

OFFICIALS

Joe Stear, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Greg McPherson, Council Member



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

City Council Meeting MINUTES Tuesday, July 18, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President Richard Cardoza
Council Member Pat Jones
Council Member Briana Buban-Vonder Haar
Council Member Greg McPherson

CITY STAFF PRESENT:

Richard Roats, City Attorney
Chris Engels, City Clerk
Bobby Withrow, Parks Director
Bob Bachman, Public Works Director
John Marsh, City Treasurer
Trevor Kesner, Planner II

2. *Invocation:* Chris Bent, Calvary Chapel

3. *Pledge of Allegiance:* Mayor Stear

Consideration to Amend the Agenda

(Council must move to amend the agenda per IC 74-204(4)(b))

Add item 7G under Business – Resolution No. R54-2017 Authorizing Mayor to Sign Keller Associates Inc Contract for City Engineering Support Services

The City Clerk was notified of the request on Tuesday, July 18, 2017

Council Member Buban-Vonder Haar moved to amend the agenda to include item 7G Resolution No. R54-2017 Authorizing Mayor to Sign Keller Associates Inc

Contract for City Engineering Support Services. Seconded by Council Member McPherson. Motion carried 4-0.

4. Consent Agenda:

(Timestamp 00:02:00)

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

A. City Council Meeting Minutes:

I. Regular City Council Minutes, July 5, 2017

B. Accounts Payable Dated July 13, 2017 in the Amount of \$330,628.81

C. Resolutions

I. Consideration to approve Resolution No. R50-2017 Authorizing the Release of the Irrevocable Letter of Credit for Memory Ranch Subdivision No. 1

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO RELEASE THE IRREVOCABLE LETTER OF CREDIT FOR THE MEMORY RANCH SUBDIVISION NO. 1.

2. Consideration to approve Resolution No. R51-2017 Accepting Greyhawk Land Company, LLC Pressure Irrigation Easement for Greyhawk Subdivision No. 6

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE PRESSURE IRRIGATION EASEMENT FROM GREYHAWK LAND COMPANY, LLC FOR THE IRRIGATION EASEMENT LOCATED IN GREYHAWK SUBDIVISION NO. 6.

3. Consideration to approve Resolution No. R52-2017 Accepting John W. Browning Pressure Irrigation Easement for Patagonia Subdivision No. 1

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE PRESSURE IRRIGATION EASEMENT FROM JOHN W. BROWNING FOR THE PRESSURE IRRIGATION EASEMENT LOCATED ADJACENT TO PATAGONIA SUBDIVISION NO. 1

D. Final Plat

1. Consideration to approve Case No. 17-03-FP (Final Plat) for Patagonia Subdivision No. 2

E. Findings of Fact & Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-02-S (Subdivision) for Sailer Shores Meadows Subdivision No. 2
2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-02-ZC (Rezone) for Darius Elison, and One Call Restoration

Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

**5. Reports or Requests:
(Timestamp 00:02:32)**

A. Kuna Police Department Comparables Presentation – Kuna Police Chief Jon McDaniel

Kuna Police Chief Jon McDaniel reviewed the comparable costs for police services in other cities with similar population. He was concerned about having enough future funding to adequately staff a police force that could respond to the increased calls of a rapidly growing community. He explained what would be required of the police department as Kuna's population approached the 20-30,000 resident mark. He appreciated the support of Council and the leadership team. He looked forward to looking for ways to fund Kuna's future. He stood for questions.

Mayor Stear asked if this was a long term goal.

Chief McDaniel replied it was and he understood the City was doing everything in their power. He just wanted to bring this up as the budget was being gone over in an attempt to make future discussions easier.

Council Member Jones asked how many officers Kuna had towards the 1 per 1,000.

Chief McDaniel replied Kuna was at .7 per 1,000.

Council Member Jones stated Kuna would need at least 5 more officers to get caught up plus more to cover any additional growth.

Chief McDaniel confirmed that statement. It would be around 50% of the budget if they were to hit that mark at that moment.

Mayor Stear thanked Chief McDaniel.

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

- A.** Public Hearing and Consideration to approve Ordinance No. 2017-10 Amending Kuna City Code 5-1-6-2 *Meanings of Terms and Words* and 5-3-3 and Deleting 6-5-4 – Richard Roats, City Attorney
(Timestamp 00:06:10)

City Attorney Richard Roats reviewed the proposed changes and their purpose.

Council Member Jones asked if it was a requirement to have a street frontage in the definition of Kuna's zones.

Mr. Roats replied it was not and they could consider removing it from Kuna City Code.

Council Member Jones clarified it was square footage of the lot that had to meet that requirement.

Mr. Roats responded that was correct and added many jurisdictions did not have that requirement. This ordinance was making it discretionary in Kuna City Code.

Council Member Jones had no problems with the ordinance. He was also fine with removing the requirement at some point if staff wanted to.

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING TITLE 5, CHAPTER 1, SECTION 6, PART 2 TITLED MEANINGS OF TERMS AND WORDS BY DELETING THE REFERENCE BOOK TITLED, "ILLUSTRATED BOOK OF DEVELOPMENT DEFINITIONS" AND REPLACING IT WITH "A PLANNERS DICTIONARY", THE REMAINING TEXT OF PART 2 SHALL REMAIN UNCHANGED; AMENDING TITLE 5, CHAPTER 3, SECTION 3 TO PROVIDE THAT THE MINIMUM STREET FRONTAGE PER LOT IS A RECOMMENDATION THAT CAN BE MODIFIED AND THE MINIMUM LOT SIZE IN R-4 AND R-6 ZONES IS A RECOMMENDATION THAT CAN BE MODIFIED BY THE PLANNING AND ZONING DIRECTOR AND THE MINIMUM LOT SIZE IN R-4 AND R-6 ZONES IS A RECOMMENDATION THAT CAN BE MODIFIED BY THE PLANNING AND ZONING DIRECTOR AND MODIFYING THE HEIGHT IN M-1 AND M-2 ZONES TO 100 FEET AND STRIKING M-3 ZONE FROM THE TABLE; DELETING TITLE 6, CHAPTER 5,

SECTION 4 IN ITS ENTIRETY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar stated staff was recommending this, she did not see any objections or concerns in the packet, and it seemed to make sense to give the City a little more flexibility in terms of development.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-10. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-10. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-10. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Consideration to approve Case No. 17-02-LLA (Lot Line Adjustment) – Jace Hellman, Planner I
(Timestamp 00:11:25)

Applicants Eric and Rayola Jacobsen seek Lot Line Adjustment approval to adjust the parcel lines for the smaller parcel from the existing 0.95 acres to 1.48 acres, and reduce the current acreage of the larger parcel from 1.62 acres to 0.94 acres. This lot line adjustment is intended to accommodate the entire existing yard and structures on the smaller lot.

Planner II Trevor Kesner presented on behalf of Planner I Jace Hellman. He reviewed the case and stood for questions.

Council Member Jones disclosed that his property adjoined the property and was recusing himself.

Mayor Stear disclosed that his brother was a party to matter. He added that with his brother's health issues it had been hard for him to maintain that property and keep the weeds down. It would be a weight off his shoulders to not have that piece back there anymore.

Council Member Buban-Vonder Haar stated everyone was in agreement and there were no concerns with moving forward on it.

Council Member Buban-Vonder Haar moved to approve Case No. 17-02-LLA (Lot Line Adjustment). Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones recused himself.

- B.** Downtown Revitalization Project Bid Updates and Council Direction – Chris Engels, City Clerk; Bob Bachman, Public Works Director; and JUB Engineering (*Timestamp 00:14:37*)

City Clerk Chris Engels introduced the project and Lisa Bachman and Brian Smith with JUB. They would be reviewing the details of the project.

Mrs. Bachman explained she had been helping with the planning and funding. She explained the 1 construction bid received came in high which was not too surprising given current market conditions. It also represented another hurdle in the project. She reviewed the project history. She explained the options to accept or reject the bid and the pros and cons to each. She stood for questions.

Mayor Stear added many other cities and Ada County Highway District were running into the same issue. He heard there were enough projects that would be going out to bid that winter that he was not sure they could expect the bids to come in at any less. It was really a toss of the dice. The bottom line was to either get the project done or not doing it at all.

