

## OFFICIALS

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



## CITY OF KUNA

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

### City Council Meeting MINUTES Wednesday, May 16, 2018

*Note: The regular City Council Meeting is moved to Wednesday to accommodate the election held on the third Tuesday of this May, the regular meeting date for Council.*

### 6:00 P.M. REGULAR CITY COUNCIL

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

##### **COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear  
Council President Briana Buban-Vonder Haar  
Council Member Richard Cardoza  
Council Member Warren Christensen  
Council Member Greg McPherson

##### **CITY STAFF PRESENT:**

Chris Engels, City Clerk  
Bob Bachman, Public Works Director  
Bobby Withrow, Parks Director  
John Marsh, City Treasurer  
Wendy Howell, Planning & Zoning Director  
Richard Roats, City Attorney  
Bill Jackson, Deputy City Treasurer  
Fabiola Giddings, Deputy Clerk II/HR  
Paul Stevens, City Engineer

#### 2. *Invocation:* Karen Hernandez, United Methodist Church

#### 3. *Pledge of Allegiance:* Mayor Stear (Timestamp 00:01:49)

Mayor Stear requested to amend the agenda to include item 8E, a request from Troy Behunin for an extra council meeting due to a publishing error by Mr. Behunin, and to discuss the position and appointment of an economic development director after the executive session.

**So moved by Council President Buban-Vonder Haar. Seconded by Council Member McPherson. Motion carried 4-0.**

**4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
(Timestamp 00:03:08)

*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:**

- 1.** Regular City Council Minutes, May 1, 2018

**B. Accounts Payable Dated May 10, 2018 in the Amount of \$538,018.71**

**C. Alcohol Licenses:**

- 1.** Scott & Andrea Enterprises LLC dba Fire House Pizzeria & Grill 726 East Avalon Street – On Premise Beer

**D. Resolutions**

- 1.** Consideration to approve Resolution No. R30-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH GREYHAWK LAND COMPANY, LLC TO PERMIT THE DELAYED INSTALLATION OF LANDSCAPING; DIRECTING THE CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$9,000.00; AND APPROVING THE RELEASE OF SAID CASH BOND UPON COMPLETION, INSPECTION AND SIGNING OFF BY THE CITY FOR THE REQUIRED ITEMS AS PER THE AGREEMENT.

- 2.** Consideration to approve Resolution No. R31-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE ACQUISITION DOCUMENTS RELATED TO THE CONSTRUCTION OF THE INTERSECTION AT LINDER AND DEER FLAT ROADS, KUNA, IDAHO WITH THE ADA COUNTY HIGHWAY DISTRICT PROJECT NO. 313024

**Council President 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, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**6. Community Reports or Requests:**

- A. Ada County Assessor's Report – Robert McQuade, Ada County Assessor**  
(Timestamp 00:03:40)

Mr. McQuade updated Mayor Stear and Council on the Primary Roll Assessment Notice. They would be sending out 195,000 notices, 8,000 of which would go to Kuna residents. Total market value in Kuna was \$1.4 billion which was up over 20% from the previous year. These numbers were some of the highest in the county as far as percentage changes. Potential taxable value was \$964 million which was a 25% increase over the previous year.

In going over residential property, Mr. McQuade noted the parcel count in Kuna was 7,451 which was a 6% increase which was very strong. County wide was only about a 2% increase. Market value on single family residential was \$1.3 billion which was up 21%. He reviewed the increases in home and land values and what was driving the increases. Commercial property market value was \$94.5 million. New construction taxable value was \$80.5 million which was an increase of 70%. County wide was only looking at a 5% increase.

Mr. McQuade ended with the tax burden. Residential property owners were picking up 87% and commercial was picking up 13%. The previous year residential was picking up 86% and commercial was picking up 14%. He explained the causes behind the change. He stated that 2017 was a very strong year for Kuna and stood for questions.

There were no questions.

Mr. McQuade stated he felt the growth would continue for at least the next 3 years.

