

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 AGENDA Tuesday, April 2, 2019

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*

2. *Invocation:* Gail Graves, Anchor Baptist Church

3. *Pledge of Allegiance:* Posting of the Colors – Troop 808

4. *Consent Agenda:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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. Board of Correction Minutes, March 19, 2019
2. Regular City Council Minutes, March 19, 2019

B. Accounts Payable Dated March 28, 2019 in the Amount of \$257,162.53

C. Alcohol Licenses

1. Big Smoke LLC #134 1031 E Kuna Road, Suite 150 – Off Premise Beer & Off Premise Wine
2. Conpaz Inc dba Enrique's Mexican Restaurant 345 N Avenue E – Liquor-by-the-Drink, On Premise Beer, Off Premise Beer & Off Premise Wine
3. Grantura LLC dba Kuna Event Center 321 W 4th Street – Liquor-by-the-Drink, On Premise Beer, & Off Premise Beer
4. JK Vond, LLC dba Super C 331 N Avenue D - Off Premise Beer & Off Premise Wine

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5. PacWest Bars LLC dba Red Eye Saloon 414 W Main Street - Liquor-by-the-Drink & On Premise Beer
6. S & D Kuna Inc dba Idaho Pizza Company 331 Avenue E - On Premise Beer & On Premise Wine

D. Resolutions

1. Consideration to approve Resolution No. R28-2019

A RESOLUTION PROVIDING FOR THE ADOPTION OF THE ADA COUNTY FLOOD RESPONSE PLAN, ADA COUNTY HAZMAT RESPONSE PLAN, AND ADA COUNTY WILDFIRE RESPONSE PLAN.

5. Community Reports or Requests:

None

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

- A. *Staff requests to table the Public Hearing for the Police Capital Improvements Plan to the City Council Meeting to be held on May 7, 2019.*

Public Hearing to consider the adoption of:

1. The *City of Kuna Police Department Impact Fee Study and Capital Improvements Plan* for the purpose of the collection and expending of development impact fees for the City of Kuna Police Department's systems improvements as identified in the Capital Improvements Plan; and
2. The *City of Kuna Police Department Development Impact Fee Ordinance* for the purpose of imposing development impact fees for the Police Department's systems improvements as identified in the Capital Improvements Plan.

- B. Public Hearing and consideration to approve 18-04-ZC (Rezone) for Caspian Addition Rezone – Troy Behunin, Planner III **ACTION ITEM**

B & A Engineers requests approval for a rezone of approximately 57.05 acres from A (Agriculture) to R-6 Medium Density Residential (MDR). These lands are known as Lot 17 and Lot 28, Block 1, of Patriot Ridge Estates. This site is located near the northwest corner of Lake Hazel and Linder Roads and are parcel No's R6934730350 and R6934730210, in Section 35, Township 3 North, Range 1 West. B & A Engineers will be presenting.

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

- Consideration to close evidence presentation and proceed to deliberation
- Consideration to either:

Option 1: Approve or Deny Case No. 18-07-AN (Annexation) & 18-05-ZC (Rezone) and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda.

Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.

7. Business Items:

- A. Consideration to approve Resolution No. R29-2019 – Bob Bachman, Public Works Director ACTION ITEM

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE AGREEMENT WITH RIMI INC AND THE CITY OF KUNA, IDAHO TO PROVIDE THE CITY WITH MECHANICAL PLAN REVIEW AND INSPECTION SERVICES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

- B. Consideration to approve \$30,808 from contingency for a new position in the Planning and Zoning Department. – Wendy Howell, Planning & Zoning Director

8. Ordinances:

None

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment:



**CITY OF KUNA
BOARD OF CORRECTION MEETING
MINUTES
TUESDAY, MARCH 19, 2019**

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

5:30 P.M. – ANNUAL BOARD OF CORRECTION MEETING

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:

Bob Bachman, Public Works Director
Bill Jackson, Deputy City Treasurer
Chris Engels, City Clerk
Bill Gigray, City Attorney
Nancy Stauffer, Human Resources Director
Bobby Withrow, Parks Director
Mike Borzick, GIS Manager

1. Introduction:

(Timestamp 00:00:20)

Introductory memo from Mike Borzick, to include Financial adjustments, Delinquent accounts, Tax Deeds, Water supply balance and any protestants either scheduled or otherwise.

Mike Borzick, GIS Manager, reviewed the introductory memo included in the Council Packet. He stated there were a couple small address errors on the part of Ada County and a utility bill that was not finalized 6 years ago where the gentleman was not taken care of properly. He noted in the memo a couple of outstanding delinquent accounts out there. They generally would pay before June 30th but always hang out until the last minute. There were no tax deeds. The level pay for irrigation that was implemented 4 or 5 years ago seemed to be working. They level pay the irrigation water over 10 months of the calendar year and then use the leverage of shutting off water. It seemed to be working very well.

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Mr. Borzick noted, in regards to the water supply balance, Kuna was growing and they had added a few pumps and ponds. They were trying to dial those in that year. There were a few struggles. There was some water wasted. The guys were trying to get tuned in but that didn't mean they couldn't run the system. Their acre feet delivered for pressurized irrigation lots went up a little over the last year. He reviewed the PI connections and their averages and where the water was wasted.

Mr. Borzick explained Kuna had added over 200 acres of water over the last couple of years. They carried over 750-acre feet so should get about 500-acre feet of that back in Spring. Water was 125%. The mountains and reservoirs were at 50% so he didn't know where that would leave them. He stood for questions.

Mayor Stear shared he had just attended a meeting with the Ada City County Emergency Management the day before. They looked at their tea cup levels in the dams and all that. All the levels were on track for where water should be. It actually started spiking so they let a little out and were back in line. It looked like it was going to be a good year for irrigation.

Mr. Borzick asked City Attorney Bill Gigray about an HR1 bill regarding irrigation and how allotment was set and what was taken. It was signed a couple months prior.

Mr. Gigray understood there was a dispute between what are junior and senior water users' rights over the storage in Arrowrock, Lucky peak and Anderson Ranch Dam. There was an agreement reached at one point because of the need to keep those dams below total capacity because of run off issues associated. They released water in the spring which was not usable for irrigation purposes. He reviewed the following litigation which resulted in a settlement agreement which was a compromise in regards to those water rights. He believed that required legislation and he thought that was what that was about.

Mr. Borzick's question was about how that counted against their allotment.

Mr. Gigray confirmed Kuna got theirs from Boise-Kuna.

Mr. Borzick replied also Nampa-Meridian Irrigation and New York Irrigation.

Mr. Gigray explained it depended on whether they were senior or junior water rights users in regards to that settlement.

Mr. Borzick suggested circling around with him on that.

Council President Buban-Vonder Haar thought it looked like, in looking at canal water delivered, that a decent amount more was delivered in 2017 than 2018 but they also included a lot less potable water in 2017 than 2018. Also, they wasted less water in 2017 than 2018. She asked what he thought were big things that contributed to needing to add so much more potable water and also made the waste rate seem to go quite a bit higher.

Mr. Borzick explained the big jump in potable water. There were 111 million gallons used at the Butler Well. That well was an old well, Well 4, that tasted like goats so they pumped that into the pressurized system to offset pressure at peak times. He struggled a little too on why that was running so much. He thought maybe it was earlier in the year when they were trying to flush it out. He didn't really have a good answer for that.

Council President Buban-Vonder Haar asked that they keep an eye on that. It seemed like they wasted a lot more water. It wasn't quite double but it was close.

Mr. Borzick replied he didn't want to give the representation that their guys weren't doing their job. They had to remember on that wasting, if they were calling in 50 inches, that 50 inches was coming over that weir 24/7 until they told it to stop. They had a lot of users. He just heard a lot of users wanted to water at 2:00 a.m. If they had 6,000 users and they all watered at 2:00 a.m., the water from 10:00 am to 10:00 pm that was going over that weir was being wasted. They needed to slowly have a campaign to get more people, the schools, the big HOAs, the churches, and people like the City, to water during the day so they weren't burning up all that water at night.

Council President Buban-Vonder Haar asked if he felt they had better participation of that in 2017 or if there was anything else they were doing better in 2017 they could continue to suggest.

Mr. Borzick didn't know.

Council President Buban-Vonder Haar said it was just such a big jump in the amount of water waste. She knew people had a preference for over night but thought they could do a better job explaining the benefits to watering during the day. Maybe they could think about. In 2013 or 2014 when they shut off irrigation in August for that really, really low water year, she thought that might have been the year they were really good about communicating with subdivisions. They asked anybody who had an odd address to water on odd days and anybody with an even address to water on even days. She thought maybe they could suggest stuff like that. She wasn't sure if that would come from his department or go out in utility bills.

Mr. Bozick stated there was a City Code that mandated even and odd but the problem was that irrigation control was in garages and every Sunday people would have to go out and correct that. For whatever reason irrigation calculators were set for Monday, Wednesday, and Friday. You could watch it on the curve. Mondays, Wednesdays, Fridays they were peaking and Tuesdays and Thursdays they were wasting.

Council President Buban-Vonder Haar said if Mr. Borzick had any suggestions, they could follow up on that afterwards. She thought maybe they could phrase that instruction as suggesting people watch for when their neighbors watered and then pick the opposite day. She reiterated that if he thought of any suggestions about how they could help with the wasting problem, including any changes he thought might need to be made to code,

he didn't have to share them right then. As he thought of things he could loop back with them.

Council Member McPherson commented on how the amounts of water were deceptive on paper. It looked worse on paper than what it really was.

Council President Buban-Vonder Haar thought they should still be able to do better than 64% efficiency.

Mr. Borzick stated they were correcting Sutter's Mill. They were digging it out. That pump was notoriously in the 50 - 60% efficiency. The pond wasn't built like it was designed. Public Works Director Bob Bachman had a CIP project on that and he thought they would see the pump and pond go up in to the 80 percentile. That would help a lot of this.

Mr. Borzick stated there were no scheduled or unscheduled protestants and he had nothing else.

Mr. Gigray hadn't researched the ordinance but he knew in other jurisdictions with municipal irrigation systems they had a water master and they could set an irrigation schedule which had to be followed. If that was necessary and was directly related to the ability of Kuna's system to deliver water as well as the amount of water Kuna had, he felt they could use tools to put something together based on what Public Works wanted to do.

Public Works Director Bob Bachman thanked Mr. Borzick for doing a good job. He added that he thought a lot of it had to do with a new pond coming on, the problems they had at Sutter's Mill, and they also planned on, when the new website was up, on the public works blurb to have something on there making recommendations for watering schedules and things like that. They would be making some efforts to monitor that a little better and be ahead of it instead of reacting. A lot of it had to do with the Ardell pond which was 500,000 gallons and they had a problem or 2 with that. He thought it had more to do with the growth of the system.

Council President Buban-Vonder Haar completely agreed with putting stuff on the website and appreciated it but wondered if it would be worthwhile to communicate with subdivisions again because she felt that helped with getting the word out in multiple avenues. She thought the key was figuring out what they wanted to tell them. They got lucky to get so much water in February. They were shaping up for another bad water year. She knew it was only a matter of time before they hit one of those again. She asked if Mr. Bachman thought there would be any value in having a communication tool in the trucks with water usage tips that were funny and would be well received. They could put them on the doors of homes they saw wasting water while they were driving through.

Mr. Bachman replied they could look at some ideas on that. He noted they had about a month or so until PI season. He suggested an educational press release ahead of time to

remind them of the things Council President Buban-Vonder Haar was saying and get it out there as much as possible before it was July and 110 out.

Council President Buban-Vonder Haar wanted to make sure they felt empowered to be creative. If they felt inspired to create a goofy video or something that people would be excited to share because it was so goofy but was educational too. Anything they thought would help. This was a battle they fought every year. No matter how much education they did; they still had people who watered every single day for 30 minutes a zone in the middle of the night and none of that was necessary. They lived in the desert. It was only a matter of time before they had another really bad dry year and everybody would get pissed that their lawns were dying. If they could practice the right type lawn maintenance where they trained their lawn to not need as much water, their lawns would stay green even if they had to shut it off early. She genuinely wanted them to be creative and goofy. She was fine with trying press releases, reaching out to HOAs, and silly viral stuff and whatever might get the job done.

Mr. Bachman replied they would put some ideas together, try to stay ahead of it and make some improvements.

Council President Buban-Vonder Haar thanked him.

2. Irrigation irregularities:

Group A. Lots that had simple errors.

Group B. Lots that were inadvertently charged by the Utility Billing Department when the property wasn't in the Roll.

3. Approve the Assessment Roll

(Timestamp 00:20:50)

Mayor Stear asked what needed to be done on approving the assessment roll.

City Attorney Bill Gigray replied the could accept the report but needed to be clear the assessment book would be approved and there had been no adjustments or corrections made by the Board of Corrections. If they did make adjustments or corrections, they would need to approve those.

Council President Buban-Vonder Haar said it sounded like there were no adjustments made.

Mayor Stear suggested since there were no adjustments made it would be appropriate to approve the assessment roll.

Council President Buban-Vonder Haar moved to approve the Assessment Roll. Seconded by Council Member McPherson. Motion carried 4-0.

4. Mayor/Council Discussion Items:

(Timestamp 00:22:14)

Discussion on how to properly charge newly platted lots in the spring that weren't on the assessment roll, however the mother account was correctly placed on the assessment roll in the fall and the water was paid for by the developer.

Council President Buban-Vonder Haar asked for clarification on what they were trying to fix.

Mike Borzick, GIS Manager, explained the situation.

Council President Buban-Vonder Haar asked when they switched from paying for gravity to pressurized irrigation.

Mr. Borzick replied he completed this in January. If a 40-acre parcel was built as a 40-acre parcel and then someone went to build a home on it, now they would not get a bill for that year.

Council President Buban-Vonder stated it was just whatever the land use was on, for example, October 1st and then it wouldn't be reassessed until the next irrigation season.

Mayor Stear asked if that was part of what the PI Connection fee was for or if it didn't address that.

Public Works Director Bob Bachman replied that was for system maintenance. It wouldn't address that particular area. Something they discussed in their office was the idea of prorating. If the roll was done in January and they built a house in July, they could prorate the PI for the rest of that year.

Council President Buban-Vonder Haar clarified the idea was they were only getting about half the irrigation season.

Mr. Bachman responded correct. He thought maybe the best thing would be for them to bring some ideas back to Council on that. They had something else they would ask for direction on at the same time.

Council President Buban-Vonder Haar thought that would be great if they had a couple of options for them to consider. She was always eager to hear what his recommendations were based on his knowledge and what he thought would work best. Her one concern was, in some of those lower water years where they have had to shut off the water early, the public has come in saying they should be prorated. If they were prorating at all, was it based on what a normal season looked like and the expectation was regardless of how short the season was. She wanted to make sure they were really clear about situations in which prorating would occur and never based on the actual amount of water delivered but rather some other factor just to try to clarify that. She didn't want people to feel like they

were being treated differently based on how much they were using. She thought that was something that contributed to the wasting. She asked that they think about that and any ways they could structure it to avoid those concerns.

Mayor Stear thought the level pay system would take care of that. Once they got their certificate of occupancy, they got put on the level pay program and if they wished to use the option of paying for the entire year, they could do that and they would have to prorate that.

Council President Buban-Vonder Haar replied the level pay system stopped though. It didn't go for the whole year. There were about 3 months when you didn't pay and it weirdly was during the summer so you used it but didn't pay for it.

Mr. Borzick believed the level of pay ended in June so July, August, September, and October were not in there.

Mayor Stear said they would have to look at that window.

Council President Buban-Vonder Haar asked if there was a reason they didn't go 12 because that would make it easier in terms of budgeting.

City Clerk Chris Engels stated the reason it was done in that time frame was because they had a date certain by which they had to file any delinquencies and they placed a lien on any properties that were unpaid.

Mr. Bachman still wanted to bring some ideas back to Council.

Council President Buban-Vonder Haar said that sounded good.

Council thanked them.

5. Announcements:

6. Adjournment: 5:58 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 04.02.2019

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
 Tuesday, March 19, 2019**

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:

Bob Bachman, Public Works Director
 Bill Jackson, Deputy City Treasurer
 Chris Engels, City Clerk
 Bill Gigray, City Attorney
 Wendy Howell, Planning & Zoning Director
 Nancy Stauffer, Human Resources Director
 Bobby Withrow, Parks Director
 Sam Weiger, Planner I

2. Invocation: Jim Bollin, Kuna Seventh Day Adventist**3. Pledge of Allegiance:** Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
 (Timestamp 00:01:30)

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, March 5, 2019**

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B. Accounts Payable Dated March 14, 2019 in the Amount of \$ 767,491.61

C. Alcohol Licenses

1. Jacksons #26 330 W 3rd Street – Off Premise Beer & Off Premise Wine
2. Jacksons #160 150 W Deer Flat Road – Off Premise Beer & Off Premise Wine
3. Cuda LLC dba Big Mic’s 459 W Main Street – Liquor-by-the-Drink, On Premise Beer, & Off Premise Beer

D. Resolutions

1. Consideration to approve Resolution No. R22-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PUBLIC UTILITY EASEMENT FROM THE HOUSING COMPANY, INC.

2. Consideration to approve Resolution No. R23-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PRESSURIZED IRRIGATION EASEMENT FROM THE HOUSING COMPANY, INC.

3. Consideration to approve Resolution No. R24-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC., FOR THE WINFIELD SPRINGS NO. 3 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Consideration to approve Resolution No. R25-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF PUBLIC UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, AND GRANTEE ACCEPTANCE FROM N STAR FARM, LLC.

5. Consideration to approve Resolution No. R26-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY.

6. Consideration to approve Resolution No. R27-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH COLEMAN HOMES, IN THE AMOUNT OF TWENTY-THREE THOUSAND FIVE HUNDRED THREE DOLLARS AND 00/100 (\$23,503.00).

E. Final Plats

1. Consideration to approve 18-07-FP (Final Plat) for Cazador Subdivision No. 1
2. Consideration to approve 19-02-FP (Final Plat) for Saranda Subdivision

F. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-06-AN (Annexation) & 18-08-S (Preliminary Plat) for Ledgestone Subdivision.
2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-01-S (Preliminary Plat) for Whisper Meadows Subdivision.
3. Consideration to approve Findings of Fact and Conclusions of Law for Case No's 18-05-AN (Annexation) and 18-06-S (Preliminary Plat) for Redcloud Subdivision

**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.**

5. *Community Reports or Requests:*

None

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

- A. Public Hearing and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC – Sam Weiger, Planner I
ACTION ITEM
(Timestamp 00:02:06)

Tim Eck seeks approval of an annexation of approximately 40 acres and a rezone of approximately 40 acres. The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634

Planner I Sam Weiger explained the applicant's attorney, Jeff Bower, emailed, via the City Clerk, a letter addressed to the Mayor and City Council regarding this application. Upon advice from the City Attorney, the letter was not forwarded to the Mayor and City Council but instead delivered to Planning & Zoning to staff this matter. The letter raised a legal issue and demanded the City Attorney prepare a memo for the Mayor and Council. The letter also demanded that Mr. Bower's letter and the City Attorney's memo only be presented at the hearing. The posting procedures were not met as required by Kuna City Code 5-1A-8. Upon advice of the City Attorney, staff wanted to advise the Mayor and City Council that they did not have jurisdiction to hear the zoning matter and, since zoning was necessary upon annexation, that both the zoning and annexation applications be reset and the applicant be directed to post and proceed accordingly.

Council President Buban-Vonder Haar asked if there was a date they were asking it to be reset for.

Mr. Weiger explained it would not be the next meeting because they would have to get the postings correct. They were working on the date.

Mayor Stear clarified, since there was no posting done correctly, they did not have to do a time certain. He assumed there were some folks in the audience that came for the hearing. He saw the applicant wasn't there so apparently he knew it wasn't happening. He did not think it was fair for them to come and not have some kind of idea of when.

Planning & Zoning Director Wendy Howell stated there would be a new legal notification going out in the mail. It had to start over from the beginning as far as legal notifications and posting.

Council President Buban-Vonder Haar asked if she could say what the absolute earliest they could expect it was so people could check agendas if they didn't get a mailing but were still interested.

Ms. Howell replied the earliest would be the first Tuesday in May.

Council President Buban-Vonder Haar stated May 7 would be the earliest date that it would be back on for a public hearing. If anyone didn't previously get a mailing that said when the public hearing was happening, they could check KMN, they usually had it, or the City website for what was on the agenda. Agendas were posted the Friday before. The earliest it would be was May 7th but it might not be May 7th, it might be after that. She wanted to make sure they had the ability to find out when it would be and apologized. She asked what motion staff was seeking. Mr. Weiger replied they were requesting to table case 18-07-AN (Annexation) & 18-05-ZC (Rezone).

Council President Buban-Vonder Haar clarified that was to no date certain.

City Attorney Bill Gigray recommended Council follow their normal process with Planning & Zoning resetting this and Council would authorize them to do so.

Council President Buban-Vonder Haar moved to table the Public Hearing and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC to a date to be set by Planning & Zoning pursuant to their normal procedures. Seconded by Council Member McPherson. Motion carried 4-0.

Debbie McMullen, 3800 W Hubbard Road, Kuna, Idaho 83634, was directly impacted by what they were not discussing now. She asked how she found out about traffic impact because that was a dead-end street and the only place that did not have a 4-way stop or a light all the way from Ten Mile to Chinden was that street. That was where they were talking about putting this. She wanted to know if a traffic study had been done.

Mayor Stear replied they couldn't really get into any of the details on that so none of that information would be provided. However, at this point a traffic study was not required until they did their initial plat request.

Council President Buban-Vonder Haar added that Ms. McMullen could come in and chat with Planning & Zoning about when traffic impact studies were required and how that whole thing worked. She asked if that worked and answered the question.

Ms. McMullen said yeah it was just that it was on a dead-end street and she didn't know if they were going to open it up to Black Cat or if the only access was going to be at the only road without a 4-way stop.

Mayor Stear and Council President Buban-Vonder Haar told her to come in to chat with Planning & Zoning.

Council President Buban-Vonder Haar explained they could tell her what was expected or, if not, they could hook her up with someone at ACHD who could tell her more about what the master plans say.

Ms. McMullen thanked Council for answering her question.

7. Business Items:

A. Economic Development Update – Lisa Holland, Economic Development Director (Timestamp 00:09:29)

Economic Development Director Lisa Holland noted her memo and slides included in the Council packet and gave Council an update on what was happening in Kuna and what they would like to see. She handed out copies of a document regarding financing tools. She requested to have a third party come in for a work shop where they could dive in to these tools in more detail. What she provided was a high level over view of how some of these tools work and she was happy to go through a brief 2 – 3 bullets on each for this meeting. However, she thought it would be great to have someone come in that was more of an expert on how these worked and how to set them up so they could do their due diligence before deciding if it was something they wanted to explore as a City.

Council President Buban-Vonder Haar felt that, since this meeting was going to be short, it would be a great use of time if she could briefly touch on each and she would be super interested in having a workshop or some sort of meeting, whether full Council or just a couple of them who would report back. She was definitely interested in hearing about different options and how they could work for the City.

Mayor Stear added he heard a presentation the other day and it addressed a lot of the concerns he had towards that type of thing so he thought it would certainly be beneficial for Council to hear.

Ms. Holland briefly reviewed Urban Renewal Districts, Business Improvement Districts, and Community Infrastructure Districts and stood for questions.

Council President Buban-Vonder Haar asked if all taxing entities were treated the same, stated differently, would schools see less money still from that or were there certain taxing entities that were, for lack of a better word, exempt from the limitations placed by an Urban Renewal District.

Ms. Holland explained as you defined the district it was typically for an area that was otherwise undevelopable so if not for creating an Urban Renewal District, that area was unlikely to see new developments coming in. So, property values of those sites probably wouldn't increase otherwise. If the value went from \$100,000 to \$1 million dollars, the taxing entities wouldn't get the additional increment, just the Urban Renewal District, until the Urban Renewal District was done. Then it would get folded back into those agencies. Ultimately, they would create an increase in property values for all the properties within in the district they defined so that at the end they have higher property values that went back to the school districts but for the time the Urban Renewal District was in place they wouldn't receive the increment, just the original amount.

Council President Buban-Vonder Haar clarified that applied for all taxing entities, the fire district, ACHD, everybody.

Ms. Holland believed so but it didn't apply to impact fees so, if there was an impact fee in place, the fee would still apply. She asked City Attorney Bill Gigray if that was correct.

Mr. Gigray replied they were for 2 different things. Impact fees were strictly for new construction based on the capital improvement plan. The tax increment allocation area froze assessed value. The Urban Renewal District got the revenue from the increased assessed value of taxable property for the length or period of the Urban Renewal District and the plan. Now, the plan could include improvements for schools and other items for government agencies who were losing revenue. He gave some examples.

Ms. Holland added that some cities had gotten some heat for how they using Urban Renewal Districts and funding. Whether it was for public infrastructure or public buildings, there had been some challenges on that from the state. That was why the plan was so important. If they decided to move forward with doing something like this after exploring it a little bit more, they could be very diligent on what they included and didn't include. They could say it was only for the purpose of building infrastructure or it was only for specific projects they wanted to fund with an Urban Renewal District. They could be pretty specific on what they wanted to include and then they could add some caveats that let them expand it to fit the project needs if something came forward.

Ms. Holland again requested to move forward with finding some third parties to come in and do a workshop presentation.

Council President Buban-Vonder Haar asked Ms. Holland to send her the document in an email. She saw hyperlinks in the document and she wanted to be able to explore further. Also, she knew this would be posted somewhere because it was part of the record but, she asked that it be posted in case people wanted to start learning more about it, including citizens. She requested that as Ms. Holland was looking into setting up a workshop, they consider the logistics for the possibility for video recording that. She imagined there might be public interest in attending the workshop but, for people who could not attend or were interested in learning on their own, especially if the City was considering moving forward with any of these after the workshop, she thought it would be useful for them to be able to hear from the expert or experts as well. You always hear the horror stories and you don't necessarily hear the good stuff. It could be really scary depending on what they were looking at and folks always wanted to know how it would impact them and how it worked. Her only ask was, especially if they were having to pay someone to come in and provide education, that included in that price would be the idea that it would be recorded and placed on the City website for public consumption.

Ms. Holland replied you bet and noted there were a lot of people who were very knowledgeable in Urban Renewal. There were a few different groups she would reach out to and get some prices. She would also see if they would come in just to share some information without cost. She would get some options together.

8. *Ordinances:*

A. Third Reading and Consideration to approve Ordinance No. 2019-05 ACTION ITEM (Timestamp 00:25:42)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 1, CHAPTER 6, SECTION 8 ENTITLED PUBLIC HEARING RULES OF PROCEDURE OF THE KUNA CITY CODE PROVIDING FOR:

- CLARIFICATION ON PUBLIC HEARING RULES OF PROCEDURE;
- ESTABLISHING TESTIMONY TIME LIMITS;
- REGULATING THE PRESENTATION OF DOCUMENTS AND OTHER FORMS OF PHYSICAL EVIDENCE;
- AMENDING THE RECOGNIZED PUBLIC HEARING MOTIONS;
- CLARIFYING CONFLICT OF INTEREST PROCEEDURES; AND
- PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

Consideration to approve ordinance

Consideration to approve summary publication

Council President Buban-Vonder Haar noted a minor edit she just noticed in the introductory language Mayor Stear just read. There was an extra ‘e’ in the word procedures in the second to last bullet. She asked to have that fixed.

Council President Buban-Vonder Haar stated they had this go for 3 readings because, as Councilman Cardoza noted, it dealt with public access to City Council and providing information and that sort of thing. Now they had hit the third reading and had not received any feedback or suggestions for things they needed to change.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-05 with the change she had noted, the removal of the second ‘e’ in the word “procedure”. 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.

Council President Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2019-05. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Consideration to approve Ordinance No. 2019-08 **ACTION ITEM**
(Timestamp 00:28:22)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S MICHAEL JORDAN ROBINSON; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-08. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-08. 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.

9. Mayor/Council Announcements:

(Timestamp 00:30:06)

City Clerk Chris Engels shared they had training the following week and the week after that the updated website would probably roll out. She would send them a link when she was able.

Public Works Director Bob Bachman let Council know the rate study was complete and he hoped to roll that out to Council in the next few meetings. They just had to finish going through it.

Council President Buban-Vonder Haar clarified this was the thing they had been working on and Council Member McPherson and herself came in for a special meeting to make their recommendations about dialing in the specifics of what they would like to see presented to full Council.

Council President Buban-Vonder Haar asked Parks Director Bobby Withrow if they could plan for a standing Splash Pad Update for the first meeting of each month until it was happening so they could stay abreast of what was going on.

Mr. Withrow replied he could do a memo every month.

Council President Buban-Vonder Haar said he could do a memo if he wanted, otherwise they could just plan for updates during Mayor and Council announcements if verbal was easier.

Mr. Withrow responded either way was fine.

City Attorney Bill Gigray updated Council with a legislative report.

10. Executive Session:

(Timestamp 00:58:10)

A. Adjourn to Executive Session pursuant to: 7:00pm
Idaho Code Section 74-206 (1)(e) and (f)

- (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations
- (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Mayor Stear stated they did not need item (e) anymore.

Mayor Stear indicated he, Council, City Attorney Bill Gigray, Public Works Director Bob Bachman, and Economic Development Director Lisa Holland would remain for the executive.

Council President Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code Section 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. 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.

Executive Session City Council Regular Meeting of March 19, 2019 – The City Council, upon a unanimous roll call vote, convened into the Executive Session, pursuant to Idaho Code Section 74-206 (1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The executive session was convened at 7:00 p.m. In attendance, were Mayor Joe Stear, Council President Briana Buban-Vonder Haar, Council Member Richard Cardoza, Council Member Warren Christensen, Council Member Greg McPherson, City Attorney Bill Gigray, Public Works Director Bob Bachman, and Economic Development Director Lisa Holland. Ms. Holland was appointed as special clerk to take the minutes of this executive session. Mr. Bachman gave a high-level overview but no formal approvals or decisions were made during the executive session by Council. At 7:23 p.m. Council President Buban-Vonder Haar moved and Council Member McPherson seconded to come out of executive session and to reconvene into open session which motion passed unanimously.

Open session resumed.

11. Adjournment: 7:24 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 04.02.2019

Funding Mechanisms for Economic Development Infrastructure

March 19, 2019

Funding Mechanisms for Economic Development: Below is a table that outlines a few of the tools that the City of Kuna could consider.

