

## 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, May 21, 2019

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

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

#### 2. *Invocation: Stan Johnson, Changed Life Church*

#### 3. *Pledge of Allegiance: Mayor Stear*

#### 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. Regular City Council Minutes, May 7, 2019

#### B. Accounts Payable Dated May 16, 2019 in the Amount \$808,559.99

#### C. Resolutions

##### 1. Consideration to approve Resolution No. R36-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT, INC., FOR SARANDA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Consideration to approve Department of Labor Internship & Work Experience Program

a. Consideration to approve Resolution No. R37-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “MEMORANDUM OF AGREEMENT FOR INTERNSHIP” WITH IDAHO DEPARTMENT OF LABOR FOR AN INTERN TO WORK WITH THE ECONOMIC DEVELOPMENT DEPARTMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

b. Consideration to approve Resolution No. R38-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “MEMORANDUM OF AGREEMENT FOR WORK EXPERIENCE” WITH IDAHO DEPARTMENT OF LABOR FOR WORK EXPERIENCE TRAINING WITH THE ECONOMIC DEVELOPMENT DEPARTMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

**5. Community Reports or Requests:**

A. Assessment Briefing – Robert McQuade, Ada County Assessor

B. City of Kuna 2018 Financial Audit Presentation – Bailey & Co.

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

A. Continuation of Public Hearing held May 7, 2019 to accept testimony regarding the meeting between staff and the applicant as required by City Council 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**

Tim Eck seeks approval of an annexation of approximately 40 acres into Kuna City Limits with a Medium Density Residential (R-6) zoning and a rezone of approximately 40 acres from Agricultural (A) to Commercial (C-1). The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634.

- *Continue Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*

- *Consideration to either:*  
*Option 1: Approve or Deny Case No18-07-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. 2019 Disabled American Veterans Forget-Me-Not-Days Proclamation – Mayor Stear
- B. Consideration to approve expenditure of \$200,000 out of Park Impact Fee Fund to start construction on Ashton Estates Park – Bobby Withrow, Parks Director  
**ACTION ITEM**
- C. Request for funds in the amount of \$45,000 for Downtown Street Lights – Bob Bachman, Public Works Director **ACTION ITEM**

Request was originally scheduled for FY 2020 but the timeline has accelerated and the cost has gone up due to anticipated 30% Tariff increase.

## 8. **Ordinances:**

- A. Consideration to approve Ordinance No. 2019-18 **ACTION ITEM**

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 VARRIALE CONSTRUCTION INC.; 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*

**B. Consideration to approve Ordinance No. 2019-19 ACTION ITEM**

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL AND THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1325438500 OWNED BY SSM2 COMPANY SITUATED WITHIN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING R-6 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTY; AND
- AMENDING THE OFFICIAL ZONING MAP; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve ordinance*

**9. Mayor/Council Announcements:**

**10. Executive Session:**

**A. Adjourn to Executive Session pursuant to:**

Idaho Code Section 74-206 (1)(f)

- (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.

**11. Adjournment:**

**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, May 7, 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  
 Jared Empey, City Treasurer  
 Chris Engels, City Clerk  
 Bill Gigray, City Attorney  
 Lisa Holland, Economic Development Director  
 Wendy Howell, Planning & Zoning Director  
 Nancy Stauffer, Human Resources Director  
 Bobby Withrow, Parks Director  
 Jace Hellman, Planner II  
 Sam Weiger, Planner I

**2. *Invocation: D. Scott Allen, Kuna United Methodist Church*****3. *Pledge of Allegiance: Mayor Stear***

**4. *Consent Agenda:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
 (Timestamp 00:01:22)**

*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, April 16, 2019

**B.** Accounts Payable Dated May 2, 2019 in the Amount \$347,129.07

**C.** Alcohol Licenses

- 1.** Albertsons LLC 700 E Avalon Street – Off Premise Beer & Off Premise Wine
- 2.** Doughboys LLC dba Snake River Bar & Grill 1353 N Meridian Road – Liquor-by-the-Drink & On Premise Beer
- 3.** Walgreens #13614 869 E Avalon Street – Off Premise Beer & Off Premise Wine

**D.** Resolutions

- 1.** Consideration to approve Resolution No. R31-2019

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 AND GRANTEE ACCEPTANCE FROM TOLL ID I, LLC.

- 2.** Consideration to approve Resolution No. R32-2019

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 AND GRANTEE ACCEPTANCE FROM TOLL ID I, LLC.

- 3.** Consideration to approve Resolution No. R15-2019A

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING RESOLUTION NO. R15-2019 CORRECTING THE NAME TO CHALLENGER DEVELOPMENT, INC FOR THE DESERTHAWK SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

**E.** Findings of Fact and Conclusions of Law

- 1.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 19-01-TE for Caspian Subdivision.

2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-09-S for Sapphire Ranch 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:**

- A. Kuna Library Plant Facilities Levy Presentation – Tam Svedin and Jana Cutforth, Kuna Library Co-Directors  
(Timestamp 00:02:24)

Tam Svedin, Kuna Library Co-Director, presented the Kuna Library Plant Facilities Levy and the need for it. She stood for questions.

Mayor Stear stated during his time with the Mayor's Book Club, which he had a good time doing, he was surprised by all the services the library provided. It was not just for checking out books.

Ms. Svedin commented on how libraries had changed and that she and Jana Cutforth, her Co-Director, had tried to embrace that and grow their services to help the people in Kuna. She thanked Council and reminded everyone to vote May 21, 2019.

Mayor and Council thanked Ms. Svedin.

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

- A. Public Hearing tabled from March 19, 2019 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 00:05:20)

Tim Eck seeks approval of an annexation of approximately 40 acres into Kuna City Limits with a Medium Density Residential (R-6) zoning and a rezone of approximately 40 additional acres from Agricultural (A) to Commercial (C-1). The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634. – *Re-noticed.*

Sam Weiger, Planner I, presented the staff report. He noted on page 1 of the staff report under the notifications section, the site posted should be April 23, 2019. Also,

the Planning and Zoning Commission recommended a condition that stated the preliminary plat for the 38.98-acre parcel would include no more than 25 acres of multifamily housing. Council approved Ordinance No. 2019-04 which removed multifamily from a commercial zone therefore staff recommended condition number 12 be removed from the conditions of approval and turned the presentation over to legal counsel.

William F Gigray, City Attorney, presented the legalities of the matter. He reviewed a letter in the packet that was written by the applicant's attorney, Jeff Bower, regarding the multifamily change in the zoning ordinance for which they made an application. Mr. Bower's position, and the law they cited, was that the applicant was entitled to the law at the time they filed application for a permit. Mr. Gigray agreed that was a correct statement of the law however he was not aware of any application that was filed for a permit for a specific use of the subject property that would be for a multifamily use within the zone. It was his understanding there was not any such application and was asked by city staff to provide a memorandum of response to the letter which he provided. His opinion was their objection did not stand in this instance because they did not have an application for a permit for a specific use of the property. If their position were the law in Idaho there would be flex zoning forever. He explained what would happen if that were the case; which was not the law. Mr. Bower had called Mr. Gigray to review his position on this and Mr. Gigray told him he had every right to make whatever legal argument he wanted to Council and Mr. Bower was very courteous about it. Mr. Gigray appreciated his professionalism but that was his opinion and it was what he presented to staff.

Council President Buban-Vonder Haar clarified the legal interpretation was there was agreement that condition 12 should be removed but there was disagreement about whether there were further limitations on what could be done with the property based on the ordinance Council passed.

Mr. Gigray explained the legal argument, as he understood it, was the applicant was taking the position that they advised staff at the time of application that they intended to develop part of the property for multifamily use but there were no applications filed for any permits that would allow that within the zoning. They may have felt that they didn't need to because that was what the zoning ordinance allowed at the time but the zoning ordinance was subsequently changed and there were no permit applications that they could say were in place at the time they filed the permit. Council had the right to amend their zoning ordinances at anytime and that did not tie them to any restrictions on the land use within those zones unless a permit was already granted or applied for.

Council President Buban-Vonder Haar clarified, for the purposes of just the annexation and the rezone of that night, both parties were in agreement that the condition Planning & Zoning recommended no longer needed to be included. The disagreement was about what happened next.

Mr. Gigray thought the applicant and his attorney should answer that. He reiterated his position on the disagreement.

Council President Buban-Vonder Haar wanted to be clear that he was saying if they did grant the rezone application as presented that would foreclose their ability to do multifamily at all within the commercial zone.

Mr. Gigray replied yes. He also stated if they could apply for a PUD there were certain rules under PUDs where they could have some mixed use within a zone and some allowances. Staff would have to answer that. He couldn't but it would seem to him to be the most logical vehicle. If the applicant couldn't live with the zone the way it was, they might want to withdraw their application and seek another zone of the subject property on annexation but that was up to them.

Tim Eck, the applicant, 6152 W Half Moon Lane, Eagle, Idaho 83616, passed out a drawing and presented the application. He reviewed the zoning issue and some history of the parcel. He noted they had worked diligently for an extended period of time with Planning & Zoning staff to understand all of the allowed uses available under the various commercial zones that would be appropriate and consistent with the comp plan and at all times expected a significant residential component. After extensive study and coordination with Planning & Zoning staff the decision was made to proceed with a C-1 zone application; it being understood and acknowledged by planning staff that the C-1 zone would allow a multifamily residential component by right. They proceeded in good faith to file the pending rezone application aware of and expecting the land use designation under the comp plan and allowed uses permitted under the C-1 zone as it existed at the time of the application. After making application in late summer, it took over 2 months for the application to be reviewed. A completeness letter for the application was issued on November 19, 2018. Kuna was in a significant growth mode and P & Z was understaffed. Had this application proceeded timely it would have been complete prior to the recent zoning amendments to the C-1 zone. Had Kuna not fast tracked the zoning modification and waived the multiple readings, the application would have been completed before the zoning change. Since the first layout in 2017 this parcel was planned to have a multifamily residential component. Council knew he had been very involved in this community both with residential and commercial products. At this time and for the foreseeable future he did not see any need for 40 acres of commercial without a residential component. The only way to bring a successful commercial project to a portion of this property was to include a denser residential component as they had proposed and Planning & Zoning accepted. They believed this application and the right to use this property for multifamily was vested under the uses allowed under C-1 as it existed on the date of the application. He reminded Council about the LID. This property was annexed into the LID and assessed with 117 EDUs. On November 28, 2012 they retired the LID assessment by tendering payment to the City of Kuna. He reviewed the charges and the payment which totaled \$477,821.29 providing them with 117 partially paid sewer connections. He questioned how, after paying that much for sewer connections for 117 residential units, it could be considered

reasonable to change the C-1 zone to disallow the residential use on this parcel. Perhaps they should consider a refund including interest of all the sewer connection fees he paid for this property for this residential use.

Jeff Bower, the applicant's attorney, reviewed their position on the application and talked about what rights were vested if the Council approved the application. He reiterated their application was deemed complete in November 2018 and they specifically noted in their application they were seeking the C-1 zoning for the allowed use at the time of multifamily residential. Except for this rezone, no other permit or application was required under city code to use the property for multifamily at the time. He noted when Council amended the ordinance and that it changed the land use table taking out multifamily from C-1 zoning. He reiterated they did not believe the amendment affected them because the law at the time of application applied. They had submitted the only application available in the City for multifamily, the rezone. He quoted the black letter law noted in his letter, "Idaho law is well established that an applicant's rights are determined by the ordinance in existence at the time of filing an application." He said this was a broad statement of law. It didn't say the applicant's rights and the permit or the specific development; it was the applicant's rights and property that were fixed at the time of application. Planning & Zoning recognized this. They knew their rights when they filed. Planning & Zoning had great concern they would develop the whole property as multifamily as was their right so they limited it to 25 acres. They were still in favor of that limitation and hoped Council would approve them that night with that limitation; recognizing their multifamily right. He thanked Mr. Gigray for his kind comments. He had been great to work with but they fundamentally disagreed on the law. He felt Mr. Gigray's interpretation of the law was too narrow and his position would be that the only way to preserve their rights was to file a multifamily use application and no such application existed. If they accepted this interpretation there would be no way for them to reserve their rights. The City could amend the code out from under an applicant and there would be nothing an applicant could do about that. That was specifically the reason Idaho adopted this line of case law; so localities could not do that. He summarized they were asking for approval with the condition imposed because they thought that would allow their vested use to continue and it would inform the future use. He stood for questions.