Council President Cardoza asked how long the grants the City had been awarded could be suspended before losing them.

Mrs. Bachman replied the Block Grant was pretty flexible as long they were kept up to speed on what was going on. That grant was for \$500,000.00. For the federal grant, the City only had 9 months to expend the funds.

Council President Cardoza asked Mrs. Bachman to clarify if it was 9 months to start or 9 months to complete.

Mrs. Bachman explained it was 9 months to obligate the money.

Mayor Stear added ACHD had some money in the project as well. They had been concerned ACHD would be unhappy about moving it into the next budget year but they understood the nature of the issue and were willing to go either way without pulling funds.

Council President Cardoza asked City Clerk Chris Engels if the City's obligation would be about \$485,000.00 if Council okayed this.

Ms. Engels responded yes. She noted she had spoken with Toni Tisdale from COMPASS and submitted an additional request for additional funds. There was only about \$18,000.00 available at that moment however there could be additional funds available late winter or early spring that Kuna could be in consideration for as well. The additional funds would reduce what would come out of City coffers.

Council Member Buban-Vonder Haar asked if they were to approve the expenditure of additional funds that night would the project be finished before the additional funds became available and would they then consider giving them to the City for a project that was already completed.

Ms. Engels explained if they approved the funds that night and moved forward with construction, construction would be completed before winter set in. At that point the City would not be eligible for any additional funds that became available that winter because the project would already be done. If Council decided to rebid the project the City would then seek those funds at that time. Council would also need to recognize that if those funds were not received and the bid came in they would need to come back to Council.

Council Member Buban-Vonder asked if there would be any value in rebidding the project without any changes and if that was allowed.

Ms. Engels replied that was not allowed; it is considered bid shopping. She spoke with ITD and they said a component of the project would have to be changed in order to rebid it.

Council Member Buban-Vonder Haar asked if the City had the flexibility to change the scope of project after it had been bid.

Ms. Engels said they would have to review it and bring it forward with bid alternates. They would define what the base bid would cover which would be sidewalks, infrastructure, and those types of things for which there was no bid alternate but staining concrete, additional bulb outs, light poles....

Council Member Buban-Vonder Haar cut in asking if the bid they already received could be modified by changing things like that and if they would need to rebid it.

Ms. Engels explained how the rebid with alternates would work.

Council President Cardoza suggested tabling this until after item 8A's budget presentation. He thought the money would have to come out of the contingency fund which they would be carrying forward. He thought they might have a better idea of how much was being carried forward after that discussion.

Council Member Buban-Vonder Haar asked if there was a time frame in which the decision needed to be made.

Ms. Engels replied if Council wanted to fund the project in order to move forward at that time they would need to know that day so they could get back with contracts so that construction could occur while the weather permitted.

Council Member Jones stated he believed the City had already spent about \$130,000.00 on engineering costs. He asked if Council were to cancel the project, would any grant money used have to be paid back.

Mrs. Bachman had not asked the grant agency that yet but they could almost safely assume they would have to pay that money back. The funders were under the impression the City would spend money to build a project. Typically they do not fund just engineering costs. She could see that as a viable possibility.

Council Member Jones asked if there were changes that could be done that would not trigger a re-engineering.

Brian Smith with JUB responded the \$15,000.00 was for revising the plans and specifications and in essence reshowing the base bid. They have to show a change to that base bid to avoid bid shopping. To his knowledge there was nothing that could be done to just the plans as they were at that time. The project was large enough that any change would cause other changes even though the changes themselves were not materially significant.

Council Member Jones asked if a change as simple as removing some landscaping would trigger re-engineering.

Mr. Smith replied it would not necessarily trigger re-engineering but they would definitely have to go through and revise the specifications and bid forms, in the plans

they show the limits of what the base bid is, in order to reduce the opportunities for change orders and confusion.

Council Member Jones was concerned that it was a lot of money. They were getting a lot of good out of it but it was a lot more than they were expecting. He was concerned they hadn't even broken ground yet and did not know if anything additional would pop up there. He was concerned that this was only part of a project and if they were already about 25% over their estimated cost when Phase 2 came in what would they be over for Phase 2. He would hate to approve Phase 1 to be completed and not be able to complete Phase 2 for lack of funds. He asked if there was a rough estimate of what Phase 2 would cost.

Mr. Smith did not know the answer to that question. It was a difficult thing to predict the future bidding environment.

Council Member Jones did not want to put pressure on any future Council to complete the project. There could possibly be backlash if Phase 2 could not be completed.

Ms. Engels stated Phase 2, without a revised estimate, was about \$1.4 million. The City had a commitment of \$300,000.00 from COMPASS with TMA TAP funds and they would be pursuing additional straight TAP funds as well. She understood his concerns about Phase 2 but wanted to make sure he knew what they knew at that point.

Council Member Jones thanked her for the information. He had not known that and it relieved a little of his concern. He asked if there were other options to fund the project such as an LID.

Mayor Stear explained they had the ability to do urban renewal districts and the like but the problem with that was they were based on growth and increase in tax revenue. Downtown there was really no chance of it growing out and increasing in size and tax revenue which would create a need for a larger urban renewal district in order for those funds to pay for downtown. Anything for downtown in that realm would end up costing more than the revenue would bring in. That was why they hadn't really looked at those options.

Council Member Jones commented he was concerned about the amount of money going into this and what he as a private citizen would be getting out of it. There were obviously some blighted issues with Main Street and some other stuff that needed to be done such as the sidewalks needing to be replaced. There were also some things that were wants not needs. A half a million dollars could cover 2 splash pads or 10 years of playground equipment. He was not saying he was voting against it just that it was a lot of money. He did not think putting it out for bid in the winter would change anything. The valley was growing so big and there were so many projects he did not see it ever getting bid less. He was a bit disappointed that they could not

remove some of it without incurring additional costs. He agreed with Council President Cardoza, they should wait until after reviewing the budget before making a decision that night.

Council President Cardoza asked how much was anticipated for contingency.

City Treasurer John Marsh said that the general fund forecasted reserve balance was \$1,547,347.00.

Council President Cardoza asked what the carryover contingency was from Public Works.

Mr. Marsh gave a caveat that the numbers for those funds had not been discussed yet and there were some significant capital projects planned so they would all have to be weighed by the Council. The Water forecast was \$2,888,393.00, the Sewer forecast was \$2,984,664.00, and the Irrigation Fund was \$1,621,937.00.

Council President Cardoza asked if the \$167,700.00 would be divided among Sewer, PI, and Water.

Public Works Director Bob Bachman came up with those numbers by going through the scope of the project and taking out all Water related items and all PI related items to come up with the split that was on that. There would be no Sewer funds used; just Water and PI.

Council President Cardoza thought there was a reallocation of the runoff water over to the school.

Mr. Bachman explained that would be storm water which would be ACHD. Public Works funds could not be used for it because the system was owned by ACHD.

Council Member Buban-Vonder Haar moved to table the discussion of agenda item 7B Downtown Revitalization Project Bid Updates and Council Direction until after agenda item 8A Fiscal Year 2018 All Funds Budget Presentation was finished. Seconded by Council Member Jones. Motion Carried 4-0.

- C. Information on Cities' Petition to Intervene – Emmert Water Rights – Richard Roats, City Attorney
(Timestamp 00:41:37)

City Attorney Richard Roats gave Council a quick update on Mr. Emmert's application for some Ground Water Rights. The property he farmed was southwest of Lake Lowell. The Boise Project protested that. They went through the protest hearing and the hearing's officer came up with a ruling that caused the cities concern. Since Mr. Emmert would be drawing ground water out, he would be seeping from both Lake Lowell and the Boise Projects' canals because they had

seepage in there. Now Mr. Emmert would have to compensate them for that. It wasn't a great deal of mitigations for Mr. Emmert but it could be significant for the cities, the Treasure Valley, and the State of Idaho that are faced with similar situations. At some point Boise Project could hold Kuna responsible for making the 27 miles of canals running through the city water tight due to seepage because Kuna drew water from the water tables. Mr. Roats explained how the cities were going about the petition and said he would keep Council apprised of the situation. He stood for questions.