A Few Funding Mechanisms for Infrastructure & Community Development Initiatives			
	Examples of Projects	Overview	Process of Establishing
Urban Renewal District (URD)	<p>Boise, Nampa, Caldwell, Twin Falls, Meridian. Currently more than 40 Idaho cities have urban renewal agencies. Most of these agencies have one or more City Council members on the Board of Commissioners, but members of the local governing body shall constitute less than a majority of the agency board members.</p> <p>For a more detailed overview of how URD's Work: click here</p>	<p>High Level Summary: Define a URD region and take a snapshot of the current assessment values for properties in that region. Taxes collected on the increase in those property values (increment) during the timeframe of the Urban Renewal District are allocated towards funding projects within the district. Funds would be used according to a detailed plan put in place before the district is established, and funding requests are managed by a citizen commission (appointed by the Mayor). There is no debt to the City, and no increase in taxes to the residents, the funds can only be used if there is an increase in property values (typically due to development).</p> <p>This program was designed specifically to help put infrastructure in areas that might otherwise have challenges in development. Many cities have also used the tool to help fund improvement projects (like streetscapes, roadways, façade programs, etc). Kuna would primarily use the tool to help with sewer/water infrastructure.</p>	<p>Kuna already has an Urban Renewal Agency established, though we have not activated a district or approved a plan. In order to establish a district, Kuna would need to:</p> <ul style="list-style-type: none"> *Evaluate potential options for a URD (define a map) & Present to Council *Complete a Blight Study *Appoint Commissioners to URA * Authorize a Draft Project Area Plan & Budget *Public Hearing Process to Approve Plan Area <p>Timeline: 6-12 Months</p> <p>Any funds used (including legal support) could be counted as expenses of the Urban Renewal Agency (which makes decisions and budgets separate from the City of Kuna).</p>
Business Improvement Districts (BID) <i>Idaho State Legislature Section 50-26 & Section 50-1703A</i>	<ul style="list-style-type: none"> * Destination Caldwell * Idaho Falls Downtown * Downtown Boise Association 	<p>Cities can establish BID's to help with (a) The acquisition, construction or maintenance of parking facilities for the benefit of the district; (b) Physical improvement and decoration of any public space in the district; (c) Promotion of public events which are to take place on or in public places in the district; (d) The acquisition and operation of transportation services to promote retail trade activities within the district; and</p>	<ul style="list-style-type: none"> *Describe Boundaries of Proposed District *Estimate Projects, Costs and What the Proposed Special Assessment Revenues will be used for *Overview estimated rate of levy of special assessment with a proposed breakdown by class of business <p>Gather signatures of people who operate business or own business property in proposed district that would pay 50% of proposed special assessments</p>

		<p>(e) The general promotion of retail trade activities in the district. (2) To levy special assessments on all businesses or business property within the district and specially benefited by a business improvement district to pay the damages or costs incurred therein as provided in this chapter.</p> <p>Property Owners Pay a fee to fund improvements within the district's boundaries, managed by a BID Board of property owners with a vested interest in the district</p> <p>There are at least 1000 BIDs in the United States with six located in Idaho.</p>	<p>*Create a Resolution With Intention to Establish District *Notice Public Hearing Timeline: 9-12 Months</p>
<p>Community Infrastructure Districts (CID) <i>Idaho State Legislature Section 50-3102</i></p>	<p>2 Examples in the Boise Area: Harris Ranch (Boise) & Avimor Community (Boise/Eagle)</p>	<p>*Used to Acquire/Construct Public Infrastructure, Financed with Tax Exempt Bonds *Bond obligations are passed on to property owners that benefit from the infrastructure (City not responsible for debt) *Requires public bidding of CID Public Infrastructure</p>	<p>* Petition by 2/3 of Proposed District Residents or All Land Owners in Proposed District * General Plan (Type of Infrastructure, Location, Estimated Costs, Proposed Financing Methods, Anticipated Assessments/Taxes/Charges) *District Development Agreement *Notice & Hearing *Resolution of Local Government Forming District Timing: 9-12 Months</p>

After looking into the tools above, here are a few thoughts and opinions to consider:

- **Urban Renewal** would likely give the most flexibility in the size of region that could be defined, and the way the funds could be used. It also puts more public involvement into the process of establishing because of the public hearing process and citizen review from Commissioners managing the funds. If the economy takes a turn for the worse, there is no financial risk to the City or property owners, because there are no fees assessed to either (except for the initial cost of putting together a plan and a study). It typically takes several years before there is enough increment generated from project development to assist with infrastructure. Once it has generated funds, then you could work to do something similar to what Sky Ranch in Caldwell has created. The city can also put restrictions on how the funds would be used, because Urban Renewal Districts have to follow a specific plan on what types of projects they will use funding for before the District can be established.
- A **Business Improvement District** might be a good option to consider for Downtown Kuna enhancements, though it would require an investment from downtown businesses.
- **Community Infrastructure Districts** are less often used in Idaho, but can be good options for financing infrastructure for specific master planned or mixed use communities.
- If the City does pursue one of the items above, we would also look to see if there were any grant opportunities through the Economic Development Administration or other programs to supplement what we are hoping to accomplish.

City of Kuna

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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0528720	8180	<u>1 RUBBER STAMP FOR J.COULTER, MAR.'19</u>	03/13/2019	14.11	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	3/19		
Total 0528720:						14.11	.00					
277	ABC STAMP, SIGNS & AWARDS	0528979	8212	<u>INSPECTION STAMP FOR J. COULTER, BUILDING INSPECTOR, B. PRICE, MAR. '19</u>	03/20/2019	14.11	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	3/19		
Total 0528979:						14.11	.00					
277	ABC STAMP, SIGNS & AWARDS	0529046	8219	<u>NAMEPLATE FOR W.GIGRAY, MAR.'19 - ADMIN</u>	03/21/2019	16.04	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/19		
277	ABC STAMP, SIGNS & AWARDS	0529046	8219	<u>RUBBER STAMP FOR THE TREATMENT PLANT, MAR.'19 - WATER</u>	03/21/2019	14.78	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/19		
277	ABC STAMP, SIGNS & AWARDS	0529046	8219	<u>RUBBER STAMP FOR THE TREATMENT PLANT, MAR.'19 - SEWER</u>	03/21/2019	14.78	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/19		
277	ABC STAMP, SIGNS & AWARDS	0529046	8219	<u>RUBBER STAMP FOR THE TREATMENT PLANT, MAR.'19 - P.I</u>	03/21/2019	5.63	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/19		
Total 0529046:						51.23	.00					
277	ABC STAMP, SIGNS & AWARDS	0529081		<u>1 RED INK PAD AND 1 DESK NAMEPLATE HOLDER, MAR.'19</u>	03/22/2019	17.07	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/19		
Total 0529081:						17.07	.00					

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Total ABC STAMP, SIGNS & AWARDS:						96.52	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15393		<u>SHOP RENT FOR APRIL 2019 - PARKS</u>	03/18/2019	148.50	.00	<u>01-6211 RENT-BUILDINGS & LAND</u>	1004	3/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15393		<u>SHOP RENT FOR APRIL 2019 - WATER</u>	03/18/2019	126.00	.00	<u>20-6211 RENT-BUILDINGS & LAND</u>	0	3/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15393		<u>SHOP RENT FOR APRIL 2019 - SEWER</u>	03/18/2019	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	3/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15393		<u>SHOP RENT FOR APRIL 2019 - P.I</u>	03/18/2019	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	3/19		
Total 15393:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	03142019ACP		<u>PROSECUTORIAL SERVICES FOR APRIL 2019</u>	03/14/2019	4,630.83	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	3/19		
Total 03142019ACPA:						4,630.83	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,630.83	.00					
AGNEW BECK CONSULTING, INC.												
1883	AGNEW BECK CONSULTING, INC.	7787		<u>KUNA COMP PLAN, 2/1-28/19</u>	03/05/2019	1,894.63	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	3/19		
Total 7787:						1,894.63	.00					
Total AGNEW BECK CONSULTING, INC.:						1,894.63	.00					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	B 065661	8194	<u>2 SHACKLES, 2 SLINGS, FOR TRUCK 23, T. FLEMING, MAR. '19</u>	03/13/2019	95.30	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B 065661:						95.30	.00					
Total BOISE RIGGING SUPPLY:						95.30	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	135028	8199	<u>1 DOZ GEL PENS, TREATMENT PLANT, MAR.'19 - WATER</u>	03/15/2019	4.40	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 DOZ GEL PENS, TREATMENT PLANT, MAR.'19 - SEWER</u>	03/15/2019	4.40	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 DOZ GEL PENS, TREATMENT PLANT, MAR.'19 - P.I</u>	03/15/2019	1.68	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 CASE PAPER TOWELS, 1 CASE KLEENEX, TREATMENT PLANT, MAR.'19 - WATER</u>	03/15/2019	31.72	.00	<u>20-6025 JANITORIAL</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 CASE PAPER TOWELS, 1 CASE KLEENEX, TREATMENT PLANT, MAR.'19 - SEWER</u>	03/15/2019	31.72	.00	<u>21-6025 JANITORIAL</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 CASE PAPER TOWELS, 1 CASE KLEENEX, TREATMENT PLANT, MAR.'19 - P.I</u>	03/15/2019	12.08	.00	<u>25-6025 JANITORIAL</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 EA STAMP INK REFILL, J.COULTER, MAR.'19</u>	03/15/2019	5.75	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 EA CABLE CONCEALER, J.EMPEY, MAR.'19</u>	03/15/2019	13.49	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>1 CASE PAPER TOWELS, MAR.'19 - SENIOR CENTER</u>	03/15/2019	56.13	.00	<u>01-6025 JANITORIAL</u>	1001	3/19		
1795	BUYWYZ LLC	135028	8199	<u>2 CASES TOILET PAPER, 1 CASE XL CAN LINERS, CITY HALL, MAR.'19 - ADMIN</u>	03/15/2019	54.94	.00	<u>01-6025 JANITORIAL</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>2 CASES TOILET PAPER, 1 CASE XL CAN LINERS, CITY HALL, MAR.'19 - P & Z</u>	03/15/2019	19.62	.00	<u>01-6025 JANITORIAL</u>	1003	3/19		
1795	BUYWYZ LLC	135028	8199	<u>2 CASES TOILET PAPER, 1 CASE XL CAN LINERS, CITY HALL, MAR.'19 - WATER</u>	03/15/2019	51.01	.00	<u>20-6025 JANITORIAL</u>	0	3/19		

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1795	BUYWYZ LLC	135028	8199	<u>2 CASES TOILET PAPER, 1 CASE XL CAN LINERS, CITY HALL, MAR.'19 - SEWER</u>	03/15/2019	51.01	.00	<u>21-6025 JANITORIAL</u>	0	3/19		
1795	BUYWYZ LLC	135028	8199	<u>2 CASES TOILET PAPER, 1 CASE XL CAN LINERS, CITY HALL, MAR.'19 - P.I</u>	03/15/2019	19.62	.00	<u>25-6025 JANITORIAL</u>	0	3/19		
Total 135028:						357.57	.00					
1795	BUYWYZ LLC	135028.1	8199	<u>2 DOZ PENS FOR PLANT, D.CROSSLEY, MAR.'19</u>	03/15/2019	17.28	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135028.1	8199	<u>2 DOZ PENS FOR PLANT, D.CROSSLEY, MAR.'19 - SEWER</u>	03/15/2019	17.28	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135028.1	8199	<u>2 DOZ PENS FOR PLANT, D.CROSSLEY, MAR.'19</u>	03/15/2019	6.59	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/19		
Total 135028.1:						41.15	.00					
1795	BUYWYZ LLC	135338	8223	<u>1 PKG FLASH DRIVES, 2 CASES COPY PAPER, 1 BOX SIZE #19 RUBBERBANDS, STOCK FOR CITY HALL, MAR.'19 - ADMIN</u>	03/21/2019	28.08	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135338	8223	<u>1 PKG FLASH DRIVES, 2 CASES COPY PAPER, 1 BOX SIZE #19 RUBBERBANDS, FOR STOCK AT CITY HALL, MAR.'19 - P & Z</u>	03/21/2019	10.03	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	3/19		
1795	BUYWYZ LLC	135338	8223	<u>1 PKG FLASH DRIVES, 2 CASES COPY PAPER, 1 BOX SIZE #19 RUBBERBANDS, STOCK FOR CITY HALL, MAR.'19 - WATER</u>	03/21/2019	26.07	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135338	8223	<u>1 PKG FLASH DRIVES, 2 CASES COPY PAPER, 1 BOX SIZE #19 RUBBERBANDS, STOCK FOR CITY HALL, MAR.'19 - SEWER</u>	03/21/2019	26.07	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/19		
1795	BUYWYZ LLC	135338	8223	<u>1 PKG FLASH DRIVES, 2 CASES COPY PAPER, 1 BOX SIZE #19 RUBBERBANDS, STOCK FOR CITY HALL, MAR.'19 - P.I</u>	03/21/2019	10.03	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/19		

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1795	BUYWYZ LLC	135338	8223	2 EA FILE CABINETS W/4 DRAWERS FOR NEW PARKS OFFICE. B.WITHROW. MAR.'19	03/21/2019	455.80	.00	01-6175 SMALL TOOLS	1004	3/19		
Total 135338:						556.08	.00					
1795	BUYWYZ LLC	135338.1	8223	3 PKS FLASHDRIVES FOR CLERKS OFFICE. N.STAUFFER. MAR.'19	03/23/2019	39.93	.00	01-6165 OFFICE SUPPLIES	0	3/19		
Total 135338.1:						39.93	.00					
Total BUYWYZ LLC:						994.73	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	8269		WATER SERVICE INSTALL ON ORCHARD ST. C.DEYOUNG. MAR.'19	03/20/2019	637.50	.00	20-6150 M & R - SYSTEM	0	3/19		
Total 8269:						637.50	.00					
Total CAPITAL PAVING CO:						637.50	.00					
CENTURYLINK												
62	CENTURYLINK	208922113622		DEDICATED LANDLINE SCADA, 02/25-03/24/19 - WATER	02/25/2019	19.77	19.77	20-6255 TELEPHONE EXPENSE	0	3/19	03/15/2019	
62	CENTURYLINK	208922113622		DEDICATED LANDLINE SCADA, 2/25-3/24/19 - SEWER	02/25/2019	19.77	19.77	21-6255 TELEPHONE EXPENSE	0	3/19	03/15/2019	
62	CENTURYLINK	208922113622		DEDICATED LANDLINE SCADA, 2/25-3/24/19 - P.I	02/25/2019	7.53	7.53	25-6255 TELEPHONE EXPENSE	0	3/19	03/15/2019	
Total 20892211362253242019:						47.07	47.07					
62	CENTURYLINK	208922917903		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL. 3/7-4/6/19 - ADMIN	03/07/2019	13.58	13.58	01-6255 TELEPHONE	0	3/19	03/22/2019	

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62	CENTURYLINK	208922917903		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 3/7-4/6/19 - P & Z	03/07/2019	4.84	4.84	01-6255 TELEPHONE	1003	3/19	03/22/2019	
62	CENTURYLINK	208922917903		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 3/7-4/6/19 - WATER	03/07/2019	12.61	12.61	20-6255 TELEPHONE EXPENSE	0	3/19	03/22/2019	
62	CENTURYLINK	208922917903		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 3/7-4/6/19 - SEWER	03/07/2019	12.61	12.61	21-6255 TELEPHONE EXPENSE	0	3/19	03/22/2019	
62	CENTURYLINK	208922917903		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 3/7-4/6/19 - P.I	03/07/2019	4.84	4.84	25-6255 TELEPHONE EXPENSE	0	3/19	03/22/2019	
Total 20892291790307040619:						48.48	48.48					
Total CENTURYLINK:						95.55	95.55					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	569265	8191	OIL CAP FOR JOHN DEERE BACKHOE, T. FLEMING, MAR. '19	03/13/2019	11.97	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		
Total 569265:						11.97	.00					
Total COASTLINE EQUIPMENT COMPANY:						11.97	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	K210911	8169	PACKING FOR BACKFLOW VALVE'S, WEST WELL, T. FLEMING, MAR. '19	03/11/2019	47.32	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total K210911:						47.32	.00					
63	CORE & MAIN LP	K227399	8162	PIPE, OFFICE SUPPLIES FOR ORGANIZING PLANS, T. FLEMING, MAR. '19 - WATER	03/07/2019	173.63	.00	20-6165 OFFICE SUPPLIES	0	3/19		
63	CORE & MAIN LP	K227399	8162	PIPE, OFFICE SUPPLIES FOR ORGANIZING PLANS, T. FLEMING, MAR. '19 - SEWER	03/07/2019	173.63	.00	21-6165 OFFICE SUPPLIES	0	3/19		

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63	CORE & MAIN LP	K227399	8162	<u>PIPE, OFFICE SUPPLIES FOR ORGANIZING PLANS, T. FLEMING, MAR. '19 - P.I.</u>	03/07/2019	66.14	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/19		
Total K227399:						413.40	.00					
63	CORE & MAIN LP	K240744	8163	<u>SPOOL PIECES, BOLT PACKS, AND GASKETS, FOR WEST WELL PROJECT, T. FLEMING, MAR. '19</u>	03/08/2019	976.87	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	3/19		
Total K240744:						976.87	.00					
63	CORE & MAIN LP	K253225	8182	<u>ROLL OF POLY PIPE, AND METER PIT, REPAIRING WATER SERVICE THAT BROKE AT 250 N ORCHARD, B. BURR, MAR. '19</u>	03/13/2019	281.68	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/19		
Total K253225:						281.68	.00					
63	CORE & MAIN LP	K253321	8189	<u>NEW METERS, D. CROSSLEY, MAR. '19</u>	03/14/2019	27,494.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	3/19		
Total K253321:						27,494.00	.00					
63	CORE & MAIN LP	K256134	8185	<u>SPOOL OF PIPE FOR WEST WELL PROJECT, T. FLEMING, MAR. '19</u>	03/13/2019	337.77	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	3/19		
Total K256134:						337.77	.00					
Total CORE & MAIN LP:						29,551.04	.00					
D & B SUPPLY												
75	D & B SUPPLY	186159001	8238	<u>TOOLS FOR TRUCK # 27, AND REPLACEMENTS, M.MEADE, MAR.'19</u>	03/22/2019	1,056.65	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/19		

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Total 186159001:						1,056.65	.00					
Total D & B SUPPLY:						1,056.65	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1815396	8132	<u>2 TOTES OF CHLORINE, D. CROSSLEY, MAR. '19</u>	03/14/2019	1,495.74	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	3/19		
Total IN-1815396:						1,495.74	.00					
Total DUBOIS CHEMICALS INC:						1,495.74	.00					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	119971		<u>84.2 GALLONS OF PROPANE, DELIVERED TO FLEET SHOP, MAR. '19 - ADMIN</u>	03/13/2019	73.67	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	3/19		
1731	ED STAUB & SONS PETROLEUM, INC	119971		<u>84.2 GALLONS OF PROPANE, DELIVERED TO FLEET SHOP, MAR. '19 - WATER</u>	03/13/2019	29.47	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/19		
1731	ED STAUB & SONS PETROLEUM, INC	119971		<u>84.2 GALLONS OF PROPANE, DELIVERED TO FLEET SHOP, MAR. '19 - SEWER</u>	03/13/2019	29.47	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/19		
1731	ED STAUB & SONS PETROLEUM, INC	119971		<u>84.2 GALLONS OF PROPANE, DELIVERED TO FLEET SHOP, MAR. '19 - P.I.</u>	03/13/2019	14.74	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	3/19		
Total 119971:						147.35	.00					
Total ED STAUB & SONS PETROLEUM, INC:						147.35	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0706578	8140	<u>12" IN PIPE SPOOLS FOR WEST WELL AT LAGOONS, R. WARWICK, MAR. '19</u>	03/05/2019	2,685.70	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	3/19		

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Total 0706578:						2,685.70	.00					
219	FERGUSON ENTERPRISES INC	0707077	8146	<u>BOLT PACKS FOR THE WEST WELL PROJECT, T. FLEMING, MAR. '19</u>	03/05/2019	265.07	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 0707077:						265.07	.00					
219	FERGUSON ENTERPRISES INC	0707152	8186	<u>MISC PARTS FOR WEST WELL PROJECT, T. FLEMING, MAR. '19</u>	03/12/2019	535.79	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 0707152:						535.79	.00					
219	FERGUSON ENTERPRISES INC	0707271	8170	<u>2 10" GASKETS, WEST WELL, T. FLEMING, MAR. '19</u>	03/08/2019	15.25	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 0707271:						15.25	.00					
219	FERGUSON ENTERPRISES INC	0707423	8186	<u>MISC PARTS FOR WEST WELL PROJECT, T. FLEMING, MAR. '19</u>	03/12/2019	210.32	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 0707423:						210.32	.00					
219	FERGUSON ENTERPRISES INC	0707517	8190	<u>5" RED RING GASKET, FARM WEST WELL REHAB, T. FLEMING, MAR. '19</u>	03/15/2019	7.05	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 0707517:						7.05	.00					
Total FERGUSON ENTERPRISES INC:						3,719.18	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7245453	8193	<u>HYDRAULIC CONNECTOR FOR CASE BACK HOE AT LAGOONS, S. HOWELL, MAR. '19</u>	03/13/2019	169.84	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		

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Total 7245453:						169.84	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7253953	8237	<u>SMALL FITTINGS AND PRESSURE GAUGES FOR THE LAGOON SEEPAGE TESTING, T. SHAFER, MAR. '19</u>	03/22/2019	42.89	.00	21-6150 M & R - SYSTEM	0	3/19		
Total 7253953:						42.89	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	7255241	8244	<u>PART FOR FARM SPRAYER, T. FLEMING, MAR. '19</u>	03/25/2019	10.32	.00	21-6090 FARM EXPENDITURES	0	3/19		
Total 7255241:						10.32	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						223.05	.00					
GRANITE EXCAVATION INC												
1907	GRANITE EXCAVATION INC	217070-000-12		<u>PROFESSIONAL SERVICES, 1/25-2/25/19 - ORCHARD REGIONAL LIFT STATION</u>	03/15/2019	29,040.55	.00	21-6020 CAPITAL IMPROVEMENTS	1104	3/19		
Total 217070-000-12522519:						29,040.55	.00					
Total GRANITE EXCAVATION INC:						29,040.55	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	15084167	8196	<u>IRRIGATION PARTS FOR GREENBELT SPRINKLERS, PARKS, D. ABBOTT, MAR. '19</u>	03/13/2019	53.94	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/19		
1552	H.D. FOWLER COMPANY	15084167	8196	<u>25' TAPE MEASURE, D. ABBOTT, MAR. '19</u>	03/13/2019	20.40	.00	01-6175 SMALL TOOLS	1004	3/19		
Total 15084167:						74.34	.00					
1552	H.D. FOWLER COMPANY	15084168		<u>4 1" PVC COMPRESSION COUPLERS, GREENBELT SPRINKLERS, M. MEADE, MAR. '19</u>	03/13/2019	12.84	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/19		

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Total I5084168:						12.84	.00					
Total H.D. FOWLER COMPANY:						87.18	.00					
HACH COMPANY												
157	HACH COMPANY	11355008	8090	<u>CHLORINE SAMPLER REPAIRS IN THE PROCESS BUILDING, T.SHAFFER, FEB.'19</u>	02/25/2019	781.11	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/19		
Total 11355008:						781.11	.00					
Total HACH COMPANY:						781.11	.00					
HYDRO LOGIC, INC.												
1314	HYDRO LOGIC, INC.	03112019HL-F		<u>GEOTECHNICAL CONSULTATION FOR FALCON CREST WATER RIGHTS, 1/8- 2/22/19</u>	03/11/2019	2,051.25	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1136	3/19		
Total 03112019HL-FCWR:						2,051.25	.00					
1314	HYDRO LOGIC, INC.	03152019HL		<u>GEOTECHNICAL CONSULTATION, WELL MONITORING, FEB.'19</u>	03/15/2019	1,922.20	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1136	3/19		
Total 03152019HL:						1,922.20	.00					
1314	HYDRO LOGIC, INC.	03152019HL-F		<u>GEOTECHNICAL CONSULTATION FOR FALCON CREST WELLS #12 & #13, 1/7- 2/20/19</u>	03/15/2019	4,852.50	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1136	3/19		
Total 03152019HL-FCW:						4,852.50	.00					
Total HYDRO LOGIC, INC.:						8,825.95	.00					

ICON ENTERPRISES, INC.

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1631	ICON ENTERPRISES, INC.	178632		<u>ANNUAL FEE FOR WEBSITE HOSTING & SUPPORT . 12/1/18- 11/30/19 - ADMIN</u>	12/01/2018	1,364.61	1,364.61	<u>01-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	178632		<u>ANNUAL FEE FOR WEBSITE HOSTING AND SUPPORT. 12/1/18-11/30/19 - P & Z</u>	12/01/2018	487.36	487.36	<u>01-6052 CONTRACT SERVICES</u>	1003	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	178632		<u>ANNUAL FEE FOR WEBSITE HOSTING AND SUPPORT. 12/1/18-11/30/19 - WATER</u>	12/01/2018	1,267.14	1,267.14	<u>20-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	178632		<u>ANNUAL FEE FOR WEBSITE HOSTING AND SUPPORT. 12/1/18 - 11/30/19 - SEWER</u>	12/01/2018	1,267.14	1,267.14	<u>21-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	178632		<u>ANNUAL FEE FOR WEBSITE HOSTING AND SUPPORT. 12/1/18-11/30/19 - P.I</u>	12/01/2018	487.35	487.35	<u>25-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
Total 178632:						4,873.60	4,873.60					
1631	ICON ENTERPRISES, INC.	181032		<u>ANNUAL FEE RENEWAL FOR SSL CERTIFICATE. 12/19/18- 11/30/19 - ADMIN</u>	12/19/2018	39.93	39.93	<u>01-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	181032		<u>ANNUAL FEE RENEWAL FOR SSL CERTIFICATE. 12/19/18- 11/30/19 - P & Z</u>	12/19/2018	14.26	14.26	<u>01-6052 CONTRACT SERVICES</u>	1003	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	181032		<u>ANNUAL FEE RENEWAL FOR SSL CERTIFICATE. 12/19/18- 11/30/19 - WATER</u>	12/19/2018	37.08	37.08	<u>20-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	181032		<u>ANNUAL FEE RENEWAL FOR SSL CERTIFICATE. 12/19/18- 11/30/19 - SEWER</u>	12/19/2018	37.08	37.08	<u>21-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	181032		<u>ANNUAL FEE RENEWAL FOR SSL CERTIFICATE. 12/19/18- 11/30/19 - P.I</u>	12/19/2018	14.25	14.25	<u>25-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
Total 181032:						142.60	142.60					

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1631	ICON ENTERPRISES, INC.	182782		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #178632, 12/31/18 - ADMIN</u>	01/31/2019	20.86	20.86	<u>01-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	182782		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #178632, 12/31/18 - P & Z</u>	01/31/2019	7.45	7.45	<u>01-6052 CONTRACT SERVICES</u>	1003	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	182782		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #178632, 12/31/18 - WATER</u>	01/31/2019	19.37	19.37	<u>20-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	182782		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #178632, 12/31/18 - SEWER</u>	01/31/2019	19.37	19.37	<u>21-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	182782		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #178632, 12/31/18 - P.I</u>	01/31/2019	7.46	7.46	<u>25-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
Total 182782:						74.51	74.51					
1631	ICON ENTERPRISES, INC.	183722		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #181032, 1/18/19 - ADMIN</u>	02/28/2019	19.39	19.39	<u>01-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	183722		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #181032, 1/18/19 - P & Z</u>	02/28/2019	6.93	6.93	<u>01-6052 CONTRACT SERVICES</u>	1003	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	183722		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #181032, 1/18/19 - WATER</u>	02/28/2019	18.01	18.01	<u>20-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	183722		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #181032, 1/18/19 - SEWER</u>	02/28/2019	18.01	18.01	<u>21-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
1631	ICON ENTERPRISES, INC.	183722		<u>FINANCE CHARGES ON OVERDUE BALANCE, INVOICE #181032, 1/18/19 - P.I</u>	02/28/2019	6.92	6.92	<u>25-6052 CONTRACT SERVICES</u>	0	3/19	03/22/2019	
Total 183722:						69.26	69.26					

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Total ICON ENTERPRISES, INC.:						5,159.97	5,159.97					
IDAHO ECONOMIC DEVELOPMENT ASSOC INC												
1910	IDAHO ECONOMIC DEVELOPMENT ASSOC INC	1222-A		<u>CONFERENCE REGISTRATION, L.HOLLAND, MAR.'19</u>	03/11/2019	175.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	4000	3/19		
Total 1222-A:						175.00	.00					
Total IDAHO ECONOMIC DEVELOPMENT ASSOC INC:						175.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - ADMIN</u>	03/27/2019	424.18	.00	<u>01-6290 UTILITIES</u>	0	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - P & Z</u>	03/27/2019	32.27	.00	<u>01-6290 UTILITIES</u>	1003	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - SENIOR CENTER</u>	03/27/2019	277.79	.00	<u>01-6290 UTILITIES</u>	1001	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - STREET LIGHTS</u>	03/27/2019	5,988.08	.00	<u>01-6290 UTILITIES</u>	1002	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - PARKS</u>	03/27/2019	975.15	.00	<u>01-6290 UTILITIES</u>	1004	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - WATER</u>	03/27/2019	8,103.88	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - SEWER</u>	03/27/2019	18,948.54	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - FARM</u>	03/27/2019	313.45	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/19		
38	IDAHO POWER CO	03272019I		<u>ELECTRIC SERVICE FOR MARCH 2019 - P.I</u>	03/27/2019	931.02	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	3/19		
Total 03272019I:						35,994.36	.00					
Total IDAHO POWER CO:						35,994.36	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1154526	8073	<u>AD#1869568, RFQ - ROSTER UPDATE, LEGAL NOTICE, B.BACHMAN, MAR.'19 - WATER</u>	03/14/2019	71.66	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	3/19		
1802	IDAHO PRESS TRIBUNE, LLC	1154526	8129	<u>AD#1877019, LEGAL NOTICE, POLICE IMPACT FEES PUBLIC HEARING NOTICE, A. WELKER, MAR. '19</u>	03/14/2019	124.87	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	3/19		
1802	IDAHO PRESS TRIBUNE, LLC	1154526	8166	<u>AD#1877012, SUMMARY PUBLICATION OF ORDINANCE NO. 2019-07, A. WELKER, MAR. '19</u>	03/14/2019	48.66	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	3/19		
1802	IDAHO PRESS TRIBUNE, LLC	1154526	8073	<u>AD#1869568, RFQ, ROSTER UPDATE, LEGAL NOTICE, B.BACHMAN, MAR.'19 - SEWER</u>	03/14/2019	71.66	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	3/19		
1802	IDAHO PRESS TRIBUNE, LLC	1154526		<u>AD#1874872, LEGAL NOTICE BOARD OF CORRECTIONS, NOTICE 50-1807 - MAR.'19</u>	03/14/2019	46.40	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	3/19		
Total 1154526:						363.25	.00					
Total IDAHO PRESS TRIBUNE, LLC:						363.25	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1458327-0001-	8145	<u>DEWALT BATTERIES, REPLACEMENT GRINDER, (CRIMPING TOOL FOR TRUCK 35), T. FLEMING, MAR. '19</u>	03/05/2019	318.85	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		
Total 1458327-0001-01:						318.85	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						318.85	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	PI15839	8192	<u>HYDRAULIC HOSES AND OTHER FITTINGS FOR CASE BACK HOE AT LAGOONS, S. HOWELL, MAR. '19 - SEWER</u>	03/13/2019	508.96	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/19		