Mayor Stear shared with Council that Mr. McQuade and mentioned a notice he would include with the assessment notices.

Mr. McQuade explained they wanted to get something well written out to the public explaining the 12% increase in market value did not mean a 12% increase in taxes.

Mayor and Council thanked him for his presentation.

**7. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.) None**

## **8. Business Items:**

### **A. Discussion and direction on animal licensing – Chris Engels, City Clerk (Timestamp 00:14:31)**

City Clerk Chris Engels reviewed the previous discussion she had with Council regarding animal licensing. She shared the information gathered since that meeting. Kuna was the only City doing a solid annual and 2 cities were doing 1 and 3 year renewal options. The Humane Society and Caselle could adjust to that. She requested that, if Kuna went to a rolling renewal, no change be made to the ordinance at that time to remove the half price after July fee because it would have to re-codified again to implement a rolling renewal that would be affective in January. Her thought was to wait and do it all at 1 time and keep the half price fee for the year. She explained the rolling renewal process.

Ms. Engels mentioned some interest that had been expressed to the Clerk's Office regarding cat licensing as well as the fact that licensing money did not cover the amount the City pays the Humane Society. She reviewed some conversations about directing licensing money toward spaying and neutering strays.

Ms. Engels updated Council on the number of calls to the Humane Society and the number of licenses issued by the Humane Society and the Clerk's Office. She stood for questions.

Council Member Cardoza stated they were supposed to be getting reports from the Humane Society but he had not seen any.

Ms. Engels explained the Clerk's Office received those reports monthly but had been behind on getting those to Council. She would make it a priority to get those scanned and out to Council for them to look at.

Council President Buban-Vonder Haar stated looking it to SNIP was a great idea and she would like to hear more about that. She asked if everyone would still be renewing January 1, 2019 even if they just got their license in December 2018.

Ms. Engels explained how the expiration and renewal process would most likely work. She was open to suggestions.

Council President Buban-Vonder Haar thought it would be easiest to do renewal dates from the date the license was issued in 2018.

Ms. Engels thought that could be done but they would not want to do less than.

They discussed the different options for implementing the new renewal process.

Council Member Buban-Vonder Haar wanted to change it so the fees did not change to half price in July and everyone in 2018 paid full price. Then, when the new tags came in, the 2018 tags could be swapped out for the new ones.

Ms. Engels thought that was doable but requested she be able to check that usable data could be pulled on animal licenses before committing to that.

Council President Buban-Vonder Haar agreed and thanked Ms. Engels.

Mayor Stear appreciated the comments made.

**B.** Financial Results through April 30, 2018 – John Marsh, City Treasurer  
(Timestamp 00:27:15)

City Treasurer John Marsh reviewed the funds. The City's cash position was just over \$2 million which was good. The General Fund's net income was \$387,380.00. The Water Fund was \$888,784.00. The Sewer Fund was \$827,220.00. The Irrigation Fund was \$446,246.00. All of the funds were in good positions. He stood for questions.

Council Member Cardoza asked why the annual budget would be negative when the year to date was above projected.

Mr. Marsh explained what the numbers represented and how it would pan out if that trend continued. At the end of the year the City would be in a better position than they had budgeted.

Mayor Stear thanked Mr. Marsh for all the work he had done for the City.

**C.** Orchard Lift Station – Bob Bachman, Public Works Director  
(Timestamp 00:34:08)

Public Works Director Bob Bachman reviewed the project and request. He stood for questions.

Council Member Cardoza asked about breaks in a line going down Ten Mile.

Mr. Bachman explained the research and work they had done regarding that line and their plans for it.

Mayor Stear added he had sent correspondence to Council explaining how they report issues to the DEQ and regarding the test on that specific line.

Council Member Cardoza asked a question. (*Unintelligible – Mic Not On*)

Mr. Bachman replied there had not been anything out of the normal.

Council Member Cardoza asked if Mr. Bachman had considered the new subdivision that was going in when putting these numbers together.

Mr. Bachman explained they did and how they got to those numbers.