Council President Cardoza said the water would be foregone if it leaked into the water table and asked, since it was foregone water, why they would hold the users accountable.

Mr. Roats replied that was the argument they made. Historically it had been a diversion where someone would be responsible if they took their water. The hearing officer said no it was anything in the conveyance system or storage facilities that they were responsible for. He explained how they came up with what Mr. Emmert was responsible for at the hearing.

Mayor Stear thanked Mr. Roats.

- D.** Consideration to approve rental of video equipment to Kuna Chamber of Commerce – Richard Roats, City Attorney
(Timestamp 00:46:26)

City Attorney Richard Roats explained the draft agreement proposed for Kuna Chamber of Commerce's rental of the City's video equipment.

Council Member Jones asked about the unspecified labor charges.

Mr. Roats said Parks Director Bobby Withrow had thought it would be about \$40.00.

Mr. Withrow confirmed that statement.

Council Member Buban-Vonder Haar asked what they were being charged to rent the equipment.

Mr. Roats replied they weren't going to charge them a rental fee; just the labor cost.

Council Member Buban-Vonder Haar asked if the City had any sort of guidelines on who could use the equipment for free.

Mr. Roats explained they were only dealing with the Chamber utilizing the equipment in that case. They had not gone beyond that.

Council Member Buban-Vonder Haar wanted to know what the City planned on doing for rentals to other groups or if the City planned on even doing rentals and by rental she meant actual payment not borrowing.

Mr. Roats wanted to check to see if any other businesses rented that kind of equipment out because he did not want to compete with the private sector. In that case it was intended to be very limited to the Chamber for the Kuna Days festivities.

Council Member Buban-Vonder Haar was concerned about other community activities wanting to use the equipment and using this case as a reason for them to be allowed to use it. She wanted to be sure the City was setting stuff up on the front end so they weren't being arbitrary on the back end but she figured the Chamber would need a decision to be made at that meeting.

Council Member Jones asked City Clerk Chris Engels if they had offered the City sponsorship like they had the year before.

Ms. Engels said she had bits and pieces from different inquires but it was her understanding there was an external sponsor who had put forth actual funds which was why Make a Wish was not going to work. Last year the City did let them use the equipment but the City was considered a sponsor.

Council Member Buban-Vonder Haar clarified the request was to use the movie equipment.

Ms. Engels replied that was correct; it was for the inflatable screen and projector equipment.

Council Member Buban-Vonder Haar stated if they had a sponsor for that night she would think the sponsor would be paying for the movie equipment.

Ms. Engels replied that was Council's decision.

Council Member Jones thought Council Member Buban-Vonder Haar's concern regarding consistency with everyone was very valid. He did know there were rental companies that rent out that type of equipment and that should be considered. He asked if the City wanted to offer the equipment at all. He had a hard time renting out City equipment. He did not have a problem if everyone could have access but he did not like only allowing only certain people to use it.

Council Member Buban-Vonder Haar was struggling with renting it out. She was sympathetic because it was a non-profit but on the other hand Kuna Days was a fundraising activity for them and they did have a sponsor.

Council Member Jones thought the City being the sponsor the previous year was what made the difference. The parameters had changed.

Council Member Buban-Vonder Haar did not want to leave them in a bind with Kuna Days so close. She asked about checking with them first to see if they had checked with local equipment rentals.

Council Member Jones was not aware of anybody in Kuna that rented that equipment; just Meridian and Boise.

Council Member Buban-Vonder Haar felt the City should, at a minimum, be charging what any other place would charge. She wanted to be sure there was no favoritism but she also was unsure of what that kind of rental would cost and if it was affordable for the Chamber.

Council Member Jones gave the guesstimate of a few hundred dollars and he did not think the cost would be an issue. He noted he was not speaking for the chamber. His only concern was how close the event was. He did not want to price it out to where it could not get done.

Ms. Engels stated the City got sponsors for Movie Nights so there would be carryover funds to ensure the following year but they were also maintained as a contingency fund to repair or replace the equipment. She said there might be exactly enough in that carryover to replace the equipment if it was broken or destroyed but then there would not be the guaranteed carryover for the next year's Movie Nights without coming back to Council. The equipment was kind of expensive.

Council Member Jones asked if Council would be opposed to a trade such as a booth space for the use of the movie equipment.

Council Member Buban-Vonder Haar asked if the booth for the Comp Plan was already paid for.

Ms. Engels responded she had an inquiry in on how much a booth space would be.

Council Member Buban-Vonder Haar liked the idea of trading booth space for rental. She asked that next year the City plan ahead to charge fair market or something of equal value to the City.

Council President Cardoza asked if the purpose of this was to show movies during Kuna Days.

Ms. Engels replied yes and it was just on Friday night.

Council Member Buban-Vonder Haar added it was just 1 movie on 1 night.

Ms. Engels thought their sponsor was CapEd or something like that.

Council President Cardoza said the benefit would be to the community similar to the \$5,000.00 the City donated for fireworks. He had no objections to a minimum charge such as \$50.00 or whatever is fair, even just the \$40.00 labor charge.

Council Member Buban-Vonder Haar brought up her concern about consistency again.

Council President Jones did not feel it was any different than donating the money for the fireworks. When an issue comes to Council they make a decision on the issue itself. He understood the concern about setting a precedent but anytime something benefits the community he had no problem with it.

Council Member Jones asked if Council President Cardoza would be opposed to the trade.

Council President Cardoza understood it was \$200.00 for a booth.

Council Member Buban-Vonder Haar asked if the \$200.00 would be inclusive or exclusive of the labor.

Council Member Jones said he could go either way. He felt there was value to the training to make sure everything was run properly but if it made it easier to make it all inclusive he was fine with that and felt it would still be a fair trade.

Council President Cardoza was agreeable to an exchange if that was agreeable to Chamber.

Ms. Engels confirmed the booth would be for the Comp Plan.

Council President Cardoza asked if that would include the labor charge.

Parks Director Bobby Withrow was fine with that. The \$200.00 would include delivery, set up, and take down.

Council Member Buban-Vonder Haar was okay with the arrangement for that year but wanted something more concrete for the next year.

Mr. Roats said he would set up some parameters.

Council Member Jones asked if there were any objections to him representing Council's position to the Chamber since he would be at their meeting.

Council Member Buban-Vonder Haar thought that made sense.

City Treasurer John Marsh noted, in regards to possible ideas for a swap, the City had also budgeted a \$1,000.00 annual membership fee to the Kuna Chamber.

Council Member Buban-Vonder Haar said that was her first idea and it was shot down.

Council Member Jones asked if Mayor Stear was okay with the trade.

Mayor Stear did not have a problem with it but felt it would be better if for future years they look for rental equipment.

Council Member Buban-Vonder Haar added they could build it into their sponsorship price.

Mayor Stear stated the biggest concern for the City was the liability of the equipment being damaged but he was fine with Council's decision.

Council Member Buban-Vonder Haar asked if they needed an official motion.

Mr. Roats replied they did not. He would talk with Council President Jones and get it done.

Council Member Buban-Vonder Haar added the terms looked fine.

**E. Update on Strobel Road Property Lease – Richard Roats, City Attorney
(Timestamp 01:02:35)**

City Attorney Richard Roats updated Council on some amendments to the lease Parks Director Bobby Withrow had received that evening. There was a hang up with them wanting the City to provide indemnity for just about anything they did on just about any property and a \$2 million dollar policy rather than an a \$1 million dollar policy as well as some other minor things. They did come back with a price.

Parks Director Bobby Withrow shared the price was \$140,000.00 to \$190,000.00.

Mr. Roats added the City probably would not be purchasing it and would only be doing minimum maintenance out there. He did not believe they would agree to pay back \$30,000.00 for improvements if the City did not lease it for a second year. Due to some difficulties with what to provide for insurance they may be coming back to Council the following year to say it just did not work out.

Council Member Buban-Vonder Haar asked, if the City did decide to purchase at some point and had already put \$30,000.00 worth of improvements into the property would that make it appraise for more thereby screwing the City into paying more for the property. She asked if something could be put in to protect the City from that.

Mr. Roats replied at that point they did not think they would be putting any crushed asphalt or gravel.