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				WELL AS ONSITE SERVICES, 4/1-30/19 - P.I	03/15/2019	108.94	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		
Total 113179:						1,089.42	.00					
1595	INTEGRINET SOLUTIONS, INC.	113296		1 HOUR MEETING WITH PARKS DEPARTMENT DISCUSSING NEEDS AND REQUIREMENTS IN NEW PARKS BUILDING, MAR.'19	03/17/2019	96.00	.00	01-6202 PROFESSIONAL SERVICES	1004	3/19		
1595	INTEGRINET SOLUTIONS, INC.	113296		TECH SUPPPORT OVER THE PHONE, WALKING THROUGH LOGIN WITH NEW CLERK'S DEPT EMPLOYEE, MAR.'19	03/17/2019	48.00	.00	01-6202 PROFESSIONAL SERVICES	0	3/19		
Total 113296:						144.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,233.42	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196020		NATURAL GAS CONSUMPTION AT THE SENIOR CENTER, 2/9- 3/11/19	03/22/2019	442.37	442.37	01-6290 UTILITIES	1001	3/19	03/22/2019	
Total 4821351960209031119:						442.37	442.37					
37	INTERMOUNTAIN GAS CO	482327707020		NATURAL GAS CONSUMPTION AT PARKS HOUSE OFFICE, 2/9- 3/11/19	03/22/2019	79.09	79.09	01-6290 UTILITIES	1004	3/19	03/22/2019	
Total 4823277070209031119:						79.09	79.09					
37	INTERMOUNTAIN GAS CO	482634665020		NATURAL GAS CONSUMPTION AT CITY HALL, 2/9-3/11/19 - ADMIN	03/22/2019	113.99	113.99	01-6290 UTILITIES	0	3/19	03/22/2019	
37	INTERMOUNTAIN GAS CO	482634665020		NATURAL GAS CONSUMPTION AT CITY HALL, 2/9-3/11/19 - P & Z	03/22/2019	40.71	40.71	01-6290 UTILITIES	1003	3/19	03/22/2019	

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37	INTERMOUNTAIN GAS CO	482634665020		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 2/9-3/11/19 - WATER</u>	03/22/2019	105.85	105.85	<u>20-6290 UTILITIES EXPENSE</u>	0	3/19	03/22/2019	
37	INTERMOUNTAIN GAS CO	482634665020		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 2/9-3/11/19 - SEWER</u>	03/22/2019	105.85	105.85	<u>21-6290 UTILITIES EXPENSE</u>	0	3/19	03/22/2019	
37	INTERMOUNTAIN GAS CO	482634665020		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 2/9-3/11/19 - P.1</u>	03/22/2019	40.71	40.71	<u>25-6290 UTILITIES EXPENSE</u>	0	3/19	03/22/2019	
Total 4826346650209031119:						407.11	407.11					
Total INTERMOUNTAIN GAS CO:						928.57	928.57					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	03082019-031		<u>SANITATION RECEIPT TRANSFER, 03082019-03142019</u>	03/15/2019	62,895.77	62,895.77	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	3/19	03/15/2019	
230	J & M SANITATION, INC.	03082019-031		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 03082019-03142019</u>	03/15/2019	-6,214.10	-6,214.10	<u>01-4170 FRANCHISE FEES</u>	0	3/19	03/15/2019	
Total 03082019-03142019:						56,681.67	56,681.67					
230	J & M SANITATION, INC.	03152019-032		<u>SANITATION RECEIPT TRANSFER, 03/15/2019- 03/21/2019</u>	03/22/2019	51,884.14	51,884.14	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	3/19	03/22/2019	
230	J & M SANITATION, INC.	03152019-032		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 03/15/2019-03/21/2019</u>	03/22/2019	-5,126.15	-5,126.15	<u>01-4170 FRANCHISE FEES</u>	0	3/19	03/22/2019	
Total 03152019-03212019:						46,757.99	46,757.99					
Total J & M SANITATION, INC.:						103,439.66	103,439.66					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3076974		<u>BANK FEES, MAR.'19 - ADMIN</u>	03/01/2019	32.55	.00	<u>01-6505 BANK FEES</u>	0	3/19		

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1328	JACK HENRY & ASSOCIATES, INC.	3076974		<u>BANK FEES, MAR.'19 - P & Z</u>	03/01/2019	11.62	.00	<u>01-6505 BANK FEES</u>	1003	3/19		
1328	JACK HENRY & ASSOCIATES, INC.	3076974		<u>BANK FEES, MAR.'19 - WATER</u>	03/01/2019	30.23	.00	<u>20-6505 BANK FEES</u>	0	3/19		
1328	JACK HENRY & ASSOCIATES, INC.	3076974		<u>BANK FEES, MAR.'19 - SEWER</u>	03/01/2019	30.23	.00	<u>21-6505 BANK FEES</u>	0	3/19		
1328	JACK HENRY & ASSOCIATES, INC.	3076974		<u>BANK FEES, MAR.'19 - P.I</u>	03/01/2019	11.62	.00	<u>25-6505 BANK FEES</u>	0	3/19		
Total 3076974:						116.25	.00					
Total JACK HENRY & ASSOCIATES, INC.:						116.25	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	214112-007-00		<u>PROFESSIONAL SERVICES 2/1-28/19 - KUNA LAGOONS 2 & 5 SEEPAGE TEST</u>	03/08/2019	690.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1183	3/19		
Total 214112-007-0000002:						690.00	.00					
429	KELLER ASSOCIATES, INC.	217070-000-00		<u>PROFESSIONAL SERVICES 2/1-28/19 KUNA ORCHARD REGIONAL LIFT STATION PROJECT</u>	03/08/2019	6,048.75	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1104	3/19		
Total 217070-000-0000020:						6,048.75	.00					
429	KELLER ASSOCIATES, INC.	217086-029-00		<u>PROFESSIONAL SERVICES 2/1-28/19 - KUNA 2018 USER RATE/CONNECTION FEE STUDY - WATER</u>	03/08/2019	792.50	.00	<u>20-6045 CONTINGENCY</u>	1060	3/19		
429	KELLER ASSOCIATES, INC.	217086-029-00		<u>PROFESSIONAL SERVICES 1/1-31/19 - KUNA 2018 USER RATE/CONNECTION FEE STUDY - SEWER</u>	03/08/2019	792.50	.00	<u>21-6045 CONTINGENCY</u>	1059	3/19		
Total 217086-029-0000007:						1,585.00	.00					

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Total KELLER ASSOCIATES, INC.:						8,323.75	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	741		<u>FIBER OPTIC LEASE FOR MARCH 2019 - ADMIN</u>	03/18/2019	84.00	.00	01-6255 <u>TELEPHONE</u>	0	3/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	741		<u>FIBER OPTIC LEASE FOR MARCH 2019 - P & Z</u>	03/18/2019	30.00	.00	01-6255 <u>TELEPHONE</u>	1003	3/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	741		<u>FIBER OPTIC LEASE FOR MARCH 2019 - WATER</u>	03/18/2019	78.00	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	741		<u>FIBER OPTIC LEASE FOR MARCH 2019 - SEWER</u>	03/18/2019	78.00	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	741		<u>FIBER OPTIC LEASE FOR MARCH 2019 - P.I</u>	03/18/2019	30.00	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
Total 741:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A105500	8188	<u>WEST WELL PROJECT, 12" CONCRETE FORM TUBE, AND REBAR, T. FLEMING, MAR. '19</u>	03/12/2019	68.86	.00	21-6020 <u>CAPITAL IMPROVEMENTS</u>	1157	3/19		
Total A105500:						68.86	.00					
499	KUNA LUMBER	A105511	8195	<u>3 TUBES OF CAULK, 1" TO 1/2" FEMALE TO MALE REDUCER, M. NADEAU, MAR. '19</u>	03/13/2019	10.04	.00	21-6150 <u>M & R - SYSTEM</u>	0	3/19		
499	KUNA LUMBER	A105511	8195	<u>BROOM HANDLE, M. NADEAU, MAR. '19</u>	03/13/2019	8.36	.00	21-6175 <u>SMALL TOOLS</u>	0	3/19		
Total A105511:						18.40	.00					

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499	KUNA LUMBER	A105664	8218	<u>TAPE MEASURE, M. MEADE, MAR. '19</u>	03/20/2019	16.91	.00	01-6175 SMALL TOOLS	1004	3/19		
Total A105664:						16.91	.00					
499	KUNA LUMBER	A105795	8251	<u>RATCHET STRAPS TO KEEP LONG PACK BAG IN PLACE, T. FLEMING, MAR. '19</u>	03/26/2019	24.74	.00	21-6150 M & R - SYSTEM	0	3/19		
Total A105795:						24.74	.00					
499	KUNA LUMBER	B123732	8208	<u>3 COPIES OF KEYS, DOOR KNOB REPLACEMENT, WATER TOWER PUMP HOUSE, J. MORFIN, MAR. '19</u>	03/15/2019	25.34	.00	01-6140 MAINT. & REPAIR BUILDING	1004	3/19		
Total B123732:						25.34	.00					
499	KUNA LUMBER	B123872	8217	<u>3 2" ELBOWS, IRRIGATION PARTS, S.JONES, MAR.'19</u>	03/19/2019	5.91	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/19		
Total B123872:						5.91	.00					
499	KUNA LUMBER	B124062	8247	<u>CLEANING SUPPLIES FOR THE NEW PARKS OFFICE, J.MORFIN, MAR.'19</u>	03/25/2019	35.90	.00	01-6165 OFFICE SUPPLIES	1004	3/19		
Total B124062:						35.90	.00					
Total KUNA LUMBER:						196.06	.00					
KUNA WELDING												
46	KUNA WELDING	4795	8200	<u>MOTOR MOUNT FOR WEST WELL, R. JONES, MAR. '19</u>	03/13/2019	51.01	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 4795:						51.01	.00					

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Total KUNA WELDING:						51.01	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR721204		MONTHLY COPY CARE INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155. MAR.'19 - ADMIN	03/06/2019	125.88	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	3/19		
1619	LOCAHAN LLC	AR721204		MONTHLY COPY CARE INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL#MPC4504EX, SERIAL #C737M540938 & C737M540155. MAR.'19 - P & Z	03/06/2019	44.95	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	3/19		
1619	LOCAHAN LLC	AR721204		MONTHLY COPY CARE INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155. MAR.'19 - WATER	03/06/2019	116.89	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	3/19		
1619	LOCAHAN LLC	AR721204		MONTHLY COPY CARE INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155. MAR.'19 - SEWER	03/06/2019	116.89	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		
1619	LOCAHAN LLC	AR721204		MONTHLY COPY CARE INCLUDING PARTS, LABOR AND TONER FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155. MAR.'19 - P.I	03/06/2019	44.95	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		
Total AR721204:						449.56	.00					
Total LOCAHAN LLC:						449.56	.00					

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METROQUIP, INC.												
196	METROQUIP, INC.	101379	8226	<u>50' HOSE FOR VAC TRUCK, SUTTERS MILL POND, M. DAVILA, MAR. '19</u>	03/21/2019	100.94	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	3/19		
Total 101379:						100.94	.00					
196	METROQUIP, INC.	101466	8226	<u>300' OF LAY FLAT HOSE, 6 CAM LOCK FITTINGS, SUTTERS MILL POND, M. DAVILA, MAR. '19</u>	03/21/2019	440.49	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	3/19		
Total 101466:						440.49	.00					
196	METROQUIP, INC.	101494	8235	<u>3 6" CLAMPS FOR VAC TRUCK, T. SHAFER, MAR. '19</u>	03/22/2019	93.69	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/19		
Total 101494:						93.69	.00					
Total METROQUIP, INC.:						635.12	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	03152019T		<u>REFUND SOLICITORS APPLICATION FEES, APPLICATION DENIED, TRUGREEN INC - MAR.'19</u>	03/15/2019	30.00	30.00	<u>01-4193 PERMITS / VENDORS</u>	0	3/19	03/15/2019	
1849	MISCELLANEOUS VENDORS 2	03152019T		<u>REFUND SOLICITORS BACKGROUND CHECK FEES, TRUGREEN, MAR.'19</u>	03/15/2019	33.25	33.25	<u>01-2075 UNEARNED REVENUE</u>	0	3/19	03/15/2019	
Total 03152019T:						63.25	63.25					
1849	MISCELLANEOUS VENDORS 2	03212019MM		<u>REIMBURSEMENT FOR CLASS A CDL TEST TRUCK RENTAL, M.MEADE, MAR.'19</u>	03/21/2019	250.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	3/19		
Total 03212019MM:						250.00	.00					

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1849	MISCELLANEOUS VENDORS 2	03222019LH		REIMBURSEMENT FOR SUPPLIES, SNACKS, AND BEVERAGES FOR THE ENTREPRENEUR'S BOOTCAMP HELD IN FEB.'19	03/22/2019	387.02	.00	01-6160 MISCELLANEOUS EXPENSES	4000	3/19		
1849	MISCELLANEOUS VENDORS 2	03222019LH		REIMBURSEMENT FOR SOCIAL MEDIA LUNCHEON AND BOMA COMMERCIAL REAL ESTATE SYMPOSIUM REGISTRATION, L.HOLLAND, FEB.'19	03/22/2019	126.27	.00	01-6155 MEETINGS/COMMITTEES	4000	3/19		
1849	MISCELLANEOUS VENDORS 2	03222019LH		REIMBURSEMENT FOR GAS PURCHASE, MILEAGE AND PARKING FOR BOISE MEETINGS AND STAKEHOLDER SUMMIT, FEB.'19	03/22/2019	97.36	.00	01-6155 MEETINGS/COMMITTEES	4000	3/19		
Total 03222019LH:						610.65	.00					
Total MISCELLANEOUS VENDORS 2:						923.90	63.25					
PARTS, INC.												
470	PARTS, INC.	185296	8135	TRUCK BATTERY FOR TRUCK #1, SEWER, S. HOWELL, MAR.'19	03/04/2019	130.08	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/19		
Total 185296:						130.08	.00					
470	PARTS, INC.	185764	8172	ALTERNATOR FOR TRUCK #1, SEWER, S. HOWELL, MAR.'19	03/11/2019	145.91	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/19		
Total 185764:						145.91	.00					
470	PARTS, INC.	186018	8198	FUEL FILTER FOR MINI X, PARKS, M. MEADE, MAR.'19	03/13/2019	6.01	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/19		
Total 186018:						6.01	.00					

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470	PARTS, INC.	186061	8201	<u>SPARK PLUG FOR BIG CHAINSAW, M. MEADE, MAR. '19</u>	03/14/2019	4.29	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total 186061:						4.29	.00					
470	PARTS, INC.	186073	8202	<u>CASE OF GREASE AND HOSE CLAMPS, FARM, T. FLEMING, MAR. '19</u>	03/14/2019	34.03	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/19		
Total 186073:						34.03	.00					
470	PARTS, INC.	186100	8203	<u>FLOOR DRY FOR THE PARKS SHOP, M.MEADE, MAR.'19</u>	03/14/2019	9.89	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/19		
Total 186100:						9.89	.00					
470	PARTS, INC.	186320	8209	<u>AIR FILTER FOR TRUCK 29, BUILDING INSPECTOR, S. HOWELL, MAR. '19 - ADMIN</u>	03/18/2019	6.07	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
470	PARTS, INC.	186320	8209	<u>AIR FILTER FOR TRUCK 29, BUILDING INSPECTOR, S. HOWELL, MAR. '19 - WATER</u>	03/18/2019	2.43	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
470	PARTS, INC.	186320	8209	<u>AIR FILTER FOR TRUCK 29, BUILDING INSPECTOR, S. HOWELL, MAR. '19 - SEWER</u>	03/18/2019	2.43	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
470	PARTS, INC.	186320	8209	<u>AIR FILTER FOR TRUCK 29, BUILDING INSPECTOR, S. HOWELL, MAR. '19 - P.I.</u>	03/18/2019	1.22	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/19		
Total 186320:						12.15	.00					
470	PARTS, INC.	186386	8213	<u>AIR FILTER FOR TRUCK 26, SEWER, S. HOWELL, MAR. '19</u>	03/19/2019	12.15	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
Total 186386:						12.15	.00					

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				BUTLER, BEST BATH, EL CAJON, & CEDAR), 4/1-30/19 - WATER	04/01/2019	218.28	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/19		
1021	PEAK ALARM COMPANY, INC	940118		ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 4/1-30/19 - P.I	04/01/2019	54.57	.00	25-6140 MAINT & REPAIR BUILDING	0	3/19		
Total 940118:						272.85	.00					
Total PEAK ALARM COMPANY, INC:						272.85	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	U628852	8155	UNI RAIL AND BOLTS FOR WEST WELL PROJECT, T. FLEMING, MAR. '19	03/08/2019	52.91	.00	21-6090 FARM EXPENDITURES	0	3/19		
Total U628852:						52.91	.00					
1613	REXEL USA, INC.	U652817	8197	LIGHTING FOR THE PARK OFFICE, B.GILLOGLY, MAR.'19	03/14/2019	440.71	.00	40-6020 CAPITAL IMPROVEMENTS	1173	3/19		
Total U652817:						440.71	.00					
Total REXEL USA, INC.:						493.62	.00					
SELECT CUT STAKES AND WOOD PRODUCTS												
1725	SELECT CUT STAKES AND WOOD PRODUCTS	522	8206	ASSORTED CANS MARKING PAINT AND MARKING STICKS FOR UTILITY LOCATING, T. RIVERA, MAR. '19 - WATER	03/16/2019	527.69	.00	20-6150 M & R - SYSTEM	0	3/19		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	522	8206	ASSORTED CANS MARKING PAINT AND MARKING STICKS FOR UTILITY LOCATING, T. RIVERA, MAR. '19 - SEWER	03/16/2019	527.69	.00	21-6150 M & R - SYSTEM	0	3/19		
1725	SELECT CUT STAKES AND WOOD PRODUCTS	522	8206	ASSORTED CANS MARKING PAINT AND MARKING STICKS FOR UTILITY LOCATING, T. RIVERA, MAR. '19 - P.I	03/16/2019	201.02	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/19		

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Total 522:						1,256.40	.00					
Total SELECT CUT STAKES AND WOOD PRODUCTS:						1,256.40	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	11833902		COPIER EXCESS METER READING, MODEL #MX2615N, SERIAL # 55096581, TREATMENT PLANT, 1/1-31/19 - WATER	02/28/2019	32.19	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	3/19		
1806	SHARP ELECTRONICS CORP-METERED	11833902		COPIER EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581, TREATMENT PLANT, 1/1-31/19 - SEWER	02/28/2019	32.19	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		
1806	SHARP ELECTRONICS CORP-METERED	11833902		COPIER EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581, TREATMENT PLANT, 1/1-31/19 - P.I	02/28/2019	12.27	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/19		
Total 11833902:						76.65	.00					
Total SHARP ELECTRONICS CORP-METERED:						76.65	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216039845		HERBICIDES AND FERTILIZERS FOR CITY PARKS, B.WITHROW, MAR.'19	03/13/2019	3,676.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/19		
Total 216039845:						3,676.00	.00					
Total SIMPLOT PARTNERS:						3,676.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	430001992		NEW EMPLOYEE DRUG SCREEN, S.MORFIN, FEB.'19	02/22/2019	40.00	.00	01-6202 PROFESSIONAL SERVICES	0	3/19		

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				CHAMBERS, B.BACHMAN, JAN.'19 - WATER	01/02/2019	58.50	.00	20-6150 M & R - SYSTEM	0	3/19		
1823	TECHNOLOGY SOLUTIONS LLC	3668		SERVICE CALL #1 -PULL CAMERA VIDEO FOR KUNA PD, SERVICE CALL #2 -VIDEO IN CHAMBERS, B.BACHMAN, JAN.'19 - SEWER	01/02/2019	58.50	.00	21-6150 M & R - SYSTEM	0	3/19		
1823	TECHNOLOGY SOLUTIONS LLC	3668		SERVICE CALL #1 -PULLED CAMERA VIDEO FOR KUNA PD, SERVICE CALL #2 -VIDEO IN CHAMBERS, B.BACHMAN, JAN.'19 - P.I	01/02/2019	22.50	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/19		
Total 3668:						225.00	.00					
1823	TECHNOLOGY SOLUTIONS LLC	3704		NETWORK WIRING AT THE NEW PARKS OFFICE, B.WITHROW, MAR.'19	03/26/2019	949.72	.00	40-6020 CAPITAL IMPROVEMENTS	1173	3/19		
Total 3704:						949.72	.00					
Total TECHNOLOGY SOLUTIONS LLC:						1,174.72	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05877317	8142	FIRST AID RESTOCK AT CITY HALL, J. MORFIN, MAR. '19	03/26/2019	260.90	.00	01-6230 SAFETY TRAINING & EQUIPMENT	0	3/19		
Total 2160:05877317:						260.90	.00					
992	TREASURE VALLEY COFFEE	2160:06018210	8205	1 EA. 5-GALLON WATER BOTTLE, MAINTENANCE SHOP, MAR. '19 - PARKS	03/15/2019	5.70	.00	01-6165 OFFICE SUPPLIES	1004	3/19		
Total 2160:06018210:						5.70	.00					
992	TREASURE VALLEY COFFEE	2160:06018250	8205	8 EA. 5-GALLON WATER BOTTLES, CITY HALL, MAR. '19	03/15/2019	45.60	.00	01-6165 OFFICE SUPPLIES	0	3/19		

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				MAR.'19 - SEWER	03/18/2019	107.34	.00	<u>21-6212_RENT-EQUIPMENT</u>	0	3/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	380642017		<u>COPIER CONTRACT #500-0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, MAR.'19 - P.I</u>	03/18/2019	41.28	.00	<u>25-6212_RENT - EQUIPMENT</u>	0	3/19		
Total 380642017:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	829532	8148	<u>SENSOR CAP ASSEMBLY, T.SHAFFER, MAR.'19</u>	03/05/2019	567.68	.00	<u>21-6150_M & R - SYSTEM</u>	0	3/19		
265	USA BLUE BOOK	829532	8148	<u>STEEL DRUM, T.SHAFFER, MAR.'19</u>	03/05/2019	35.48	.00	<u>21-6175_SMALL TOOLS</u>	0	3/19		
Total 829532:						603.16	.00					
Total USA BLUE BOOK:						603.16	.00					
UTILITY REFUND #6												
1951	UTILITY REFUND #6	150920.02		<u>STEPHANIE STOHEL, 762 W TERN DR, UTILITY REFUND</u>	03/21/2019	46.39	.00	<u>20-4500_METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	150920.02		<u>STEPHANIE STOHEL, 762 W TERN DR, UTILITY REFUND</u>	03/21/2019	17.82	.00	<u>21-4600_SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	150920.02		<u>STEPHANIE STOHEL, 762 W TERN DR, UTILITY REFUND</u>	03/21/2019	14.01	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	150920.02		<u>STEPHANIE STOHEL, 762 W TERN DR, UTILITY REFUND</u>	03/21/2019	10.44	.00	<u>25-4700_PRESS, IRRIGATION USER FEES</u>	0	3/19		
Total 150920.02:						88.66	.00					

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1951	UTILITY REFUND #6	160905.01		<u>ARTIE GROSJEAN, 266 W JOHN DEERE ST, UTILITY REFUND</u>	03/18/2019	155.00	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 160905.01:						155.00	.00					
1951	UTILITY REFUND #6	170640.01		<u>RICHARD G SR SINI, 1773 W OAKLEY WAY, UTILITY REFUND</u>	03/21/2019	3.43	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	170640.01		<u>RICHARD G SR SINI, 1773 W OAKLEY WAY, UTILITY REFUND</u>	03/21/2019	4.44	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	170640.01		<u>RICHARD G SR SINI, 1773 W OAKLEY WAY, UTILITY REFUND</u>	03/21/2019	3.36	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	170640.01		<u>RICHARD G SR SINI, 1773 W OAKLEY WAY, UTILITY REFUND</u>	03/21/2019	4.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 170640.01:						15.28	.00					
1951	UTILITY REFUND #6	173150.03		<u>JASON BOWERS, 1429 W PENELOPE ST, UTILITY REFUND</u>	03/14/2019	22.98	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	173150.03		<u>JASON BOWERS, 1429 W PENELOPE ST, UTILITY REFUND</u>	03/14/2019	29.86	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	173150.03		<u>JASON BOWERS, 1429 W PENELOPE ST, UTILITY REFUND</u>	03/14/2019	27.31	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	173150.03		<u>JASON BOWERS, 1429 W PENELOPE ST, UTILITY REFUND</u>	03/14/2019	10.85	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 173150.03:						91.00	.00					
1951	UTILITY REFUND #6	174101.01A		<u>CBH HOMES, 1775 W SAHARA DR, UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		

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Total 174101.01A:						58.76	.00					
1951	UTILITY REFUND #6	174102.01		<u>CBH HOMES, 1763 W SAHARA DR. UTILITY REFUND</u>	03/21/2019	19.43	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174102.01		<u>CBH HOMES, 1763 W SAHARA DR. UTILITY REFUND</u>	03/21/2019	25.23	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174102.01		<u>CBH HOMES, 1763 W SAHARA DR. UTILITY REFUND</u>	03/21/2019	20.80	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174102.01:						65.46	.00					
1951	UTILITY REFUND #6	174107.01		<u>CBH HOMES, 1703 W SAHARA DR. UTILITY REFUND</u>	03/14/2019	2.38	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174107.01		<u>CBH HOMES, 1703 W SAHARA DR. UTILITY REFUND</u>	03/14/2019	3.09	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174107.01		<u>CBH HOMES, 1703 W SAHARA DR. UTILITY REFUND</u>	03/14/2019	2.77	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174107.01:						8.24	.00					
1951	UTILITY REFUND #6	174124.01A		<u>CBH HOMES, 809 S STIBNITE PL. UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 174124.01A:						58.76	.00					
1951	UTILITY REFUND #6	174126.01A		<u>CBH HOMES, 835 S STIBNITE PL. UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 174126.01A:						58.76	.00					
1951	UTILITY REFUND #6	174129.01		<u>CBH HOMES, 1716 W SAHARA DR. UTILITY REFUND</u>	03/14/2019	71.69	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		

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1951	UTILITY REFUND #6	174129.01		<u>CBH HOMES, 1716 W SAHARA DR, UTILITY REFUND</u>	03/14/2019	16.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174129.01		<u>CBH HOMES, 1716 W SAHARA DR, UTILITY REFUND</u>	03/14/2019	15.70	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174129.01:						104.18	.00					
1951	UTILITY REFUND #6	174131.01		<u>CBH HOMES, 1740 W SAHARA DR, UTILITY REFUND</u>	03/21/2019	41.14	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174131.01		<u>CBH HOMES, 1740 W SAHARA DR, UTILITY REFUND</u>	03/21/2019	53.42	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174131.01		<u>CBH HOMES, 1740 W SAHARA DR, UTILITY REFUND</u>	03/21/2019	37.47	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174131.01:						132.03	.00					
1951	UTILITY REFUND #6	174133.01A		<u>CBH HOMES, 1776 W SAHARA DR, UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 174133.01A:						58.76	.00					
1951	UTILITY REFUND #6	201310.01		<u>GARY P MCKEETH, 1925 N SUMMERWIND PL, UTILITY REFUND</u>	03/21/2019	71.19	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	201310.01		<u>GARY P MCKEETH, 1925 N SUMMERWIND PL, UTILITY REFUND</u>	03/21/2019	61.96	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	201310.01		<u>GARY P MCKEETH, 1925 N SUMMERWIND PL, UTILITY REFUND</u>	03/21/2019	57.19	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	201310.01		<u>GARY P MCKEETH, 1925 N SUMMERWIND PL, UTILITY REFUND</u>	03/21/2019	3.08	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		

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				REFUND	03/14/2019	5.99	.00	20-4510 SERVICE RECONNECT FEES	0	3/19		
Total 230655.02:						237.85	.00					
1951	UTILITY REFUND #6	250320.02		JASON GAYTHWAITE, 934 S PENCIL AVE, UTILITY REFUND	03/22/2019	3.67	.00	25-4700 PRESS. IRRIGATION USER FEES	0	3/19		
Total 250320.02:						3.67	.00					
1951	UTILITY REFUND #6	250460.02		TYLER NICODEMUS, 798 W PLAYGROUND ST, UTILITY REFUND	03/14/2019	21.15	.00	20-4500 METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	250460.02		TYLER NICODEMUS, 798 W PLAYGROUND ST, UTILITY REFUND	03/14/2019	29.60	.00	21-4600 SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	250460.02		TYLER NICODEMUS, 798 W PLAYGROUND ST, UTILITY REFUND	03/14/2019	22.91	.00	26-4975 SOLID WASTE USER FEES	0	3/19		
1951	UTILITY REFUND #6	250460.02		TYLER NICODEMUS, 798 W PLAYGROUND ST, UTILITY REFUND	03/14/2019	9.44	.00	25-4700 PRESS. IRRIGATION USER FEES	0	3/19		
1951	UTILITY REFUND #6	250460.02		TYLER NICODEMUS, 798 W PLAYGROUND ST, UTILITY REFUND	03/14/2019	.47	.00	20-4500 METERED WATER SALES	0	3/19		
Total 250460.02:						83.57	.00					
1951	UTILITY REFUND #6	260065.03		CASSANDRA A SHARP, 2546 W CERULEAN DR, UTILITY REFUND	03/21/2019	63.56	.00	20-4500 METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	260065.03		CASSANDRA A SHARP, 2546 W CERULEAN DR, UTILITY REFUND	03/21/2019	54.32	.00	21-4600 SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	260065.03		CASSANDRA A SHARP, 2546 W CERULEAN DR, UTILITY REFUND	03/21/2019	41.63	.00	26-4975 SOLID WASTE USER FEES	0	3/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1951	UTILITY REFUND #6	260065.03		<u>CASSANDRA A SHARP, 2546 W CERULEAN DR, UTILITY REFUND</u>	03/21/2019	10.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 260065.03:						170.34	.00					
1951	UTILITY REFUND #6	264120.02		<u>CHARLES W STEELE, 1852 W CRENSHAW ST, UTILITY REFUND</u>	03/21/2019	17.24	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	264120.02		<u>CHARLES W STEELE, 1852 W CRENSHAW ST, UTILITY REFUND</u>	03/21/2019	22.39	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	264120.02		<u>CHARLES W STEELE, 1852 W CRENSHAW ST, UTILITY REFUND</u>	03/21/2019	19.05	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	264120.02		<u>CHARLES W STEELE, 1852 W CRENSHAW ST, UTILITY REFUND</u>	03/21/2019	7.91	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 264120.02:						66.59	.00					
1951	UTILITY REFUND #6	268116.01A		<u>CBH HOMES, 2492 W MIDNIGHT DR, UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 268116.01A:						58.76	.00					
1951	UTILITY REFUND #6	268120.01		<u>CBH HOMES, 1668 N VERIDIAN AVE, UTILITY REFUND</u>	03/21/2019	23.81	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	268120.01		<u>CBH HOMES, 1668 N VERIDIAN AVE, UTILITY REFUND</u>	03/21/2019	30.93	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	268120.01		<u>CBH HOMES, 1668 N VERIDIAN AVE, UTILITY REFUND</u>	03/21/2019	19.82	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 268120.01:						74.56	.00					