Mr. Bower addressed Mr. Gigray's statements regarding flex zoning, grandfathered rights, and withdrawal. In regards to flex zoning, if Council accepted their position, for the rest of time they could use their property for the old code's allowed uses. That was not their position and he did not think that was what Idaho law said. Idaho law had an answer to this in loop of the local land use planning act. It gave Council the authority to rezone property every 4 years without it being deemed downzoning or considered a taking. If Council approved their application and agreed they had a vested multifamily use which was what the law provided and they did not act on that within 4 years Council could rezone their property and all the rights associated with this application would go by the wayside. There was no flex zoning into perpetuity.

Mr. Bower stated, in regards to grandfather rights, they were not arguing for grandfather rights. They were 2 different lines of authority. He reviewed the grandfather right was an existing use at the time which then becomes illegal based on a future zoning ordinance. That was a legal nonconforming use. There was tons of case law on that as well. This was different. It was law at the time of application applying. It was different lines of authority adopted by the Idaho Supreme Court for similar reasons and that was to protect applicants and their property rights. In regards to withdrawing their application, they were not going to do that. Even if Council didn't agree with them because they did think they had vested rights at that time on this application. Annexation and rezoning were discretionary in some sense. If Council disagreed with their view on their vested right to multifamily their only option would be to ask a court to review that specific issue in hopes for direction from the court as to whether that was allowed or not.

Mayor Stear clarified he was saying if Council did not approve what they were asking for they would be going to court.

Mr. Bower said that wasn't his intention. He thought in this case everyone agreed commercial zoning was proper on this property. It was designated commercial and they were asking for C-1. The question was really, when they approved the zoning what were the allowed uses. That was the question he and Mr. Gigray were disagreeing on.

Council President Buban-Vonder Haar asked Mr. Bower to identify what was multifamily on the map Mr. Eck provided.

Mr. Bower said that was an old map. The reason Mr. Eck provided it was to show there had been an ongoing dialogue with the City to use the property for multifamily.

Council President Buban-Vonder Haar said there was no multifamily in the map.

The applicant, Tim Eck, explained the map he presented was 1 of 2 pre-plats that were produced in 2007 and slightly modified in 2009. Since that time, and subject to the comp plan amendment changing it all to commercial, it was intended to move forward with a commercial component like the map showed but that the residential component would go to some sort of higher density or multifamily as would have been allowed under the existing C-1 zone. The map didn't show multifamily but it identified there was always a plan for a large residential component and a small commercial component. Today there was likely more commercial desire. He had an LOI that was brought to him by referral from the City's Economic Development Director. That particular LOI required a residential component because they didn't need 40 acres of commercial. He wasn't sure he would move that LOI forward. He really wanted to analyze any kind of commercial use that went in behind a higher density residential component to make sure it was appropriate for the surrounding area and with all the residential they already had there. He wanted something that was going to be good for the city that created a transition zone. Without the

transition zone they would be shoving commercial right up next to medium density residential which was not the best planning.

Council Member Christensen asked if he was saying the City's Economic Development Director said there was no need for 40 acres of commercial.

Mr. Eck responded she did not say that but referred a potential buyer to him. They said all they needed was 16 acres. They had a very nice conceivable commercial use but they transition into high density or multifamily residential.

Economic Development Director Lisa Holland stated she did send someone their way that had an interest in developing a mixed-use concept. They had a commercial component where they were looking for 15 – 30 acres. Staff indicated if they wanted to do a mixed use, they would have to be in a mixed-use zone to do the residential portion. She gave the example of the Fred Myer complex on Chinden and Linder that was 36 acres of commercial to put that into scale. There could certainly be opportunities for larger scale development. This was just 1 specific use and they were aware they couldn't do multifamily in a commercial designation and would have to put together a PUD or mixed-use request if they went down that route.

Mr. Eck said that might be subject to communication with people that had not spoken to him but the 1 potential buyer he spoke with would have to have a residential component to fit their program. The LOI anticipated the C-1 zone as it was applied for. If they put in a Fred Myer type complex similar to Chinden, they would be sticking that right up against medium density residential with no transition of higher density to separate it.

Mayor Stear opened the public hearing.

Support: None

Against:

Vicki Johnston, 3720 W Hubbard Road, Kuna, Idaho 83634, had a couple questions. She sent a series of questions that was included in the packet but something that came up just then was that during the neighborhood meeting he talked about commercial but multifamily was not mentioned once. Whether that needed to be or not was up to those who knew the law but the neighbors did not know about it. A main concern was this was a dead-end road with a single egress. The Steiner Complex, 3625 Hubbard Road, was being requested for R-6. She wondered if there was a possibility it could be lowered to R-4 or 1 per acre. She was also concerned about traffic on the corner. She asked if there would be a roundabout or a 4-way signal.

Mayor Stear said he looked that up. It was in ACHD's 5-year plan but that depended on impact fees so it was in discussion.

Ms. Johnston asked where the school buses would turn around.

Mayor Stear replied there was a request from the school district to facilitate them.

Ms. Johnston asked if the new subdivisions that came in got an assessment for a fee for the schools.

Mayor Stear explained it was against the law to charge impact fees for schools. He didn't know why the legislature left them off the list. It was something he was working on. He was trying to see if he could get the School Board Association to bring legislation to bring that around. He was never given a good answer as to why that was but it seemed to him that was one of the most impacted.

Ms. Johnston agreed and added the fire department. She asked Mr. Eck, since he built a lot of subdivisions, if he had put any money towards the fire district.

Mayor Stear responded fire districts did receive an impact fee. They would also be talking about police impact fees in a bit. Hopefully they would get that through. ACHD also charged an impact fee. They paid for parks as well. School was the big agency that didn't get them but that was because they couldn't assess those. The other fees were assessed through the City and distributed to the proper agencies.

Debbie McMullen, 3800 W Hubbard Road, Kuna, Idaho 83634, was very concerned about the dead-end street and the number of cars that would be on that road if that many houses went in. Also, for them specifically they received their irrigation water which cut across the property. That was the only way they received it and she didn't hear anything about that.

Mayor Stear stated Boise Project was in charge of that and they were very stringent on the fact that everyone has to be able to still get their water delivered. Whatever that took would have to be facilitated. They would watch that along with the City Public Works staff. They would make sure she received water.

Ms. McMullen stated she, like her neighbor, would like to see 1 per acre. They were on 5 acres. She could not see 6 per acre on a dead-end street. If it was an open-ended street there would be multiple ways to get in and out but it wasn't. They had a business and big equipment and it was going to be hard getting out in the morning to go to work for everyone. She also thought there were going to be sidewalks put in.

Mayor Stear explained they were required to put in curb, gutter, and sidewalk when they subdivide.

Ms. McMullen asked if it was just on the 1 side of the road or both sides.

Mayor Stear replied just the 1.

Ms. McMullen said they had ditches in front so the way she understood what was said at a neighborhood meeting was that if the road work fouled them up he would take care of them.

Mayor Stear responded that was all in ACHD right-of-ways. They owned the sidewalks and the roads and didn't let people get away with much. They would keep a good eye on that.

Ms. McMullen said those were her biggest concerns and agreed with her neighbor that R-6 was way too much for that area. She thanked Council for listening.

Neutral: None

Rebuttal:

Tim Eck, the applicant, stated the majority of the questions and concerns would be addressed and resolved through the platting process. He noted in a year Hubbard would no longer be a dead-end. There was an approved preliminary plat that would connect Hubbard to Ardell. He could not remember if residential was ever discussed at the neighborhood meeting because it was never brought up. If someone asked about a residential component he would have said yes. He reminded everyone that the Treasure Valley was in a significant housing crisis and the need for affordability. Building bigger lots with lower density meant bigger houses for more money. There was a good variety of that already. This was a prime location to try to get more affordable product. More affordable product meant smaller product on a smaller lot. They had to get that lot cost down. That was where the higher density multifamily fits. There was discussion of some use allowing 22 -25 units per acre in the commercial zone. That could only be accomplished in a 5 story on a podium underground parking. That would never fly in Kuna in his lifetime, however, some townhouse product with a narrower footprint and a more affordable price tag would work and was needed. He had a conversation with the City Clerk that week who was thrilled about her small footprint home on the Bench. He thought she would be thrilled to be able to buy a similar product out here so she wouldn't have to drive from the Bench to Kuna. That was the product she wanted to live in. There was none in Kuna and that was what they wanted to provide. A good transition. He reviewed the transitions they were planning and their goals. They did not have a plat and did not know exactly what they were doing. He was not a commercial developer but he was trying to find someone to work with so they could put together a nice product to bring in for approval that would have a commercial component with higher density residential that would transition its way down. They could consider a little less of the residential component if Council thought that would benefit them. He had not had anyone come in saying they wanted 40 acres of commercial. All he had was the LOI from the Economic Development Director. It was a nice product and very interesting. They would have to take that to a whole other level of meetings and approvals to see if the City would support their use but it still had that residential component. That died without a residential component. He stood for questions.

Council President Buban-Vonder Haar referred to the submission from Bailey Engineers which indicated the neighborhood meeting was held on September 12, 2018. It was very brief. She read, "The surrounding neighbors who attended the meeting came with questions pertaining to the proposed development of the site. With the 39.51 acres that we are requesting an R-6 zoning designation, we were able to explain, that would mean a residential subdivision with no greater than 6 units/acre. We explained frontage improvements, access points etc. It was also explained to the neighbors that with this application we are only requesting an annexation and rezone of the parcels and everything is very preliminary at this stage as no site plans, or preliminary plats have been produced." She noted it went on to say neighbors were concerned about impact to existing traffic conditions and it was mentioned a traffic impact study would have to be conducted. She did not know, from that description, if multifamily was already planned at that point. Obviously, there was discussion about it in January. She asked if Mr. Eck knew at what point they started talking about multifamily.

Mr. Eck replied it was on the application. It was always intended and always in the application. They were applying for a zoning permit with emphasis and parenthesis around the uses multifamily and apartments to grant them a permit for that use. It was almost 2 months after their neighborhood meeting, everything was filled out and prepared, when they got their completion notice on their application. It took almost 2 months because staff was swamped. He understood that. They were swamped partly because of him. He didn't complain and worked amicably with them. He checked in about every 2 weeks to see how things were going. Then the school application came in and that went right to the top. They got priority. He was fine with that. They weren't in a hurry. They were very cordial but there was always a plan for multifamily. He spent days trying to go through Kuna's enormous spreadsheet of the allowed uses under the various zones. He had to take out everything he had no interest in and zero in on the 1 zone that would allow the use they were applying for. Only C-1 allowed residential which was why they applied for it.

Mayor Stear said there was a lot of talk about them taking multifamily out of the C-1 designation. It sounded like this was the perfect example. It was like a bait and switch. If someone was going to move into a neighborhood and saw something was zoned C-1 they would think it was commercial and not think about the fact that it could be multifamily. The change was something they did to help avoid that confusion. This was a perfect example where the neighborhood meeting didn't discuss that and it wasn't brought up. Mayor Stear got a phone call 1 day from a very unhappy man who thought, when Council had these discussions, they didn't debate anything. He explained to him that Council had these debates so many times that they kind of knew what things were and other people didn't. They forgot that. He told him he would try to make sure they had those debates even though they were repetitive. That was kind of what C-1 did. It made it look like there was a commercial property there but that wasn't necessarily the case. It was commercial residential which meant they could rent houses and things like that. That was why

they made that change. Unfortunately, this was going to have an over lap that would be problematic. He just wanted to point that out.