Mayor Stear stated all of this had come up in their Director's Meeting that morning. Maybe because of that and the uncertainty of everything, they might need to level it off and leave it as dirt parking with construction fencing to block it off so people would know not to go into the buildings; the minimal amount of work needed to make it useable for parking. It would still be better and safer than parking alongside the road.

Council Member Buban-Vonder Haar asked if the City would need to restore it to what it was like before they got in there.

Mr. Roats replied the intent was if the City didn't purchase it any improvements the City made would go back to them.

Council Member Buban-Vonder Haar asked if they considered using it as a dirt parking lot an improvement. She did not want them to ask the City to return indigenous grasses or replant it in some way.

Mr. Roats responded it was so far away from when they got the price and with the new requirements he thought the City might just be walking away from it.

Council Member Buban-Vonder Haar said if something changed and the City went ahead with the purchase she would want there to be a mutual understanding of what shape the property would be returned in.

Council President Cardoza asked about the hold harmless they were asking for from the City. He wanted to know if it was just for the actions of the City or if it was for the general public using it under the City's policy as well.

Mr. Roats' understanding of the sentence in the e-mail was it was an umbrella for anything that happened on that property regardless if it was public, the City's responsibility, or their responsibility.

Council Member Buban-Vonder Haar clarified if there was an issue with the part the owners were exclusively using they would still expect the City to cover it.

Council President Cardoza asked if there was vandalism done by the general public the City would be held accountable on the hold harmless.

Council Member Buban-Vonder Haar added it was beyond that and sounded like it included items not attributable to the City in any way.

Council President Cardoza asked if the City wanted that kind of responsibility.

Mr. Roats replied that was why he was saying it was almost a deal breaker and that it may be time to just walk away. The price put it at almost \$50,000.00 to \$70,000.00 an acre when \$10,000.00 was probably more realistic out there.

Council President Cardoza suggested having people transported by bus from downtown.

Parks Director Bobby Withrow was all for that.

The possibility of transportation by bus and the liability of it was very briefly discussed.

- F.** Consideration to approve Resolution No. R53-2017 Appointing new members to the Park Impact Fee Committee – Richard Roats, City Attorney
(Timestamp 01:09:01)

City Attorney Richard Roats reviewed the need for the new members and asked that Council approve the resolution.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING RESOLUTION NO. R52-2015A TO APPOINT TWO (2) NEW MEMBERS TO THE CITY OF KUNA, IDAHO DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE REPLACING TWO (2) MEMBERS.

Council Member Buban-Vonder Haar moved to approve Resolution No. R53-2017. Seconded by Council Member Jones. Motion carried 4-0.

- G.** Consideration to approve Resolution No. R54-2017 Authorizing Mayor to Sign Keller Associates Inc Contract for City Engineering Support Services – Richard Roats, City Attorney
(Timestamp 01:10:08)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN THE CONTRACT WITH KELLER ASSOCIATES, INC. TO PROVIDE CONTRACT ENGINEERING SERVICES TO THE CITY OF KUNA, IDAHO.

City Attorney Richard Roats reviewed the need for contract engineering services and the contracts that were received; 1 of which they were not able to get on the agenda in time.

Mayor Stear clarified they would be coming back with the other contract because if Keller Associates were doing a project in Kuna they could not sign their own engineering stuff. The other engineering contract would be needed to cover those instances.

Council President Cardoza asked about the local engineering firm on 4th Street almost to Linder. He asked if they were qualified for a city. He wondered why Kuna was not doing local business with them.

Mayor Stear did not know if they were a structural engineering company or he would have assumed they would have contacted the City. He said the City could definitely look into it.

Lisa Bachman with JUB Engineers said that company was traffic and structural.

Council Member Jones asked City Treasurer John Marsh if the intent was to transfer the money out of the position that was not filled at that time to cover these expenses and if Council needed to do anything to recognize that.

Mr. Marsh thought the City was ok as far as overall budget. They had budgeted for a personnel position and that position was no longer being utilized so those funds would be used to cover the cost of the contract services. It would come out of different general ledger accounts but it was just a swap.

Council Member Buban-Vonder Haar moved to approve Resolution No. R54-2017. Seconded by Council Member McPherson. Motion carried 4-0.

8. Budget Workshop

- A.** Fiscal Year 2018 All Funds Budget Presentation – John Marsh, City Treasurer
Documents will be provided separately by City Treasurer John Marsh.
(Timestamp 01:13:42)

City Treasurer John Marsh reviewed the General Fund and the changes made as per the previous budget workshop. There was a personnel change in the budget numbers and the forecasted reserve balances dropped from about \$1.8 million to about \$1.5 million based on a calculation issue. The forecasted reserve balance was more accurate and still at a good position, just less money. He picked up where Council left off at the previous meeting; a series of items planned in the budget listed on page 1 and in page 2 of their general fund worksheet. When all of those were factored in with the forecasted revenues without a change in property tax levy it left a deficit of \$503,984.00. Council needed to decide if they would triage some of those items or increase the property tax levy and use some of the City reserve funds to cover those. There was an additional \$266,046.00 in property tax levy over and above the previous year. It would be the maximum amount they could levy. They could also use any or all of the projected carryover which was \$1,547,347.00. The forecasted impact on each \$100,000.00 of taxable value was approximately \$22.00 a year. He opened it up to Council for discussion.

Council Member Jones asked if they were to take all the expenditures they would have to take the approximately \$504,000.00 deficit out of the \$1.5 million dropping it down to \$1 million.

Mr. Marsh replied that was exactly right. He added that the use of reserve funds would wholly be onetime money. They needed to find a way to balance that out

either by reducing or finding another source of ongoing revenue which at that point was only property tax revenue.

Council Member Jones verified the annexation and new construction was roughly \$110,000.00.

Mr. Marsh reviewed the tax levy options.

Council Member Jones stated even if they were to take all that they would still be short \$250,000.00 short which would have to come out of contingency in order to meet the requested budget.

Mr. Marsh replied exactly. The numbers included the unspent monies in the capital projects fund which was \$26,000.00 and change as well as an estimated \$57,000.00 from the current year that was estimated to not be spent and would have to be brought back to the general fund since they were unassigned to a project.

Council Member Jones asked Mayor Stear if he had any concerns about taking the foregone and 3% at the same which they had not done before. It would leave them no foregone for carryover the next year.

Council Member Buban-Vonder Haar thought they had taken them both at least since she had been Council.

Mayor Stear said they had once. He was not concerned. In recent years they took both but the year they were going for the recreation district they skipped so that was carrying over each year. If they took both that year it added into the City's budget the next year and the year after and the year after that.

Council Member Jones clarified if they took all the foregone that year there would be no foregone option for the next year.

Mayor Stear replied that was correct.

Council Member McPherson was still thinking it over.

Council Member Buban-Vonder Haar noticed the Miscellaneous Expenditures line item was \$24,443.00 which was the same as the year before but only under \$1,500.00 was spent and it looked like every year prior to that they never spent more than \$1,500.00. She asked what went into that and why \$25,000.00 was needed.

Mr. Marsh explained last year was the first year they budgeted paying back the City reserves for the acquisition of the City Hall.

Council Member Buban-Vonder Haar asked if it was listed in 2 spots then.

Mr. Marsh replied no, he just called it out on the first page so Council could see what 1 of the major items was. Basically, they budgeted that in as an expense but it did and would not get spent. It just rolled over into the reserve balance. He thought Council Member Jones had talked about potentially reserving that for park equipment at the last meeting.

Council Member Buban-Vonder Haar asked about the Small Tools line item. Generally the City seemed to not spend more than \$3,500.00 for that but they budgeted just over \$11,000.00.

Mr. Marsh explained those items were broken out on the first page. He reviewed what they consisted of.

Council Member Jones asked how the Water Fund Contingency could grow from \$120,000.00 to \$2.8 million.

Mr. Marsh replied historically the entire amount of the reserve balance in the enterprise funds hadn't been brought forward and budgeted. What he was doing now was placing everything out there so they could see exactly what they had in total.

Council President Cardoza asked about the funds being set aside to replace funds that were used to purchase City Hall.

Mayor Stear explained how Council had determined to set those funds aside until it could be decided what to use them for.