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1951	UTILITY REFUND #6	268126.01		<u>CBH HOMES, 1596 N VERIDIAN AVE, UTILITY REFUND</u>	03/21/2019	31.57	.00	20-4500_METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	268126.01		<u>CBH HOMES, 1596 N VERIDIAN AVE, UTILITY REFUND</u>	03/21/2019	29.42	.00	21-4600_SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	268126.01		<u>CBH HOMES, 1596 N VERIDIAN AVE, UTILITY REFUND</u>	03/21/2019	10.44	.00	25-4700_PRESS. IRRIGATION USER FEES	0	3/19		
Total 268126.01:						71.43	.00					
1951	UTILITY REFUND #6	268128.01		<u>CBH HOMES, 2475 W QUILCEDA ST, UTILITY REFUND</u>	03/14/2019	1.96	.00	20-4500_METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	268128.01		<u>CBH HOMES, 2475 W QUILCEDA ST, UTILITY REFUND</u>	03/14/2019	2.55	.00	21-4600_SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	268128.01		<u>CBH HOMES, 2475 W QUILCEDA ST, UTILITY REFUND</u>	03/14/2019	3.73	.00	25-4700_PRESS. IRRIGATION USER FEES	0	3/19		
Total 268128.01:						8.24	.00					
1951	UTILITY REFUND #6	277107.01		<u>CBH HOMES, 745 W ALLSPICE ST, UTILITY REFUND</u>	03/21/2019	20.88	.00	20-4500_METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	277107.01		<u>CBH HOMES, 745 W ALLSPICE ST, UTILITY REFUND</u>	03/21/2019	27.12	.00	21-4600_SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	277107.01		<u>CBH HOMES, 745 W ALLSPICE ST, UTILITY REFUND</u>	03/21/2019	15.63	.00	25-4700_PRESS. IRRIGATION USER FEES	0	3/19		
Total 277107.01:						63.63	.00					
1951	UTILITY REFUND #6	277119.01A		<u>CBH HOMES, 2532 N KENNETH AVE, UTILITY REFUND</u>	03/21/2019	58.76	.00	20-4500_METERED WATER SALES	0	3/19		

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Total 277119.01A:						58.76	.00					
1951	UTILITY REFUND #6	277327.01A		<u>CBH HOMES, 325 W SCREECH OWL DR. UTILITY REFUND</u>	03/21/2019	50.03	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	277327.01A		<u>CBH HOMES, 325 W SCREECH OWL DR. UTILITY REFUND</u>	03/21/2019	56.23	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	277327.01A		<u>CBH HOMES, 325 W SCREECH OWL DR. UTILITY REFUND</u>	03/21/2019	22.76	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 277327.01A:						129.02	.00					
1951	UTILITY REFUND #6	277435.01A		<u>CBH HOMES, 2317 N MOUNTAIN ASH AVE. UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 277435.01A:						58.76	.00					
1951	UTILITY REFUND #6	278220.01		<u>CBH HOMES, 9233 S BRAEBURN AVE. UTILITY REFUND</u>	03/14/2019	.83	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	278220.01		<u>CBH HOMES, 9233 S BRAEBURN AVE. UTILITY REFUND</u>	03/14/2019	1.07	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	278220.01		<u>CBH HOMES, 9233 S BRAEBURN AVE. UTILITY REFUND</u>	03/14/2019	2.95	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 278220.01:						4.85	.00					
1951	UTILITY REFUND #6	278221.01		<u>CBH HOMES, 9255 S BRAEBURN AVE. UTILITY REFUND</u>	03/22/2019	19.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	278221.01		<u>CBH HOMES, 9255 S BRAEBURN AVE. UTILITY REFUND</u>	03/22/2019	25.66	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		

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1951	UTILITY REFUND #6	278221.01		<u>CBH HOMES, 9255 S BRAEBURN AVE. UTILITY REFUND</u>	03/22/2019	23.17	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 278221.01:						68.59	.00					
1951	UTILITY REFUND #6	278226.01A		<u>CBH HOMES, 9298 S BRAEBURN AVE. UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 278226.01A:						58.76	.00					
1951	UTILITY REFUND #6	278229.01A		<u>CBH HOMES, 9364 S BRAEBURN AVE. UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 278229.01A:						58.76	.00					
1951	UTILITY REFUND #6	280245.01		<u>TRIDENT HOMES, 1073 W SMOKY QUARTZ, UTILITY REFUND</u>	03/22/2019	44.07	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	280245.01		<u>TRIDENT HOMES, 1073 W SMOKY QUARTZ, UTILITY REFUND</u>	03/22/2019	17.16	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	280245.01		<u>TRIDENT HOMES, 1073 W SMOKY QUARTZ, UTILITY REFUND</u>	03/22/2019	60.10	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 280245.01:						121.33	.00					
1951	UTILITY REFUND #6	280405.01A		<u>TRIDENT HOMES, 2251 N CITRINE AVE. UTILITY REFUND</u>	03/20/2019	98.82	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 280405.01A:						98.82	.00					
1951	UTILITY REFUND #6	280480.01A		<u>SUNRISE HOMES, 2133 N STAR GARNET AVE. UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		

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Total 280480.01A:						58.76	.00					
1951	UTILITY REFUND #6	280570.02		<u>VERONICA CHRISTIANSEN, 1211 W TANZANITE DR, UTILITY REFUND</u>	03/22/2019	77.91	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	280570.02		<u>VERONICA CHRISTIANSEN, 1211 W TANZANITE DR, UTILITY REFUND</u>	03/22/2019	77.99	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	280570.02		<u>VERONICA CHRISTIANSEN, 1211 W TANZANITE DR, UTILITY REFUND</u>	03/22/2019	59.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	280570.02		<u>VERONICA CHRISTIANSEN, 1211 W TANZANITE DR, UTILITY REFUND</u>	03/22/2019	14.19	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 280570.02:						229.72	.00					
1951	UTILITY REFUND #6	302110.01		<u>BALT LLC, 789 E ANDES DR, UTILITY REFUND</u>	03/14/2019	22.18	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	302110.01		<u>BALT LLC, 789 E ANDES DR, UTILITY REFUND</u>	03/14/2019	28.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	302110.01		<u>BALT LLC, 789 E ANDES DR, UTILITY REFUND</u>	03/14/2019	16.03	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 302110.01:						67.00	.00					
1951	UTILITY REFUND #6	302132.01		<u>RIVERWOOD HOMES, 9500 S FUEGO AVE, UTILITY REFUND</u>	03/14/2019	21.46	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	302132.01		<u>RIVERWOOD HOMES, 9500 S FUEGO AVE, UTILITY REFUND</u>	03/14/2019	28.08	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	302132.01		<u>RIVERWOOD HOMES, 9500 S FUEGO AVE, UTILITY REFUND</u>	03/14/2019	15.73	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		

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Total 302132.01:						65.27	.00					
1951	UTILITY REFUND #6	302157.01		<u>EAGLEWOOD HOMES, 694 E ANDES DR, UTILITY REFUND</u>	03/21/2019	20.59	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	302157.01		<u>EAGLEWOOD HOMES, 694 E ANDES DR, UTILITY REFUND</u>	03/21/2019	26.74	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	302157.01		<u>EAGLEWOOD HOMES, 694 E ANDES DR, UTILITY REFUND</u>	03/21/2019	18.11	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 302157.01:						65.44	.00					
1951	UTILITY REFUND #6	303205.01		<u>HUBBLE HOMES, 2555 N ELK CREEK AVE, UTILITY REFUND</u>	03/21/2019	21.80	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	303205.01		<u>HUBBLE HOMES, 2555 N ELK CREEK AVE, UTILITY REFUND</u>	03/21/2019	28.30	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	303205.01		<u>HUBBLE HOMES, 2555 N ELK CREEK AVE, UTILITY REFUND</u>	03/21/2019	13.53	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 303205.01:						63.63	.00					
1951	UTILITY REFUND #6	303209.01		<u>HUBBLE HOMES, 1067 E JACK CREEK ST, UTILITY REFUND</u>	03/21/2019	30.80	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	303209.01		<u>HUBBLE HOMES, 1067 E JACK CREEK ST, UTILITY REFUND</u>	03/21/2019	28.90	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	303209.01		<u>HUBBLE HOMES, 1067 E JACK CREEK ST, UTILITY REFUND</u>	03/21/2019	10.44	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 303209.01:						70.14	.00					
1951	UTILITY REFUND #6	303224.02		<u>MICHAEL EDGAR, 1044 E JACK CREEK ST, UTILITY REFUND</u>	03/15/2019	5.85	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		

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1951	UTILITY REFUND #6	303224.02		<u>MICHAEL EDGAR, 1044 E JACK CREEK ST, UTILITY REFUND</u>	03/15/2019	7.60	.00	21-4600 SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	303224.02		<u>MICHAEL EDGAR, 1044 E JACK CREEK ST, UTILITY REFUND</u>	03/15/2019	5.94	.00	26-4975 SOLID WASTE USER FEES	0	3/19		
1951	UTILITY REFUND #6	303224.02		<u>MICHAEL EDGAR, 1044 E JACK CREEK ST, UTILITY REFUND</u>	03/15/2019	2.51	.00	25-4700 PRESS. IRRIGATION USER FEES	0	3/19		
Total 303224.02:						21.90	.00					
1951	UTILITY REFUND #6	303227.01		<u>HUBBLE HOMES, 1063 E FIRESTONE DR, UTILITY REFUND</u>	03/14/2019	3.46	.00	20-4500 METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	303227.01		<u>HUBBLE HOMES, 1063 E FIRESTONE DR, UTILITY REFUND</u>	03/14/2019	4.50	.00	21-4600 SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	303227.01		<u>HUBBLE HOMES, 1063 E FIRESTONE DR, UTILITY REFUND</u>	03/14/2019	3.40	.00	25-4700 PRESS. IRRIGATION USER FEES	0	3/19		
Total 303227.01:						11.36	.00					
1951	UTILITY REFUND #6	310139.02		<u>BRIAN R MARTIN, 1479 W SAGWON DR, UTILITY REFUND</u>	03/14/2019	35.59	.00	20-4500 METERED WATER SALES	0	3/19		
1951	UTILITY REFUND #6	310139.02		<u>BRIAN R MARTIN, 1479 W SAGWON DR, UTILITY REFUND</u>	03/14/2019	46.24	.00	21-4600 SEWER USER FEES	0	3/19		
1951	UTILITY REFUND #6	310139.02		<u>BRIAN R MARTIN, 1479 W SAGWON DR, UTILITY REFUND</u>	03/14/2019	35.43	.00	26-4975 SOLID WASTE USER FEES	0	3/19		
1951	UTILITY REFUND #6	310139.02		<u>BRIAN R MARTIN, 1479 W SAGWON DR, UTILITY REFUND</u>	03/14/2019	15.07	.00	25-4700 PRESS. IRRIGATION USER FEES	0	3/19		
Total 310139.02:						132.33	.00					

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1951	UTILITY REFUND #6	320007.00A		<u>HAYDEN HOMES, 1470 N STEENS AVE, UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 320007.00A:						58.76	.00					
1951	UTILITY REFUND #6	320008.00		<u>HAYDEN HOMES, 1926 E LINMAR ST, UTILITY REFUND</u>	03/15/2019	-.13	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	320008.00		<u>HAYDEN HOMES, 1926 E LINMAR ST, UTILITY REFUND</u>	03/15/2019	-1.09	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	320008.00		<u>HAYDEN HOMES, 1926 E LINMAR ST, UTILITY REFUND</u>	03/15/2019	6.07	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 320008.00:						4.85	.00					
1951	UTILITY REFUND #6	320012.00		<u>HAYDEN HOMES, 1881 E LINMAR ST, UTILITY REFUND</u>	03/14/2019	.99	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	320012.00		<u>HAYDEN HOMES, 1881 E LINMAR ST, UTILITY REFUND</u>	03/14/2019	1.30	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	320012.00		<u>HAYDEN HOMES, 1881 E LINMAR ST, UTILITY REFUND</u>	03/14/2019	4.39	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 320012.00:						6.68	.00					
1951	UTILITY REFUND #6	320014.00A		<u>HAYDEN HOMES, 1925 E LINMAR ST, UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 320014.00A:						58.76	.00					
1951	UTILITY REFUND #6	320018.00A		<u>HAYDEN HOMES, 1382 N WARM RIVER AVE, UTILITY REFUND</u>	03/21/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 320018.00A:						58.76	.00					

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Total UTILITY REFUND #6:						3,594.42	.00					
VICTORY GREENS												
364	VICTORY GREENS	468885	8207	4 YDS. CRUSHED CINDER FOR BALL FIELDS. S. JONES. MAR. '19	03/15/2019	139.80	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/19		
Total 468885:						139.80	.00					
Total VICTORY GREENS:						139.80	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	190352		6 CASES TOILET PAPER, 10 CASES MULTI-FOLD PAPER TOWELS, 1 CASE DOGGY BAGS, 2 EA LOBBY BROOMS, 6 CASES 33 GAL CAN LINERS, 12 EA DEO BLOCKS, 12 EA ELECTRO KLEEN, 2 DELUXE MOP HEADS, SUPPLIES FOR PARK RESTROOMS, MAR.'19	02/26/2019	1,414.85	.00	01-6025 JANITORIAL	1004	3/19		
Total 190352:						1,414.85	.00					
Total WESTERN STATES CHEM:						1,414.85	.00					
Grand Totals:						257,162.53	109,687.00					

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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
MAR 26 2019
CITY OF KUNA

BIG SMOKE LLC #134
1445 W Commerce Ave
Boise ID 83705

Date: 02/12/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

February 28, 2019
March 14, 2019
March 28, 2019
April 11, 2019

For Review at Council Meeting on:

March 5, 2019
March 19, 2019
April 2, 2019
April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 34
Business Name: BIG SMOKE LLC #134
Business Address: 1031 E KUNA ROAD, SUITE 150
Business Phone: (208) 475-5524
Business Fax:
Mailing Address: 1445 W Commerce Ave Boise ID 83705
Business Email: m.elizondo@tbcollc.com
State License #:
State Tax ID:
Owner Name: HAL C BAIRD
Owner Phone: (208) 475-5615
Owner Address: 119 S. 10th St. #605 Boise ID 83702

Billing Information:	Description	Amount
	Off Premise Beer	\$ 50.00
	Off Premise Wine	\$ 200.00

Total License Fee(s) Due: \$ 250.00

Signature: _____

Date: 3/20/19

***** OFFICE USE ONLY *****

Date Fee Paid: 3/26/2019

License #: 34A

Receipt #: 11002615

For Review at Council Meeting Dated: 4/2/2019

State of Idaho

Idaho State Police

Cycle Tracking Number: 108540

Premise Number: 1A-6500

Retail Alcohol Beverage License

License Year: 2020

License Number: 6500

This is to certify, that **New Big Smoke LLC**
doing business as: **Big Smoke #134**

is licensed to sell alcoholic beverages as stated below at:
1031 E Kuna Rd Ste 150, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.



Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	No
Kegs to go	No
Restaurant	No
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Multipurpose arena	No
Growlers	No

**NEW BIG SMOKE LLC
BIG SMOKE #134
1445 W COMMERCE AVE

BOISE, ID 83705**

Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020



Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

2020317

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that New Big Smoke LLC

dba: Big Smoke #134

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 1031 E. Kuna Rd., Ste. 150, Kuna, ID 83634



License valid from May 1, 2019 to April 30, 2020

Beer	Bottled or canned, consumed OFF premises	\$25.00
Wine	WINE Retail: (This is for OFF premises consumption only)	\$100.00


Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 20th day of March, 2019


Phil McCrane, Clerk


Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

CONPAZ INC
PO BOX 444
KUNA ID 83634
USA

Date: 02/05/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at Council Meeting on:
February 28, 2019	March 5, 2019
March 14, 2019	March 19, 2019
March 28, 2019	April 2, 2019
April 11, 2019	April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 114
Business Name: CONPAZ INC
Business Address: 345 N Ave E
Business Phone: (208) 922-5169
Business Fax: (208)
Mailing Address: PO BOX 444 KUNA ID 83634
Business Email: info@enriqueskuna.com
State License #:
State Tax ID:
Owner Name: ENRIQUE F/PAZ, ANA CONTRERAS
Owner Phone: (208) 922-5169
Owner Address: 1922 W ARDELL RD KUNA ID 83634

Billing Information:	Description	Amount
	Off Premise Wine	\$ 200.00
	Liquor-by-the-Drink	\$ 562.50
	On Premise Beer	\$ 200.00
	Off Premise Beer	\$ 50.00

Total License Fee(s) Due: \$ 1,012.50

Signature: _____

Date: _____

3/25/19

***** OFFICE USE ONLY *****

Date Fee Paid: 3/25/19

License #: 114A

Receipt #: 11002613

For Review at Council Meeting Dated: 4/2/2019

FEB 27 2019

Idaho State Police

Cycle Tracking Number: 109340
ISLD ID: 8332

Premise Number: 1A-23603
Incorporated City

Retail Alcohol Beverage License

License Year: 2020
License Number: 23603

This is to certify, that Conpaz Inc
doing business as: Enrique's Mexican Restaurant
is licensed to sell alcoholic beverages as stated below at:
345 N Avenue E, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.

SCANNED

COPY

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

Signature of Licensee, Corporate Officer, LLC Member or Partner

CONPAZ INC
ENRIQUE'S MEXICAN RESTAURANT
PO BOX 444

KUNA, ID 83634
Mailing Address

TOTAL FEE: \$800.00

COPY

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020

COPY


Director of Idaho State Police



State of Idaho

Idaho State Police

Cycle Tracking Number: 109492
ISLD ID: 8332

Premise Number: 1A-23603
Incorporated City

Retail Alcohol Beverage License

License Year: 2020
License Number: 23603

This is to certify, that Conpaz Inc
doing business as: Enrique's Mexican Restaurant
is licensed to sell alcoholic beverages as stated below at:
345 N Avenue E, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license. County and city licenses are also required in order to operate.



Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	Yes	<u>\$0.00</u>
Beer	Yes	<u>\$0.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	Yes	<u>\$20.00</u>
Restaurant	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

CONPAZ INC
ENRIQUE'S MEXICAN RESTAURANT
PO BOX 444

KUNA, ID 83634
Mailing Address

TOTAL FEE: \$20.00

License Valid: 05/01/2019 - 04/30/2020
Expires: 04/30/2020



Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

2020276

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Conpaz Inc.

dba: Enrique's Mexican Restaurant

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 345 N. Avenue E., Kuna, ID 83634



License valid from May 1, 2019 to April 30, 2020

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Liquor	Kuna City	\$187.50

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 20th day of March, 2019

Phil McGinnis, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

GRANTURA KUNA EVENT CENTER
PO BOX 444
KUNA ID 83634
USA

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

- February 28, 2019
- March 14, 2019
- March 28, 2019
- April 11, 2019

For Review at Council Meeting on:

- March 5, 2019
- March 19, 2019
- April 2, 2019
- April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 183
 Business Name: GRANTURA KUNA EVENT CENTER
 Business Address: 321 W 4TH STREET
 Business Phone: (208) 922-2868
 Business Fax: (208)
 Mailing Address: PO BOX 444 KUNA ID 83634
 Business Email: info@enriqueskuna.com
 State License #:
 State Tax ID:
 Owner Name: ENRIQUE F/PAZ, ANA CONTRERAS
 Owner Phone: (208) 922-5169
 Owner Address: 1922 W ARDELL RD KUNA ID 83634

Billing Information:	Description	Amount
	On Premise Beer	\$ 200.00
	Liquor-by-the-Drink	\$ 562.50
	Off Premise Beer	\$ 50.00

Total License Fee(s) Due: \$ 812.50

Signature

Date:

3/25/19

***** OFFICE USE ONLY *****

Date Fee Paid: 3/25/2019

License #: 1707A

Receipt #: 11002614

For Review at Council Meeting Dated: 4/2/2019

State of Idaho

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 109343
ISLD ID: 7122

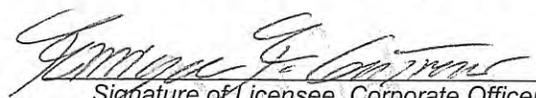
License Year: 2020
License Number: 7705

Premise Number: 1A-7705
Incorporated City

This is to certify, that Grantura LLC
doing business as: Kuna Event Center

is licensed to sell alcoholic beverages as stated below at:
321 W 4th St, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.


Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

GRANTURA LLC
KUNA EVENT CENTER
PO BOX 444

KUNA, ID 83634
Mailing Address

TOTAL FEE: \$800.00

License Valid: 05/01/2019 - 04/30/2020
Expires: 04/30/2020


Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

2020356

ADA COUNTY, IDAHO

STATE OF IDAHO

*This is to certify, that Grantura LLC
dba: Kuna Event Center*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 321 W 4th St, Kuna, ID 83634



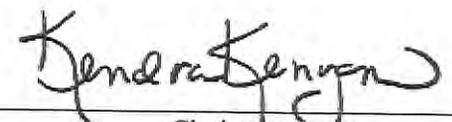
License valid from May 1, 2019 to April 30, 2020

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Liquor	Kuna City	\$187.50

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 20th day of March, 2019


Phil McGrane, Clerk


Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
MAR 15 2019
CITY OF KUNA

JK Vond, LLC
7601 S Chisum Place
Meridian ID 83642
USA

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at Council Meeting on:
February 28, 2019	March 5, 2019
March 14, 2019	March 19, 2019
March 28, 2019	April 2, 2019
April 11, 2019	April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 170108
Business Name: JK Vond, LLC
Business Address: 331 N Avenue D
Business Phone: (208) 922-4506
Business Fax: (208)
Mailing Address: 7601 S Chisum Place Meridian ID 83642
Business Email: jennavond2@gmail.com
State License #:
State Tax ID:
Owner Name: Jenna Von Der Ehe
Owner Phone: (208) 863-1902
Owner Address: 7601 S Chisum Place Meridian ID 83642

Billing Information:	<u>Description</u>	<u>Amount</u>
	Off Premise Wine	\$ 200.00
	Off Premise Beer	\$ 50.00

Total License Fee(s) Due: \$ 250.00

Signature: _____

Jenna von der Ehe

Date: _____

3/11/19

***** OFFICE USE ONLY *****

Date Fee Paid: 3.15.19

License #: 170108

Receipt #: 11.002601

For Review at Council Meeting Dated: 4.2.19

State of Idaho

Idaho State Police Retail Alcohol Beverage License

Cycle Tracking Number: 109027

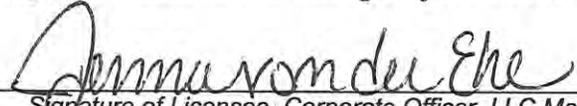
License Year: 2020
License Number: 3272

Premise Number: 1A-173

This is to certify, that JK Vond, LLC
doing business as: Super C

is licensed to sell alcoholic beverages as stated below at:
331 N Avenue D, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license. County and city licenses are also required in order to operate.


Signature of Licensee, Corporate Officer, LLC Member or Partner

- Liquor No
- Beer Yes \$50.00
- On-premise consumption No
- Kegs to go No
- Restaurant No
- Wine by the bottle Yes \$100.00
- Wine by the glass No
- Multipurpose arena No
- Growlers No

JK VOND, LLC
 SUPER C
 7601 S CHISUM PLACE

 MERIDIAN, ID 83642
Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020





Director of Idaho State Police

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE
ADA COUNTY, IDAHO
STATE OF IDAHO

202087

*This is to certify, that JK Vond LLC
dba: Super C*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 331 N Avenue D, Kuna, ID 83634



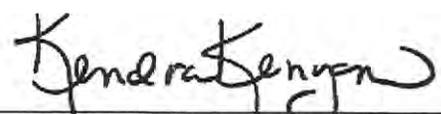
License valid from May 1, 2019 to April 30, 2020

Beer	Bottled or canned, consumed OFF premises	\$25.00
Wine	WINE Retail: (This is for OFF premises consumption only)	\$100.00

Jenna von der Ehe
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of March, 2019


Phil McGeehan, Clerk


Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
MAR 22 2019
CITY OF KUNA

PacWest Bars LLC
PO BOX 463
KUNA ID 83634
USA

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

February 28, 2019
March 14, 2019
March 28, 2019
April 11, 2019

For Review at Council Meeting on:

March 5, 2019
March 19, 2019
April 2, 2019
April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 170018
Business Name: PacWest Bars LLC
Business Address: 414 W Main St
Business Phone: (208) 922-9797
Business Fax: (208)
Mailing Address: PO BOX 463 KUNA ID 83634
Business Email: redeyebars414@gmail.com
State License #:
State Tax ID:
Owner Name: GARY PACKARD
Owner Phone: (208) 922-4342
Owner Address: 2354 S BLACKCAT KUNA ID 83634

Billing Information:	Description	Amount
	Liquor-by-the-Drink	\$ 562.50
	On Premise Beer	\$ 200.00

Total License Fee(s) Due: \$ 762.50

Signature:

Date: 03/20/2019

***** OFFICE USE ONLY *****

Date Fee Paid: 3/22/19

License #: 170018

Receipt #: 11-002611

For Review at Council Meeting Dated: 4/2/19

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE
ADA COUNTY, IDAHO
STATE OF IDAHO

2020208

*This is to certify, that Pacwest Bars LLC
dba: Red Eye Saloon*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 414 Main St., Kuna, ID 83634



License valid from May 1, 2019 to April 30, 2020

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Liquor	Kuna City	\$187.50

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 12th day of March, 2019

Phil McCrane, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 108997
ISLD ID: 6411

License Year: 2020
License Number: 3540

Premise Number: 1A-239
Incorporated City

This is to certify, that Pacwest Bars LLC
doing business as: Red Eye Saloon
is licensed to sell alcoholic beverages as stated below at:
414 Main St, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license. County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	Yes	<u>\$0.00</u>
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	No	

PACWEST BARS LLC
RED EYE SALOON
PO BOX 463

KUNA, ID 83634
Mailing Address

TOTAL FEE: \$800.00

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020

Director of Idaho State Police





CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
MAR 28 2019
CITY OF KUNA

S&D Kuna Inc
1263 W Clarinda St
MERIDIAN ID 83642
USA

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at Council Meeting on:
February 28, 2019	March 5, 2019
March 14, 2019	March 19, 2019
March 28, 2019	April 2, 2019
April 11, 2019	April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 160028
Business Name: S&D Kuna Inc
Business Address: 331 Avenue E
Business Phone: (208) 922-5032
Business Fax: (208)
Mailing Address: 1263 W Clarinda St MERIDIAN ID 83642
Business Email: srowell@idahopizzacompany.com
State License #: 4808
State Tax ID: 0039924-13-18
Owner Name: SHELLY AND DANIEL ROWELL
Owner Phone: (208) 850-2248
Owner Address: 1263 W CLARINDA MERIDIAN ID 83634

Billing Information:	Description	Amount
	On Premise Wine	\$ 200.00
	On Premise Beer	\$ 200.00

Total License Fee(s) Due: \$ 400.00

Signature: *Shelly Rowell* Date: 3/28/19

***** OFFICE USE ONLY *****

Date Fee Paid: 3/28/19 License #: 160028
Receipt #: 11-002619 For Review at Council Meeting Dated: 4/2/19

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

2020344

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that S & D Kuna Inc

dba: Idaho Pizza Company

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 331 Avenue E, Kuna, ID 83634



License valid from May 1, 2019 to April 30, 2020

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Wine	WINE by the drink: (This covers Retail & By the Drink)	\$100.00

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 20th day of March, 2019

Phil McGeehan, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 109525

License Year: 2020

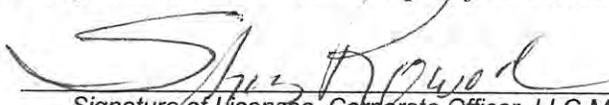
License Number: 4808

Premise Number: 1A-850

This is to certify, that S&D Kuna Inc
doing business as: Idaho Pizza Company

is licensed to sell alcoholic beverages as stated below at:
331 Avenue E, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.
County and city licenses are also required in order to operate.



Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	Yes <u>\$0.00</u>
Kegs to go	No
Restaurant	Yes <u>\$0.00</u>
Wine by the bottle	No
Wine by the glass	Yes <u>\$100.00</u>
Multipurpose arena	No
Growlers	No

TOTAL FEE: \$150.00

S&D KUNA INC
 IDAHO PIZZA COMPANY
 1263 W CLARINDA ST
 MERIDIAN, ID 83642
Mailing Address

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020



Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

**RESOLUTION R28-2019
CITY OF KUNA, IDAHO**

A RESOLUTION PROVIDING FOR THE ADOPTION OF THE ADA COUNTY FLOOD RESPONSE PLAN, ADA COUNTY HAZMAT RESPONSE PLAN, AND ADA COUNTY WILDFIRE RESPONSE PLAN.

WHEREAS, the Mayor and Council of the City of Kuna support the Ada County Flood Response Plan, Ada County Hazmat Response Plan, and Ada County Wildfire Response Plan; and

WHEREAS, the Ada County Flood Response Plan, Ada County Hazmat Response Plan, and Ada County Wildfire Response Plan be utilized as a guide for planning as related to FEMA Pre-Disaster Mitigation, The National Fire Plan, The Healthy Forest Restoration Act, and other purposes as deemed appropriate by the Kuna City Council; and

WHEREAS, the citizens of the City of Kuna are at risk from numerous hazards including floods, hazardous materials, and wildfires; and

WHEREAS, the Ada County Local Emergency Planning Committee has developed the Flood Response Plan, HAZMAT Response Plan, and the Wildfire Response Plan to address these hazards regionally within all of Ada County.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council of the City of Kuna do hereby adopt, support, and implement the Ada County Flood Response Plan, Ada County Hazmat Response Plan, and Ada County Wildfire Response Plan.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 2nd day of April, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of April, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

DRAFT REPORT

September 12, 2018

City of Kuna Police Department Impact Fee Study and Capital Improvement Plan

Prepared By

Galena Consulting
Anne Wescott
1925 North Montclair Drive
Boise, ID 83702



Section I. Introduction

This report regarding impact fees for the Kuna Police Department is organized into the following sections:

- An overview of the report's background and objectives;
- A definition of impact fees and a discussion of their appropriate use;
- An overview of land use and demographics;
- A step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach;
- A list of implementation recommendations; and
- A brief summary of conclusions.

Background and Objectives

The Kuna Police Department hired Galena Consulting to calculate impact fees.

This document presents impact fees based on the Department's demographic data and infrastructure costs before credit adjustment; calculates the Department's monetary participation; examines the likely cash flow produced by the recommended fee amount; and outlines specific fee implementation recommendations. Credits can be granted on a case-by-case basis; these credits are assessed when each individual building permit is pulled.

Definition of Impact Fees

Impact fees are one-time assessments established by local governments to assist with the provision of Capital Improvements necessitated by new growth and development. Impact fees are governed by principles established in Title 67, Chapter 82, Idaho Code, known as the Idaho Development Impact Fee Act (Impact Fee Act). The Idaho Code defines an impact fee as "... a payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development."¹

Purpose of impact fees. The Impact Fee Act includes the legislative finding that "... an equitable program for planning and financing public facilities needed to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the state of Idaho."²

Idaho fee restrictions and requirements. The Impact Fee Act places numerous restrictions on the calculation and use of impact fees, all of which help ensure that local governments adopt impact fees that are consistent with federal law.³ Some of those restrictions include:

- Impact fees shall not be used for any purpose other than to defray system improvement costs incurred to provide additional public facilities to serve new growth;⁴
- Impact fees must be expended within 8 years from the date they are collected. Fees may be held in certain circumstances beyond the 8-year time limit if the governmental entity can provide reasonable cause;⁵
- Impact fees must not exceed the proportionate share of the cost of capital improvements needed to serve new growth and development;⁶
- Impact fees must be maintained in one or more interest-bearing accounts within the capital projects fund.⁷

In addition, the Impact Fee Act requires the following:

- Establishment of and consultation with a development impact fee advisory committee (Advisory Committee);⁸
- Identification of all existing public facilities;
- Determination of a standardized measure (or service unit) of consumption of public facilities;
- Identification of the current level of service that existing public facilities provide;
- Identification of the deficiencies in the existing public facilities;
- Forecast of residential and nonresidential growth;⁹
- Identification of the growth-related portion of the Department's Capital Improvement Plan;¹⁰
- Analysis of cash flow stemming from impact fees and other capital improvement funding sources;¹¹
- Implementation of recommendations such as impact fee credits, how impact fee revenues should be accounted for, and how the impact fees should be updated over time;¹²
- Preparation and adoption of a Capital Improvement Plan pursuant to state law and public hearings regarding the same;¹³ and
- Preparation and adoption of a resolution authorizing impact fees pursuant to state law and public hearings regarding the same.¹⁴

How should fees be calculated? State law requires the City of Kuna to implement the Capital Improvement Plan methodology to calculate impact fees. The City can implement fees of any amount not to exceed the fees as calculated by the CIP approach. This methodology requires the City to describe its service areas, forecast the land uses, densities and population that are expected to occur in those service areas over the 10-year CIP time horizon, and identify the capital improvements that will be needed to serve the forecasted growth at the planned levels of service, assuming the planned levels of service do not exceed the current levels of service.¹⁵ Only those items identified as growth-related on the CIP are eligible to be funded by impact fees.