Mayor Stear stated the comp plan on 1 called for medium density residential which he believed was R-4 through R-8 and the other was commercial. He didn't know where they would be with that if they approved the commercial and they didn't allow for multifamily in their C-1 zoning. It sounded like they were going to have a problem with that. He wasn't exactly sure where to go with this.

*(Timestamp 01:00:10)*

Council President Buban-Vonder Haar wanted to have the time to mull it over and possibly submit some additional questions to counsel and opposing counsel for additional comment. That was her preference but asked if others had different thoughts.

Council Member McPherson agreed with Council President Buban-Vonder Haar. There were some questions about what exactly would be put in. Mr. Eck has always put in what he said he would put in. He had never tried to pull the wool over their eyes. If he had, he'd been very good at it. He would like to see the preliminary plat because it was so controversial with the C-1 change. He didn't think anyone wanted to get into a law suit over 40 acres.

Council President Buban-Vonder Haar wanted to be clear there was no requirement for him to submit a preliminary plat for the Council to do a rezone and an annexation. She also did not believe they would have the legal authority to make him provide a more detailed map and make him stick to it.

Council Member McPherson agreed but Mr. Eck had always been good about presenting exactly what he was going to do.

Council President Buban-Vonder Haar got from his testimony that it was in flux as they were dealing with potential interested parties.

Mr. Bower stated they weren't in a position to provide a plat at that time but he thought a reasonable accommodation could be a development agreement. He knew LUPA allowed jurisdictions to require it. He didn't know if Kuna City Code allowed it on a rezone but it was definitely in the scope of LUPA. If they wanted a little more certainty, they could outline the contours of what the 40 acres would be used for in a development agreement.

Council President Buban-Vonder Haar appreciated that.

City Attorney Bill Gigray spoke. *(Unintelligible – off mic)*

Council Member Christensen understood what the rest of Council already said and wanted to see what the intent was to a degree. He heard it frequently about the C-1 zones, that residents thought it would be X but it turned out to be multifamily. He reiterated Mayor Stear's statement that this was the reason for the change. To keep things in perspective, seeing ultimately what the applicant had in mind would definitely help render a more warranted decision. It was tough because he could see the concern from both ends on that.

Council Member Cardoza asked Mr. Gigray about his legal memorandum. He reviewed some of the Facts Assumed and Mr. Gigray's opinion.

Mr. Gigray replied he was saying their rights were determined by the ordinances at the time but at that point there was no ordinance zoning his property as C-1 and there was no application for a permit or an application for a specific use of the property within the zone at the time they filed. All they filed for was a request for a zoning designation. Until that zoning ordinance was approved by the Council it wouldn't apply to that land. Had they applied for a preliminary plat or some other specific use in development at the same time, that would have frozen if they were applicable provisions of that zoning ordinance at that time. The case law he saw all involved specific requests for development or they involved the specific comprehensive plan that was in place at the time the application was filed that had to be reviewed and applied to the application. In this instance there was no specific request for any specific development other than a zoning designation. If there were an application for some specific permit for a specific development such as a building permit or whatever he would agree but he didn't see that. He said what were they going to do, pass an ordinance that designated this a C-1. They still didn't have any applications in front of them to deal with a specific development or land use within the C-1 and they had an existing ordinance that said what were and were not permitted uses. He said would they allow permitted uses in an ordinance that prohibited the use. They would have to find some other vehicle in their ordinances that allowed for that either with a PUD or some other process. He was not prepared to render opinions about whether or not that would work in this situation or whether or not a development agreement which can deal with a conditional rezone might have application in this situation. He just did not agree that filing an application for a zoning designation gave the right to file later for an application for any kind of subsequent development of that property that existed in the zone at the time the application was made for the original zoning designation. It was not specific to a specific right. In the argument about changing an ordinance every 4 years and it not going in perpetuity, there was a provision that if the applicant made a request for a zoning designation if the zoning was granted specific to a request he agreed they couldn't change it for 4 years without their permission but it wasn't until the ordinance was approved and became law that that even applied. That ordinance wasn't in place. It was an agricultural zone and they had every right to use it in that regard but that was not their intention.

Council Member Cardoza asked if they were seeking C-1 with multifamily that night or just commercial C-1.

Mr. Gigray understood, based on the applications filed, fees paid, and the process gone through Planning and Zoning, it was only for the annexation and zoning designation not for the use of the property. Had they said they were going to do a specific use there would be some other application to tie in the multifamily use and he would have a different opinion.

Council President Buban-Vonder Haar stated this was the crux of the issue. The applicant's read of the law was because C-1 included multifamily at the time they submitted their application they believed they had the right to do multifamily there. If Council disagreed, it was something they would like to have a court rule on.

Council Member Cardoza replied that was not what was being presented or asked of them that night. They were asked for an R-6 and C-1. Nothing else.

Council Member Christensen recalled they just approved a pre plat or an actual development of Mr. Eck's off of Ten Mile that was rezoned about 10 years ago. There was something back 5 or 10 years ago where they had pushed it aside for so long and came back and decided it was time to finally develop it. The point he was trying to make was it got to point where the ordinance was in place so moving forward that was, according to city ordinance, city law, how things were to be done. He asked were they to say everyone who came in and said their intent was this before they changed the law how far back were they willing to say they were right, they had a letter to staff stating their intent. If they were changing city ordinance it was for a reason. It was what the law was on the book at that point. At what point could they look at those and say sorry this is the current city ordinance. It was what it was. Sure, that was their intent however long ago it might have been but that was not what city ordinance said. Now, they were just approving a rezone on a C-1 that night. It sounded like the intent was to continue the multifamily but there was no application in there saying they were going to build multifamily use.

Council President Buban-Vonder Haar said it was in the application. It didn't have to be but it was.

Council Member Christensen said right but it was not on the books for that time to say this was a multifamily use residential development. They didn't have anything in front of them on a pre-plat or anything that said that. The question was what were they approving that night. They were not approving apartments to be built on that land that night; they were approving a rezone to C-1.

Council President Buban-Vonder Haar replied, as she understood the applicant's issue, it was that they started the process of applying for a rezone to C-1 with the intent to build what was allowed under C-1 at the time they submitted the application for the rezone. Whether it was something that was dealt with on the rezone or when a preliminary plat came forward, it was her understanding they would deal with the issue at some point in terms of which zoning controls.

Mayor Stear said that was why she wanted to mull it over a little more so they could put that together and what it meant.

Council President Buban-Vonder Haar said it was possibly a moot point since the applicant was willing to potentially enter into a development agreement depending on what they were wanting to see there. They may never have to get to the question of who's interpretation was correct.

Council Member Cardoza just assumed the issue in front of them that night was just C-1 and R-6. What was done with it was to be discussed at a later date and he had a feeling it would be discussed by legal departments as to whether or not Ordinance 2019-04 applied to Mr. Eck or not. He thought before them that night was just whether or not they allowed Zone A to go to a Commercial C-1 and R-6.

Mr. Gigray agreed and at some point, if they made a specific application for a permit or some kind of land use it would be back at Planning & Zoning about whether or not it complied with the zoning ordinance or if there was a development agreement, it would come up later. The reason for the request for their opinions was the developer understood Mr. Gigray's position that the ordinance that was enacted would apply.

Mayor Stear went back to if they went with the C-1 would the multifamily use be permitted or would they have to completely start over and rezone that property.

Mr. Gigray said he would differ to Planning & Zoning staff because they would receive the application and have to do the initial read on that. He didn't get into that part. He only got into whether or not the old C-1 would apply or the new C-1. In his opinion it was the new C-1.

Council Member Christensen said that was what was hard; was he approving the old C-1 or the new C-1.

Mayor Stear's opinion was they should put a pause on this to come up with something to make this agreeable. He didn't think they wanted Council to zone something and then say they couldn't do what they wanted to with that zoning.

Mr. Gigray reiterated the applicant may want to reconsider the zoning designation but that was up to the applicant. If the applicant was willing to enter into discussion with staff, he did not see how that could hurt anything to give people time to see if they could figure out an answer.

Council President Buban-Vonder Haar's preference was to wait, especially if they were going with Mr. Gigray's interpretation of law, which she wasn't saying they were, which was the new zoning designation applied because if that was the line they held the applicants only recourse was to come back before them for another rezone. She would rather have all these options explored before hand so they could

hopefully come to some sort of outcome everyone was more or less happy with or willing to accept. She asked if kicking it to the next meeting would be enough time for people to discuss.

Mr. Bower said there seemed to be no issues with the Steiner property and asked that they move forward with that even if they decided to table the Bodahl application at that time. He thought the next meeting would be plenty of time for them to work this out with Mr. Gigray and staff.

Council Member Cardoza said he would prefer to see an R-4 there, not an R-6.

Mr. Eck clarified if he wanted R-4 next to commercial.

Council Member Cardoza said he didn't have the commercial yet.

Mr. Eck replied they had a land use designation for commercial. There seemed to be no opposition to commercial. The only question seemed to be whether or not their application, which they had in front of them, clearly stated multifamily apartments. No one seemed to recognize their application for this zoning permit requested multifamily and residential with emphasis. It was allowed by right when the C-1 was applied for. They went beyond that point and made emphasis of that specific use. Assuming they got commercial approval of either type, they needed to figure out what kind of residential density they wanted next to commercial. It typically started at a lower density and went to a higher density as it got closer to commercial. He was proposing a jump from commercial to R-4. That might as well be low density residential. He reiterated the need for affordable housing.

Council Member Cardoza clarified he was saying R-4 was unacceptable.

Mr. Eck did not think it was a good land use on that property.

Mr. Bower added that the new comp plan Council was about to approve would designate the Stiner property as mixed use which was an even higher density of use than they were proposing.

Mayor Stear said they were talking about R-6 and it immediately went back to commercial so he did not believe they should approve any of it that night. It should all be put on the table to be discussed between the applicant and staff. He felt it would go bad if it didn't go all at once. He suggested they move to table the issue to the next meeting.

Mr. Gigray recommended they continue the hearing to the next council meeting with no parameters.

Council President Buban-Vonder Haar clarified for the applicant that folks were interested in a potential development agreement and asked if they wanted staff mediating.

Mr. Gigray asked each Council Member to state what information they would like to receive.

Council President Buban-Vonder Haar suggested if Council wasn't ready to do that then they submit their questions or requests to Planning & Zoning, or whatever party was appropriate, by Thursday.

Mr. Gigray recommended submitting them to the Planning & Zoning Director or whoever she designated and they could immediately notify the applicant. Then they could be included in the record of this proceeding.

Council Member Christensen did not have any questions. He agreed with the recommendation of resubmitting the rezone for a different zoning.

Council Member McPherson wanted to see some sort of development agreement or something along those lines. He said Mr. Eck was good to work with to his knowledge and a man of his word. He thanked both counsels and Mr. Eck for continuing to work together to keep from having a big legal battle.

Council President Buban-Vonder was going to think on her legal questions and follow up with those.

Mayor Stear would do the same.

Council Member Cardoza wanted to know who was going to make a decision on 2019-04 because he didn't think Council could make a decision until then.

Council President Buban-Vonder Haar thought, depending on their decision, a court would be the ultimate arbiter of that.

Council Member Christensen said both counsels gave their opinion.

Council Member Cardoza thought the legality they would be voting on would be much easier if it was worked out beforehand.

Mr. Eck liked Council President Buban-Vonder Haar's suggestion of submitting questions and requests to staff by Thursday. He wanted to schedule a meeting with staff and he wanted a definition of staff. He would be out of the country as of Tuesday so he wanted to have the meeting with them either Friday or Monday pending their schedule. He would be back the day before the next council meeting.

Planning & Zoning Director Wendy Howell said her schedule was pretty tight. Planner I Sam Weiger would need to be present as well as Mr. Gigray if the applicant's legal counsel was present and if Mr. Gigray's schedule could accommodate. If Ms. Howell couldn't be there a more experienced planner would have to be there in her place.

Mr. Gigray reiterated, regarding Council Member Cardoza's comment, his position on Ordinance 2019-04.

Council Member Cardoza asked what page the application was on in the packet.