Council President Cardoza thought maybe they could table the downtown Ada County property and use those funds to save up the \$175,000.00 needed for that project. He asked if those funds had been allocated for something specific.

Mayor Stear could not recall anything specific just some talk from the last meeting about possibly using it for playground equipment.

Council President Cardoza asked if the 2 truck mounted snow plows would be used for just City property or for helping Ada County as well.

Mayor Stear replied they would be used to help if Kuna had the same situation as that past winter. If the City had those mounted snow plows then the streets could have been kept cleaner before they froze and created ruts. The hope would be to buy them and they end up not being needed.

Council President Cardoza said that was what he was worried about. He asked if the City was allocating labor and equipment for Ada County would they have pick up snow plows they could loan the City.

Council Member Buban-Vonder Haar responded no, not if what happened the last year happened again. She felt it was all hands on deck trying to go as fast as possible to get as much as they could done but they were still failing utterly.

Public Works Director Bob Bachman stated they leased out every piece of equipment in the Valley that year.

Mayor Stear added they even brought out old equipment to try to get a through the situation.

Council President Cardoza asked about the new building inspector pick up and the possible allocation of a vehicle from the police department.

Kuna Police Chief Jon McDaniel understood the need for a vehicle that could get in and out of job sites. At that time they wanted to give the City a Crown Victoria. It was being painted and was in good shape. He knew that wouldn't help but the Tahoes they thought would potentially be available were being used for their emergency vehicle operations and as back up cars for the fleet. They were trying to trade out all the Crown Vics that were getting to old to be back up code 3 response type vehicles. He apologized for the Tahoe no longer being available but stated the Crown Vic was on its way.

Council President Cardoza figured a Crown Vic would be ok in the summer but it would not work for the winter.

Mr. Bachman stated the biggest issue was hauling around ladders. He was not saying they couldn't make it work but it was not preferred.

Council President Cardoza agreed and thought it could be a safety issue with the ladder.

Council Member Jones was concerned that the City was paying for a new vehicle for the Police Department that year.

Chief McDaniel thought that had been changed to a lease format where for every vehicle needed it is a flat rate including fuel and maintenance. As it prorates out he believed it was about \$16,000.00 a year.

Council Member Buban-Vonder Haar recalled just paying the cost of a vehicle in prior years but built into the City's contract was also all of the maintenance costs. She asked if the City of Kuna paid for everything regarding that vehicle, why, at the end of the vehicles usefulness, it would suddenly not belong to the City. That was what she struggled with. In her 10 year experience the City had only ever received 1 car.

Chief McDaniel responded that begged a whole other discussion. The Sheriff was trying to change that though so there weren't those hard feelings; it was changed to a lease per year per vehicle.

Council Member Buban-Vonder Haar appreciated the change to try to deal with the issue but she still had some angst about the fact the City paid for numerous vehicles over the years and at the end of the day the Sheriff's Department gets to keep them and do whatever they want with them while the City was begging for scraps and getting cars they didn't need.

Chief McDaniel understood her concern and wished he had a better answer for her. He had to fall back on the overall cost of the Sheriff's Office for the level of service Kuna got per resident. Kuna was the best in the state hands down.

Council Member Buban-Vonder Haar did not disagree but the City was also paying the same cost anyone else who contracted with the Sheriff's Office would pay. People got paid the same whether they worked in Kuna or somewhere else in Ada County.

Chief McDaniel replied that was correct. The Sheriff had it on an as needed basis depending on their situation. If it was something he could do he definitely wanted to do it. Unfortunately that year they needed the backup cars and it didn't work out that year. They tried to be fair between the other cities as well. He did not think the other 2 cities were get anything either.

Council Member Buban-Vonder Haar asked if there was any way the City could decline the Crown Vic and ask to be put on the top of the list for a Tahoe for the next year.

Chief McDaniel said he would be happy to bring that up.

Council Member Buban-Vonder Haar preferred to see if Kuna could get priority consideration for a different vehicle the City would want rather than pay to maintain a car the City would not use very much but she would defer to staff.

Chief McDaniel said there was still the possibility a vehicle that would work could become available but he could not commit anything.

Mr. Bachman explained it was not so big a deal for the vehicle to have 4-wheel drive as it was for it to be an SUV or a 2-wheel drive truck.

Council Member Buban-Vonder Haar added it was a cargo space issue.

Council President Cardoza thought maybe the Mayor should remind Dave Case the City paid taxes to the County and paid out of the General Fund for the police on top of taxes sometimes. It was kind of a double whammy.

Mayor Stear stated he had not heard about the Crown Vic.

Council Member Buban-Vonder Haar said they could chat about it offline.

Council Member Buban-Vonder Haar wanted to follow up on the acquisition of the City Shop Yard. They had briefly talked the last time about exploring other options including a swap. She asked how comfortable Mr. Bachman was with pulling it or if it was important to keep it that amount in.

Mr. Bachman thought it was more realistic that the City would end up purchasing it. The property they wanted was 20 acres in exchange for 2.6 acres. He went back to them and asked them to look at the front 3 acres which the City had already decided was not really usable for the City anyways. They went ahead and ordered an appraisal of their property to further the discussion but his guess was that the City would most likely be purchasing it.

Council Member Buban-Vonder Haar asked if she was remembering correctly that they thought they would need to rebuild the shop anyway.

Mr. Bachman replied yes, the funds requested were for building a new shop. The land purchase was in the 2017 budget and the additional funds for the new budget were to build a new shop.

Council Member Buban-Vonder Haar asked the City's cost for renting or leasing.

Mayor Stear responded \$550.00 a month.

Council Member Jones said \$480.00 or something like that.

Council Member Buban-Vonder Haar said that under \$6,000.00 a year was a pretty big difference from \$175,000.00. She asked how terrible would it be to continue leasing it if a swap could not be worked out.

Mr. Bachman explained the biggest problem with that was space. They were running out of room everywhere and they could not build anything on the property if they were leasing it. They could possibly renegotiate the lease to where they could build on it if they wanted.

Council Member Buban-Vonder Haar asked if the lease was for the whole 2.3 acres or just for the shop.

Mr. Bachman replied the whole thing.

Council Member Buban-Vonder Haar asked the likelihood of being able to renegotiate the lease and how it would work with any additions the City added.

Mr. Bachman had not had that conversation but could talk to Laurie at ACHD to see how they might feel about that.

Council Member Buban-Vonder Haar was thinking for how much the City was over budget it made her nervous to spend a third of the whole contingency before the year even started. She would feel a lot more comfortable leasing for another year or working out a property swap.

Mayor Stear said if they did the property swap for the 3 acres he was talking about there were no services there and there wouldn't be any services there any time in the near future so the value of that 3 acres was much less than the value of the 3 acres with the shop on it. The credit on it would probably be \$15,000.00 maybe \$20,000.00 at best. They would still be looking at a substantial investment. He also did not know how selling 3 out of the 20 acres would work for the rest of the 20 acres. The easiest way out seemed to be to just purchase the property with the shop on it. The existing shop could be used for storage and a shop they could actually function in could be built.

Council Member Buban-Vonder Haar asked if they would be open to a lease to own or even a buying it over the course of a couple years.

Mr. Bachman had not talked to them about that.

Council President Cardoza suggested looking at some of ACHD's property on Deer Flat. They had discussed making it a park and ride but never came to an agreement on that.

Council Member McPherson asked if he was referring to the property by Ridley's.

Council President Cardoza responded west of Ridley's on Deer Flat.

Council Member McPherson said that property was not even an acre.

Council Member Jones asked if Mr. Bachman had looked at any of the property the City currently owned to see if any would be feasible to build a shop.

Mr. Bachman replied the biggest reason for the ACHD lot was the location. It was centrally located for anybody that broke anything. It had easy access. They had looked at some other properties and did not think there was anything right downtown. He did not see anywhere else they could use that had services to it and was centrally located. When they had the maintenance shop out at the treatment plant it was costing too much labor and lost time to drive out there to work on something that should be worked at right downtown.

Council Member Buban-Vonder Haar suggested talking to the Grange. The whole big back yard had not had pressure irrigation since the line got bent by a City truck.