The governmental entity intending to adopt an impact fee must first prepare a capital improvements plan.¹⁷ Once the essential capital planning has taken place, impact fees can be calculated. The Impact Fee Act places many restrictions on the way impact fees are calculated and spent, particularly via the principal that local governments cannot charge new development more than a “proportionate share” of the cost of public facilities to serve that new growth. “Proportionate share” is defined as “. . . that portion of the cost of system improvements . . . which reasonably relates to the service demands and needs of the project.”¹⁹ Practically, this concept requires the Department to carefully project future growth and estimate capital improvement costs so that it prepares reasonable and defensible impact fee schedules.

The proportionate share concept is designed to ensure that impact fees are calculated by measuring the needs created for capital improvements by development being charged the impact fee; do not exceed the cost of such improvements; and are “earmarked” to fund growth-related capital improvements to benefit those that pay the impact fees.

There are various approaches to calculating impact fees and to crediting new development for past and future contributions made toward system improvements. The Impact Fee Act does not specify a single type of fee calculation, but it does specify that the formula be “reasonable and fair.” Impact fees should take into account the following:

- Any appropriate credit, offset or contribution of money, dedication of land, or construction of system improvements;
- Payments reasonably anticipated to be made by or as a result of a new development in the form of user fees and debt service payments;
- That portion of general tax and other revenues allocated by the Department to growth-related system improvements; and
- All other available sources of funding such system improvements.²⁰

Through data analysis and interviews with the Department, Galena Consulting identified the share of each capital improvement needed to serve growth. The total projected capital improvements needed to serve growth are then allocated to residential and nonresidential development with the resulting amounts divided by the appropriate growth projections from 2018 to 2028. This is consistent with the Impact Fee Act.²¹ Among the advantages of the CIP approach is its establishment of a spending plan to give developers and new residents more certainty about the use of the particular impact fee revenues.

Other fee calculation considerations. The basic CIP methodology used in the fee calculations is presented above. However, implementing this methodology requires a number of decisions. The considerations accounted for in the fee calculations include the following:

- Allocation of costs is made using a service unit which is “a standard measure of consumption, use, generation or discharge attributable to an individual unit²² of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvement.”²³ The service units chosen by the study team for every fee calculation in this study are linked directly to residential dwelling units and nonresidential development square feet.²⁴
- A second consideration involves refinement of cost allocations to different land uses. According to Idaho Code, the CIP must include a “conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural and industrial.”²⁵ In this analysis, the study team has chosen to use the highest level of detail supportable by available data and, as a result, in this study, the fee is allocated between aggregated residential (i.e., all forms of residential housing) and nonresidential development (all nonresidential uses including retail, office, agricultural and industrial).

Current Assets and Capital Improvement Plans

The CIP approach estimates future capital improvement investments required to serve growth over a fixed period of time. The Impact Fee Act calls for the CIP to “. . . project demand for system improvements required by new service units . . . over a reasonable period of time not to exceed 20 years.”²⁶ The impact fee study team recommends a 10-year time period based on the Department’s best available capital planning data.

The types of costs eligible for inclusion in this calculation include any land purchases, construction of new facilities and expansion of existing facilities to serve growth over the next 10 years at planned and/or adopted service levels.²⁷ Equipment and vehicles with a useful life of 10 years or more are also impact fee eligible under the Impact Fee Act.²⁸ The total cost of improvements over the 10 years is referred to as the “CIP Value” throughout this report. The cost of this impact fee study is also impact fee eligible for all impact fee categories.

The forward-looking 10-year CIP for the Department includes some facilities that are only partially necessitated by growth (e.g., facility expansion). The study team met with the Department to determine a defensible metric for including a portion of these facilities in the impact fee calculations. A general methodology used to determine this metric is discussed below. In some cases, a more specific metric was used to identify the growth-related portion of such improvements. In these cases, notations were made in the applicable section.

Fee Calculation

In accordance with the CIP approach described above, we calculated fees for each department by answering the following seven questions:

1. **Who is currently served by the Kuna Police Department?** This includes the number of residents as well as residential and nonresidential land uses.
2. **What is the current level of service provided by the Kuna Police Department?** Since an important purpose of impact fees is to help the Department *achieve* its planned level of service²⁹, it is necessary to know the levels of service it is currently providing to the community.
3. **What current assets allow the Kuna Police Department to provide this level of service?** This provides a current inventory of assets used by the Department, such as facilities, land and equipment. In addition, each asset's replacement value was calculated and summed to determine the total value of the Department's current assets.
4. **What is the current investment per residential and nonresidential land use?** In other words, how much of the Department's current assets' total value is needed to serve current residential households and nonresidential square feet?
5. **What future growth is expected in the City of Kuna?** How many new residential households and nonresidential square footage will the Department serve over the CIP period?
6. **What new infrastructure is required to serve future growth?** For example, how much station square footage will be needed by the Kuna Police Department within the next ten years to accommodate the number of officers necessary to achieve the planned level of service of the Department?³⁰
7. **What impact fee is required to pay for the new infrastructure?** We calculated an apportionment of new infrastructure costs to future residential and nonresidential land- uses for the Department. Then, using this distribution, the impact fees were determined.

Addressing these seven questions, in order, provides the most effective and logical way to calculate impact fees for the Department. In addition, these seven steps satisfy and follow the regulations set forth earlier in this section.

"GRUM" Analysis

In the Department, not all capital costs are associated with growth. Some capital costs are for repair and replacement of facilities e.g., standard periodic investment in existing facilities such as roofing. These costs *are not* impact fee eligible. Some capital costs are for betterment of facilities, or implementation of new services (e.g., development of an expanded training facility). These costs *are generally not entirely* impact fee eligible. Some costs are for expansion of facilities to accommodate new development at the current level of service (e.g., purchase of new fire station to accommodate expanding population). These costs *are* impact fee eligible.

Because there are different reasons why the Department invests in capital projects, the study team conducted a "GRUM" analysis on all projects listed in each CIP:

- **Growth.** The “G” in GRUM stands for growth. To determine if a project is solely related to growth, we ask “Is this project designed to maintain the current level of service as growth occurs?” and “Would the Department still need this capital project if it weren’t growing at all?” “G” projects are only necessary to maintain the Department’s current level of service as growth occurs. It is thus appropriate to include 100 percent of their cost in the impact fee calculations.
- **Repair & Replacement.** The “R” in GRUM stands for repair and replacement. We ask, “Is this project related only to fixing existing infrastructure?” and “Would the Department still need it if it weren’t growing at all?” “R” projects have nothing to do with growth. It is thus not appropriate to include any of their cost in the impact fee calculations.
- **Upgrade.** The “U” in GRUM stands for upgrade. We ask, “Would this project improve the Department’s current level of service?” and “Would the Department still do it even if it weren’t growing at all?” “U” projects have nothing to do with growth. It is thus not appropriate to include any of their cost in the impact fee calculations.
- **Mixed.** The “M” in GRUM stands for mixed. It is reserved for capital projects that have some combination of G, R and U. “M” projects by their very definition are partially necessitated by growth, but also include an element of repair, replacement and/or upgrade. In this instance, a cost amount between 0 and 100 percent should be included in the fee calculations. Although the need for these projects is triggered by new development, they will also benefit existing residents.

Projects that are 100 percent growth-related were determined by our study to be necessitated solely by growth. Alternatively, some projects can be determined to be “mixed,” with some aspects of growth and others aspects of repair and replacement. In these situations, only a portion of the total cost of each project is included in the final impact fee calculation.

It should be understood that growth is expected to pay only the portion of the cost of capital improvements that are growth-related. The Department will need to plan to fund the pro rata share of these partially growth-related capital improvements with revenue sources other than impact fees within the time frame that impact fees must be spent. These values will be calculated and discussed in Section III of this report.

¹ See Section 67-8203(9), Idaho Code. “System improvements” are capital improvements (i.e., improvements with a useful life of 10 years or more) that, in addition to a long life, increase the service capacity of a public facility. Public facilities include fire, emergency medical and rescue facilities. See Sections 67-8203(3), (24) and (28), Idaho Code.

² See Section 67-8202, Idaho Code.

³ As explained further in this study, proportionality is the foundation of a defensible impact fee. To meet substantive due process requirements, an impact fee must provide a rational relationship (or nexus) between the impact fee assessed against new development and the actual need for additional capital improvements. An impact fee must substantially advance legitimate local government interests. This relationship must be of “rough proportionality.” Adequate consideration of the factors outlined in Section 67-8207(2) ensure that rough proportionality is reached. See *Banbury Development Corp. v. South Jordan*, 631 P.2d 899 (1981); *Dollan v. Department of Tigard*, 512 U.S. 374 (1994).

⁴ See Sections 67-8202(4) and 67-8203(29), Idaho Code.

⁵ See Section 67-8210(4), Idaho Code.

⁶ See Sections 67-8204(1) and 67-8207, Idaho Code.

⁷ See Section 67-8210(1), Idaho Code

⁸

8 *See* Section 67-8205, Idaho Code.

9 *See* Section 67-8206(2), Idaho Code.

10 *See* Section 67-8208, Idaho Code.

11 *See* Section 67-8207, Idaho Code.

12 *See* Sections 67-8209 and 67-8210, Idaho Code.

13 *See* Section 67-8208, Idaho Code.

14 *See* Sections 67-8204 and 67-8206, Idaho Code.

15 As a comparison and benchmark for the impact fees calculated under the Capital Improvement Plan approach, Galena Consulting also calculated the Department's current level of service by quantifying the Department's current investment in capital improvements, allocating a portion of these assets to residential and nonresidential development, and dividing the resulting amount by current housing units (residential fees) or current square footage (nonresidential fees). By using current assets to denote the current service standard, this methodology guards against using fees to correct existing deficiencies.

17 *See* Section 67-8208, Idaho Code.

19 *See* Section 67-8203(23), Idaho Code.

20 *See* Section 67-8207, Idaho Code.

21 The impact fee that can be charged to each service unit (in this study, residential dwelling units and nonresidential square feet) cannot exceed the amount determined by dividing the cost of capital improvements attributable to new development (in order to provide an adopted service level) by the total number of service units attributable to new development. *See* Sections 67-8204(16), 67-8208(1)(f) and 67-8208(1)(g), Idaho Code.

22 *See* Section 67-8203(27), Idaho Code.

23 *See* Section 67-8203(27), Idaho Code.

24 The construction of detached garages alongside residential units does not typically trigger the payment of additional impact fees unless that structure will be the site of a home-based business with significant outside employment.

25 *See* Section 67-8208(1)(e), Idaho Code.

26 *See* Section 67-8208(1)(h).

27 This assumes the planned levels of service do not exceed the current levels of service.

28 The Impact Fee Act allows a broad range of improvements to be considered as "capital" improvements, so long as the improvements have useful life of at least 10 years and also increase the service capacity of public facilities. *See* Sections 67-8203(28) and 50-1703, Idaho Code.

29 This assumes that the planned level of service does not exceed the current level of service.

30 This assumes the planned level of service does not exceed the current level of service.

Section II. Land Uses

As noted in Section I, it is necessary to allocate capital improvement plan (CIP) costs to both residential and nonresidential development when calculating impact fees. The study team performed this allocation based on the number of projected new households and nonresidential square footage projected to be added from 2018 through 2028 for the Department. These projections were based on the most recent growth estimates from COMPASS, data provided by the City of Kuna, regional real estate market reports, interviews with developers and recommendations from Department Staff and the Impact Fee Advisory Committee.

Demographic and land-use projections are some of the most variable and potentially debatable components of an impact fee study, and in all likelihood the projections used in our study will not prove to be 100 percent correct. The purpose of the Advisory Committee’s annual review is to account for these inconsistencies. As each CIP is tied to the Department’s land use growth, the CIP and resulting fees can be revised based on actual growth as it occurs.

The following Exhibit II-1 presents the current and estimated future population for the Department.

**Exhibit II-1.
Current and Future Population - Kuna Police Department**

	2018	2028	Net Increase	Percent Increase
Population	24,000	40,000	16,000	67%

Over the next ten years, COMPASS models indicate the Department to grow by approximately 16,000 people, or at an annual growth rate of 6.7 percent. Based on this population, the following Exhibit II-2 presents the current and future number of residential units and nonresidential square feet for the Department.

**Exhibit II-2.
Current and Future Land Uses, Kuna Police Department**

	2018	2028	Net Growth	Net Increase in Square Feet	Percent of Total Growth
Population	24,000	40,000	16,000		
Residential (in units)	7,500	12,500	5,000	10,000,000	92%
Nonresidential (in square feet)	400,000	1,250,000	850,000	850,000	8%
Total				10,850,000	100%

As shown above, the Kuna Police Department is expected to grow by approximately 5,000 residential units and 850,000 nonresidential square feet over the next ten years. Ninety-two percent of this growth is attributable to residential land uses, while the remaining eight percent is attributable to nonresidential growth. These growth projections will be used in the following sections to calculate the appropriate impact fees for the Department.

Section III. Impact Fee Calculation

In this section, we calculate impact fees for the Kuna Police Department according to the seven - question method outlined in Section I of this report.

1. Who is currently served by the Kuna Police Department?

As shown in Exhibit II-2, the Department currently serves 7,500 residential units and approximately 400,000 square feet of nonresidential land use.

2. What is the current level of service provided by the Kuna Police Department?

The Kuna Police Department provides a level of service of .72 officers per 1,000 population. As the population of the Department grows, additional infrastructure and equipment will be needed to sustain this level of service.

3. What current assets allow the Kuna Police Department to provide this level of service?

The following Exhibit III-1 displays the current assets of the Kuna Police Department.

Exhibit III-1. Current Assets – Kuna Police Department

Type of Capital Asset	Replacement Value
Facilities	
Police Station - 2,700 sf	\$ 810,000
Total Assets	\$ 810,000
Plus Cost of Fee-Related Research	
Impact Fee Study	\$ 6,000
Grand Total	\$ 816,000

As shown above, the Department currently owns approximately \$816,000 of eligible current assets. These assets are used to provide the Department’s current level of service.

4. What is the current investment per residential unit and nonresidential square foot?

The Kuna Police Department has already invested \$106 per residential unit and \$0.05 per nonresidential square foot in the capital necessary to provide the current level of service. This figure is derived by allocating the value of the Department’s current assets between the current number of residential units and nonresidential square feet.

We will compare our final impact fee calculations with these figures to determine if the two results will be similar; this represents a “check” to see if future City residents will be paying for infrastructure at a level commensurate with what existing City residents have invested in infrastructure.

5. What future growth is expected in the City of Kuna?

As shown in Exhibit II-2, the City of Kuna is expected to grow by approximately 5,000 residential units and 850,000 square feet of nonresidential land use over the next ten years.

6. What new infrastructure is required to serve future growth?

The following Exhibit III-2 displays the capital improvements planned for purchase by the Kuna Police Department over the next ten years.

**Exhibit III-2.
Kuna Police Department CIP 2019 to 2028**

Type of Capital Infrastructure	Square Feet	CIP Value	Growth times	Portion equals	Amount to Include in Fees	Amount from Other Sources
Facilities						
Police Facility - current staffing level 17 officers	3,450	\$690,000	0%		\$0	\$690,000
Police Facility - increase in service level 11 officers	2,250	\$450,000	0%		\$0	\$450,000
Police Facility - growth related 12 officers	2,400	\$480,000	100%		\$480,000	\$0
Total Infrastructure		\$1,620,000			\$480,000	\$1,140,000
Plus Cost of Fee-Related Research						
Impact Fee Study		\$6,000	100%		\$6,000	
Grand Total		\$1,626,000			\$486,000	

As shown above, the Department plans to purchase approximately \$1.6 million in capital improvements over the next ten years, \$480,000 of which is impact fee eligible.

In order to continue the current level of service over the next 10 years, the City will need to hire 12 additional officers and related staff to meet the current service level of .72 officers per 1,000. Based on the current ratio of station square footage per officer, housing these growth-related officers will require approximately 2,400 additional square feet.

The City has communicated its intention to increase the level of police service to 1.0 officers per 1,000 population, which would require an additional 11 officers over and above the 12 additional growth-related officers. Housing these 11 officers and related staff would require 2,250 square feet, none of which is impact fee eligible as it is related to an increase in the level of service. The City will have to allocate funds from other revenue sources to pay for this expense.

In anticipation of the need to house these additional 23 officers within the next 10 years, the Police Department is in discussions with the Kuna School District to potentially build a new police station, co-located with District offices. Doing so would require housing the City's existing 17 officers and related staff, as well as accommodating for future capacity beyond 2028 or additional space needs. These needs would require approximately 3,450 square feet.

Total space needs to accommodate the growing Kuna Police Department over the next 10 years equal approximately 7,000 square feet. At a conservatively estimated cost of \$200 per square foot, this facility would cost \$1,620,000. The City is not obligated to build a 7,000 square foot facility. It may choose to accommodate each of the three space needs – replacement, increased level of service, and growth – in different ways. Only \$480,000 of any facility may be funded with impact fees.

7. What impact fee is required to pay for the new capital improvements?

The following Exhibit III-3 takes the projected future growth from Exhibits II-2 and the growth-related CIP from Exhibit III-2 to calculate impact fees for the Kuna Police Department.

Exhibit III-3.

DRAFT Impact Fee Calculation, Kuna Police Department

Amount to Include in Impact Fee Calculation	\$486,000
Percentage of Future Growth	
Residential	92%
Non Residential	8%
Amount Attributable to Future Growth	
Residential	\$ 447,926
Non Residential	\$ 38,074
Future Growth 2017-2026	
Residential (per unit)	5,000
Non Residential (per square foot)	850,000
Impact Fee	
Residential (per unit)	\$ 90
Non Residential (per square foot)	\$ 0.04

As shown above, we have calculated impact fees for the Kuna Police Department at \$90 per residential unit and \$0.04 per nonresidential square foot. In comparison, as indicated in question #4 above, property taxpayers within the Department have already invested \$106 per residential unit and \$0.05 per nonresidential square foot in the capital inventory necessary to provide today's level of service.

The Department cannot assess fees greater than the amounts shown above. The Department may assess fees lower than these amounts, but would then experience a decline in service levels unless the Department used other revenues to make up the difference.

Because not all the capital improvements listed in the CIP are 100 percent growth-related, the Department would assume the responsibility of paying for those capital improvements that are not attributable to new growth. These payments would come from other sources of revenue including all of those listed in Idaho Code 67-8207(iv)(2)(h).

It should be noted that the participation amount associated with purely non-growth improvements is discretionary. The Department can choose not to fund these capital improvements.

Section IV.

Fee Analysis and Administrative Recommendations

A comparison of the calculated Police impact fee to Police impact fees being assessed by Meridian, Caldwell, Boise and Nampa is provided in Exhibit IV-1:

Exhibit IV-1. DRAFT Impact Fee Comparison - Police

FOR DISCUSSION PURPOSES ONLY

	City of Kuna	City of Meridian	City of Caldwell	City of Boise	City of Nampa	City of Star	City of Middleton	City of Eagle
Police	DRAFT	being updated			DRAFT			
per Residential Unit	\$ 90	\$ 136	\$ 97	\$ 237	\$ 359	\$ -	\$ -	\$ -
per Non-Residential sf	\$ 0.04	\$ 0.07	\$ 0.02	\$ 0.20	\$ 0	\$ -	\$ -	\$ -

The calculated impact fee for the Kuna Police Department is lower than all Police impact fees currently being assessed in Ada or Canyon counties.

Each of the comparison cities also assesses fire and parks impact fees. A comparison of the City of Kuna's fire and parks fees to fire and parks fees of these other jurisdictions is provided in Exhibit IV-2:

Exhibit IV-2. DRAFT Impact Fee Comparison – Fire and Parks

FOR DISCUSSION PURPOSES ONLY

	City of Kuna	City of Meridian	City of Caldwell	City of Boise	City of Nampa	City of Star	City of Middleton	City of Eagle
Police	DRAFT	being updated			DRAFT			
per Residential Unit	\$ 90	\$ 136	\$ 97	\$ 237	\$ 359	\$ -	\$ -	\$ -
per Non-Residential sf	\$ 0.04	\$ 0.07	\$ 0.02	\$ 0.20	\$ 0	\$ -	\$ -	\$ -
Fire								
per Residential Unit	\$ 701	\$ 681	update	\$ 511	\$ 560	\$ 809	\$ 819	\$ 677
per Non-Residential sf	\$ 0.35	\$ 0.35	in progress	\$ 0.27	\$ 0.31	\$ 0.38	\$ 0.41	\$ 0.29
Parks								
per residential unit	\$ 983	\$ 1,081	\$ 805	\$ 1,390	\$ 1,688	\$ 2,050	\$ 1,963	\$ 1,333
TOTAL								
per Residential Unit	\$ 1,774	\$ 1,898	\$ 902	\$ 2,138	\$ 2,607	\$ 2,859	\$ 2,782	\$ 2,010
per Non-Residential sf	\$ 0.39	\$ 0.42	\$ 0.02	\$ 0.47	\$ 0.52	\$ 0.38	\$ 0.41	\$ 0.29

Some communities express concern that impact fees will stifle growth. Empirical data indicates this is not the case. Factors including the price of land and construction, market demand, the availability of skilled workers, access to major transportation modes, amenities for quality of life, etc. all weigh more heavily in decisions to construct new homes or businesses, as well for business relocation. Ultimately the impact fee, which is paid at the time of building permit, is passed along to the buyer in the purchase price or wrapped into a lease rate. Therefore, in a market with a high demand for development, an impact fee higher than other jurisdictions is unlikely to slow growth.

On the positive side, an impact fee program will enable the Department to plan for growth without decreasing its service levels which can decrease buyer satisfaction. It will also allow the Department to collect a proportionate share of the cost of capital improvements from growth instead of funding all future capital through property taxes assessed to existing residents and businesses.

Implementation Recommendations

The following implementation recommendations should be considered:

Capital Improvements Plan. The City should formally adopt this Capital Improvement Plan subject to the procedures of the Local Land Use Planning Act (LLUPA).

Impact Fee Ordinance. Following adoption of the Capital Improvement Plan, the City should review the proposed Impact Fee Ordinance for adoption via resolution as reviewed and recommended by the Advisory Committee and legal counsel.

Advisory Committee. The Advisory Committee is in a unique position to work with and advise City and Department staff to ensure that the capital improvement plans and impact fees are routinely reviewed and modified as appropriate.

Impact fee service area. Some municipalities have fee differentials for various zones under the assumption that some areas utilize more or less current and future capital improvements. The study team, however, does not recommend the Department assess different fees by dividing the areas into zones. The capital improvements identified in this report inherently serve a system-wide function.

Specialized assessments. If permit applicants are concerned they would be paying more than their fair share of future infrastructure purchases, the applicant can request an individualized assessment to ensure they will only be paying their proportional share. The applicant would be required to prepare and pay for all costs related to such an assessment.

Donations. If the Department receives donations for capital improvements listed on the CIP, they must account for the donation in one of two ways. If the donation is for a non- or partially growth-related improvement, the donation can contribute to the Department's General Fund participation along with more traditional forms, such as revenue transfers from the General Fund. If, however, the donation is for a growth-related project in the CIP, the donor's impact fees should be reduced dollar for dollar. This means that the Department will either credit the donor or reimburse the donor for that portion of the impact fee.

Credit/reimbursement. If a developer constructs or contributes all or part of a growth-related project that would otherwise be financed with impact fees, that developer must receive a credit against the fees owed for this category or, at the developer's choice, be reimbursed from impact fees collected in the future.³⁷ This prevents "double dipping" by the Department.

The presumption would be that builders/developers owe the entirety of the impact fee amount until they make the Department aware of the construction or contribution. If credit or reimbursement is due, the governmental entity must enter into an agreement with the fee payer that specifies the amount of the credit or the amount, time and form of reimbursement.³⁸

Impact fee accounting. The Department should maintain Impact Fee Funds separate and apart from the General Fund. All current and future impact fee revenue should be immediately deposited into this account and withdrawn only to pay for growth-related capital improvements of the same category. General Funds should be reserved solely for the receipt of tax revenues, grants, user fees and associated interest earnings, and ongoing operational expenses including the repair and replacement of existing capital improvements not related to growth.

Spending policy. The Department should establish and adhere to a policy governing their expenditure of monies from the Impact Fee Fund. The Fund should be prohibited from paying for any operational expenses and the repair and replacement or upgrade of existing infrastructure not necessitated by growth. In cases when *growth-related capital improvements are constructed*, impact fees are an allowable revenue source as long as only new growth is served. In cases when new capital improvements are expected to *partially replace existing capacity and to partially serve new growth*, cost sharing between the General Fund or other sources of revenue listed in Idaho Code 67-8207(1)(iv), (2)(h) and Impact Fee Fund should be allowed on a pro rata basis.

Update procedures. The Department is expected to grow rapidly over the 10-year span of the CIPs. Therefore, the fees calculated in this study should be updated annually as the Department invests in additional infrastructure beyond what is listed in this report, and/or as the Department's projected development changes significantly. Fees can be updated on an annual basis using an inflation factor for building material from a reputable source such as McGraw Hill's Engineering News Record. As described in Idaho Code 67-8205(3)(c)(d)(e), the Advisory Committee will play an important role in these updates and reviews.

³⁷ See Section 67-8209(3), Idaho Code.

³⁸ See Section 67-8209(4), Idaho Code



City of Kuna

City Council – Staff Memo

P.O. Box 13
 Phone: (208) 922-5274
 Fax: (208) 922-5989
 www.Kunacity.id.gov

To: City Council

File Numbers: 18-04-ZC (Rezone)

Location: NEC of Ten Mile Road & Lake Hazel Road, Meridian, Idaho

Planner: Troy Behunin, Planner III

Hearing date: April 2, 2019

Representative: **B & A Engineers**
 5505 W. Franklin Rd.
 Boise, ID 83705
 208.342.5792
dacrawfod@baengineers.com

Owner: **Waters Edge Farm, LLC**
 6152 W. Half Moon Ln.
 Eagle, ID 83616
 208.286.0520



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| D. Site History | L. Proposed Recommendation of the Commission to City Council |
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| F. Staff Analysis | N. Proposed Findings of Fact and Conclusions of Law |
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A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones are designated as public hearings, with the Commission as the recommending body, and the City Council as the decision making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|--|
| i. Neighborhood Meeting | August 14, 2018 (Eight persons attended) |
| ii. Agency Comment Request | November 19, 2018 |
| iii. 300' Property Owners | March 18, 2019 |
| iv. Kuna, Melba Newspaper | March 6, 2019 |
| v. Site Posted | March 14, 2019 |

B. Applicants Request:**1. Request:**

On behalf of Waters Edge Farm, LLC, B & A Engineers (applicant), requests approval for a rezone of approximately 57.05 acres from A (Agriculture) to R-6, Medium Density Residential (MDR). These lots are known as Lot 17 and Lot 28, Block 1, of Patriot Ridge Estates. This site is located near the northwest corner of Lake Hazel and Linder Roads and are parcel No's R6934730350 and R6934730210, in Section 35, T3N, R 1W.

C. Aerial Map:

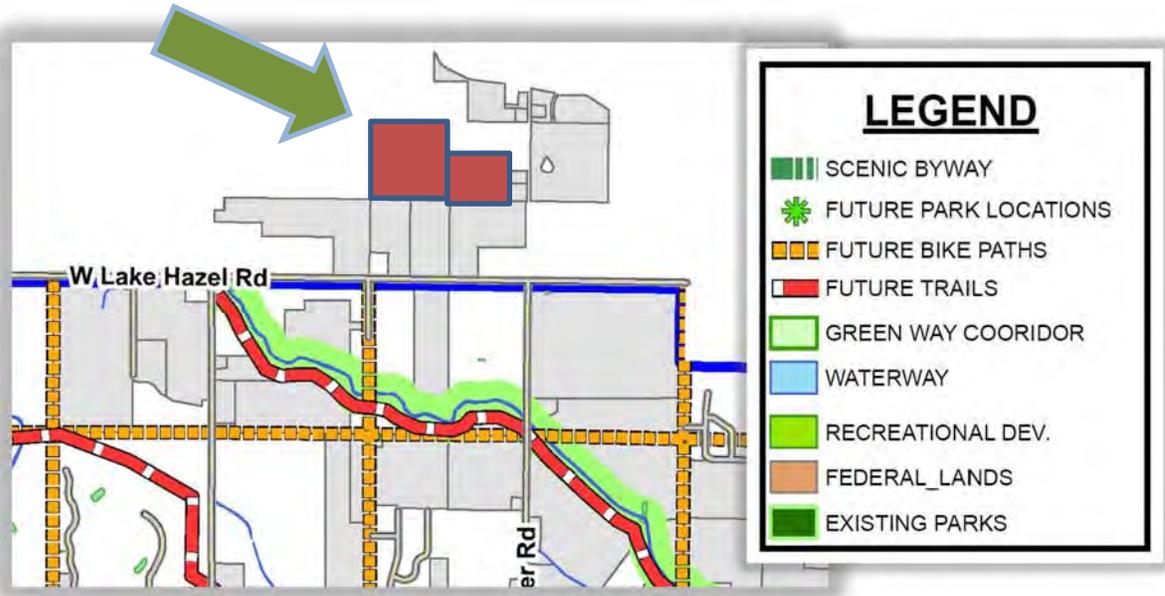
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D. Site History:

This site was annexed into Kuna in 2009 (09-01-AN), and has historically been used for agricultural and farm purposes for many years. The site is adjacent to approved City subdivisions and platted County subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to Medium Density Residential (MDR).
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate any pathway facilities in the area. However, with development the applicant will be required to provide continuation of pathways, trails and other accesses from other subdivisions approved before this application.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential - Kuna City,
East	RUT, R2	Rural Urban Transition, and Residential – Ada County
West	RUT	Rural Urban Transition – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

Parcel Size (Approximately)	Current Zone: (Ag.) Agriculture	Parcel Number
18.17 acres	Ag – Kuna City	R6934730350
38.88 acres	Ag – Kuna City	R8468870305

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Nampa and Meridian Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Meridian Rural Fire District
- Police Protection – Ada County Sheriff’s office – Kuna Police
- Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The eastern lot (lot 28) is near Linder Road however, has no touch to Linder Road. The west lot (lot 17) is adjacent to Jarvis Court.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat with less than 3 percent slope. The prevailing slope if from the northeast to the southwest.