Council President Buban-Vonder Haar said there was a City form on pages 17 and 18 of 103 and the submission from Bailey Engineering dated November 25, 2018 started on page 19 of 103.

Council Member Cardoza did not see multiuse on the form anywhere.

Council President Buban-Vonder Haar said it wasn't on the form but it was on page 2 in the submission from Bailey Engineering.

Council Member Cardoza asked if the company letter had legal status to the application.

Council President Buban-Vonder Haar suggested that be a question for follow up.

Mr. Gigray said he would have to review the City's ordinances and application process.

Mayor Stear said that could be a question they pass on.

Mr. Bower reiterated there was no application they could have filed to preserve their rights.

Council President Buban-Vonder Haar reiterated Council's direction for questions and requests regarding this application and its possible resolution.

**Council President Buban-Vonder Haar moved to continue the Public Hearing to May 21, 2019, for consideration by the Council. Seconded by Council Member McPherson. Motion carried 4-0.**

- B.** Public Hearing and consideration to adopt the City of Kuna Police Department Impact Fee Study and Capital Improvements Plan, Impact Fee Ordinance, and Impact Fees – Police Chief Jon McDaniel **ACTION ITEM**  
(Timestamp 01:46:34)

Police Chief Jon McDaniel presented the request and reviewed the Capital Improvements Plan. He stood for questions.

Council President Buban-Vonder Haar noted in the resolution under number 1.10 the dated needed to be corrected to May 7, 2019.

Mayor Stear asked if the \$90 was per residential unit.

Mr. Gigray replied it was.

Council Member Cardoza asked if a 4-plex was considered commercial or residential.

Chief McDaniel replied residential.

Mr. Gigray noted the City went through the proper procedures and explained what those procedures were. He reviewed what each public hearing was for.

Council Member Cardoza asked for clarification on the fees.

Mr. Gigray explained how the fees worked and applied to households.

Mayor Stear opened the public hearings.

Support: None

Against: None

Neutral: None

Rebuttal: None

**Council President Buban-Vonder Haar moved to close the public hearings and proceed to deliberation. Seconded by Council Member McPherson. Motion carried 4-0.**

- I.** Consideration to approve Resolution No. R33-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS;
- ADOPTION OF THE CITY OF KUNA POLICE DEPARTMENT IMPACT

- FEE STUDY AND CAPITAL IMPROVEMENTS PLAN;
- DIRECTING THE CITY CLERK;
- SETTING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar was in favor of assessing impact fees in order to maintain Kuna's excellent level of police services.

**Council President Buban-Vonder Haar moved to approve Resolution No. R33-2019. Seconded by Council Member McPherson. Motion carried 4-0.**

2. Consideration to approve Ordinance No. 2019-11

AN ORDINANCE AMENDING TITLE 12 OF THE KUNA CITY CODE BY ADDING A NEW CHAPTER 3, PROVIDING FOR:

- POLICE DEPARTMENT DEVELOPMENT IMPACT FEES;
- SHORT TITLE APPLICABILITY, FINDINGS AND PURPOSE;
- DEFINITIONS;
- IMPOSITION OF CITY OF KUNA POLICE DEPARTMENT IMPACT FEES;
- COLLECTION OF CITY OF KUNA POLICE DEPARTMENT IMPACT FEES;
- EXEMPTIONS;
- INDIVIDUAL ASSESSMENT PROCESS;
- DEVELOPER CREDITS AND REIMBURSEMENTS;
- METHODOLOGY FOR CALCULATION OF CITY OF KUNA POLICE DEPARTMENT IMPACT FEES;
- EXTRAORDINARY IMPACTS;
- FEE PAYER REFUNDS;
- ESTABLISHMENT OF A CITY OF KUNA POLICE DEPARTMENT IMPACT FEE CAPITAL TRUST FUND AND ACCOUNTS;
- USE, EXPENDITURE AND BUDGET PROCESS CITY OF KUNA POLICE DEPARTMENT IMPACT FEES;
- APPEALS, PROTEST AND MEDIATION;
- PERIODIC REVIEWS OF THE CAPITAL IMPROVEMENTS PLAN;
- AUDIT REPORT AS A PART OF THE CITY ANNUAL AUDIT;
- THE CITY OF KUNA POLICE DEPARTMENT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE;
- ENFORCEMENT AND COLLECTION;
- MISCELLANEOUS PROVISIONS;
- PUNISHMENT FOR VIOLATIONS OF THE ORDINANCE;
- CONSTRUCTION OF ORDINANCE INTENT; and
- PROVIDING AN EFFECTIVE DATE AND PUBLICATION.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-11. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar approve Ordinance No. 2019-11. 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. 2019-11. Seconded by Council Member McPherson. Motion carried 4-0.**

## **7. Business Items:**

- A.** 2019 Kids to Parks Day Proclamation – Mayor Stear  
(Timestamp 02:01:01)

Mayor Stear read the proclamation.

- B.** Request for recommendations for appointment to the Ada County Solid Waste Advisory Committee – Mayor Stear **ACTION ITEM**  
(Timestamp 02:02:11)

Mayor Stear presented the request. Currently Ramona Martin sat on that board. Chad Gordon from J & M Sanitation represented the service provider for Kuna. He noted it could not be an elected official in that position. He recommended to keep Ramona Martin and Chad Gordon.

All agreed.

**Mayor Stear asked that all those in favor say aye. Motion carried 4-0.**

- C.** Quarterly Financial Report Update – Jared Empey, City Treasurer  
(Timestamp 02:04:23)

City Treasurer Jared Empey reviewed the Quarterly Financial Report. Revenue, cash, General Fund, and LGIP Funds were strong. He noted they were trying to invest any idle cash through the LGIP Fund. They were knocking it out of the park with that. He also noted due to the strong nature of building in Kuna they had already collected more this quarter in Key Bank LID receipts than any other quarter. He stood for questions.

Mayor Stear noted Mr. Empey was doing a great job.

Council thanked Mr. Empey.

- D.** Consideration to approve Resolution No. R34-2019 – Lisa Holland, Economic Development Director **ACTION ITEM**  
(Timestamp 02:06:48)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA;

- SETTING FORTH CERTAIN PURPOSES,
- AUTHORIZING THE MAYOR AS THE AUTHORIZED AGENT OF THE CITY TO EXECUTE THE “AGREEMENT OF TERMINATION OF MEMORANDUM OF UNDERSTANDING” BY AND AMONG THIS CITY, PROVIDENCE DEVELOPMENT GROUP, LLC AND DICK L. REED (DECEASED) AND RUTH L. REED INDIVIDUALLY AND AS TRUSTEE OF THE RUTH L. REED TRUST;
- DIRECTING THE CLERK; AND
- SETTING AN EFFECTIVE DATE.

Lisa Holland, Economic Development Director explained the situation and need to exit the MOU. She stood for questions.

**Council President Buban-Vonder Haar moved to approve Resolution No. R34-2019. Seconded by Council Member McPherson. Motion carried 4-0.**

- E.** Consideration to Approve Resolution No. R35-2019 – Lisa Holland, Economic Development Director **ACTION ITEM**  
(Timestamp 02:09:33)

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR THE ECONOMIC DEVELOPMENT DEPARTMENT IN FACILITATING A PUBLIC WORKSHOP ON FINANCING TOOLS FOR ECONOMIC DEVELOPMENT AND URBAN RENEWAL; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

Economic Development Director Lisa Holland reviewed the purpose of this resolution and the previous conversations they had.

Council President Buban-Vonder Haar asked to lock in on the date.

Council agreed to Wednesday, June 5, 2019 in the evening for the workshop.

**Council President Buban-Vonder Haar moved to approve Resolution No. R35-2019. Seconded by Council Member McPherson. Motion carried 4-0.**

- F.** Request for \$4,500.66 from Contingency Fund to send 3 (three) employees to the Caselle Conference for training – Nancy Stauffer, Human Resources Director

**ACTION ITEM**

*(Timestamp 02:11:31)*

Nancy Stauffer, Human Resources Director, presented the request. She stated Caselle was a complicated system that did all of her payroll, time keeping, human resources, and all of utility billing. She stood for questions.

**Council President Buban-Vonder Haar moved to approve the expenditure \$4,500.66 from Contingency Fund to send 3 (three) employees to the Caselle Conference for training. Seconded by Council Member McPherson. Motion carried 4-0.**

- G.** Request for direction on potential workshop for Rate Study – Bob Bachman, Public Works Director **ACTION ITEM**

*(Timestamp 02:13:18)*

Public Works Director Bob Bachman presented his request.

Council President Buban-Vonder Haar asked if this was what they already sat through or if it was more refined based on the input they provided.

Mr. Bachman replied it was more refined based on the input they provided. It was 90% what they already saw. They took the input given and then went a little deeper.

Council President Buban-Vonder Haar asked if they should just meet with them and refine input or if it should go to all Council.

Mr. Bachman said they could do it that way. Since it was pretty much what they saw that would go pretty quickly. Then they could bring it before Council with a recommendation.

Council President Buban-Vonder Haar asked if he wanted to set a time then or loop back in later.

Mr. Bachman said he would loop back around with them. He was concerned that it would be too long to present at Council without doing a workshop prior to that.

Mayor Stear suggested he send the document to the entire Council to review but not comment on.

Council President Buban-Vonder Haar hoped that given that they already had insight and perspective they would be able to summarize. Others would be able to have the in-depth version but they could choose to go with the summary.

Mayor Stear thought they could do it with a summary.

## 8. Ordinances:

### A. Consideration to approve Ordinance No. 2019-12 ACTION ITEM (Timestamp 02:18:41)

A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

AMENDING TITLE 1 OF THE KUNA CITY CODE BY THE ADDITION THERETO OF A NEW CHAPTER 17 PROVIDING FOR AN AGENCY FUND; AND

- PROVIDING THE FUND'S PURPOSE; AND
- PROVIDING THE FUND'S NAME; AND
- PROVIDING STANDARDS FOR DEPOSITS TO THE FUND; AND
- PROVIDING FOR THE FUND'S ACCOUNTING, DISTRIBUTION RESTRICTIONS AND INVESTMENT GUIDELINES; AND
- PROVIDING FOR THE TRANSFER OF THE FUND'S INCOME TO THE CITY'S GENERAL FUND; AND
- AMENDING TITLE 1 OF THE KUNA CITY CODE BY THE ADDITION THERETO OF A NEW CHAPTER 18 PROVIDING FOR PUBLIC DEPOSITORY LAW COMPLIANCE; AND
- STATING A PURPOSE; AND
- PROVIDING FOR THE PROCESS OF THE DESIGNATION OF THE CITY'S DEPOSITORY; AND
- PROVIDING FOR THE PROCESS OF THE CERTIFICATION OF CITY FUNDS FOR INVESTMENT; AND
- PROVIDING FOR INVESTMENT GUIDELINES AND ACCOUNTING OF INVESTMENT INTEREST; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

City Treasurer Jared Empey provided background on the ordinance and stood for questions.

Council Member Cardoza asked if those funds were insured for SDIC at \$250,000 and if they had an obligation for any amount over \$250,000 if that bank failed.

Mr. Empey said the funds were insured. He did not know for sure but assumed the City would have an obligation.

Council Member Cardoza put the question to City Attorney Bill Gigray.

Mr. Gigray thought as long as the City was using reasonable investment practices Kuna was fine.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-12. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-12. 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. 2019-12. Seconded by Council Member McPherson. Motion carried 4-0.**

**B. Consideration to approve Ordinance No. 2019-13 ACTION ITEM**  
(Timestamp 02:25:14)

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 CHALLENGER DEVELOPMENT INC.; 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.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-13. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-13. 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.**

C. Consideration to approve Ordinance No. 2019-14 **ACTION ITEM**  
(Timestamp 02:26:32)

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 BILTMORE COMPANY LLC.; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-14. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-14. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Absent: None**

**Motion carried 4-0.**

D. Consideration to approve Ordinance No. 2019-15 **ACTION ITEM**  
(Timestamp 02:27:42)

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 DB DEVELOPMENT LLC.; 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 NAMPA & MERIDIAN IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-15. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-15. 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.**

- E. Consideration to approve Ordinance No. 2019-16 ACTION ITEM  
(Timestamp 02:28:55)**

**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 TOLL ID I LLC.; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-16. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-16. 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.**

**F. Consideration to approve Ordinance No. 2019-17 ACTION ITEM**  
(Timestamp 02:30:09)

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 DB DEVELOPMENT LLC.; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

**Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-17. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-17. 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 02:31:21)

City Clerk Chris Engels shared the City was awarded the CDBG grant for \$500,000 for Downtown Revitalization Phase II. The City was waiting for the official yes on another \$700,000. The team was looking to finish the last 5% of engineering by the end of summer and go out for bid in the fall with construction in 2020 to finish Phase II.