They had to mow it constantly which was really difficult for the older members so it was not being used for anything. She figured since the City would already be in that area to run lines down to the splash pad it might be a perfect time to pipe anything else they might need there.

Mr. Bachman said he had looked at that but it was too small. It would need to accommodate much more than a shop; there was also gravel storage, equipment storage, sand storage, bark storage, top soils, and all that stuff and getting everything within a chain link fence. Instead of having to drive somewhere else to get that stuff they could keep an inventory. The big picture was to be more efficient.

Council Member Buban-Vonder Haar suggested he think about it. She had been a grange member for quite a long time and they never used it so she thought they would be open to it.

Mr. Bachman replied he would take a look at it to find out its size.

Council Member Jones stated there was obviously a need for this but he was curious what sort of time frame Mr. Bachman was looking to get this done in. He asked how soon the problem needed to be solved.

Mr. Bachman asked if he could take Council over there to show them what they were doing to accommodate their needs and how difficult it was. If they could buy another year they would figure it out but it was very tight corners. It was very organized but there was no room. They were getting some very nice equipment that should be stored indoors during the winter. They did have the lean-to that covered some of it but not all of it. If it were to be approved they would build it as soon as possible.

Council Member Jones was concerned about delaying the inevitable. He asked if they could buy the property that year and build the next year. They were looking at \$300,000.00 for the whole project.

Council Member Buban-Vonder Haar asked if the \$175,000.00 was just to purchase the land.

Council Member Jones said it was actually \$300,000.00 for the whole thing but \$175,000.00 was coming out of the General Fund.

Mr. Bachman said that was incorrect. There was \$160,000.00 allocated to purchase that property for FY 2017 and the additional money was to build the shop and the approach into it for the next budget. He budgeted \$350,000.00 to build the shop. They could reduce the size of the shop and build it to where they could add onto it over the years and use the existing shop to store equipment in the winter to save some money.

Council Member Jones summarized if they were to remove it from the next fiscal year they would only be removing the shop not the land purchase.

Mayor Stear added the property was being appraised.

Mr. Bachman said there was actually an even better location but he did not think it would be popular, the parking lot behind NAPA Auto Parts by the Senior Center.

Mayor Stear did not think they wanted to store City equipment right in the center of downtown. He thought it was better to stay on the outskirts.

Council President Cardoza asked if City Treasurer John Marsh was looking for any decisions on the budget that night.

Mr. Marsh explained there were 2 options; to set a tentative budget which would allow them to proceed with the public hearing on finalizing the budget in mid-August or set an additional budget workshop between that Council Meeting and the next.

Council President Cardoza asked if they were to go with everything on page 1 of General Fund FY 2018 and did the maximum taxation they would still have a deficit of \$237,000.00 and the Downtown would be an additional \$279,000.00 making the deficit \$516,000.00 not counting the COLA the Sheriff's department may request.

Mr. Marsh thought that was pretty accurate. He believed the entire \$270,000.00 for Downtown Revitalization would not be coming from the General Fund, only about \$111,000.00, so that made it closer to a \$400,000.00 deficit. That would reduce the projected contingency to from \$1.5 million to \$1.1 million.

Council President Cardoza asked if Council wanted to discuss it or have a special meeting.

Council Member Buban-Vonder Haar preferred to discuss it.

Mr. Marsh noted they had the additional funds to discuss after the General Fund but he did not expect them to be as difficult.

Council President Cardoza stated in the past they had taken the material expenses line by line. He asked if Council wanted to do that again or to pull out items of concern to discuss.

Mayor Stear suggested they go over the items they wished to discuss.

Council Member Buban-Vonder Haar inquired about the Economic Development Coordinator New Hire expenditures.

Mr. Marsh explained what the item entailed.

Council Member Buban-Vonder Haar asked if there were already dues and memberships the City already had that would apply to the position.

Mr. Marsh did not have those numbers.

Council Member Buban-Vonder Haar thought that, if they were paying the new hire \$80,000.00 a year, the City shouldn't have to send them to a bunch of training right away.

Mr. Marsh was looking it up to read it off.

Council Member Buban-Vonder Haar asked about the Comprehensive Plan Rewrite FY17 Unspent Carried Forward being listed as an expense.

Mr. Marsh replied they had budgeted \$160,000.00 in the current fiscal year for that. The total cost came in a little bit more than anticipated however, the project spanned 3 fiscal years. They projected what was going to be expended that year and took the rest of that budget out and transferred it to carryover and then budgeted the remainder into the next fiscal year.

Council Member Buban-Vonder Haar clarified they could look at it as funds rolling over from 2017 to 2018.

Council Member Jones clarified those funds were in the \$1.5 million starting number.

Mr. Marsh said that was correct; it was already factored in.

Council President Cardoza directed Council to look at section 3 of page 2 for an item they might want to substitute into section 2 and maybe take something out of section 2 to compensate for section 3.

Mr. Marsh read through the details of what was being budgeted for the Economic Development Coordinator position.

Council Member Jones asked Mr. Marsh about the City Hall Acquisition Reserve of \$24,443.00. Since they had not spent that for that year at that point and he was unaware of any plans to spend it he wanted to know if it was rolled into the \$1.5 million.

Mr. Marsh replied it was.

Council Member Jones wanted to use that line item for something. He did not want to keep carrying it over. He brought up the parks equipment idea again.

Mayor Stear replied they could talk to Parks Director Bobby Withrow about some ideas and bring it back to Council.

Council President Cardoza thought those funds were strictly for acquisition of land.

Mayor Stear explained the original discussion was to build up the contingency fund they had worn down by buying the building but they never came back with anything concrete on what to use the funds for.

Council Member Jones was not opposed to using it as a sinking fund; he just wanted to reassign it to a different description.

Council President Cardoza thought that Council Member Jones had previously suggested using it for land acquisition since that was what it was used for originally and so he thought it was for the ACHD property acquisition.

Council Member Jones said that could be the case but it was never officially decided; he was looking to do something official.

Council President Cardoza asked if Council Member Jones wanted to make a motion on where that money should go or if he wanted to discuss it further with Mayor Stear.

Council Member Jones said he was fine with either. If they were considering purchasing the ACHD property for that year he did not think they would need to use those funds for that purchase. Also the impact fee would help to make parks land acquisitions which was why he was thinking of doing something with parks that could not be done with the impact fee.

Mayor Stear thought that playground equipment for parks the impact fee wouldn't cover would be a good thing to use that money for if Council wanted.

Council Member Jones asked if any of the other Council members had any objections to that or if they wanted something different.

Council Member Buban-Vonder Haar was fine with that. In regards to reading the email from the Humane Society, she thought it made sense. Kuna accounted for 4% of the population the Humane Society served and had comprised of 4.3% – 5.4% of their service calls over the last 3 ½ years. Kuna's total portion of the contract payments was 3.5%. She was not sure if that 3.5% was pre or post \$5,000.00.

Mayor Stear thought \$5,000.00 was a random number they gave the City Treasurer spur of the moment over the phone so he could not say what percentage that actually was.

Council Member Buban-Vonder Haar thought the \$5,000.00 sounded reasonable if Kuna was actually paying for less of the contract than what Kuna comprised of their service calls. She asked to add that \$5,000.00 back in because she was concerned about saying no to it and then no longer having services. She suggested putting \$20,000.00 of the City Hall Acquisition Reserve for parks and using the rest to cover most of the Humane Society increase.

Council Member Jones had no problem with that. He did want to take the \$24,000.00 from the current fiscal year and spend it that year and then budget \$20,000.00 for playground equipment and the remaining balance for the Humane Society for the upcoming fiscal year.

Council Member Buban-Vonder Haar asked Parks Director Bobby Withrow if he could spend that much money before the end of the fiscal year.

Mr. Withrow replied they could do that.

Council President Cardoza thought Mayor Stear and Kuna Police Chief Jon McDaniel were not very happy with the services being provided by the Idaho Humane Society and asked if they were rewarding them with \$5,000.00 for their slow response. He thought more of Kuna's police officers were doing the Humane Society's work because of their inefficient service.

Mayor Stear responded Council Member Buban-Vonder Haar had a valid concern. He and Chief McDaniel had just started those discussions and had no idea where they were going so if Council wanted to add the \$5,000.00 they could and then they could be a bit more aggressive in trying to obtain the level of services needed in Kuna.