9. **Agency Responses:**

The following agencies returned comments are included with this case file:

- City Engineer (Paul Stevens, P.E.) *Exhibit B 1*
- Ada County Highway District (Mindy Wallace) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- COMPASS (Carl Miller), *Exhibit B 4*
- Idaho Transportation Department (Sarah Arjona), *Exhibit B 5*
- Meridian Fire Department – Joe Bongiorno *Exhibit B-6*

F. **Staff Analysis:**

In September of 2009, these approximately 57.05 acres were annexed into Kuna city limits with an ‘Ag’ (Agricultural) zone, in preparation for future development. The site is adjacent and near other Kuna city subdivisions that are under construction or have been approved for development with an R-6 zone. The project has no connection to any classified roadways. All public utilities are in the vicinity, and the applicant or assigns will be required to provide all services to this subdivision, with future development.

The applicant seeks a rezone for approximately 57.05 acres from Agriculture (Ag.) to R-6, Medium Density Residential (MDR), in order to develop the property in the future. Applicant will need to follow the public hearing process for a preliminary plat to request subdividing the lands.

Long ago, the city of Kuna recognized the importance of the Ten Mile corridor and the critical role of the new Ten Mile Interchange at I-84, one of the biggest interchanges in the Treasure Valley funded by the Idaho Transportation Department (ITD) and the Ada County Highway District (ACHD) in anticipation of the growth along the Ten Mile corridor and neighboring areas. Furthermore, ACHD has completed a study for the south Ten Mile corridor that anticipates additional growth for this area and designated Ten Mile as a major arterial roadway. Additionally, the city of Kuna anticipated the roll of the interchange and growth for this area ahead of all agencies by placing one of Idaho’s newest and most advanced waste water treatment plants a 1/4 mile south of Lake Hazel Road on Ten Mile in 2009. This site was anticipated to be a part of the service area for the Kuna sewer facility.

Furthermore, landowners have noticed the opportunity of the interchange, the treatment plant. Developers have responded by developing lands as an R-6 (MDR) subdivision directly west of the treatment plant and other subdivisions nearby. The developer for Memory Ranch (west of the plant) sized and built a lift-station for purposes of serving the entire region and placed it just 470 feet south of Lake Hazel. Furthermore, sewer lines have been installed from Ten Mile Road to Linder Road, in Lake Hazel for development purposes. If, this application is approved, development of this site will extend all of Kuna’s services to the site and connect to this up-sized lift-station. In addition to Memory Ranch, phase one for the nearby R-6 subdivision (Springhill Subdivision at SEC of Linder and Lake Hazel) was recorded for last summer. Springhill is approximately 203 +/- acres and could bring 677 new homes to the area and is just 1,400 feet from this project (**See Exhibit C 1**).

Kuna has extensively planned for and studied this area since 2006. That planning effort has included a way to provide city services, installation of sewer and water lines, a complete Comprehensive Plan Text re-write, Comprehensive Plan and Planning Maps including lands between Lake Hazel and Amity, and the construction of the treatment plant. Many sections within Kuna’s Comp Plan discuss and plan for the lands between Lake Hazel and Amity Roads, along with considerations for traffic, services and housing for the entire region. The lands in this application have been included (and designated as residential) on the planning Map and Area of City Impact (ACI) map since 2008. Furthermore, and in addition to Kuna’s extensive planning, between 2012 and today, Kuna City and Meridian City have had numerous discussions about the ACI line between the cities. At the same time, Kuna was negotiating its own new ACI with Ada County. As a compromise, Kuna elected to withdraw from the debate over the mile between Lake Hazel and Amity, and eventually pulled the ACI line down to Lake Hazel. Prior to this application, Kuna’s city limits existed above Lake Hazel Road. The Kuna planning map approved by City Council in August 2015 (**See Exhibit C 10**), identifies the lands in this application

as Medium Density, and the proposed rezone requests R-6 conforming to the map. As stated in their request for R-6, the applicant anticipates that if the rezone is approved, and a preliminary plat is placed forward, densities will actually be between 4-5 dwelling units an acre (DUA).

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-04-ZC, subject to the recommended conditions of approval listed in Section "L" of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

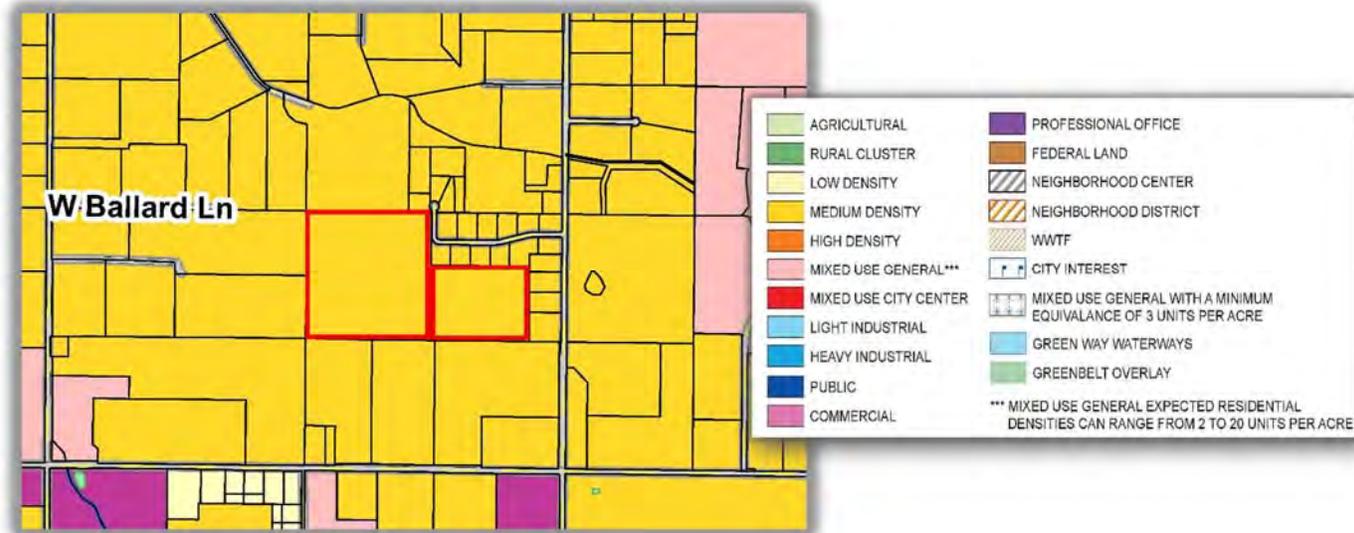
H. Proposed Procedural Background:

On April 2, 2019, the Council will consider Case No. 18-04-ZC, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This approximately 57.05 acre site is within Kuna City limits and is currently zoned Agriculture. This site is located near the northwest corner (NWC) of Lake Hazel Roads and Linder Road. These lots are known as Lot 17 and Lot 28, Block 1, of Patriot Ridge Estates. Applicant proposes a rezone from Ag (Agriculture) to R-6 (Medium Density Residential) for both lots.

J. Proposed Comprehensive Plan Analysis: The Council accepts the Comprehensive Plan components as described below:



The designation of Medium Density shown on the Planning Map (See above Map) for these parcels was amended in August of 2015 by Council. The proposed rezone for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use

developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City’s core to include opportunities for mixed residential and light commercial activity. *They expressed interest in a mix of residential type dwellings applications; including single- family, multi-family, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people.* A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposed rezone appears to follow the community vision and provides a way to achieve the housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City’s attorney; the Idaho Attorney General’s six criterion established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a “takings” and the economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed rezone request for an R-6 zone, appears to conform to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land

divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna’s Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Neighborhoods:

Kuna’s updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Planning Map.*

K. Proposed Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Codes (KCC).

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Titles 5 and 6 of the KCC.*

2. The site is physically suitable for a rezone to R-6 MDR.

Comment: *The 57.05 acre (approximate) project is a request for a rezone from Agriculture to R-6 (Medium Density) subdivision. The site appears to be compatible with the proposal.*

3. The Rezone use **is/is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned and subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone proposal **is/is not** likely to cause adverse public health problems.

Comment: *The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The medium density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The Council did consider the location of the property and adjacent uses. The subject property is in Kuna City limits and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to three major arterial roads.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

L. Recommendation of the Commission to City Council:

On February 26, 2019 the Commission voted to recommend approval to Council for Case No., 18-04-ZC, based on the facts outlined in staff's report and public testimony during the public hearing with the Planning and Zoning Commission of Kuna, Idaho, and hereby recommends *approval* for Case No. 18-04-ZC (rezone), a request from B & A Engineers to rezone and subdivide approximately 57.05 acres in Kuna City, subject to the following conditions of approval:

- Applicant will follow all conditions outlined within the staff report (Condition # 12),
- Applicant will be limited to the R-6 zone, with a maximum density of 4.25 Dwelling Units, Per Gross Acre [D.U.G.A.] (Condition # 13).

M. Proposed Order of Decision by City Council:

18-04-ZC (Rezone), Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony during the public hearing with the City Council of Kuna, Idaho, the Council hereby **Approves / Denies** Case No. 18-04-ZC, a rezone request from B & A Engineers, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System of the City (KMIS).
6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

N.

	<p><i>City of Kuna</i> City Council <i>Proposed Findings of Fact and Conclusions of Law</i></p>	<p>P.O. Box 13 Phone: (208) 922-5274 Fax: (208) 922-5989 www.kunacity.id.gov</p>
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Based upon the record contained in Case No. 18-04-ZC, including the Comprehensive Plan, Kuna City Code, Staff's Report, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby **approves or denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 18-04-ZC a request for rezone, by B & A Engineers, on behalf of Waters Edge Farm, LLC:

- 1. *The Kuna City Council approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *The Kuna Council will hold a public hearing on the subject applications on April 2, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

- 2. *Based on the evidence contained in Case No. 18-04-ZC, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

- 3. *Based on the evidence contained in Case No. 18-04-ZC, this proposal generally complies with the City Code.*

Comment: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

- 4. *Kuna's Council has the authority to **approve or deny** Case No. 18-04-ZC.*

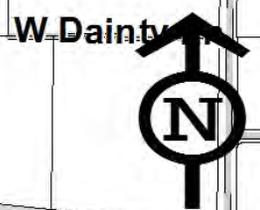
Comment: *On April 2, 2019, Council will vote to **approve or deny** Case No. 18-04-ZC.*

- 5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

Comment: *Notices were mailed out to land owners within 450 FT of the proposed project site on January 31, 2019, and a legal notice was published in the Kuna Melba Newspaper on January 16, 2019. The applicant placed signs on the property on March 14, 2019.*

DATED: this ____ day of _____, 2019.

VICINITY MAP



S Ten Mile Rd

W Ballard Ln

W Berryman Ln

W Jarvis Ct

S Linder Rd

W Lake Hazel Rd

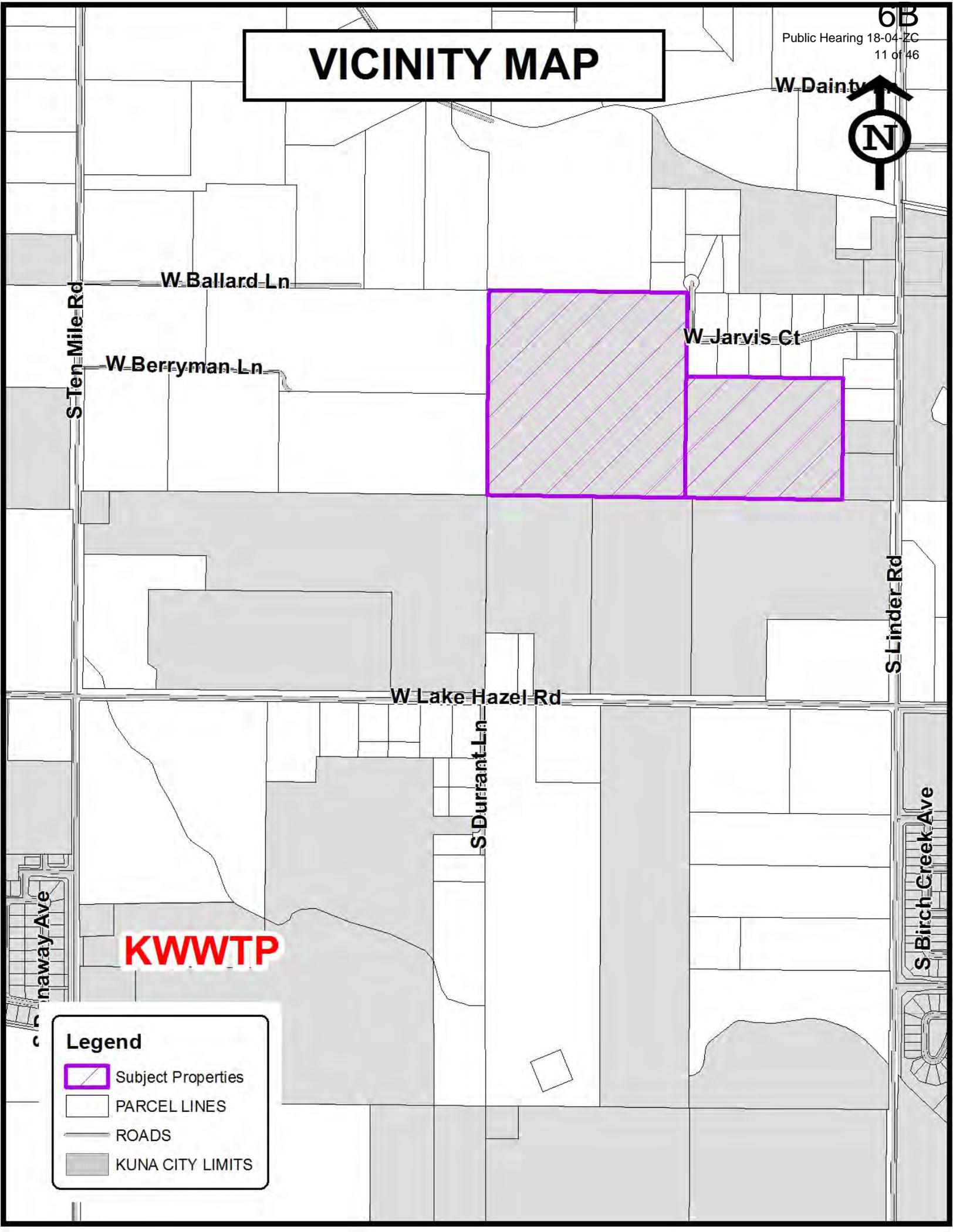
S Durrant Ln

S Birch Creek Ave

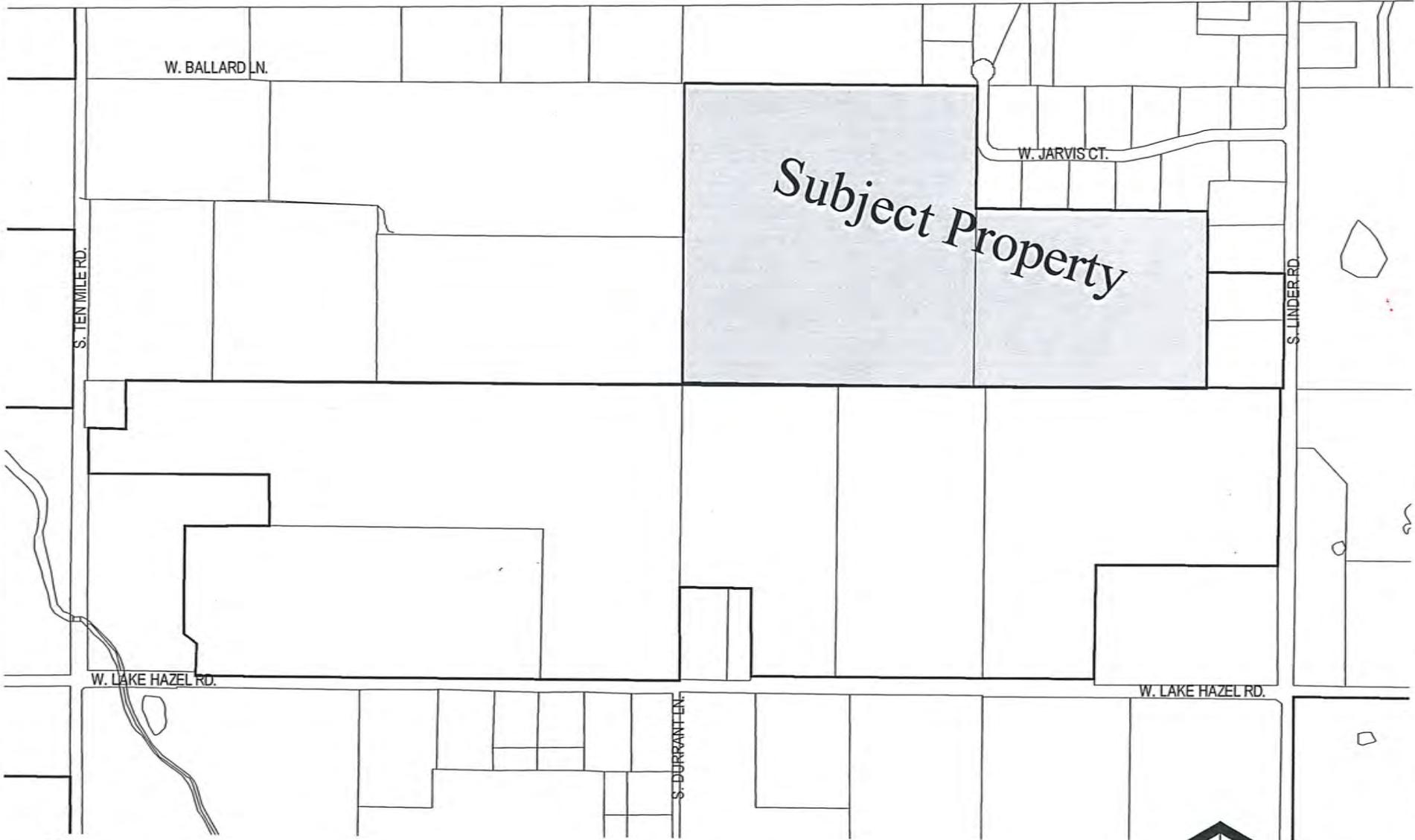
KWWTP

Legend

-  Subject Properties
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS



Caspian Addition Subdivision Vicinity Map



B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

received
 8.30.2018



Gran Prado

Caspian
Addition

Memory
Ranch

Caspian Sub.

Springhill
Sub.

Whisper
Meadows

CTE
High
School

Silvertrail
Addition



B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

August 30, 2018

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

Subject: Re-zone Request Caspian Addition

Council and Staff:

We are pleased to present this request for approval of a Re-zone of 57.05 Acres of land from Agricultural zoning to R-6.

Site Data

The entire site consists of 57.05 acres of land. It is located within the Kuna City Limits, and currently Zoned "A" for agricultural use. The Ada County Assessor lists no address for the parcel, and the parcel numbers are R6934730210 and R6934730350. The property consists of Lot 17, and Lot 28, Block 1 of Patriot Ridge Estates Subdivision. Patriot Ridge Estates Subdivision was platted in 1992.

Existing Site Use

The site is currently being farmed and utilized in accordance with its current zoned use as agricultural.

Pre-application Meeting

A pre-application meeting was held at the City Planning and Zoning office on Wednesday, August 15, 2018 at 10:00 am. The re-zone application requirements were discussed, along with the potential for development.

Neighborhood Meeting

A neighborhood meeting was held for the proposed project on August 14, 2018 at 6:00 PM at the Kuna Waste Water Treatment Plant. The neighborhood sign in sheet has been included within the application. Ten (10) people were in attendance. Seven (7) were from the adjoining neighborhood.

There was much discussion at the meeting revolving around uses and rights to easements related to Patriot Ridge Subdivision both on this property and other portions of the Subdivision. This discussion is outside of the re-zone request.

Statements and questions from some of those in attendance were made as follows:

- 1. *Desire density less than 6 units to the acre.*
In order to reasonably and economically develop land while providing for the infrastructure necessary to provide each lot with domestic water, pressure irrigation, sanitary sewer, install streets, storm drain systems public utilities and other items, large lots or lower density is not a viable option.

While the density residential land use designation allow up to 8 dwelling units to the acre, we are requesting R6 with anticipated layout with density closer to 4 units to the acre.

This re-zone is for the lands directly north of and contiguous to the recently approved Caspian



B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

Subdivision which is currently Zoned -R6. This development is not asking for anything that is outside of the comprehensive plan that was used to define the zoning for Caspian Subdivision and other developments in the immediate area.

2. *Too much traffic*

Traffic is often a concern, particularly with the current growth throughout Ada County. Developments that occur provide improved roadways and infrastructure. This can occur through required improvements based on traffic impact studies, impact fees, and right-of-way dedications for roadway expansions.

3. *Quality of homes*

The quality of homes is based on current building standards, the builder and those purchasing a home. While some pre-determined opinions may exist about specific builders, we encouraged the neighbors to investigate other developments such as Walnut Creek Subdivision.

4. *Alignments of the mid-mile collectors – connection to Existing Jarvis Court*

The alignment of mid mile collectors is based on specific criteria developed by the City of Kuna and the Ada County Highway District. Any future development would be required to meet these requirements. Since no development application is being presented at this time; specific requirements for these connections are unknown, but preliminary drawings are based on initial consultation with the Highway District and City of Kuna.

5. *Want More open space and parks in the area.*

Since no development application is being presented it is difficult to know the exact layout or open space plan. However, based on our current preliminary drawings there will be open space set aside in concert with the City of Kuna ordinances. We did note that the City of Kuna is now requiring a park impact fee which will add to the public opens spaces and parks benefitting the City of Kuna residents.

6. *Requesting one story homes adjacent to the homes in Patriot Ridge Subdivision*

It is difficult for a land owner to set aside a substantial number of homes which restrict the buildings within the development. Many future homeowners may wish to enjoy the same rights afforded to other citizens of the City of Kuna and the future builders may wish to provide for those options.

7. *Timing of the Development*

In order to provide the necessary services to this future development, Caspian Subdivision must develop to a point to bring the services to the boundary of this new development. Caspian Subdivision has not started construction at this time. It is anticipated to start in the very near future. Based on the phasing plan for the Caspian development, it is not until phase 4 until Caspian will develop far enough along to even touch this land. It may not be until Phase 9 that construction has commenced far enough along to even consider developing these lands.

Based on current development pace; the development of these lands would not commence for another 4 to 9 years. This time frame may change based on market pressures and housing sales.

Many of the comments above are more related to the actual development which is not anticipated for some

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

time. Granting the re-zone to R-6 will allow the land owner to move forward with planning the future development in a manner that is consistent with the goals of the comprehensive plan and as driven by the housing market. This will inspire confidence that the lands can be developed.

Proximity to City Services

This future development is located near the Kuna Waste Water Treatment facility which is located just south of the Lake Hazel and Ten Mile intersection. Construction has recently been completed to provide City water, sewer and pressurized irrigation infrastructure within the Ten Mile and Lake Hazel corridor. These services are installed and functional to the Caspian Subdivision.

Development Agreement

This re-zone request is for a contemplated Single-family home development in the City of Kuna. We do not envision asking for uses that are not allowed by City Code for the specified zone. Should the City of Kuna require a development agreement we are willing to work with the City to provide it one.

Comprehensive Plan

The previous Kuna comprehensive plan for this area it is designated as Medium Density Residential 4 – 8 units per acre. R-6 is compliant with this designation. The preliminary design for this development indicates a density at near the lower end of the spectrum at near 4 dwelling units to the acre. The future development envisions compliance with the R-6 designation.

Adjacent Developments such as Caspian Subdivision have been zoned R-6. Other developments such as Spring Hill Subdivision, and Memory Ranch have recently been zoned and developed within this designation.

This proposal is of medium density residential that will allow the future development to provide a high-quality development with a variety of lots, dwelling types, densities and price points to meet the needs of current and future population increases.

Summary

Re-zoning the subject land to R-6 is consistent with the future plans for the City of Kuna. This is evidenced by the annexation of lands adjacent to and near this project area. Including the annexation of the parcels which are the subject of this application. No special dispensation is being requested.

On behalf of the applicant, as their representative, we respectfully request approval for the Re-zone from Agricultural to a medium density residential zone of R-6.

Sincerely,



David Crawford
B&A Engineers, Inc.



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	18-04-ZC
Project name	CASPIAN ADDITION
Date Received	8.30.18
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	2.12.2019
City Council Hearing Date	4.2.2019

Contact/Applicant Information

Owners of Record: <u>Waters Edge Farm, LLC</u>	Phone Number: _____
Address: <u>2228 W. Piazza St.</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83646</u>	Fax #: _____
Applicant (Developer): <u>David Crawford B&A Engineers, Inc.</u>	Phone Number: <u>208-519-4393</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: <u>208-342-5792</u>
Engineer/Representative: <u>Joseph Canning- B&A Engineers, Inc.</u>	Phone Number: <u>208-519-4394</u>
Address: <u>same as applicant</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>W. Jarvis Court - Lots 17 & 28, Block 1 of Patriot Ridge Estates</u>
Site Location (Cross Streets): <u>Linder & Lake Hazel</u>
Parcel Number (s): <u>R6934730210 and R6934730350</u>
Section, Township, Range: <u>Section 35, Township 3 North, Range 1 West</u>
Property size : <u>57.05</u>
Current land use: <u>Agricultural</u> Proposed land use: <u>Single Family Residential</u>
Current zoning district: <u>A</u> Proposed zoning district: <u>R-6</u>

received
8.30.2018

Project Description

Project / subdivision name: Caspian Addition Subdivision

General description of proposed project / request: Rezone from agricultural to residential

Type of use proposed (check all that apply):

Residential R-6

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable) Not Applicable

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: B&P Engineers, Inc Date: 8/30/18

NEARBY DEVELOPMENT MAP

EXHIBIT C-1



**Gran Prado Homes:530
Acres:132.80**

**Caspian Sub
Homes:494
Acres:131.74**

**Springhill
Homes:670+/-
Acres:195+/-**

**Memory Ranch
Homes:413+/-
Acres:135+/-**

**Whisper Meadows
Homes:310
Acres:75.03**

**Applewood & Silvertrail
Homes:600+/-
Acres:190+/-**

Legend

-  Subject Properties
-  CTE High School
-  R-6 Sub
-  R-4 Sub
-  Mixed -Uses
-  KWWTP
-  KUNA CITY LIMITS

EXHIBIT C-1

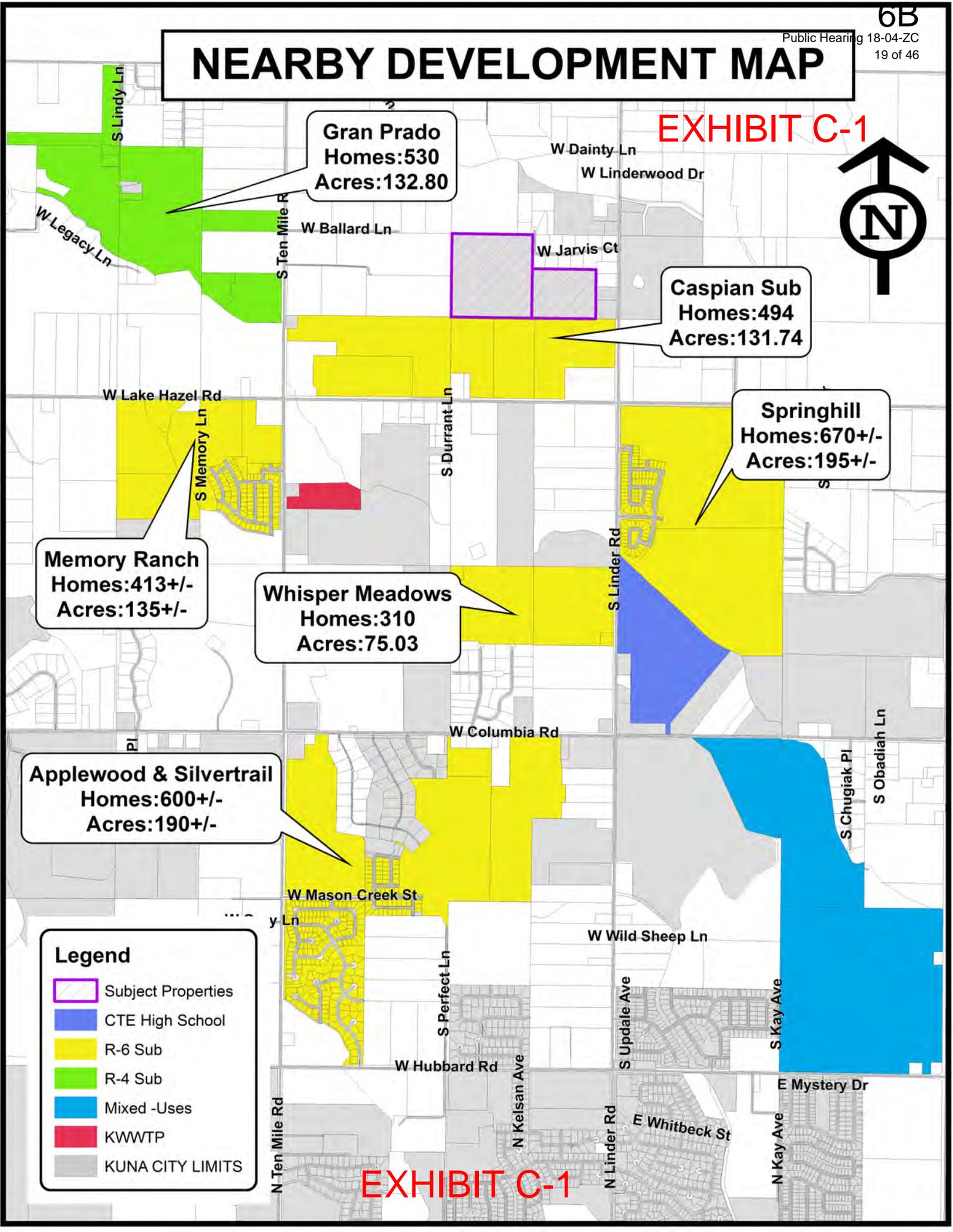
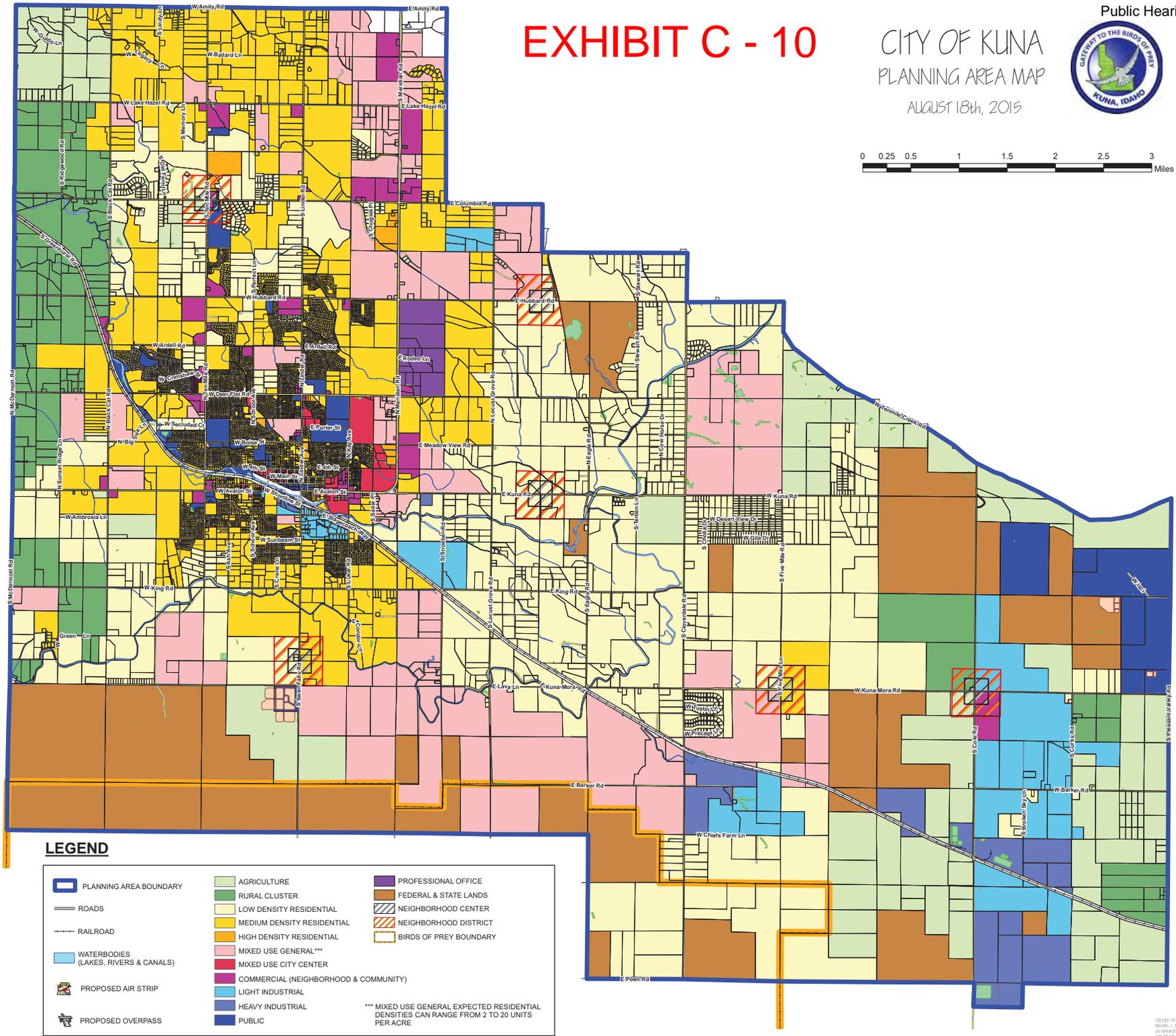


EXHIBIT C - 10

CITY OF KUNA
PLANNING AREA MAP
AUGUST 18th, 2015



LEGEND

PLANNING AREA BOUNDARY	AGRICULTURE	PROFESSIONAL OFFICE
ROADS	RURAL CLUSTER	FEDERAL & STATE LANDS
RAILROAD	LOW DENSITY RESIDENTIAL	NEIGHBORHOOD CENTER
WATERBODIES (LAKES, RIVERS & CANALS)	MEDIUM DENSITY RESIDENTIAL	NEIGHBORHOOD DISTRICT
PROPOSED AIR STRIP	HIGH DENSITY RESIDENTIAL	BIRDS OF PREY BOUNDARY
PROPOSED OVERPASS	MIXED USE GENERAL***	
	MIXED USE CITY CENTER	
	COMMERCIAL (NEIGHBORHOOD & COMMUNITY)	
	LIGHT INDUSTRIAL	
	HEAVY INDUSTRIAL	
	PUBLIC	

*** MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

CREATED BY
MICHAEL L. RYDQVIST, GISP
GIS MANAGER
CITY OF KUNA, IDAHO

EXHIBIT B 1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
 Kuna City Engineer
 208-287-1727

REZONE REVIEW MEMORANDUM

Date: 8 February 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Caspian Addition Rezone 18-04-ZC

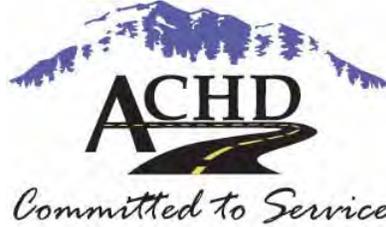
The Caspian Addition Rezone request by Waters Edge Farm, LLC, dated November 19, 2018 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone request. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

1. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Indian Creek is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) R-6 is defined as six dwellings per net acre. Or about 7,260 square feet per lot. This is considered medium density development by the City of Kuna.