Mayor Stear noted Kelsey Holder was Kuna's representative for the business community and he did a great job.

Ms. Engels added the whole team did a great job.

Bobby Withrow, Parks Director, gave an update on the Splash Pad. Pending no major issues, it would be up and running for Memorial Day Weekend.

Council President Buban-Vonder Haar asked if there was going to be an official event.

Mr. Withrow said it would probably be the next week.

Mr. Withrow also shared May 17, 2019 would be Kuna's Arbor Day and they would be dedicating the Greenbelt to Greg Nelson. It would be at 2:00 p.m. He said it would be awesome if they could be there.

Mayor Stear recommended they send out an invite to Council and all City Staff.

Council Member Cardoza asked about a property they had talked about trading with ACHD.

Public Works Director Bob Bachman replied they were still discussing it. The area they were looking at swapping for it probably wasn't the best for it. They were looking for a different piece to trade.

#### **10. Executive Session: 8:36**

*(Timestamp 02:36:55)*

A. Adjourn to Executive Session pursuant to:

Idaho Code Section 74-206 (1)(f)

- (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 indicated there would be 2 parts to the Executive Session. He, Council, City Attorney Bill Gigray, Public Works Director Bob Bachman, Human Resources Director Nancy Stauffer, and City Clerk Chris Engels would remain for their respective parts of the Executive Session.

**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. Motion carried 4-0.**

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**Executive Session City Council Regular Meeting of May 7, 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 8:36 p.m. and had 2 parts. In attendance for their respective parts, 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, Human Resource Director Nancy Stauffer, and City Clerk Chris Engels. Mr. Gigray was appointed as special clerk to take the minutes for part of the executive session that Ms. Engels was not a part of. No formal approvals or decisions were made during the executive session by Council. At 9:45 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.

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**Open session resumed** and Mayor Stear reported that information was received and no action was taken by the City Council.

***11. Adjournment: 9:45 P.M.***

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 05.21.2019*



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

**SIGN-UP SHEET**  
**May 7, 2019 – City Council Public Hearing**

**Case Name: 18-07-AN (Annexation) & 18-05-ZC (Rezone) – Bodahl-Stiner Annexation**

**Case Type:** Tim Eck requests to annex two parcels comprising of approximately 40 acres at 3925 W Hubbard Road into Kuna City Limits with an R-6 zoning designation; and to rezone approximately 40 acres at 3003 N Ten Mile Rd. The subject sites are within Section 15, Township 2 North, Range 1 West; (APN's S1315120800, S1315120700, & S1315110051)

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

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*Vicki Johnston*  
3720 W Hubbard  
Kuna ID 83634

*Debbie L. McMullen*  
3800 W. Hubbard Rd  
Kuna ID 83634

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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
				SADIE CREEK PARK, APR. '19	04/30/2019	160.00	.00	01-6212_RENT-EQUIPMENT	1004	5/19		
Total 114-8405846:						160.00	.00					
1463	A COMPANY, INC.	114-8405847		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADA412 WEEKLY SERVICE. 4/1/2019-4/28/2019. SEGO PRAIRIE POND/NICHOLSON P/A. APR. '19	04/30/2019	202.36	.00	01-6212_RENT-EQUIPMENT	1004	5/19		
Total 114-8405847:						202.36	.00					
1463	A COMPANY, INC.	114-8405848		STANDARD RESTROOM RENTAL #ADA397. BI-WEEKLY SERVICE. 4/1/2019-4/28/2019. WINCHESTER PARK SUTTERS MILL, APR. '19	04/30/2019	160.00	.00	01-6212_RENT-EQUIPMENT	1004	5/19		
Total 114-8405848:						160.00	.00					
1463	A COMPANY, INC.	114-8436227		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL WEEKLY SERVICE DELIVERY AND SETUP. 5/3/2019-5/30/2019. BUTLER PARK, MAY '19	05/07/2019	248.87	.00	01-6212_RENT-EQUIPMENT	1004	5/19		
Total 114-8436227:						248.87	.00					
Total A COMPANY, INC.:						1,562.65	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (IMPACT)</b>												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	04302019ACH		ACHD IMPACT FEE, APRIL 2019	04/30/2019	242,767.00	242,767.00	01-2510_ACHD IMPACT FEE TRANSFER	0	5/19	05/10/2019	
Total 04302019ACHDI:						242,767.00	242,767.00					

City of Kuna

## Payment Approval Report - City Council Approval

Page: 3

Report dates: 5/3/2019-5/16/2019

May 16, 2019 01:47PM

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 ADA COUNTY HIGHWAY DISTRICT (IMPACT):						242,767.00	242,767.00					
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15452		<u>SHOP RENT FOR JUNE 2019 - PARKS</u>	05/19/2019	148.50	.00	<u>01-6211 RENT-BUILDINGS &amp; LAND</u>	1004	5/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15452		<u>SHOP RENT FOR JUNE 2019 - WATER</u>	05/19/2019	126.00	.00	<u>20-6211 RENT-BUILDINGS &amp; LAND</u>	0	5/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15452		<u>SHOP RENT FOR JUNE 2019 - SEWER</u>	05/19/2019	121.50	.00	<u>21-6211 RENT - BUILDINGS &amp; LAND</u>	0	5/19		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	15452		<u>SHOP RENT FOR JUNE 2019 - P.I</u>	05/19/2019	54.00	.00	<u>25-6211 RENT - BUILDINGS &amp; LAND</u>	0	5/19		
Total 15452:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
<b>ADA COUNTY PROSECUTING ATTORNE</b>												
176	ADA COUNTY PROSECUTING ATTORNE	05092019ACPA		<u>PROSECUTORIAL SERVICES FOR JUNE 2019</u>	05/09/2019	4,630.83	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	5/19		
Total 05092019ACPA:						4,630.83	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,630.83	.00					
<b>ADA COUNTY SHERIFF'S OFFICE</b>												
6	ADA COUNTY SHERIFF'S OFFICE	8310		<u>SHERIFF SERVICES FOR MAY 2019</u>	05/01/2019	183,845.78	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	5/19		
Total 8310:						183,845.78	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						183,845.78	.00					
<b>ALLSTREAM BUSINESS US, INC</b>												
1411	ALLSTREAM BUSINESS US, INC	16098856		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR 5/1/19-5/31/19 - ADMIN</u>	05/01/2019	331.47	.00	<u>01-6255 TELEPHONE</u>	0	5/19		

City of Kuna

## Payment Approval Report - City Council Approval

Page: 4

Report dates: 5/3/2019-5/16/2019

May 16, 2019 01:47PM

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
1411	ALLSTREAM BUSINESS US, INC	16098856		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR 5/1/19-5/31/19 - WATER</u>	05/01/2019	307.80	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	5/19		
1411	ALLSTREAM BUSINESS US, INC	16098856		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR 5/1/19-5/31/19 - SEWER</u>	05/01/2019	307.80	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	5/19		
1411	ALLSTREAM BUSINESS US, INC	16098856		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR 5/1/19-5/31/19 - P.I.</u>	05/01/2019	118.39	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	5/19		
1411	ALLSTREAM BUSINESS US, INC	16098856		<u>TELEPHONE, DATA, AND NETWORK SERVICES FOR 5/1/19-5/31/19 - P&amp;Z</u>	05/01/2019	118.39	.00	01-6255 <u>TELEPHONE</u>	1003	5/19		
Total 16098856:						1,183.85	.00					
Total ALLSTREAM BUSINESS US, INC:						1,183.85	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	62274		<u>MONTHLY BACTERIA SAMPLES, APR. '19 - WATER</u>	04/30/2019	333.45	.00	20-6150 <u>M &amp; R - SYSTEM</u>	0	5/19		
Total 62274:						333.45	.00					
1	ANALYTICAL LABORATORIES	62275		<u>LAB TESTS, APR. '19 - SEWER</u>	04/30/2019	2,039.41	.00	21-6152 <u>M &amp; R - LABORATORY COSTS</u>	0	5/19		
Total 62275:						2,039.41	.00					
Total ANALYTICAL LABORATORIES:						2,372.86	.00					
<b>BOISE METRO CHAMBER OF COMMERCE</b>												
71	BOISE METRO CHAMBER OF COMMERCE	5790695		<u>2019 BVEP ECONOMIC SUMMIT INDIVIDUAL REGISTRATION, J.STEAR, MAY'19</u>	05/08/2019	125.00	.00	01-6155 <u>MEETINGS/COMMI TTIES</u>	1031	5/19		
Total 5790695:						125.00	.00					

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Total BOISE METRO CHAMBER OF COMMERCE:						125.00	.00					
<b>BONNEVILLE BLUEPRINT SUPPLY, INC.</b>												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	21755 /2	8487	<u>4 EA ROLLS OF PL 20# 24X150 BOND 2". 2 EA PL 20# 36X150 BOND 2". FIELD BOOK POLY COVER. FOR MAPPING. M. BORZICK, MAY '19</u>	05/08/2019	47.23	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	21755 /2	8487	<u>4 EA ROLLS OF PL 20# 24X150 BOND 2". 2 EA PL 20# 36X150 BOND 2". FIELD BOOK POLY COVER. FOR MAPPING. M. BORZICK, MAY '19 - SEWER</u>	05/08/2019	47.23	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	21755 /2	8487	<u>4 EA ROLLS OF PL 20# 24X150 BOND 2". 2 EA PL 20# 36X150 BOND 2". FIELD BOOK POLY COVER. FOR MAPPING. M. BORZICK, MAY '19 - P.I.</u>	05/08/2019	17.99	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 21755 /2:						112.45	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						112.45	.00					
<b>BUREAU OF OCCUPATIONAL LICENSE</b>												
1091	BUREAU OF OCCUPATIONAL LICENSE	06152019IBOL	8501	<u>LICENSE RENEWAL. LICENSE #DWD2-20708. M. DAVILA, MAY '19 - WATER</u>	05/13/2019	24.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		
1091	BUREAU OF OCCUPATIONAL LICENSE	06152019IBOL	8501	<u>LICENSE RENEWAL. LICENSE #DWD2-20708. M. DAVILA, MAY '19 - PI</u>	05/13/2019	6.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		
Total 06152019IBOLMD:						30.00	.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						30.00	.00					
<b>BUSY BEE SAND &amp; GRAVEL</b>												
10	BUSY BEE SAND & GRAVEL	0049679	8492	<u>27.37 YDS OF REJECT SAND FOR STOCK. M. MEADE, MAY '19</u>	05/09/2019	113.59	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	5/19		