Chief McDaniel added that it would have been nice to have that conversation with the Humane Society. He briefly reviewed the month of service they had looked at closely. He thought it would be nice to have some sort of shared services cost.

Council Member Buban-Vonder Haar was supportive of that.

Council President Cardoza asked what the City was currently paying the Humane Society.

Mr. Marsh replied \$61,465.00 without the \$5,000.00.

Council Member Buban-Vonder Haar noted the Humane Society had different set ups with different cities so they could talk to them about modifying those sorts of things as well but she had to take their word regarding the contract payment portion being less than the portion of calls for service. She did not think Kuna could replicate the services they provided.

Council President Cardoza took issue with the lack of reports. He felt there should be some accountability.

Council Member Buban-Vonder Haar was not opposed to getting monthly reports.

Council President Cardoza was willing to work with the \$5,000.00 on the contingency they provide monthly reports to Council and any month they did not provide the report they should not get the \$5,000.00.

Council Member Buban-Vonder Haar disagreed. She did not think they had the luxury of not paying for services rendered if a report was not given. She thought that would lead to no animal services at all very quickly leaving the City scrambling to fill the gap.

Council President Cardoza felt the reports were necessary for accountability to tax payers.

Mayor Stear said the City could ask for reports. The budget was \$61,715.00 for animal control the previous year so the \$5,000.00 would bring it up to \$66,715.00.

Council President Cardoza asked if Council Member McPherson had any changes to the budget he wanted to make.

Council Member McPherson said not at that time.

Council Member Buban-Vonder Haar asked if the extra \$20,000.00 should go to already listed parks projects or if they wanted to use it for new stuff like playground equipment.

Council Member Jones asked Parks Director Bobby Withrow what he was forecasting to need over the next 5 years for the parks that don't have anything.

Mr. Withrow explained there were 3 parks that were really deficient and in the next 5 years he wanted to get something in those parks at approximately \$35,000.00 for each park.

Council President Cardoza asked if the \$25,000.00 was going to be spent at Farm Park.

Council Member Buban-Vonder Haar replied Mr. Withrow would be authorized to spend the \$24,400.00 for 2017 and the \$24,400.00 for 2018 they were discussing using \$4,400.00 for the Humane Society and the remaining \$20,000.00 would go to parks for additional playground equipment. She had noted there were 2 parks projects listed in the budget that added up to \$20,000.00 and was wondering if they should be put it towards those, used for playground equipment, or if they wanted to do both.

Council Member Jones voted both.

Council Member Buban-Vonder Haar was surprised by his willingness to spend money that year.

Council Member Jones replied as much as he would like to remove everything he did not think they had choices on others and they needed to get caught up. He felt they were going to have to take the foregone and the 3%.

Council Member Buban-Vonder Haar responded the Ada County Sheriff's increase was \$290,000.00 and the only way to keep up with that was to take the 3% and the foregone.

Council Member Jones and Council Member Buban-Vonder Haar agreed Kuna needed to get caught up on police.

Council President Cardoza asked Mr. Withrow what his intention was for the projected \$851,286.00 for Park Impact Fees.

Mr. Withrow explained the first thing they wanted to do was buy 10 – 20 acres of land in order to keep the required level of service.

Council President Cardoza asked how much surplus they intended to get to before spending the money.

Mr. Withrow replied that was up to the Park Impact Fee Committee. He had been trying to find some land options to present them in the next couple of meetings. It really depended on the price of land and who they negotiated with.

Mayor Stear added the Park Impact Fee Committee had not been able to meet for a while but with the new members approved that night they could start meeting again to have those discussions.

Council President Cardoza asked if those funds could be used to make soccer fields and a parking lot on the 20 at the bend going north out of town.

Mr. Withrow wanted to say yes because they only included the price of the land and none of the amenities. The problem with that was the lack of water, pressurized irrigation, and sewer.

Council President Cardoza thought the water was being redone by that storage facility.

There was discussion that potable water was available.

Council President Cardoza asked if it would be possible to put in a pump and use hand lines.

Mr. Withrow replied potentially yes but he preferred to do an underground system which they could basically do the same.

Mayor Stear suggested Mr. Withrow go over the properties he had been looking at with City Attorney Richard Roats.

Council Member Buban-Vonder Haar asked if Mr. Marsh had an estimate on how low they would want to drain their reserves.

Mr. Marsh responded he could get that number but he suggested not going any lower than what was in front of them. He would not go below \$1.1 million. The reserves needed to parallel the growth in Kuna.

Council Member Jones asked Mr. Bachman if the building of the shop could be split between 2 years.

Mr. Bachman said yes but asked that if they did do that he be allowed to build whatever he could with the first \$175,000.00 and then add on the second \$175,000.00 the following year.

Council Member Jones was fine with that.

Council Member Buban-Vonder Haar thought he was only asking for \$175,000.00 to begin with.

Council Member Jones explained it was actually \$350,000.00 split over all 4 funds and by splitting that between 2 years it decreased the amount coming out of all 4 funds.

Council Member Buban-Vonder Haar was concerned that might increase the cost of the building.

Mr. Bachman did not think that would be an issue. The only caveat would be the economy.

Council Member Jones stated technically the City Hall Acquisition Reserve Fund had \$39,800.00 of enterprise fund money that had not been reallocated. He suggested putting that money towards the building which would give Mr. Bachman about \$200,000.00.

Mr. Marsh replied that was a good suggestion. He explained how that suggestion would help.

Council President Cardoza asked Mr. Marsh, of the \$1,885,483.00 for the Sheriff, how much of that was payroll that would be hit with COLA.

Mr. Marsh replied the number he had for personnel cost was \$1,785,092.00. He assumed that was all labor and benefits so if that was multiplied by 2% it would be \$35,742.00.

Council President Cardoza clarified that would come out contingency.

Mr. Marsh confirmed that statement.

Council Member Buban-Vonder Haar asked if there were any other thoughts or if they were done with the General Fund. She recapped the changes that had been discussed.

Mr. Marsh asked about property tax.

Council Member Buban-Vonder Haar and Council Member Jones felt they needed to take the 3% and the Foregone.

Mr. Marsh reviewed the Capital Projects Fund and how it mimicked the General Fund. He moved on to the Grant Fund and its projected items including the funds that were donated for a recreation district. He explained that recreation district money could actually go back into the General Fund as long as it was used for recreation purposes.

Council Member Jones asked if that money wasn't needed for the splash pad.

Mr. Marsh responded it was not allocated for the splash pad. The monies allocated were strictly out of General Fund.

Council Member Buban-Vonder Haar added she did not think they realized they had it because the request came mid-year instead of at budget time.

Mr. Withrow stated those funds were included in the prices he had been giving Council because there was only \$160,000.00 out of the General Fund and the remaining \$79,000.00 or \$80,000.00 was supposed to come from the fund for the recreation project.

Mr. Marsh clarified down the road when Mr. Withrow got to that point that was money Council wanted to use for that so they would leave it where it was.

Mr. Marsh asked if there were any questions regarding the Grant Fund. There were none so he moved on to the Park Impact Fee and Capital Projects Fund. He explained what was in that fund and how long until those funds would sunset. Next

he reviewed the Water Fund projects. It was looking pretty healthy and had a pretty healthy reserve.

Mr. Marsh covered the Well Mitigation Fund and the litigation that created the fund. It would expire September 2, 2017 so there would be a resolution going before Council authorizing the funds that were accumulated in the Well Mitigation Fund over to the Water Fund.

Mr. Marsh reviewed the Sewer Fund and the projected deficit. The big item was the Orchard Regional Lift Station. He explained that item dropped from \$2 million to \$1.2 million which told him that item was fluid and the numbers could change. They would have to keep a close eye on it. He asked if there were any questions about the Sewer Fund.

Council Member Jones asked why there was such a substantial jump in Miscellaneous Income.

Mr. Marsh explained that was where they budgeted the transfers from the Late Comers Fee Fund; development reimbursements. That was an item they needed to get ahold of by the end of that fiscal year.

Mr. Marsh moved on to the Irrigation Fund. It was the same structure. He reviewed the deficit and the reserves. There was nothing to be concerned about with the Irrigation Fund from his stand point.

