
|---------------|-----------------|
| Exclusive use | \$5.00 per hour |
|---------------|-----------------|

Mr. Roats stood for questions.

Council Member Buban-Vonder Haar suggested instead of removing the \$150.00 cleaning and damage deposit for the Senior Center, a notation could be made that a fee of \$35.00 per hour will be charged if the facility is not cleaned. Additional suggestions were made by council to be more detailed regarding exclusive vs. non-exclusive use of facilities and park amenities, specifically disc golf.

Council directed Mr. Roats to return with the matter at the next meeting.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R80-2014 TO ADD FEES FOR THE USE OF THE DISC GOLF, VOLLEY

BALL COURT, HORSESHOE PIT AND COVERED TABLES AT PARKS OTHER THAN BERNIE FISHER PARK, AND DELETING THE CLEANING AND DAMAGE DEPOSIT PROVISION FROM THE CITY PARK AND CITY PUBLIC PROPERTY PARK USE FEE SCHEDULE, AND PROVIDING AN EFFECTIVE DATE.

- D.** Discussion on proposed Resolution R27-2015 for Public Hearing to Amend the Fee Schedule for J & M Sanitation to Decrease Kuna School District Solid Waste Service Fee – John Marsh, City Treasurer
(Timestamp 01:31:03)

City Treasurer John Marsh explained that J & M Sanitation came forth and discovered that the rates for the School District were being charged incorrectly. If this is agreeable to Council, it will be published and then brought forth for Public Hearing.

Council President Cardoza asked why the billing couldn't be amended in house instead of a resolution.

Mr. Marsh explained it is not a simple billing problem it is an error in the rate published in the current resolution.

Council Member Buban-Vonder Haar explained that it is listed specifically with an exact price but thought it could be done differently for billing.

Mr. Marsh explained it is a fixed rate because it is discounted.

Mayor Nelson clarified if Mr. Marsh would like to have the matter at a future meeting or have it passed tonight. He asked City Attorney Richard Roats for direction.

Mr. Roats recommended the matter return on June 2, 2015 with just a resolution.

Council Member Buban-Vonder Haar asked if it was too late to withdraw the publication.

Mr. Marsh responded it was not too late to withdraw the publication.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING THE SOLID WASTE FEE SCHEDULE WITH J & M SANITATION DECREASE IN THE SOLID WASTE COLLECTION SERVICE FEES FOR THE KUNA SCHOOL DISTRICT SCHOOL DUMPSTERS; AND PROVIDING AN EFFECTIVE DATE OF JUNE 2, 2014.

- E.** Consideration to Approve R28-2015 for a Time Clock system in the amount of \$8,627 – John Marsh, City Treasurer
(Timestamp 01:38:09)

City Treasurer John Marsh introduced Deputy City Treasurer Linda Mayhugh to present the proposed time clock system.

Ms. Mayhugh explained the process to determine the best time clock system to the council. Six different companies were looked at in depth. The proposed system is more efficient and more practical than the current timekeeping system. It will also be a great benefit to both Supervisors and employees. The proposed system company specializes in cities and schools. All of the company references stated the company's performance and support has been exceptional. The proposed system will utilize personal computers to clock in and will timestamp the log in. The electronic timecards will then be automatically downloaded into the payroll system. Time off requests would be processed through this system for the Supervisor's approval or denial. There is a dashboard system to provide information regarding which employees have clocked in and are working at any given time. The system will also track sick leave and vacation time accrued that can be accessed by each employee at any time. Mobile phones can also be utilized for any of the previously mentioned features using apps and GPS.

\$6,500.00 had been budgeted for a timekeeping system. Time Clock Plus can be purchased for \$5,166.80 including a 30 day unconditional guarantee. An additional module for Caselle would have to be purchased. The cost would be \$1,000.00 in addition to \$2,460.00 for an upgrade in the support package for a total of \$3,460.00. The amount budgeted for Casselle this year is \$5,000.00 Total cost to implement this program is \$8,627.80, \$2,900.00 under budget.

Council Member Jones thinks it is a good decision and asked if he could participate as well.

Council Member Buban-Vonder Haar thought it would be a good option and would like to participate as well.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO ACQUIRE TIMECLOCK PLUS 6.0 PROFESSIONAL EDITION TIME KEEPING SOFTWARE AND NECESSARY COMPONENTS.