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 0049679:						113.59	.00					
Total BUSY BEE SAND & GRAVEL:						113.59	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	137322	8444	<u>3 CARTONS OF HAND SOAP FOR THE PLANT, B. PRICE, MAY '19 - WATER</u>	05/01/2019	74.33	.00	<u>20-6025 JANITORIAL</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>REMOVABLE PAGE MARKERS, 3-HOLE FASTENER FOLDERS, ADHESIVE NOTES, FOR THE PLANT, B. PRICE, MAY '19 - WATER</u>	05/01/2019	15.49	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>BATTERIES FOR CITY HALL, B. PRICE, MAY '19 - ADMIN</u>	05/01/2019	4.78	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>3 CARTONS OF HAND SOAP FOR THE PLANT, B. PRICE, MAY '19 - SEWER</u>	05/01/2019	74.33	.00	<u>21-6025 JANITORIAL</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>3 CARTONS OF HAND SOAP FOR THE PLANT, B. PRICE, MAY '19 - P.I.</u>	05/01/2019	28.31	.00	<u>25-6025 JANITORIAL</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>REMOVABLE PAGE MARKERS, 3-HOLE FASTENER FOLDERS, ADHESIVE NOTES, FOR THE PLANT, B. PRICE, MAY '19 - SEWER</u>	05/01/2019	15.49	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>REMOVABLE PAGE MARKERS, 3-HOLE FASTENER FOLDERS, ADHESIVE NOTES, FOR THE PLANT, B. PRICE, MAY '19 - P.I.</u>	05/01/2019	5.91	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>BATTERIES FOR CITY HALL, B. PRICE, MAY '19 - WATER</u>	05/01/2019	4.44	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>BATTERIES FOR CITY HALL, B. PRICE, MAY '19 - SEWER</u>	05/01/2019	4.44	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137322	8444	<u>BATTERIES FOR CITY HALL, B. PRICE, MAY '19 - P.I.</u>	05/01/2019	1.70	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/19		

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1795	BUYWYZ LLC	137322	8444	<u>BATTERIES FOR CITY HALL, B. PRICE, MAY '19 - P&amp;Z</u>	05/01/2019	1.70	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/19		
Total 137322:						230.92	.00					
1795	BUYWYZ LLC	137635	8489	<u>3 EA PACKS OF BLUE CARD STOCK, 2 EA PACKS OF POST- IT NOTES, MAY '19 - P &amp; Z</u>	05/09/2019	87.56	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/19		
1795	BUYWYZ LLC	137635	8489	<u>2 EA CARTONS OF GLASS CLEANER FOR VEHICLES FOR PUBLIC WORKS, MAY '19 - WATER</u>	05/09/2019	39.87	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>CARTON OF COPY PAPER FOR TREATMENT PLANT, MAY '19 - WATER</u>	05/09/2019	26.43	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>D BATTERIES FOR STOCK AT CITY HALL, MAY '19 - ADMIN</u>	05/09/2019	5.42	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>INDEX PAPER, HEADSET, 2 EA BANKERS BOX, FOR CLERKS, MAY '19 - ADMIN</u>	05/09/2019	204.07	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>CASE OF TOILET PAPER FOR SENIOR CENTER, MAY '19 - SENIOR CENTER</u>	05/09/2019	69.95	.00	<u>01-6025 JANITORIAL</u>	1001	5/19		
1795	BUYWYZ LLC	137635	8489	<u>2 EA CARTONS OF GLASS CLEANER FOR VEHICLES FOR PUBLIC WORKS, MAY '19 - SEWER</u>	05/09/2019	39.87	.00	<u>21-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>CASE OF PAPER TOWELS FOR TREATMENT PLANT, MAY '19 - WATER</u>	05/09/2019	39.72	.00	<u>20-6025 JANITORIAL</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>CARTON OF COPY PAPER FOR TREATMENT PLANT, MAY '19 - SEWER</u>	05/09/2019	26.43	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1795	BUYWYZ LLC	137635	8489	<u>CARTON OF COPY PAPER FOR TREATMENT PLANT, MAY '19 - P.I.</u>	05/09/2019	10.07	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/19		

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1795	BUYWYZ LLC	137635	8489	D BATTERIES FOR STOCK AT CITY HALL, MAY '19 - WATER	05/09/2019	5.02	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137635	8489	D BATTERIES FOR STOCK AT CITY HALL, MAY '19 - SEWER	05/09/2019	5.02	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137635	8489	D BATTERIES FOR STOCK AT CITY HALL, MAY '19 - P.I.	05/09/2019	1.93	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137635	8489	D BATTERIES FOR STOCK AT CITY HALL, MAY '19 - P&Z	05/09/2019	1.93	.00	01-6165 OFFICE SUPPLIES	1003	5/19		
1795	BUYWYZ LLC	137635	8489	INDEX PAPER, HEADSET, 2 EA BANKERS BOX, FOR CLERKS, MAY '19 - WATER	05/09/2019	5.21	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137635	8489	INDEX PAPER, HEADSET, 2 EA BANKERS BOX, FOR CLERKS, MAY '19 - SEWER	05/09/2019	5.21	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137635	8489	INDEX PAPER, HEADSET, 2 EA BANKERS BOX, FOR CLERKS, MAY '19 - P.I.	05/09/2019	2.61	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137635	8489	CASE OF PAPER TOWELS FOR TREATMENT PLANT, MAY '19 - SEWER	05/09/2019	39.72	.00	21-6025 JANITORIAL	0	5/19		
1795	BUYWYZ LLC	137635	8489	CASE OF PAPER TOWELS FOR TREATMENT PLANT, MAY '19 - P.I.	05/09/2019	15.14	.00	25-6025 JANITORIAL	0	5/19		
Total 137635:						631.18	.00					
1795	BUYWYZ LLC	7704CM		RETURNED STOREX STACKABLE HEAVY-DUTY FILE TOTE FROM INVOICE # 136997, MAY '19	05/08/2019	-25.39	.00	21-6165 OFFICE SUPPLIES	0	5/19		
Total 7704CM:						-25.39	.00					
1795	BUYWYZ LLC	7705CM		RETURNED STOREX STACKABLE HEAVY-DUTY FILE TOTE FROM INVOICE # 136997, MAY '19	05/08/2019	-25.39	.00	21-6165 OFFICE SUPPLIES	0	5/19		

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Total 7705CM:						-25.39	.00					
Total BUYWYZ LLC:						811.32	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 4/25-5/24/19 - WATER</u>	04/25/2019	19.72	19.72	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/19	05/10/2019	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 4/25-5/24/19 - SEWER</u>	04/25/2019	19.72	19.72	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/19	05/10/2019	
62	CENTURYLINK	208922113658		<u>DEDICATED LANDLINE SCADA, 4/25-5/24/19 - P.I.</u>	04/25/2019	7.51	7.51	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/19	05/10/2019	
Total 2089221136586B042519:						46.95	46.95					
62	CENTURYLINK	208922211037		<u>PARKS OFFICE INTERNET SERVICE, APR. '19</u>	04/25/2019	77.65	77.65	<u>01-6255 TELEPHONE</u>	1004	5/19	05/10/2019	
62	CENTURYLINK	208922211037		<u>PARKS OFFICE SETUP, INSTALLATION, AND MODEM, APR. '19</u>	04/25/2019	235.59	235.59	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	5/19	05/10/2019	
Total 2089222110376B042519:						313.24	313.24					
Total CENTURYLINK:						360.19	360.19					
<b>CHALLENGER COMPANIES</b>												
823	CHALLENGER COMPANIES	113363		<u>DEMO EXISTING METER AND CABLE, REINSTALL METER AND CABLE, INSTALL DIMANTLING JOINT, INSTALL RESTRAINT FLANGE COUPLING ADAPTOR, REARRANGE VALVE AND SPOOLS FOR BETTER MAINTENANCE FOR THE PATAGONIA FLOW METER, APR. '19 - SEWER</u>	04/30/2019	2,060.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/19		

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Total 113363:						2,060.00	.00					
Total CHALLENGER COMPANIES:						2,060.00	.00					
<b>CITIBANK, N.A.</b>												
1874	CITIBANK, N.A.	100060811	8280	<u>FUNNEL AND SPRAYER GUN FOR KUBOTA SPRAYER, M. MEADE, APR. '19</u>	04/01/2019	26.98	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/19		
Total 100060811:						26.98	.00					
1874	CITIBANK, N.A.	100061769	8314	<u>WELDING WIRE, TIP CONTACT, SHOP SUPPLY, B. GILLOGY, APR. '19 - ADMIN</u>	04/08/2019	24.99	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	5/19		
1874	CITIBANK, N.A.	100061769	8314	<u>WELDING WIRE, TIP CONTACT, SHOP SUPPLY, B. GILLOGY, APR. '19 - WATER</u>	04/08/2019	9.99	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/19		
1874	CITIBANK, N.A.	100061769	8314	<u>WELDING WIRE, TIP CONTACT, SHOP SUPPLY, B. GILLOGY, APR. '19 - SEWER</u>	04/08/2019	10.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/19		
1874	CITIBANK, N.A.	100061769	8314	<u>WELDING WIRE, TIP CONTACT, SHOP SUPPLY, B. GILLOGY, APR. '19 - P.I.</u>	04/08/2019	5.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total 100061769:						49.98	.00					
1874	CITIBANK, N.A.	200100674	8261	<u>1 HIGH PERFORMANCE PUMP, 1 PUMP REPLACEMENT PLAN, 1 EA 4 PK HOSE CLAMPS, 1 EA MALE ELBOW NYLON FITTING, 2 EA REDUCER BUSHINGS, POLY STRAINER, WD-40, IRON STRAP, FOR KUBOTA SPRAYER, M. MEADE, MAR. '19</u>	03/28/2019	188.51	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/19		
Total 200100674:						188.51	.00					

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Total CITIBANK, N.A.:						265.47	.00					
<b>CONPAZ</b>												
447	CONPAZ	05132019C		<u>REFUND OF DONATED FUNDS FOR PROJECTS NOT COMPLETED. MAY '19</u>	05/01/2019	3,000.00	.00	<u>03-6160 MISCELLANEOUS EXPENSES</u>	0	5/19		
Total 05132019C:						3,000.00	.00					
Total CONPAZ:						3,000.00	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	K323340	8431	<u>200 EA INSULATION PADS AND 1000 EA GASKETS. B. BURR. APR. '19</u>	05/01/2019	2,868.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/19		
Total K323340:						2,868.00	.00					
63	CORE & MAIN LP	K447607	8431	<u>100 EA 3/4" WATER METERS. B. BURR. APR. '19</u>	05/01/2019	27,960.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/19		
Total K447607:						27,960.00	.00					
63	CORE & MAIN LP	K484323	8431	<u>40 EA REGISTERS. B. BURR. APR. '19</u>	05/01/2019	3,752.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/19		
Total K484323:						3,752.00	.00					
Total CORE & MAIN LP:						34,580.00	.00					
<b>D &amp; A DOOR &amp; SPECIALTIES INC</b>												
1861	D & A DOOR & SPECIALTIES INC	SI009849	8104	<u>10 EA BEST SPINDLES 1E-S2 SPINDLE (STEEL). FOR TREATMANT PLANT DOOR LOCKS AND DOORS. T. SHAFFER, APR. '19</u>	04/04/2019	25.00	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	5/19		
Total SI009849:						25.00	.00					

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Total D & A DOOR & SPECIALTIES INC:						25.00	.00					
<b>DAY MANAGEMENT CORPORATION</b>												
374	DAY MANAGEMENT CORPORATION	5351	8443	<u>WATER TOWER RADIO ANTENNA TROUBLESHOOTING FOR SCADA, T.FLEMING, MAY'19 - WATER</u>	05/08/2019	109.20	.00	20-6150 M & R - SYSTEM	0	5/19		
374	DAY MANAGEMENT CORPORATION	5351	8443	<u>WATER TOWER RADIO ANTENNA TROUBLESHOOTING FOR SCADA, T.FLEMING, MAY'19 - SEWER</u>	05/08/2019	109.20	.00	21-6150 M & R - SYSTEM	0	5/19		
374	DAY MANAGEMENT CORPORATION	5351	8443	<u>WATER TOWER RADIO ANTENNA TROUBLESHOOTING FOR SCADA, T.FLEMING, MAY'19 - P.I.</u>	05/08/2019	41.60	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		
Total 5351:						260.00	.00					
Total DAY MANAGEMENT CORPORATION:						260.00	.00					
<b>DIGLINE</b>												
25	DIGLINE	0060480-IN		<u>DIG FEES, APR. '19 - WATER</u>	04/30/2019	355.60	.00	20-6065 DIG LINE EXPENSE	0	5/19		
25	DIGLINE	0060480-IN		<u>DIG FEES, APR. '19 - SEWER</u>	04/30/2019	355.60	.00	21-6065 DIG LINE EXPENSE	0	5/19		
25	DIGLINE	0060480-IN		<u>DIG FEES, APR. '19 - P.I.</u>	04/30/2019	135.47	.00	25-6065 DIG LINE EXPENSE	0	5/19		
Total 0060480-IN:						846.67	.00					
Total DIGLINE:						846.67	.00					
<b>DMH ENTERPRISES</b>												
1745	DMH ENTERPRISES	04302019DMH		<u>PLUMBING PERMITS, APRIL 2019</u>	04/30/2019	16,035.00	16,035.00	01-6202 PROFESSIONAL SERVICES	1003	5/19	05/10/2019	