Mr. Marsh reviewed the Solid Waste Fund which was just transfer in and transfer out and explained there were not inflation rates factored in that year. He moved on to the Late Comers Fee Fund. He explained it listed out all the projected reimbursements sitting in the fund and how that worked. Lastly he covered the Agency Fund which was the City's trust fund where they housed money in the Bank of the Cascades for monies the City didn't own but were given to them by others to hold. He stood for questions.

Council Member Jones asked if Public Works Director Bob Bachman had any concerns about any of the funds.

Mr. Bachman did not, he felt very comfortable with where they were at.

Mr. Marsh said he would work up the tentative budget while they discussed the Downtown Revitalization item.

Mayor Stear brought the discussion back to item 7B; the presentation on the Downtown Bid and direction on that.

(Timestamp 02:49:52)

Council Member Buban-Vonder Haar appreciated everything Council Member Jones had stated earlier but she had concerns about spending another \$15,000.00 or so on engineering costs to modify a plan that was already thoroughly vetted and consensus had been achieved on, particularly if they were unsure of how much they would actually save by doing that. She asked if Council wanted to discuss saying no to Bid Alternate No. 1 but she knew that was something they had previously specifically approved. She did think that was nice aesthetically and her assumption was as they moved down the street all of the intersections would have all 4 so she did not want it to end up sticking out like a sore thumb. She was not happy about the increase and she understood it was a lot more than they intended to spend but she also appreciated that greater than 60% of the project costs were being borne by entities other than the City. Only 22% of the costs were coming from the actual General Fund. She did not think the pricing would get better by waiting. She felt it was worth considering JUB Engineers' Lisa Bachman's earlier statement that people comment there is always talk about doing something and then nothing ever happens. She hoped having something actually happen would spur excitement and interest in the rest of the project and in getting other things down in Kuna. Council Member Buban-Vonder Haar advocated for spending the full \$111,300.00 that was being requested.

Council Member Jones asked Mrs. Bachman if other downtown revitalizations she had been involved with or looked at provided benefits for the businesses along the area and did they see any increase.

Mrs. Bachman replied there were a lot of benefits related to economic development not just for the businesses but for the community as a whole because it created walkability and connectivity that did not currently exist; there was no shade or landscaping. Another thing was site selectors looking to locate away from downtown still used what downtown looked like and would they want to bring workers to live there as some of their main criteria. There were multiple economic development benefits.

Council Member Jones concurred with Council Member Buban-Vonder Haar's statement. There was not much of a choice. He hoped all the businesses on Main Street understood what that project would do for them and that they would come on board to do something to take advantage of it. He thought they were going to come out around \$1.25 million in contingency after doing everything. That was a little lower than he would like but he assumed the City would still be in a safe spot so he was alright with doing this.

Mrs. Bachman shared she could envision a possible ground breaking ceremony for Kuna Days. A lot of construction would begin shortly after that event and that would also help with a lot of the fundraising being done for art pieces and the different things that would draw more people downtown.

City Clerk Chris Engels asked that if that was Council's decision they make a motion to approve the \$111,300.00 out of contingency in the General Fund and \$167,700.00 out of the Public Works Funds of Water and Pressure Irrigation.

Council Member McPherson agreed with Council Members Buban-Vonder Haar and Jones. They had put a lot of effort into it already and to flush it at that point because building costs might go down would put them in the same boat as the movie theater. He suggested they drop the ball, kick it, and go with it.

Council President Cardoza stated he wanted to remain neutral on the issue at the moment because he was a downtown property owner.

Council Member Jones asked if the projected start date was August 7, 2017.

Brian Smith with JUB responded if they moved forward with this there were some steps in the contract of issuing the notice of award and then the contractor had 15 days to respond. He thought they would be right around that date.

Council Member Jones asked if there was a projected completion.

Mr. Smith replied the completion date in the contract he believed was right around the end of October or first of November.

Council Member Jones asked who business owners could contact if they had questions.

Ms. Engels responded that would be the City.

Council Member Jones asked a reminder be sent out to the affected businesses.

Council Member Buban-Vonder Haar moved to approve the expenditure of \$111,300.00 out of contingency in the General Fund and \$167,700.00 out of the Public Works Funds of Water and Pressure Irrigation for the Downtown Revitalization Project and to approve the issuance of the Notice of Award and authorizing entering into a contract with Knife River. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

City Treasurer John Marsh provided the information needed to make a motion regarding the budget. Council returned to the Budget Workshop.

(Timestamp 03:14:39)

Council Member Buban-Vonder Haar moved to adopt the following tentative budget for fiscal year ending September 2018:

GENERAL FUND: \$6,370,718.00
CAPITAL PROJECTS FUND: \$443,110.00
GRANT FUND: \$1,100,000.00
PARK IMPACT FEE & CAPITAL PROJECTS FUND: \$851,286.00
WATER FUND: \$6,184,524.00
WELL MITIGATION FUND: \$0.00
SEWER FUND: \$7,345,287.00
IRRIGATION FUND: \$2,786,167.00
SOLID WASTE FUND: \$1,858,827.00
LATE COMERS FUND: \$1,763,609.00
AGENCY FUND: \$384,170.00
CITY GRAND TOTAL: \$29,087,698.00

With the public hearing set for 6:00 PM MDT on Tuesday, August 15, 2017 at Kuna City Hall. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

9. Ordinances:

- A. Consideration to approve Ordinance No. 2017-11 Annexing Greyhawk 6 Subdivision into the Kuna Municipal Irrigation District
(Timestamp 03:01:25)**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS GREYHAWK 6 SUBDIVISION, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-11. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-11. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-11. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Consideration to approve Ordinance No. 2017-12 Annexing Patagonia 2 Subdivision into the Kuna Municipal Irrigation District
(Timestamp 03:03:16)

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS PATAGONIA 2 SUBDIVISION, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-12. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-12. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-12. Seconded by Council Member McPherson. Motion carried 4-0.

10. Mayor/Council Announcements:

(Timestamp 03:04:53)

Council Member Jones noted the opening of the new Idaho Central Credit Union branch.

Council Member Jones inquired for an update on the hole in Swan Falls Road.

Mayor Stear replied that looked like it would be completed at the end of August. He believed the new lid had to be manufactured and there were some depth issues that were going to be resolved at the same time.

Public Works Director Bob Bachman stated that was correct. As soon as the lid was in they would schedule some road closure and get it done.

Council Member Jones asked if that would resolve the problem.

Mr. Bachman responded that was the intent.

Mayor Stear shared an incident involving a City pickup clipping a trailer parked passed the fog line. There was some damage to the pickup and the trailer. He thought it may have also bumped another car.

Council Member Buban-Vonder Haar asked if the City had a minimum property damage value that triggered the employee that caused it to get drug tested.

Mayor Stear answered it was automatic with any accident.

Parks Director Bobby Withrow added the employee was taken in and he was clean. It was just an accident.

Council Member Buban-Vonder Haar shared a work related accident she had experienced when she worked at Costco.

Council Member Jones asked if it was a crime to leave the scene of an accident that involved the injury of an animal.

Kuna Police Chief Jon McDaniel believed the answer to that was no.

City Attorney Richard Roats added to that. *(unintelligible – not on mic)*

Council Member Buban-Vonder Haar thought it would qualify as property damage.

Chief McDaniel thought it was interpreted differently in Idaho State Code but he thought there was a special ordinance for livestock. It depended on open range versus herd district.

The issue was briefly discussed.

Council Member Jones wanted to have a discussion on it in the future.

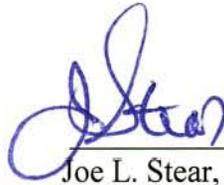
Mayor Stear suggested looking into it.

City Treasurer John Marsh provided the information needed to make a motion regarding the budget. Council returned to the Budget Workshop.

(Timestamp 03:14:39)

11. Executive Session:

12. Adjournment: 9:13 PM



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 08.01.2017*





CITY OF KUNA

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SIGN-UP SHEET

Case Name: 17-01-ZOA

Case Type: Zoning Ordinance Amendment

Please print your name below if you would like to present oral testimony or written exhibits about this item to the City Council.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
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