2. Property Description

- a) The applicant provided a metes and bounds property description (legal description) of the subject parcel. The legal description pertains to the gross area and the property boundary. No subdivision has been presented.



Sara M. Baker, President
Rebecca W. Arnold, Vice President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

December 14, 2018

To: Tim Eck
Waters Edge Farm, LLC
2228 W. Piazza Street
Meridian, ID 83646

Subject: KUNA18-0024/ 18-04-ZC
Jarvis Court
Rezone 57 acres from agriculture to residential

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

A. Findings of Fact

1. Right-of-Way

a. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.

- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.

EXHIBIT B-2

- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
 - The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- b. Staff Comments/Recommendations: Jarvis Court, an existing local roadway abuts the site's northeast property line. As part of any future development application on the site improvements to Jarvis will be required, including but not limited to pavement widening and the construction of curb, gutter, and a 5-foot wide sidewalk abutting the site.

As part of any future development application, the applicant should be required to construct the internal local streets as 36-foot wide street sections with curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.

Consistent with ACHD's Continuation of Streets policy, Baluchi Street should be extended into the site, as part of a future development application. Baluchi Street stubs to the site's south property line, and was required to be constructed as part of ACHD's April 2017 of Caspian Subdivision located directly south of the site.

2. Improvements

- a. Policy:
Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- b. Staff Comments/Recommendations: New local street intersections should be consistent with the policy noted above. Staff is supportive of a new local street connection to Jarvis Court as it will provide connectivity within the area and additional access for emergency services.

B. Traffic Information

Trip Generation

A single family home is estimated to generate approximately 9.44 vehicle trips per day with 1 trip occurring during the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Jarvis court	250-feet	Local	N/A	N/A
Lake Hazel Road	N/A	Principal Arterial 2-lane	85	Better than "E"
Linder Road	N/A	Minor Arterial 2-lane	245	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- Traffic counts are not available for Jarvis Court.
- The average daily traffic count for Lake Hazel Road from Ten Mile Road to Linder Road was 1,069 on 12/16/16.
- The average daily traffic count for Linder Road from Amity to Lake Hazel Road was 1,530 in 2016.

C. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Appeal Guidelines

EXHIBIT B-2

If you have any questions, please feel free to contact me at (208) 387-6178.

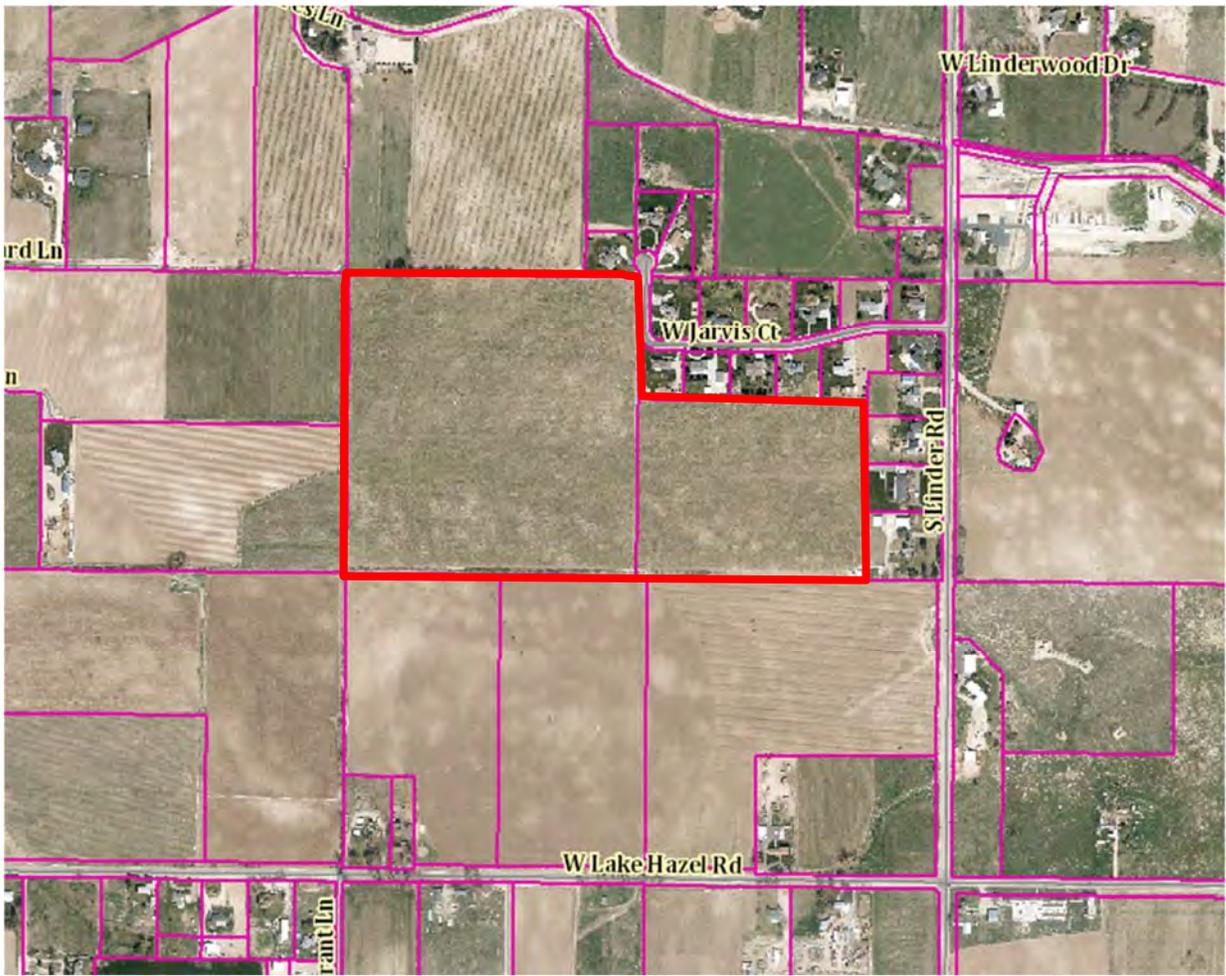
Sincerely,



Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna
B & A Engineers – Dave Crawford

VICINITY MAP



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

EXHIBIT B-4

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

Development Name: Caspian Addition (18-04-ZC)

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: ±250

New jobs: 0

Exceeds CIM forecast: Yes

	<p>CIM Corridor: N/A Pedestrian level of stress: R- Linder Bicycle level of stress: R- Linder</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 130 Jobs within 1 mile: 50 Jobs/Housing Ratio: 0.4</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: >4 miles Nearest fire station: >4 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,317 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 3.4 miles Nearest public park: 2.9 miles Nearest grocery store: >4 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

A site plan was not provided with this proposal. However, the application indicates that the requested development would be “closer to 4 units per acre.” At 57 acres, that would create approximately 250 new housing units. This proposal, coupled with previously approved developments in the vicinity, exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location.

Consider providing stub roads to adjacent properties for future connectivity.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



EXHIBIT B-5



Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

December 7, 2018

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

Development Application	18-04-ZC
Project Name	CASPIAN ADDITION REZONE
Project Location	East of South Linder Road approximately 0.34 miles north of the intersection of South Linder Road and West Lake Hazel Road, west of SH-69 milepost 6.5
Project Description	Rezone approximately 57.05 acres in Kuna from Agriculture to an R-6 Medium density residential zone.
Applicant	David Crawford, B& A Engineers Inc.
Representing	Waters Edge Farm LLC

The Idaho Transportation Department (ITD) reviewed the referenced rezone application and has the following comments:

1. This project does not abut the State highway system.
 2. Future development of this parcel will require submittal of trip generations to ITD and may require a Traffic Impact Study (TIS).
 3. The City is reminded that the SH-69 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor in this area.
 4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
-

EXHIBIT B-5



Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

5. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information
6. ITD does not object to the rezone from Agriculture to R-6 as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Arjona".

Sarah Arjona
Development Services
Sarah.Arjona@itd.idaho.gov

Troy Behunin

From: Joe Bongiorno <jbongiorno@meridiacity.org>
Sent: Tuesday, February 19, 2019 11:47 AM
To: Troy Behunin
Subject: RE: Caspian Addition REZONE Comments Request

Categories: Agency Comments

Troy – do they have a preliminary plat that are submitting with it that I can comment on? Or do we want to wait for the next phase?

Joe Bongiorno CFI, CFEI
Deputy Chief – Fire Marshal
Meridian Fire
33 E. Broadway Ave., Ste. 210, Meridian, ID 83642
(Direct) 208-489-0458 (Cell) 208-936-9554



Dedication-Loyalty-Tradition

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Friday, February 15, 2019 12:37 PM
Subject: Caspian Addition REZONE Comments Request

Friday Greetings,

Please review the packet included with this email and return relevant comments about the services your agency provides to Kuna's Planning and Zoning office, to be used in the public hearing scheduled for this project. Please submit comments to our office on or, before the COB, March 13, 2019.

This project will be scheduled to go to our Council on **Tuesday, April 2, 2019**. If you need additional time or information to provide comments, please let our office know ASAP.

Thanks,

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.kunacity.id.gov * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.

Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.

Description of proposed project: Rezone of 57.05 ac from agricultural to residential.

Date and time of neighborhood meeting: Tuesday, August 14th, 2018 6pm

Location of neighborhood meeting: 6950 S. Ten Mile Rd. Kuna Waste Water Treatment Facility

SITE INFORMATION:

Location: Quarter: SE Section: 35 Township: 3N Range: 1W Total Acres: 57.05 ac

Subdivision Name: Patriot Ridge Estates Subd. Lot: 17 & 28 Block: 1

Site Address: _____ Tax Parcel Number(s): R6934730210
R6934730350

Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Water's Edge Farm, LLC

Address: 2228 W. Piazza St. City: Meridian State: ID Zip: 83646

CONTACT PERSON (Mail recipient and person to call with questions):

Name: David Crawford Business (if applicable): B&A Engineers, Inc.

Address: 5505 W. Franklin Rd. City: Boise State: ID Zip: 83705

received
8.30.2018

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

<i>Application Type</i>	<i>Brief Description</i>
Annexation	
Re-zone	Rezone from agricultural to residential
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: David Crawford B&A Engineers, Inc.

Address: 5505 W. Franklin Rd.

City: Boise State: ID Zip: 83705

Telephone: 208-343-3381 Fax: 208-342-5792

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  B&A Engineers Date 8/30/18

DONALD BALLARD
5200 S ARABIAN ACRES LN
MERIDIAN, ID 83642-6822

DAVID BERRYMAN
2705 W BERRYMAN LN
MERIDIAN, ID 83642-6863

JAMES BERRYMAN
24621 SE 372ND ST
ENUMCLAW, WA 98022-0000

HENRY BOSWELL
1651 W JARVIS CT
MERIDIAN, ID 83642-0000

TOM CASE
1784 W JARVIS CT
MERIDIAN, ID 83642-0000

ROBERT CONNOLLY
1935 W JARVIS CT
MERIDIAN, ID 83642-0000

KIM COVER
5755 S LINDER RD
MERIDIAN, ID 83642-0000

BARRY CRANDELL
1710 W JARVIS CT
MERIDIAN, ID 83642-0000

TIM EVANS
1852 W JARVIS CT
MERIDIAN, ID 83642-0000

GOLDIE FAMILY TRUST 11-10-2014
1763 N ROSEDUST DR
KUNA, ID 83634-0000

ROBERT GROVER
1815 W JARVIS CT
MERIDIAN, ID 83642-6853

SCOT HALL
1908 W JARVIS CT
MERIDIAN, ID 83642-6853

RONALD HIGGINBOTHAM
2010 W JARVIS CT
MERIDIAN, ID 83642-6853

WARREN JOHNSON
5975 S LINDER RD
MERIDIAN, ID 83642-0000

KUBENA FAMILY LIVING TRUST
1985 W JARVIS CT
MERIDIAN, ID 83642-6853

CARL MARCUM
5565 S LINDER RD
MERIDIAN, ID 83642-0000

MASON CREEK FARM LLC
6152 W HALF MOON LN
EAGLE, ID 83616-0000

MARY MOTT
1995 W JARVIS CT
MERIDIAN, ID 83642-5445

RODNEY MORGAN ROSS TRUST
10960 WILSHIRE BLVD STE 1900
LOS ANGELES, CA 90024-3805

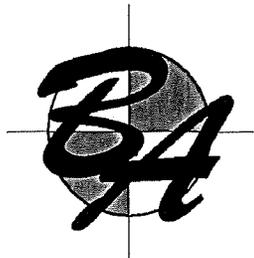
MARSHALL STIMPSON
5831 S LINDER RD
MERIDIAN, ID 83642-0000

TASKER FAMILY TRUST
1998 W JARVIS CT
MERIDIAN, ID 83642-0000

WATERS EDGE FARM LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642-0000

DIANE WISE
1855 W JARVIS CT
MERIDIAN, ID 83642-0000

JEREMY WOODLAND
1990 W JARVIS CT
MERIDIAN, ID 83642-0000



B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

August 6, 2018

Dear Neighbor:

We would like to inform you of the opportunity for you to be present at a neighborhood meeting for a Re-zone of two parcels of land platted within the Patriot Ridge Subdivision. The purpose of the neighborhood meeting is to be an informative meeting, to seek input and to discuss the following:

Re-zone of 57.05 Acres from Agricultural to R6. This request is consistent with the previous zone change related to Caspian Subdivision located on the projects south boundary.

The purpose of this letter is to invite you to discuss this project and to answer any questions you may have. We invite you to attend a neighborhood meeting, at the Kuna Waste Water Treatment Facility conference room located at 6950 S. Ten Mile Road, Kuna, Idaho. The meeting will be held Tuesday, August 14 at 6:00 p.m.

Please find attached a map showing the location of the project area and a map showing the location of the meeting.

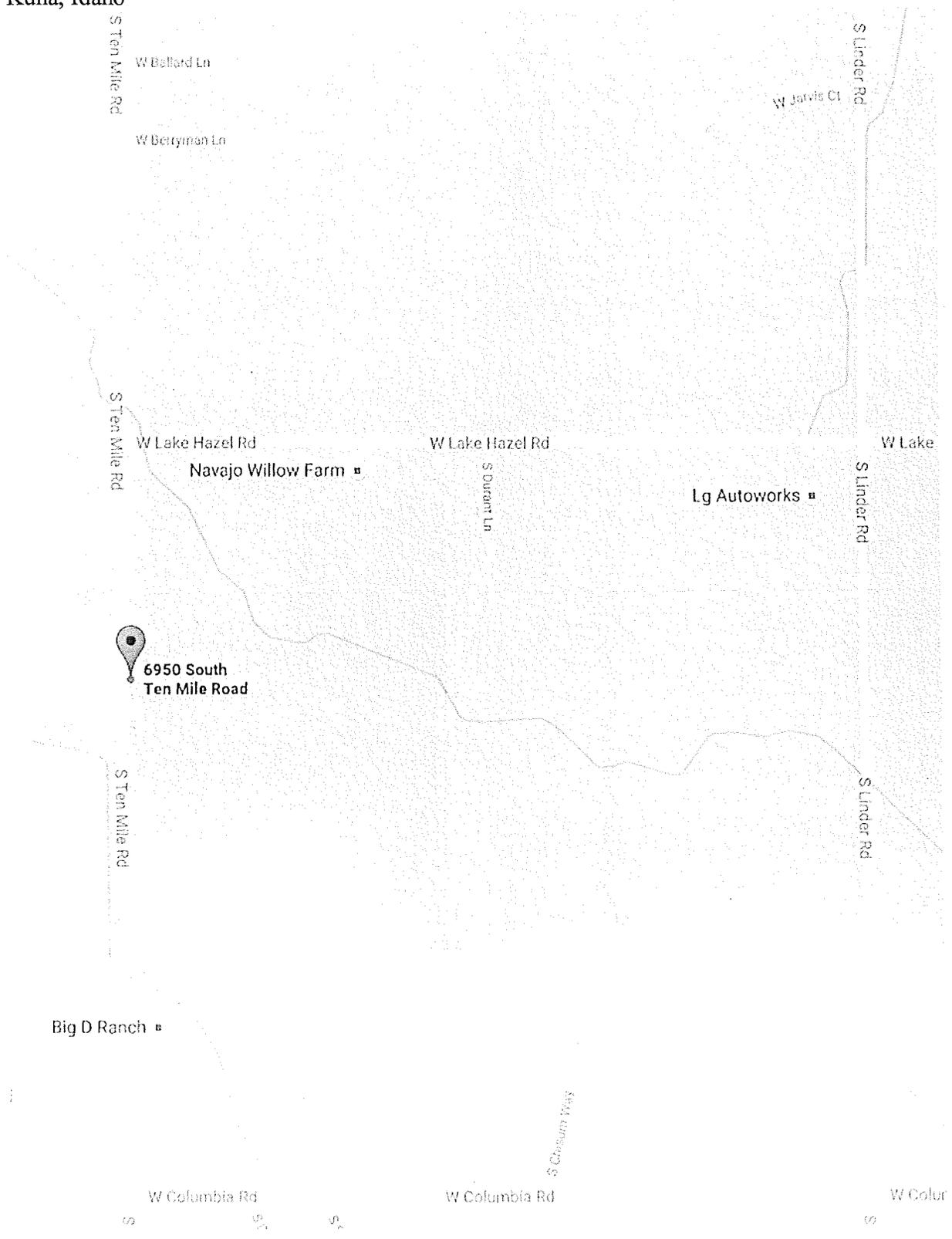
Should you have any questions or concerns we would like to hear from you. Should you not be able to attend the meeting and wish to share your comments with us in writing please remit them to the following address:

David Crawford
B&A Engineers, Inc.
5505 W. Franklin Rd.
Boise, Idaho 83705

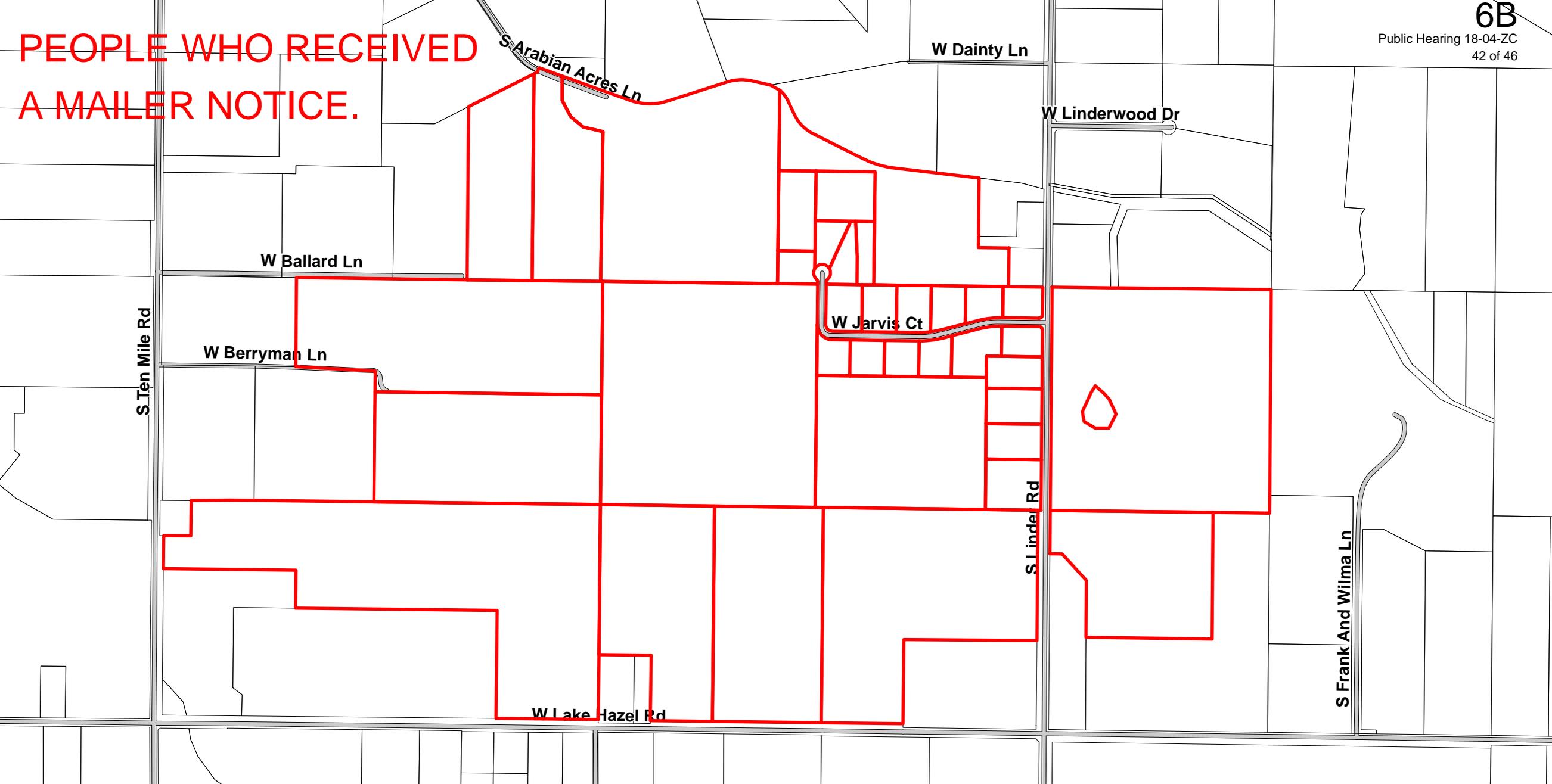
Sincerely,

David Crawford
Project Manager
B&A Engineers, Inc.

Meeting location:
6950 S. Ten Mile Road,
Kuna, Idaho



PEOPLE WHO RECEIVED
A MAILER NOTICE.



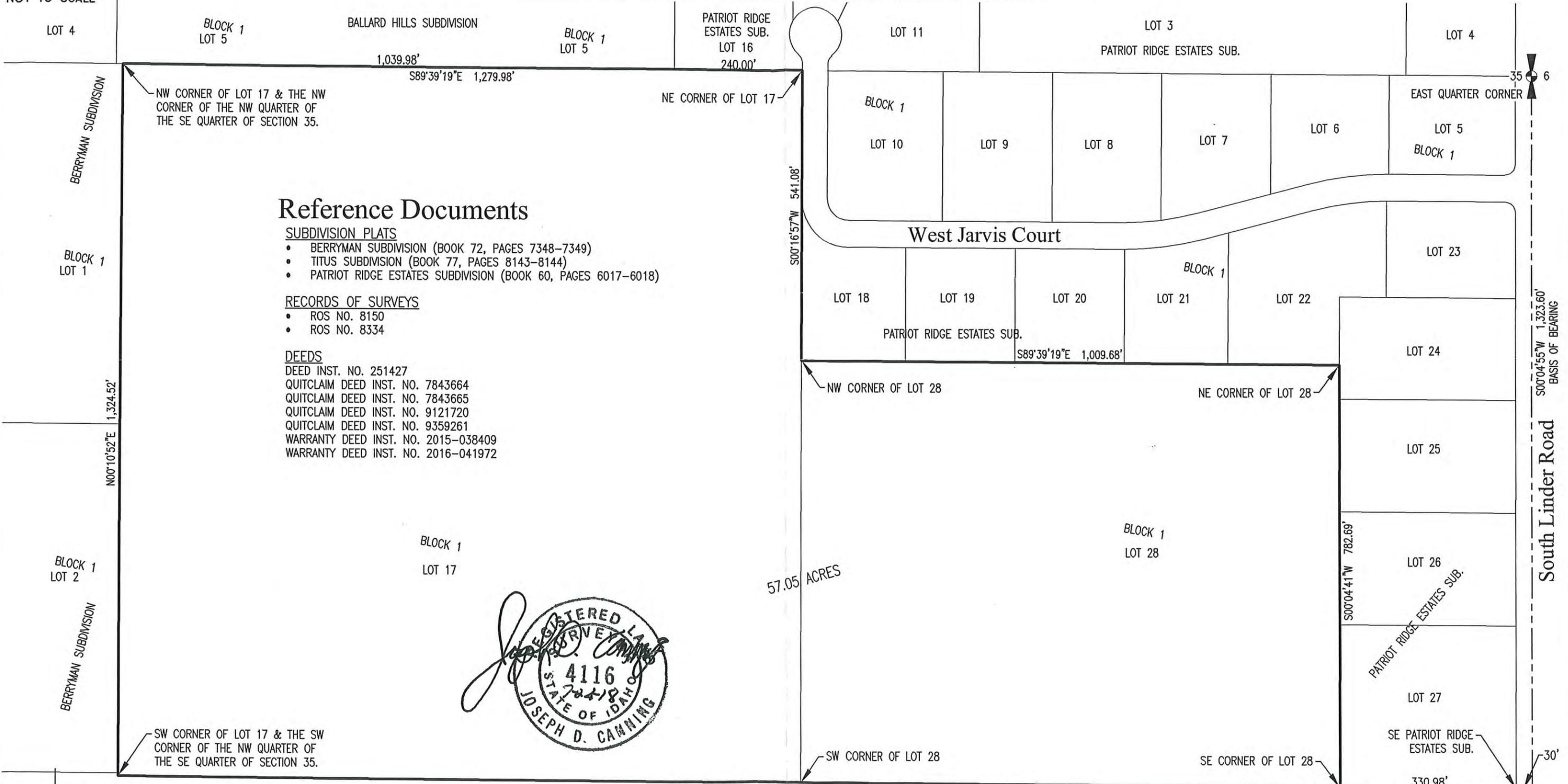
Caspian Addition Subdivision

Rezone Boundary Sketch

A RE-SUBDIVISION OF LOTS 17 AND 28, BLOCK 1 OF PATRIOT RIDGE ESTATES SUBDIVISION AS SHOWN IN BOOK 60 OF PLATS AT PAGES 6017 THROUGH 6018, RECORDS, ADA COUNTY, IDAHO. SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.



NORTH
NOT TO SCALE



Reference Documents

- SUBDIVISION PLATS**
- BERRYMAN SUBDIVISION (BOOK 72, PAGES 7348-7349)
 - TITUS SUBDIVISION (BOOK 77, PAGES 8143-8144)
 - PATRIOT RIDGE ESTATES SUBDIVISION (BOOK 60, PAGES 6017-6018)
- RECORDS OF SURVEYS**
- ROS NO. 8150
 - ROS NO. 8334
- DEEDS**
- DEED INST. NO. 251427
 - QUITCLAIM DEED INST. NO. 7843664
 - QUITCLAIM DEED INST. NO. 7843665
 - QUITCLAIM DEED INST. NO. 9121720
 - QUITCLAIM DEED INST. NO. 9359261
 - WARRANTY DEED INST. NO. 2015-038409
 - WARRANTY DEED INST. NO. 2016-041972



57.05 ACRES

B&A Engineers, Inc. UNPLATTED
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd. Boise, Id. 83705
 (208) 343-3381

received
 8.30.2018

West Lake Hazel Road

South Linder Road



SE SECTION CORNER 35
6
2
1

TO: Kuna City Council
FROM: Patriot Ridge Subdivision Homeowners Association
DATE: March 26, 2019
SUBJECT: 18-04-ZC (Rezone-Caspian Addition Subdivision)

Reference: ACHD Finding of Fact Report Dated December 14, 2018 shown as Exhibit B 2/Rezone Request-Caspian Addition dated August 30, 2018.