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Total 04302019DMHPP:						16,035.00	16,035.00					
Total DMH ENTERPRISES:						16,035.00	16,035.00					
<b>ED STAUB &amp; SONS PETROLEUM, INC</b>												
1731	ED STAUB & SONS PETROLEUM, INC	1296837-IN		<u>PROPANE TANK RENT, MAY '19 - ADMIN</u>	05/01/2019	5.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	5/19		
1731	ED STAUB & SONS PETROLEUM, INC	1296837-IN		<u>PROPANE TANK RENT, MAY '19 - WATER</u>	05/01/2019	2.00	.00	20-6150 M & R - SYSTEM	0	5/19		
1731	ED STAUB & SONS PETROLEUM, INC	1296837-IN		<u>PROPANE TANK RENT, MAY '19 - SEWER</u>	05/01/2019	2.00	.00	21-6150 M & R - SYSTEM	0	5/19		
1731	ED STAUB & SONS PETROLEUM, INC	1296837-IN		<u>PROPANE TANK RENT, MAY '19 - P.I.</u>	05/01/2019	1.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		
Total 1296837-IN:						10.00	.00					
Total ED STAUB & SONS PETROLEUM, INC:						10.00	.00					
<b>ELECTRICAL CONTROLS &amp; INSTRUMENTATION</b>												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	04302019ECI		<u>ELECTRICAL PERMITS, APRIL 2019</u>	04/30/2019	17,203.74	17,203.74	01-6202 PROFESSIONAL SERVICES	1003	5/19	05/10/2019	
Total 04302019ECI:						17,203.74	17,203.74					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						17,203.74	17,203.74					
<b>EMPIREWEST, INC.</b>												
1489	EMPIREWEST, INC.	40443	7642	<u>2 EA 5" GATE ASSEMBLY, HYDRANT REBUILDS, J.WEBB, OCT. '18</u>	10/12/2018	1,720.50	.00	20-6166 PP&E PURCHASES OPERATIONS	1093	5/19		
Total 40443:						1,720.50	.00					

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Total EMPIREWEST, INC.:						1,720.50	.00					
<b>EMS SAFETY SERVICES INC</b>												
1989	EMS SAFETY SERVICES INC	INV00060380	8460	<u>CPR INSTRUCTOR CLASS. J. LORENTZ, MAY '19</u>	05/02/2019	375.00	.00	<u>01-6265 TRAINING &amp; SCH00LING</u>	1004	5/19		
Total INV00060380:						375.00	.00					
Total EMS SAFETY SERVICES INC:						375.00	.00					
<b>FILTRATION TECHNOLOGY</b>												
108	FILTRATION TECHNOLOGY	S7763	8455	<u>15 EA 30 GAL BARRELS CARUS AQUA MAG. R. JONES, MAY '19</u>	05/03/2019	6,000.00	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	5/19		
Total S7763:						6,000.00	.00					
Total FILTRATION TECHNOLOGY:						6,000.00	.00					
<b>FLUID CONNECTOR PRODUCTS, INC.</b>												
1083	FLUID CONNECTOR PRODUCTS, INC.	7301487	8505	<u>4' SUCTION HOSE FOR FARM SPRAYER, M. NADEAU, MAY '19</u>	05/14/2019	62.91	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/19		
1083	FLUID CONNECTOR PRODUCTS, INC.	7301487	8505	<u>AIR BRAKE TUBING(TSS PROBE AIR BLAST) FOR PLANT, M. NADEAU, MAY '19</u>	05/14/2019	10.71	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/19		
Total 7301487:						73.62	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						73.62	.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	I5130762		<u>THREAD SEAL TAPE, 3 EA 1" COUPLERS, 100 EA 1" PINCH CLAMP, FOR STOCK, MAY '19 - PARKS</u>	05/02/2019	42.73	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	5/19		
1552	H.D. FOWLER COMPANY	I5130762		<u>IRRIGATION MULTI TOOL FOR MARSHALL, 36" PVC HANDPUMP FOR IRRIGATION, MAY '19 - PARKS</u>	05/02/2019	70.15	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/19		

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1552	H.D. FOWLER COMPANY	I5130762		20 FT OF PVC PIPE, 4 EA PVC MALE ADAPTER, 4 EA PVC 90 ELBOW, PVC TEE, PVC BUSHING, PVC PLUG, 2 EA BRASS TEE, 5 EA BRASS NIPPLES, BRASS BELL REDUCER, BACKFLOW ASSEMBLY, FOR BACKFLOW DEVICE AT TREATMENT PLANT TO WATER GRASS, MAY '19 - SEWER	05/02/2019	574.83	.00	21-6150 M & R - SYSTEM	0	5/19		
Total I5130762:						687.71	.00					
Total H.D. FOWLER COMPANY:						687.71	.00					
<b>HR2, INC.</b>												
884	HR2, INC.	3559		TEST, DISASSEMBLE, REBUILD AND RETEST BACKFLOW AT LAGOONS, LAGOON CHECKS AND SEAT COST +10%, OVERNIGHT FREIGHT, REBUILD CONBRACO ASSEMBLY, 389 E FOX BAY/FLUSH MAIN INSTALL Y STRAINER, APR. '19 - SEWER	04/22/2019	9,497.99	.00	21-6150 M & R - SYSTEM	0	5/19		
884	HR2, INC.	3559		REBUILD WILKINS 975 XLU ASSEMBLY AND REPLACE #1 FROZEN BALL VALVE AT 1403 N MERIDIAN RD. 500 MENDI BUTLER PARK REBUILD WATTS 10 " 957, COMPLETE 10" REBUILD KITS, APR. '19 - P.I.	04/22/2019	2,244.60	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		
Total 3559:						11,742.59	.00					
Total HR2, INC.:						11,742.59	.00					
<b>HYDRO LOGIC, INC.</b>												
1314	HYDRO LOGIC, INC.	05152019HL-F		GEOTECHNICAL CONSULTATION FOR CITY OF KUNA FALCON CREST WATER RIGHTS, AND MONITORING, 2/25/2019-4/5/2019, APR. '19	04/15/2019	14,272.59	.00	20-6020 CAPITAL IMPROVEMENTS	1136	5/19		





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				6/1/2019-6/30/2019 - WATER	05/15/2019	283.25	.00	20-6142_MAINT. & REPAIRS- EQUIPMENT	0	5/19		
1595	INTEGRINET SOLUTIONS, INC.	114137		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES. 6/1/2019-6/30/2019 - SEWER	05/15/2019	283.25	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	5/19		
1595	INTEGRINET SOLUTIONS, INC.	114137		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES. 6/1/2019-6/30/2019 - P.I.	05/15/2019	108.94	.00	25-6142_MAINT. & REPAIRS - EQUIPMENT	0	5/19		
1595	INTEGRINET SOLUTIONS, INC.	114137		PRO-ACTION PROGRAM FOR SERVER AND NETWORK MAINTENANCE AND ADMINISTRATION AS WELL AS ONSITE SERVICES. 6/1/2019-6/30/2019 - P&Z	05/15/2019	108.94	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	1003	5/19		
Total 114137:						1,089.42	.00					
Total INTEGRINET SOLUTIONS, INC.:						4,669.34	3,106.99					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482195000328		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT. 3/28/19-4/26/19 - WATER	04/29/2019	237.09	237.09	20-6290_UTILITIES EXPENSE	0	5/19	05/03/2019	
37	INTERMOUNTAIN GAS CO	482195000328		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT. 3/28/19-4/26/19 - SEWER	04/29/2019	237.09	237.09	21-6290_UTILITIES EXPENSE	0	5/19	05/03/2019	
37	INTERMOUNTAIN GAS CO	482195000328		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT. 3/28/19-4/26/19 - P.I.	04/29/2019	90.31	90.31	25-6290_UTILITIES EXPENSE	0	5/19	05/03/2019	
Total 4821950003281942619:						564.49	564.49					
Total INTERMOUNTAIN GAS CO:						564.49	564.49					

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
<b>INTERSTATE ALL BATTERY CENTER</b>												
434	INTERSTATE ALL BATTERY CENTER	190210101194	8471	<u>2 EA 12V 18AH SLA BATTERIES FOR ALARM SYSTEM AT TREATMENT PLANTS PROCESS BUILDINGS, M. NADEAU, MAY '19</u>	05/06/2019	110.50	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	5/19		
Total 1902101011947:						110.50	.00					
Total INTERSTATE ALL BATTERY CENTER:						110.50	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	04262019-050		<u>SANITATION RECEIPT TRANSFER, 04/26/2019-05/02/2019</u>	05/03/2019	21,965.20	21,965.20	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/19	05/03/2019	
230	J & M SANITATION, INC.	04262019-050		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 04/26/2019-05/02/2019</u>	05/03/2019	-2,170.16	-2,170.16	<u>01-4170 FRANCHISE FEES</u>	0	5/19	05/03/2019	
Total 04262019-05022019:						19,795.04	19,795.04					
230	J & M SANITATION, INC.	05032019-050		<u>SANITATION RECEIPT TRANSFER, 05/03/2019-05/09/2019</u>	05/10/2019	54,996.72	54,996.72	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/19	05/10/2019	
230	J & M SANITATION, INC.	05032019-050		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 05/03/2019-05/09/2019</u>	05/10/2019	-5,433.68	-5,433.68	<u>01-4170 FRANCHISE FEES</u>	0	5/19	05/10/2019	
Total 05032019-05092019:						49,563.04	49,563.04					
230	J & M SANITATION, INC.	05032019JM		<u>SLUDGE REMOVAL FOR APRIL, MAY '19</u>	05/03/2019	2,520.00	.00	<u>21-6153 M &amp; R - SLUDGE DISPOSAL</u>	0	5/19		
Total 05032019JM:						2,520.00	.00					
230	J & M SANITATION, INC.	05032019JM-M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, APRIL 2019 - PARKS</u>	05/03/2019	15.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	5/19		

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230	J & M SANITATION, INC.	05032019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, APRIL 2019 - WATER</u>	05/03/2019	6.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	5/19		
230	J & M SANITATION, INC.	05032019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, APRIL 2019 - SEWER</u>	05/03/2019	6.00	.00	<u>21-6212 RENT- EQUIPMENT</u>	0	5/19		
230	J & M SANITATION, INC.	05032019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, APRIL 2019 - P.I</u>	05/03/2019	3.00	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	5/19		
Total 05032019JM-MY:						30.00	.00					
Total J & M SANITATION, INC.:						71,908.08	69,358.08					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	3121949		<u>BANK FEES, APRIL '19 - ADMIN</u>	05/01/2019	33.58	.00	<u>01-6505 BANK FEES</u>	0	5/19		
1328	JACK HENRY & ASSOCIATES, INC.	3121949		<u>BANK FEES, APRIL '19 - WATER</u>	05/01/2019	31.19	.00	<u>20-6505 BANK FEES</u>	0	5/19		
1328	JACK HENRY & ASSOCIATES, INC.	3121949		<u>BANK FEES, APRIL '19 - SEWER</u>	05/01/2019	31.19	.00	<u>21-6505 BANK FEES</u>	0	5/19		
1328	JACK HENRY & ASSOCIATES, INC.	3121949		<u>BANK FEES, APRIL '19 - P.I.</u>	05/01/2019	11.99	.00	<u>25-6505 BANK FEES</u>	0	5/19		
1328	JACK HENRY & ASSOCIATES, INC.	3121949		<u>BANK FEES, APRIL '19 - P&amp;Z</u>	05/01/2019	11.99	.00	<u>01-6505 BANK FEES</u>	1003	5/19		
Total 3121949:						119.94	.00					
Total JACK HENRY & ASSOCIATES, INC.:						119.94	.00					
<b>JONATHAN STRICKLAND</b>												
1976	JONATHAN STRICKLAND	175		<u>JANITORIAL SERVICES FOR CITY HALL, MAY 2019 - ADMIN</u>	05/07/2019	156.80	.00	<u>01-6025 JANITORIAL</u>	0	5/19		
1976	JONATHAN STRICKLAND	175		<u>JANITORIAL SERVICES FOR CITY HALL, MAY 2019 - WATER</u>	05/07/2019	145.60	.00	<u>20-6025 JANITORIAL</u>	0	5/19		