**Council Member Stear moved to approve Resolution R28-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear
Voting No: None
Absent: None
Motion carried 4-0.**

- F. Discussion and Direction for Employee Health Benefits Dual Option – John Marsh, City Treasurer
(Timestamp 01:55:35)

City Treasurer John Marsh explained that our current Health Benefits plan is highly unaffordable for employees that would like to add dependents to their plans. The top

priority has been to make our plan more affordable to add dependents. Our insurance brokers shopped for rate quotes reflecting results of a recent employee survey regarding self and dependent insurance coverage. Regence and Select Health were the two choices the insurance brokers submitted to us. After meeting with the employees, more seem to be interested in adding dependents than initially reported in the employee survey, which will eliminate some savings projected in the quote.

Mr. Marsh explained that there is time to make a decision. He stood for questions.

Mayor Nelson asked if it was needed to make it affordable for the employees to add dependents, would the city need to supplement the premiums?

Mr. Marsh explained that was correct. One option would be the city would pay 50% of the premiums for dependent coverage.

Council Member Stear asked how this plan compared with the others as far as coverage.

Mr. Marsh explained that all most insurance companies negotiate with providers. This would be a reflection of the in network / out of network costs. Select Health is no different with the exception that they have negotiated with the entire St. Lukes Health Network as their in network provider exclusively.

Council Member Stear reiterated that it is important with him for the employees to be comfortable with the changes.

Mr. Marsh explained we could have a representative from Select Health meet with the employees if we can come to a point when the options staff would like to see and employees would like to see regarding coverage has been determined.

Council President Cardoza asked if Select Health would be considered an HMO and Regence would be considered a PPO?

Mr. Marsh explained that Regence is a PPO but Select Health would not be an HMO. Select Health is more of a dual option insurance plan.

Mayor Nelson asked where the funds would come from to supplement dependent coverage in the current year.

Mr. Marsh explained right now the city spends approximately \$222,707.00 annually on health benefits. If we chose another insurance option, we would take the savings and put them back into the insurance pool to be allocated to dependent premiums.

Council Member Jones clarified that currently all employees are covered at no cost and who receives coverage for their dependents.

Mr. Marsh explained there are two appointed employees who receive coverage for their dependents but it needs to be changed so it is equitable.

Council Member Jones asked for the employee response to the two options.

Mr. Marsh responded there have been a lot of questions and employees are beginning to understand the options as they apply to their own situations. The majority of employees at this time seem to be in favor of the Select Health Signature plan.

Council Member Jones asked if the employees understood there would be a 50% cost to cover dependents and would there be one plan established instead of a choice.

Mr. Marsh responded the employees are aware there would be a cost to them associated with dependent coverage. . Mr. Marsh also responded the one plan vs choice would probably depend on the cost which is yet to be determined.

Council Member Jones explained his experience with both types of coverages.

Council Member Buban-Vonder Haar stated that having 100% premium coverage for employees is a very nice benefit for them. . Many employers do not offer that.

Mr. Marsh reminded the council that we are not in a rush to make a change. . Does council feel 50% premium coverage for dependents is reasonable and is it reasonable to state that the city will maintain the same budget for insurance and pass any savings back to dependent coverage?

Council agreed the statement Mr. Marsh suggested was reasonable and he could proceed on that premise.

Council Member Jones reiterated he would like to see every employee benefit package is equitable.

- G.** Consideration to Approve Resolution R30-2015 Approving Award of Bid for East Avalon Pressure Irrigation Project – Gordon Law, City Engineer
(Timestamp 2:25:42)

Council President Cardoza asked for clarification where the PI was installed previously.

City Engineer Gordon Law explained PI was installed previously on Kay St, W on Avalon to Auto Zone and terminated there. This project takes PI from that point to the greenbelt. Orchard St could not be used due to dense rock so the City obtained an easement from one of the property owners from the greenbelt, West to Swan Falls and now is being constructed to go to Bernie Fisher Park, Ave D then 4th St. With the completion of this project, PI will have completed a loop so everything will be tied together.

(Bid Results, Recommendation and Resolution documents will be provided after Bid Opening Monday, May 18, 2015.)

**Council Member Buban-Vonder Haar moved to approve Resolution R30-2015.
Seconded by Council Member Stear with the following roll call vote:
Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear
Voting No: None
Absent: None
Motion carried 4-0.**

8. Ordinances:

9. Mayor/Council Discussion Items:

10. Announcements:

11. Executive Session:

12. Adjournment:

Council Member Stear moved to adjourn the meeting at 9:34 p.m. Seconded by Council President Cardoza, all voting aye. Motion carried 4-0.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Dawn Stephens
Date Approved: CCM 06.02.2015*