Council President Buban-Vonder Haar stated it looked like a good plan.

Council Member McPherson clarified \$1.2 million had been budgeted but the bids came back more than double.

Mr. Bachman reviewed what was budgeted, the funds being used, and the shortfall.

Mayor Stear added they were not certain the previous engineer had included everything in that original number.

Council Member Cardoza asked if the \$750,000.00 reallocation was a line item or if it would be coming out of contingency.

Mr. Marsh replied it was an individual budgeted line item and would not affect the contingency.

Council Member Cardoza asked what would be done for the subdivision going in on Stroble and Kuna Road in the future if they did away with the line going out there.

Mr. Bachman reviewed the strategy and talks happening in regards to the subdivision.

City Attorney Richard Roats explained how the fees and reimbursements would work.

Council President Buban-Vonder Haar reviewed the funding request.

**I. Request for reallocation of funds and contingency funds – ACTION ITEM**

**Council President Buban-Vonder Haar moved to authorize the reallocation of \$750,000.00 in the 2017/2018 CIP sewer fund for extending to Stroebel Road and contingency funds of \$418,275.50 from 2017/2018 and \$418,275.50 from 2018/2019 contingency funds to be spent on the Orchard Lift Station project. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

2. Consideration to approve Resolution No. R32-2018 – ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING AND AWARDING THE BID FOR THE 2018 ORCHARD REGIONAL LIFT STATION PROJECT TO GRANITE EXCAVATION IN THE AMOUNT OF \$2,546,351.00; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDER.

**Council President Buban-Vonder Haar moved to approve Resolution No. R32-2018. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**D.** Appoint Bill Jackson as Interim City Treasurer – Mayor Stear ACTION ITEM  
(Timestamp 00:53:34)

Mayor Stear explained that John Marsh was leaving and, to fill the void, Bill Jackson would fill in until the position was filled.

**Council President Buban-Vonder Haar moved to appoint Bill Jackson as Interim City Treasurer until a permanent Treasure was appointed. Seconded by Council Member McPherson. Motion carried 4-0.**

**E.** Request from Senior Planner Troy Behunin to schedule an additional Council meeting due to publication errors.  
(Timestamp 00:55:08)

Mayor Stear explained the situation.

Council discussed possible dates.

Council decided to hold a special meeting on June 7, 2018 at 6:00 PM.

City Clerk Chris Engels asked if the special meeting would be restricted to the 1 item or if others could be added.

Council President Buban-Vonder Haar replied only if they were urgent and they had enough notice.

**9. Ordinances: None**

## **10. Mayor/Council Announcements:**

*(Timestamp 01:02:34)*

Mayor Stear thanked City Treasurer John Marsh for his work and for getting the City to a good place financially.

Council President Buban-Vonder Haar concurred and added he would be missed.

Mayor Stear brought up a complaint about the lack of ADA accessibility to the new art piece. He reassured everyone ramps would be going in. They had not been installed yet due to time constraints with those providing the funding.

Council Member Cardoza brought up the lights on Main Street. They were staying on during the day.

Public Works Director Bob Bachman explained what was happening with the lights.

## **11. Executive Session:**

- A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing Personnel Matters – ACTION ITEM

*(Timestamp 01:07:23)*

**Council President Buban-Vonder Haar moved to adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing Personnel Matters. Seconded by Council Member McPherson. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

**Adjournment to Executive Session: 7:00 PM**

**Council President Buban-Vonder Haar moved to adjourn from Executive Session. Seconded by Council Member McPherson. Motion carried 4-0.**

Council President Buban-Vonder Haar stated the Human Resources position would report directly to the Mayor for Human Resource Matters and to the City Clerk for Deputy Clerk II Matters.

**Council President Buban-Vonder Haar moved to update the Personnel Manual to change the Economic Development Coordinator to Economic Development Director. Seconded by Council Member Cardoza. Motion carried 4-0.**

Executive Session adjourned: 7:45 PM

12. Adjournment: 7:45 PM



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 06.05.2018