The above referenced Staff ACHD report states: "Staff is supportive of a new local street connection to Jarvis Court as it will provide connectivity within the area and additional access for emergency services". **The members of the Patriot Ridge Subdivision Homeowners Association are opposed to the Jarvis Court local street connection for the following reasons:**

- a. Alternative routes could be platted through the recorded Caspian Addition.
- b. We the homeowners believe our unique minimum one-acre rural settings would be destroyed by such connection.
- c. Devaluation of property due to the taking of the property associated with the widening of Jarvis Court.
- d. There is a sharp right turn at the west end of Jarvis Court which would be extremely dangerous to unfamiliar traffic.
- e. We have an agricultural setting, which most of our property owners having livestock, horses, cattle, goats. We are concerned about the possible impact of added traffic both vehicle and pedestrian who may harass the livestock.
- f. The connectivity of Jarvis Court would decrease the effectiveness of our existing neighborhood watch program.
- g. The existing condition of Jarvis Court has no curbs or sidewalks which in the winter with any snow accumulation, becomes one lane, which again would be dangerous to unfamiliar traffic. During the winter, public service snowplowing is almost non-existent on Jarvis Court.
- h. 100% of the residences along Jarvis Court are opposed to the Jarvis Court connectivity recommendation.
- i. Safety concerns associated with the increased traffic counts.

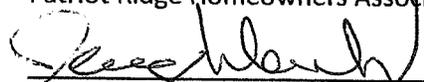


Patriot Ridge Homeowners

LAST NAME			ADDRESS	LOT
BOSWELL	Henry	Melynda	1651 W Jarvis	23
CASE	Tom	Mary Jo	1784 W Jarvis	7
COVER-DAVILA	Tony	Kim	5755 S Linder	24
VORIS	Dale	Pat	1710 W Jarvis	6
EVANS	Tim		1852 W Jarvis	8
WOODLAND	Jeremy	Allyson	1990 W Jarvis	10
GROVER	Robert	Louri	1815 W Jarvis	21
HALL	Scot	Rhonda	1908 W Jarvis	9
HIGGINBOTHAM	Ron	Jane	2010 W Jarvis	13/14
MARCUM	Carl		5531 S Linder	2/3
RODNEY	Alice		5875 S Linder	26
JOHNSON	Tyler	Coralee	5975 S Linder	27
HALL	Shilo	Ariel	5565 S Linder	4
KUBENA	Dean	Cindy	1985 W Jarvis	18
MOTT	Walt	Mary	1995 W Jarvis	15/16
STIMPSON	Marshal	Beth	5831 S Linder	25
CONNOLLY	Charlie	Helen	1935 W Jarvis	19
LUNDAHL	Kimball	Staci	5501 S Linder	1
OHLSON	Robert		1650 W Jarvis	5
TASKER	Randy	Stacie	1998 W Jarvis	11/12
WISE	Mike	Diane	1855 W Jarvis	20
BOGARD	Kenneth		1735 W Jarvis	22

Respectfully Submitted By:

Patriot Ridge Homeowners Association President



 Jeremy Woodland

received
3.28.2019

March 25, 2019

Dear Kuna planning and zoning department,

I am writing concerning the rezoning of the property at Linder and Lake Hazel behind Jarvis Court. I believe the neighborhood name will be Caspian.

I would like to point out that the last meeting on February 12 the developer, I believe his name is Tim Ecke, made comments in defense of his development. In his statement he said that this property in question is already part of the Jarvis Court neighborhood ie. Patriot Ridge. Since that is the case the property in question should be held to the same CCRs as our existing street. My point is that the property should have similar lot sizes and be held to the standards that are expected of residence Patriot Ridge Neighborhood.

Please also consider that these homes you could be approving are also in the Meridian school district. Before you approve hundreds more homes for this school district please think about the stress and impact it will have on others outside your direct community.

Thank you for your time,

Alyson Woodland

Jarvis Ct



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
Email: bbachman@kunaid.gov

Bob Bachman, BOC 1, IBC
Public Works Director
City of Kuna

MEMO

Date: March 28, 2019
From: Bob Bachman, Public Works Director
To: Mayor and City Council
RE: Mechanical Contract for Commercial Inspections and Plan Review

Mayor and Council,

The attached resolution and contract are for mechanical inspection contracting. This is basically the same system we use for our plumbing and electrical inspectors. As the City has grown and continues to see large amounts of commercial projects interested, I believe it is in the best interest of Kuna to subcontract our commercial mechanical inspections and plan review out to a qualified inspection group such as RIMI. RIMI has a lot of experience and currently contracts out to many other cities. I would gladly answer any questions you might have.

Thank you,

Bob Bachman
Public Works Director

**RESOLUTION NO. R29-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE AGREEMENT WITH RIMI INC AND THE CITY OF KUNA, IDAHO TO PROVIDE THE CITY WITH MECHANICAL PLAN REVIEW AND INSPECTION SERVICES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The Agreement with RIMI Inc., in substantially the form as attached hereto as EXHIBIT A is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Agreement, and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 2nd day of April, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 2nd day of April, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
RIMI, INC AND THE CITY OF KUNA, IDAHO
FOR MECHANICAL PLAN REVIEW AND INSPECTION SERVICES**

This PROFESSIONAL SERVICES AGREEMENT BETWEEN RIMI INC AND THE CITY OF KUNA FOR MECHANICAL PLAN REVIEW AND INSPECTION SERVICES (“Agreement”) is made and entered into this ___ day of _____, 2019, by and between RIMI INC (“Contractor”) whose address is 12160 W. New Hope, Star, ID, and the City of Kuna (“City”) whose address is, 751 W 4th Street, Kuna, Idaho. Contractor and City may hereafter collectively be referred to as “Parties.”

WHEREAS, the City is a municipal corporation created under the laws of the State of Idaho and as such, is authorized by Idaho Code §§39-4116(2) and 39-4116(4) to adopt building codes and local amendments thereto, and by Idaho Code §50-301 to enter into contracts for the purpose of implementing such codes; and

WHEREAS, the City Council of City finds that it is in the best interest of the health, safety, and welfare of the people of the City of Kuna to enter into this Agreement with Contractor; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, Contractor and the City hereby agree and contract as follows:

I. RESPONSIBILITIES OF CONTRACTOR:

A. **Scope of Services.** Contractor shall perform the necessary services and adhere in all respects to the service level expectations set forth in *Exhibit A, Scope of Services*, as attached hereto and incorporated herein by reference.

B. **Continuity of Operations.** Where, as to any task performed or service provided hereunder, Contractor is unable for any reason to meet the obligations and time constraints set forth in *Exhibit A, Scope of Services*, Contractor shall engage a duly authorized designee, who shall be: (1) authorized by Contractor to complete tasks and to make decisions on Contractor’s behalf, (2) in good standing with all relevant licensing authorities, and (3) hold at least the minimum certifications required by Idaho Code §54-5018. Contractor shall immediately and in writing, notify the City of any and all such designations.

C. **Contractor’s Employees.** Contractor’s employees, designees, subcontractors, and delegee shall be bound by all of the terms and conditions of this Agreement, including the service level expectations set forth in *Exhibit A, Scope of Services*, and all qualifications required of Contractor hereunder, except as otherwise specified in this Agreement, and except as to clerical or administrative tasks not requiring such qualifications. Within seven (7) calendar days of execution of this Agreement, and thenceforth within seven (7) calendar days of hiring or reassigning personnel to provide services hereunder, Contractor shall provide to City a list of all Contractor personnel who are employed or otherwise assigned by Contractor to provide services under this agreement, including such personnel’s credentials and qualifications. City may withhold its consent to such employment, designation, subcontract, or delegation or other transfer of Contractor’s rights and responsibilities under this Agreement, when City, in its reasonable discretion, determines that the proposed transaction would not serve the best interest of the City of Kuna.

D. **Qualifications.** At all times throughout the term of this Agreement, Contractor shall be sufficiently qualified to provide services in the manner and in the timeframe established by this provision and all provisions of this Agreement. Specifically, without limitation, Contractor shall be in good standing with all relevant licensing authorities and shall obtain any and all other certifications required by law.

E. **Office Hours.** Contractor shall be available during City business hours to perform administrative tasks required under *Exhibit A, Scope of Services*.

F. **Cell Phone.** Contractor and Contractor's employees shall maintain, at Contractor's expense, a cellular telephone with voice mail, and shall provide the telephone numbers thereof to the City for City's use in administering this Agreement.

G. **Prohibited Services; Conflicts of Interest.** Contractor shall not perform any work under the guise of another business entity, personally or professionally, on any property or work that is inspected by Contractor or that falls under the inspection responsibilities of Contractor as contemplated by this agreement. Contractor is strictly prohibited from referring any work to Contractor, or any company with which Contractor is associated, whether personally or professionally. Contractor's use of any City resource shall be limited exclusively to the work related to this Agreement. Contractor shall report to the City any potential conflicts of interest it may have relative to a construction project.

H. **Public Records.** Contractor acknowledges that all records containing information relating to the conduct or administration of this Agreement and services provided hereunder prepared, owned, used or retained by Contractor are public records and as such are subject to City's records retention schedule and/or the Idaho public records act. Contractor shall, upon request and within two (2) working days of such request, provide requested information or records to the City Clerk's Office. Contractor shall, upon request, prepare and provide to City all data collected and/or reports prepared regarding services conducted under this Agreement.

I. **Insurance.** Contractor shall name the City as additional insured on any and all insurance policies required herein only with respect to Contractor's activities performed under this Agreement. Such insurance shall be evidenced by a certificate of insurance issued by an insurance company licensed to do business in the State of Idaho and containing a thirty-day notice of cancellation endorsement. Contractor shall obtain (at Contractor's sole expense) and shall maintain throughout the term of this Agreement, and upon execution of this agreement shall provide City with proof of each and all of the following insurance coverages:

1. Comprehensive general liability insurance with a combined single limit of not less than one million dollars (\$1,000,000) per occurrence for property damage and bodily injury or death. In the event a unilateral cancellation or restriction by the insurance company of the insurance policy referred to in this paragraph, Contractor shall notify City in writing within three (3) calendar days. City has the right to suspend portions of this Agreement in the City's sole discretion if Contractor's general liability insurance is revoked, cancelled, expires or Contractor is otherwise without general liability insurance. Contractor shall be afforded a reasonable time to obtain insurance. If Contractor cannot obtain insurance within a reasonable time, City may terminate this Agreement.

2. Automobile liability insurance with a combined single limit per occurrence of not less than five hundred thousand dollars (\$500,000), naming the City of Kuna as an additional insured.

3. Errors and omissions insurance for the services under this Agreement, in an amount of not less than five hundred thousand dollars (\$500,000) per occurrence.

4. Workers' compensation insurance on Contractor and all persons in Contractor's employ in the minimum amount(s) and as required by Idaho law. This provision shall apply to Contractor even if Contractor is acting as a sole proprietor, regardless of the

worker's compensation insurance requirements of the State of Idaho regarding sole proprietors.

J. **Compliance with Applicable Law and City Policies.** Contractor shall comply with all federal, state, City, and other laws and ordinances applicable to services performed under this Agreement. When performing services under this Agreement, Contractor shall adhere to all City policies pertaining to workplace conduct, including but not limited to policies related to drug and alcohol policy, and safety.

K. **Electronic Equipment.** Contractor shall supply, at its expense, any electronic equipment necessary to perform the services enumerated under this Agreement.

II. RESPONSIBILITIES OF CITY.

A. **Incidental Office Supplies.** City shall provide, for Contractor's use in performing services under this Agreement, inspection tags, permit notices, business cards, and incidental clerical staff services. One soft-bound copy of all adopted codes will be available for shared use at the Kuna City Hall. To the extent that Contractor needs or desires additional supplies or services that are not provided by City under this Agreement, such supplies or services shall be provided at the sole cost and expense of the Contractor.

III. GENERAL PROVISIONS.

A. **Term.** This Agreement shall become effective upon execution by both parties, and shall expire on April 1, 2020, unless sooner terminated as provided below. Time is of the essence in Contractor's performance of each and every obligation under this Agreement. This Agreement term may be extended by separate written addendum, duly executed by both parties.

B. **Non-Appropriation of Funds.** This Agreement shall in no way or manner be construed so as to bind or obligate City beyond the term of any particular appropriation of funds by Kuna City Council. The City reserves the right to terminate the Agreement if the Kuna City Council fails, neglects, or refuses to appropriate sufficient funds as may be required for City to continue its required performance under this Agreement. If City Council fails to appropriate funds for this Agreement for any fiscal year then this Agreement will terminate automatically, with no consequence to the City, on the last day of the last fiscal year of appropriated funds.

C. **Revenue Allocation.** Contractor shall be entitled to the following shares of mechanical permit fee revenues collected by City:

1. Sixty percent (60%) of the mechanical permit fees collected.
2. Existing Projects can be inspected at forty dollars (\$40.00) per inspection.

D. **Hourly Rate.** For duties and functions expressly enumerated hereunder as billed hourly, or other duties not expressly enumerated hereunder, and only upon prior written approval by the City, Contractor may charge City an hourly rate of no more than \$50.00 per hour. City shall not be obligated to pay Contractor an hourly rate for any service provided without City's prior written approval.

E. **Payment.** Fees pertaining to services provided under this Agreement shall be collected by City. City shall remit Contractor's share of permit revenues collected by the City in accordance with *Exhibit B, Payment Schedule*, no later than the tenth (10th) day of the month following attainment of the specified Milestone. City shall maintain an accounting of all permit fees and shall provide to Contractor a full accounting therefore upon request.

F. **Liquidated Damages.** Contractor shall be liable to the City for any delay beyond the time periods specified in this agreement, in the amount of two hundred fifty dollars (\$250.00) for each calendar day. Such payment shall be construed to be liquidated damages by the Contractor in lieu of any claim or damage because of such delay and not be construed as a penalty.

G. **Records.** All records, including those of costs, reimbursable expenses, and payments shall be kept to generally recognized accounting methods and standards and shall be available to the other Party at all times.

H. **Transition Into and Out of Agreement Term.**

1. **Payment Due Contractor.** It is acknowledged by the parties that the City collects permit fees when permits are issued. Contractor shall be entitled only to Contractor's allocated share of permit revenues for inspections provided during the term of this Agreement.

2. **Transition Period Following Termination.** In the event this Agreement is terminated, or is not renewed or extended, the parties agree that an interim period of transition may be necessary to assure adequate protection of the public and continuity of service to customers. Contractor agrees that, upon written request of City, Contractor shall provide such services as are requested by City, for a term of thirty (30) calendar days following termination of this agreement, or for such period as the parties may agree. During the period of transition, City shall compensate Contractor \$50.00 per hour for each hour worked. To receive payment, Contractor shall submit to City a detailed invoice, including time records containing date, service provided, and time expended, recorded in 15-minute increments. City shall provide payment to Contractor within thirty (30) calendar days of receipt of invoice.

I. **Independent Contractor.** Contractor is not an officer or employee of the City. Contractor is engaged as an independent contractor, and will be so deemed for all purposes, including the following:

1. Contractor shall be responsible for payment of any Federal or state taxes required as a result of this Agreement.

2. Contractor shall not be entitled to any benefits generally granted to City employees. Without limitation, but by way of illustration, the benefits which are not intended to be extended by this Agreement to the Contractor are: vacation, holiday, sick, or other leaves of pay; medical or dental insurance; or, retirement benefits.

3. Contractor is an independent contractor for purposes of the Idaho Workers' Compensation laws, and shall comply with all applicable Workers' Compensation insurance requirements.

4. Substantially all necessary tools, equipment, supplies and all other administrative support expenses will be furnished by Contractor, with the exception of the incidental items to be furnished by City as set forth herein.

5. Contractor will not be eligible for any Federal Social Security, State Workman's Compensation or unemployment insurance payment from the City or charged to City's account.

J. **Notice.** Communication between the City-Contractor Liaison and Contractor regarding day-to-day and administrative matters shall occur via e-mail or telephone. All other notices required to be given by either of the parties hereto shall be in writing and be deemed communicated when personally served, or mailed in the United States mail, addressed respectively as follows:

City of Kuna
751 W 4th Street
Kuna, Idaho 83634

RIMI, Inc
12160 W New Hope
Star, ID 83669

Either party may change its authorized representative and/or address for the purpose of this paragraph by giving written notice of such change to the other party in the manner herein provided.

K. **Mutual Consent.** This Agreement may be terminated at any time by mutual written consent of both Parties.

L. **Best Interest of City or Contractor.** City may terminate this Agreement by providing sixty (60) calendar days written notice to the other party if, at any time, for any reason, City determines that termination of the Agreement is in the best interest of City. Contractor may terminate this Agreement by providing sixty (60) calendar days written notice to the other party if, at any time, for any reason, Contractor determines that termination of the Agreement is in the best interest of Contractor. In the event of termination, the non-terminating party shall be entitled to compensation for the services performed per the provisions outlined above up to the effective date of termination.

M. **Changed Conditions.** City may terminate or modify this Agreement, in whole or in part, effective immediately upon delivery of written notice to Contractor, or at such later date as may be established by City under the following conditions:

1. If federal or state regulations or guidelines are modified, changed, or interpreted in such a way that the services are no longer allowable or appropriate for purchase under this Agreement;
2. If any professional license, insurance, bond or certificate required by law, regulation or this Agreement to be held by Contractor to provide the services required by this Agreement, is for any reason denied, revoked, suspended, or not renewed;
3. If City has evidence that Contractor in the course of its duties herein has endangered or is endangering the health and safety of clients, residents, staff or the public;
4. Falsification of records by Contractor;
5. Failure of Contractor to comply with the provisions of this Agreement or any applicable Federal, state or local laws and rules.
6. If Contractor or its agents engage in fraud, dishonesty, or any other act of misconduct in the performance of this Agreement;
7. If justified, documented complaints are made against Contractor or its agents for failure to provide services as specified herein or failure to perform duties in a courteous and professional manner;
8. If Contractor fails to perform any of the provisions of this Agreement, or fails to perform work under this Agreement in accordance with its terms, and after receipt of written notice from City fails to correct such failures within fourteen (14) calendar days or other period as specified; or
9. If the City Council determines that immediate termination of the Agreement is in the best interests of the City, including but not limited to a determination by the City Council that the obligations under this agreement would violate Article VIII, Section 3 of the Idaho Constitution as a result of the City's failure, neglect, or refusal to appropriate sufficient funds as may be required for City to continue to perform its obligations under this agreement.

N. **Time of the Essence.** Time is of the essence in Contractor's performance of each and every obligation and duty under this Agreement.

O. **Nonwaiver.** A waiver of any right, remedy or provision provided in this Agreement or by law shall not constitute a waiver of any other rights, remedies or provisions, whether or not similar, nor shall any waiver in one instance constitute a waiver in any other instance or constitute a continuing waiver. The rights and remedies provided herein are not exclusive and are in addition to any other rights and remedies provided by law or under this Agreement. City shall not be required to reinstate any provisions of this Agreement following a waiver for the provision to be effective in any other instance.

P. **Indemnity.** Contractor shall indemnify, defend, save, and hold harmless the City and any and all of City's officers, agents, or employees from any and all losses, claims, suits, actions, or judgments for damages or injury to persons or property, and from any and all losses and expenses caused or incurred by Contractor, its servants, agents, employees, guests, and/or business invitees while on City's premises or while fulfilling Contractor's obligations under this Agreement, except for liability arising out of concurrent or sole negligence of City or City's officers, agents, or employees. Contractor shall indemnify, defend, save, and hold harmless the City and any and all of City's officers, agents, or employees from any and all losses, claims, suits, actions, or judgments for damages or injury to persons or property, and from any and all losses and expenses caused or incurred by Contractor, its servants, agents, employees, guests, and/or business invitees as a result of or arising out of the work performed under this Agreement and arising from the sole or joint negligence of Contractor.

Q. **Independent Contractor.** In all matters pertaining to this Agreement, Contractor shall be acting as an independent contractor, and neither Contractor nor any officer, employee or agent of Contractor shall be deemed an employee of City. Except as expressly granted herein, Contractor shall have no authority or responsibility to exercise any rights or power vested in City. The selection and designation of the personnel of City in the performance of this agreement shall be made by City.

R. **Assignment.** The Contractor may not subcontract, assign, or transfer any right or duty arising hereunder without the prior written consent of the City. Any subcontractor, transferee, or assignee shall be bound by all of the terms and conditions of this Agreement. City may withhold its consent to assignment, succession or other transfer of Contractor's rights and responsibilities under this Agreement, when City, in its reasonable discretion, determines that the proposed transaction would not serve the best interest of the City of Kuna. The provisions of this Agreement shall bind and inure to the benefit of the parties and their respective successors and permitted assigns.

S. **Severability.** The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions, and this Agreement shall be construed in all respects as if any invalid or unenforceable provision were omitted.

T. **Entire Agreement; Modification.** This Agreement embodies the entire agreement and understanding between the parties pertaining to the subject matter of this Agreement, and supersedes all prior agreements, understandings, negotiations, representations, and discussions, whether verbal or written, of the parties pertaining to that subject matter. The Agreement may not be changed, amended, or superseded unless by means of writing executed by both Parties hereto.

U. **Nondiscrimination.** Contractor agrees that it shall not discriminate against any person in the performance of this Agreement, on the grounds of race, gender, religion, national origin, sexual orientation, marital status, disability, or age.

V. **Survival.** All provisions of this Agreement which contain continuing obligations shall survive its expiration or termination.

W. **Attorney Fees.** In the event an action, suit, or proceeding, including appeal therefrom, is brought for failure to observe any of the terms of this Agreement, the non-prevailing party shall be responsible for the prevailing party's attorney's fees, expenses, costs, and disbursements for said action, suit, proceeding or appeal.

X. **Governing Law; Venue.** This Agreement shall be governed and construed in accordance with the laws of the State of Idaho without resort to any jurisdiction’s conflict of laws, rules or doctrines. Any claim, action, suit or proceeding between the City and Contractor that arises from or relates to this Agreement shall be brought and conducted solely and exclusively with the Fourth Judicial District Court of Ada County for the State of Idaho. Provided, however, if the claim must be brought in a federal forum, then it shall be brought and conducted exclusively within the United States District Court for Idaho.

Y. **Exhibits.** All exhibits to this Agreement are incorporated by reference and made a part of this Agreement as if the exhibits were set forth in their entirety in this Agreement.

Z. **City Council Approval Required.** This Agreement shall not become effective or binding until approved by the Kuna City Council.

IN WITNESS WHEREOF, the parties cause this agreement to be executed as of the day and year first above;

RIMI, INC.:

Terry Medley, Owner

CITY OF KUNA:

Joe L. Stear, Mayor

Attest:

Chris Engels, City Clerk

EXHIBIT A

SCOPE OF SERVICES

Overview: Contractor shall perform comprehensive commercial plan reviews prior to permit issuance and detailed mechanical inspections for any and all building projects in the City of Kuna. These plan reviews and inspections are to ensure compliance with all current codified or ordained codes of the City. Contractor shall provide notices to the permit holder and the City of any violation; and order correction of any such violation.

I. SERVICES PROVIDED BY CONTRACTOR.

- A. **Plan Review.** Contractor shall be responsible for performing comprehensive commercial plan reviews, prior to permit issuance for any and all building projects in the City of Kuna. Plan review shall be performed before permits are issued. Contractor shall ensure that the approved plans are on-site prior to performing mechanical inspections.
- B. **Field Inspections.** Contractor shall perform field inspections to verify and incorporate the requirements of plan review. Each and every field inspection shall be performed between 8:00 a.m. and 5:00 p.m. on City business days and scheduled in compliance with Section I.2.a).(2). Inspection requests are received as “AM” or “PM” (morning or afternoon) requests. Whenever possible, Contractor shall perform all AM requests between 8:00 a.m. and 12:00 p.m. (noon), and shall perform all PM requests between 1:00 p.m. and 5:00 p.m. Where it is or becomes impossible to honor AM/PM requests, Contractor shall notify the requestor immediately.
- C. **Certification of Project Value.** Contractor shall review and approve submitted Certificates of Valuation for all projects to ensure accurate valuation. If project scope change occurs, Contractor shall notify the City-Contractor Liaison so that proper adjustments in submittals and valuations are achieved.
- D. **Permit Tracking.** Contractor shall provide data regarding the status of tasks related to services provided hereunder to be inputted into a tracking database, including, but not limited to, plan review, plan review comments, field inspections and re-inspections, inspection notes, pass/fail status, and final inspection status. Contractor shall also conduct research as needed for archived information. Contractor shall specify regular or double inspection fees as required. Data for every mechanical inspection shall immediately be entered following the completion of the inspection.
- E. **Administrative Tasks.** Contractor shall be available to take phone calls, respond to voice mail and e-mail messages, answer questions, and attend meetings upon request of, as needed, or as scheduled by City. Contractor shall respond to voice mail and e-mail messages within one (1) business day.
- F. **Code Amendments and Technological Advancement.** Contractor shall monitor legislation and technical developments that may affect the building industry. This may include, but shall not be limited to, attending meetings, conferences, workshops, and training sessions to become and remain current on principles, practices, and new developments. Contractor shall be responsible for all associated costs.
- G. **Code Compliance.** Contractor shall assist City in enforcing appropriate ordinances, including ordinances related to land use, building sites, and building uses. Contractor shall report to the City of Kuna City any observed violations of City Code of which Contractor has knowledge, as well as the current International Building Codes adopted by City. Contractor shall collaborate with City personnel on the investigation and enforcement of civil and/or criminal penalties for uncorrected violations.

- H. **Expired Permits.** Contractor shall be responsible for monitoring permit holders' progress toward final inspection, Certificate of Occupancy, or administrative closure. For permits that have expired, Contractor shall communicate with the Building Official to re-instate, re-issue, or extend the expired permit. Contractor shall coordinate with the City on any expired permits that can be administratively closed. By the last day of each month, Contractor shall provide a written report to the City on all outstanding expired or outdated mechanical permits, on the form required by the City.
- I. **Process and Performance Standards.** Contractor shall provide services in accordance with the following process and performance standards:
1. **Mechanical Plan Review**
 - a) **Commercial Projects**
 - (1) Contractor shall complete plan review no more than ten (10) calendar days after receipt of complete application for all commercial applications.
 - (2) Contractor shall provide mechanical plan review comments, redlines, re-submittal requests and other correspondence via email to design professional of record and to City, and shall archive same in the manner and in the location specified by City.
 - (3) City staff shall install the initial electronic plan files into the city database for all projects requiring mechanical plan review. Contractor shall be responsible to install all resubmitted plan files and documents in the same city database. Contractor shall also be responsible to incorporate resubmitted hard copies into plan set(s) issued for construction.
 - (4) Contractor shall perform plan review for compliance of the mechanical systems and equipment on all commercial projects.
 - b) **Tenant Improvement Projects**
 - (1) Contractor shall perform plan review for tenant improvement projects when deemed necessary by the city.
 - (2) Contractor shall complete plan review no more than seven (7) calendar days after receipt of complete application, except when determined by the City, Contractor shall complete "Fast Track Tenant Improvement" projects no more than three (3) calendar days after receipt of complete application. City will notify Contractor of "Fast Track Tenant Improvement" projects through notification in the City's computerized permit tracking program.
 - (3) Contractor shall provide plan review comments, redlines, re-submittal requests and other correspondence via email to all design professionals of record and to City, and shall archive same in the manner and in the location specified by City.
 - (4) City staff shall install the initial electronic plan files into the city database for all projects requiring building plan review. Contractor shall be responsible to install all resubmitted plan files and documents in the same city database. Contractor shall also be responsible to incorporate resubmitted hard copies into plan set(s) issued for construction.

2. Mechanical Inspections

a) Commercial and Residential Projects

(1) Contractor shall perform all mechanical and inspections for commercial and residential projects, from initial inspection through final inspection. City shall provide all pass/fail inspection tags, and notices for Contractor use.

(2) Inspection requests received before 4:00 p.m. the previous day shall be performed on the next business day. Inspection requests received after 4:00 p.m. shall be performed on the next business day following the day it was received. If the request is received on a non-business day, the inspection shall be performed the next business day.

(3) Contractor shall sign off for final mechanical inspection for Certificate of Occupancy, Temporary Certificates of Occupancy, and Letters of Substantial Completion. As appropriate, Contractor shall provide notices of violations of applicable standards to permit holders.

(4) Contractor shall input all mechanical inspection information into the City's software immediately following the inspection. This shall include, but not be limited to specific information related to inspection, correction notices, and re-inspection.

(5) Contractor shall perform as many inspections as necessary on any permit. Contractor may assess re-inspection fees, per the adopted fee schedule, if items from a previous correction notice are not corrected when a new inspection is requested.

II. SERVICE LEVEL EXPECTATIONS.

A. **Professionalism.** When performing services under this Agreement, Contractor shall be professional in demeanor and in conduct, and to that end shall at all times:

1. Display a City-issued photo identification badge.
2. Provide a City-issued business card during field inspections, as appropriate.
3. Dress professionally. While performing services for the City of Kuna, the Contractor, its subcontractors, if any, and all employers working under this contract shall not advertise on clothing or vehicles (logos, graphics, etc.) any business other than RIMI, Inc.
4. Wear appropriate clothing and safety gear to protect from personal injury.

B. **CARE Principles.** City expects all contract personnel, including Contractor, to in good faith and to the extent reasonably required perform services in accordance with the City's four organizational values and corresponding behaviors, identified by the City as significant and vital to the success of the City as a whole: **C**ustomer Service, **A**ccountability, **R**espect, and **E**xcellence.

1. **Customer Service:** Contractor is asked to respond to customers in a genuine, positive, and timely manner; presenting a polite and approachable persona; maintaining composure under difficult circumstances; sharing information regarding the customer's concerns; and following up with customers.
2. **Accountability:** Contractor acknowledges that each of us is responsible for our own work, choices, and actions. Contractor personnel are asked to be responsible for their actions; actively participate as a team member; make legal and ethical decisions; and

provide accurate and current information regarding expectations, priorities, and accomplishments.

3. **Respect:** Contractor personnel are asked to be trustworthy and courteous; acknowledge and accept people with diverse opinions and backgrounds; treat all customers and co-workers fairly, equally, and as you would want to be treated; and avoiding gossip or passing information of a confidential or private nature.

4. **Excellence:** Contractor personnel are asked to be professional, flexible, and adaptable to community needs; to increase efficiency as well as effectiveness by looking for ways to improve processes; and to provide feedback regarding processes or proposed changes.

EXHIBIT B

PAYMENT SCHEDULE

PAYMENT SCHEDULE - MECHANICAL PLAN REVIEW AND INSPECTIONS		
<u>Milestone</u> Permit Issuance	<u>Milestone</u> Final Inspection Completion	<u>Milestone</u> Sign off on Issuance of Certificate of Occupancy
50% of Contractors Fees as identified in Section III(C)	30% of Contractors Fees as identified in Section III(C)	20% of Contractor's Fees as identified in Section III(C)



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

751 W 4th Street
P. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

MEMO

DATE: April 2, 2019
TO: Kuna City Council
FROM: Wendy I. Howell, PCED
RE: Contingency Request

This memo is to request for \$30,808 from the contingency account to fund hiring a new planning employee. The plan is to advertise for a Planner I or Planner II to attract a larger pool of applicants. This request will cover the cost of hiring a qualified applicant with experience.

This person will replace two employees that currently work under my direction that perform mostly building permit tasks but also planning functions as well. These two employees are moving under the direction of Mr. Bachman, as he already manages the building inspector's thus placing the building department under one director. Consequently, I need to hire a new planning specific employee.