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1976	JONATHAN STRICKLAND	175		<u>JANITORIAL SERVICES FOR CITY HALL, MAY 2019 - SEWER</u>	05/07/2019	145.60	.00	<u>21-6025 JANITORIAL</u>	0	5/19		
1976	JONATHAN STRICKLAND	175		<u>JANITORIAL SERVICES FOR CITY HALL, MAY 2019 - P.I</u>	05/07/2019	56.00	.00	<u>25-6025 JANITORIAL</u>	0	5/19		
1976	JONATHAN STRICKLAND	175		<u>JANITORIAL SERVICES FOR CITY HALL, MAY 2019 - P &amp; Z</u>	05/07/2019	56.00	.00	<u>01-6025 JANITORIAL</u>	1003	5/19		
Total 175:						560.00	.00					
1976	JONATHAN STRICKLAND	176		<u>JANITORIAL SERVICES AT THE SENIOR CENTER, MAY 2019</u>	05/07/2019	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	5/19		
Total 176:						446.00	.00					
1976	JONATHAN STRICKLAND	177		<u>JANITORIAL SERVICES AT THE TREATMENT PLANT, MAY 2019 - WATER</u>	05/07/2019	50.40	.00	<u>20-6025 JANITORIAL</u>	0	5/19		
1976	JONATHAN STRICKLAND	177		<u>JANITORIAL SERVICES AT THE TREATMENT PLANT, MAY 2019 - SEWER</u>	05/07/2019	50.40	.00	<u>21-6025 JANITORIAL</u>	0	5/19		
1976	JONATHAN STRICKLAND	177		<u>JANITORIAL SERVICES AT THE TREATMENT PLANT, MAY 2019 - P.I</u>	05/07/2019	19.20	.00	<u>25-6025 JANITORIAL</u>	0	5/19		
Total 177:						120.00	.00					
Total JONATHAN STRICKLAND:						1,126.00	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0124759		<u>PROFESSIONAL SERVICES FROM 3/3/2019-3/30/2019, CITY OF KUNA PARKING LOT DESIGN FOR PARKS OFFICE, MAR. '19</u>	04/25/2019	1,339.64	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	5/19		
Total 0124759:						1,339.64	.00					

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1236	J-U-B ENGINEERS, INC.	0124948		PROFESSIONAL SERVICES FROM 3/3-30/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & B, FINAL DESIGN, CITY MATCH, MAR.'19 - ADMIN	04/30/2019	618.30	.00	01-6045 CONTINGENCY	1119	5/19		
1236	J-U-B ENGINEERS, INC.	0124948		PROFESSIONAL SERVICES FROM 3/3-30/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & B, FINAL DESIGN, CITY MATCH, MAR.'19 - WATER	04/30/2019	370.98	.00	20-6045 CONTINGENCY	1119	5/19		
1236	J-U-B ENGINEERS, INC.	0124948		PROFESSIONAL SERVICES FROM 3/3-30/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & B, FINAL DESIGN, CITY MATCH, MAR.'19 - SEWER	04/30/2019	370.98	.00	21-6045 CONTINGENCY	1119	5/19		
1236	J-U-B ENGINEERS, INC.	0124948		PROFESSIONAL SERVICES FROM 3/3-30/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & B, FINAL DESIGN, CITY MATCH, MAR.'19 - P.I.	04/30/2019	185.50	.00	25-6045 CONTINGENCY FUND	1119	5/19		
Total 0124948:						1,545.76	.00					
1236	J-U-B ENGINEERS, INC.	0124981		PROFESSIONAL SERVICES FROM 3/3/2019-4/30/2019, KUNA CDBG PHASE 2, DOWNTOWN PHASE 2 CONTINGENCY CITY MATCH, APR. '19 - ADMIN	04/30/2019	650.00	.00	01-6045 CONTINGENCY	1119	5/19		
1236	J-U-B ENGINEERS, INC.	0124981		PROFESSIONAL SERVICES FROM 3/3/2019-4/30/2019, KUNA CDBG PHASE 2, DOWNTOWN PHASE 2 CONTINGENCY CITY MATCH, APR. '19 - WATER	04/30/2019	390.00	.00	20-6045 CONTINGENCY	1119	5/19		
1236	J-U-B ENGINEERS, INC.	0124981		PROFESSIONAL SERVICES FROM 3/3/2019-4/30/2019, KUNA CDBG PHASE 2, DOWNTOWN PHASE 2 CONTINGENCY CITY MATCH, APR. '19 - SEWER	04/30/2019	390.00	.00	21-6045 CONTINGENCY	1119	5/19		
1236	J-U-B ENGINEERS, INC.	0124981		PROFESSIONAL SERVICES FROM 3/3/2019-4/30/2019, KUNA CDBG PHASE 2, DOWNTOWN PHASE 2 CONTINGENCY CITY MATCH, APR. '19 - P.I.	04/30/2019	195.00	.00	25-6045 CONTINGENCY FUND	1119	5/19		

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Total 0124981:						1,625.00	.00					
Total J-U-B ENGINEERS, INC.:						4,510.40	.00					
<b>JWC ENVIRONMENTAL LLC</b>												
1365	JWC ENVIRONMENTAL LLC	96899	8076	<u>MATERIAL AND LABOR FOR BANDSCREEN REBUILD HEADWORKS. T. SHAFFER, APR. '19</u>	04/10/2019	27,308.50	.00	<u>21-6166 PP&amp;E PURCHASES - OPERATIONS</u>	1051	5/19		
Total 96899:						27,308.50	.00					
Total JWC ENVIRONMENTAL LLC:						27,308.50	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A106089	8313	<u>2 3/4" PVC NIPPLES, J. WEBB, APR. '19</u>	04/08/2019	1.24	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/19		
Total A106089:						1.24	.00					
499	KUNA LUMBER	A106233	8355	<u>BRASS NIPPLE, GARDEN HOSE, SWIVEL CONNECTION, FOR BUTLER BACK FLOW, P.I., J. OSBORN, APR. '19</u>	04/15/2019	36.51	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total A106233:						36.51	.00					
499	KUNA LUMBER	A106319	8379	<u>BRASS PLUG, PIPE TAP, PUMP STATION SUTTERS MILL, J. OSBORN, APR. '19</u>	04/18/2019	11.50	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total A106319:						11.50	.00					
499	KUNA LUMBER	A106707	8432	<u>CHAIN, CLEVIS GRAB HOOK, AND CLEVIS SLIP HOOK, M.MEADE, APR.19</u>	04/30/2019	41.67	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/19		

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Total A106707:						41.67	.00					
499	KUNA LUMBER	A106743	8439	<u>HEAVY DUTY GAS TRIMMER HEAD, M. SMITH, MAY '19 - WATER</u>	05/01/2019	10.79	.00	20-6150 M & R - SYSTEM	0	5/19		
499	KUNA LUMBER	A106743	8439	<u>HEAVY DUTY GAS TRIMMER HEAD, M. SMITH, MAY '19 - P.I.</u>	05/01/2019	2.70	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		
Total A106743:						13.49	.00					
499	KUNA LUMBER	A107051	8493	<u>2 EA GALVENIZED NIPPLES, 1/2" GALVENIZED CAP, 1/2" PIPE, 1/2" GALVENIZED TEE, 1/2" GALVENIZED COUPLING, FOR EXTENDING SPRAYER TO CLEAN CHANNELS AND HEADWORKS AT PLANT, M. NADEAU, MAY '19</u>	05/09/2019	32.16	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/19		
Total A107051:						32.16	.00					
499	KUNA LUMBER	B124458	8465	<u>BRASS PLUG, ELASTIC STRAINER, GORILLA TAPE, ANT BAIT, IRRIGATION SHOVEL, S.HOWELL, MAY'19 - ADMIN</u>	05/03/2019	39.57	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	5/19		
499	KUNA LUMBER	B124458	8465	<u>BRASS PLUG, ELASTIC STRAINER, GORILLA TAPE, ANT BAIT, IRRIGATION SHOVEL, S.HOWELL, MAY'19 - WATER</u>	05/03/2019	15.83	.00	20-6150 M & R - SYSTEM	0	5/19		
499	KUNA LUMBER	B124458	8465	<u>BRASS PLUG, ELASTIC STRAINER, GORILLA TAPE, ANT BAIT, IRRIGATION SHOVEL, S.HOWELL, MAY'19 - SEWER</u>	05/03/2019	15.83	.00	21-6150 M & R - SYSTEM	0	5/19		
499	KUNA LUMBER	B124458	8465	<u>BRASS PLUG, ELASTIC STRAINER, GORILLA TAPE, ANT BAIT, IRRIGATION SHOVEL, S.HOWELL, MAY'19 - P.I.</u>	05/03/2019	7.91	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		

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499	KUNA LUMBER	B124458	8465	<u>PUTTY KNIFE, FLEX BROAD KNIFE, PLASTIC CEMENT, S.HOWELL, MAY'19</u>	05/03/2019	18.51	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
499	KUNA LUMBER	B124458	8465	<u>O-RING, RESTROOM SIGN, JOINT COMPOUND, A SHEET OF METAL, FOR PARKS ORCHARD HOUSE OFFICE, S. HOWELL, MAY '19</u>	05/03/2019	22.46	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	5/19		
Total B124458:						120.11	.00					
499	KUNA LUMBER	B124628	8318	<u>2 EA BALL VALVES, 3 EA BUSHINGS, THREAD SEALANT, WEST WELL AT LAGOONS, R. WARWICK, APR. '19</u>	04/09/2019	38.28	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/19		
Total B124628:						38.28	.00					
499	KUNA LUMBER	B125465	8424	<u>1 EA 4 PK OF "AA" BATTERIES FOR WELL #10, J. WEBB, APR. '19</u>	04/29/2019	4.49	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/19		
Total B125465:						4.49	.00					
499	KUNA LUMBER	B125624	8449	<u>PUSH BROOM AND RAKE, FOR THE LAGOON, C. MCDANIEL, MAY '19</u>	05/02/2019	31.03	.00	<u>21-6175 SMALL TOOLS</u>	0	5/19		
Total B125624:						31.03	.00					
499	KUNA LUMBER	B125687	8461	<u>WIRE NUTS FOR TRUCK STOCK, J. OSBORN, MAY '19 - WATER</u>	05/03/2019	5.75	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/19		
499	KUNA LUMBER	B125687	8461	<u>WIRE NUTS FOR TRUCK STOCK, J. OSBORN, MAY '19 - P.I.</u>	05/03/2019	1.44	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		

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Total B125687:						7.19	.00					
499	KUNA LUMBER	B125700	8462	<u>HOSE BIBB, GARDEN HOSE, 1 GAL OF INSECT CONTROL, 1 EA 3PK OF INDOOR INSECT FOGGER, FOR 10 MI LIFT STATION, R. WARWICK, MAY '19</u>	05/03/2019	34.61	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/19		
Total B125700:						34.61	.00					
499	KUNA LUMBER	B125712	8464	<u>HOSE CLAMPS, J. COX, MAY'19 - WATER</u>	05/03/2019	6.30	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/19		
499	KUNA LUMBER	B125712	8464	<u>HOSE CLAMPS, J. COX, MAY'19 - P.I.</u>	05/03/2019	1.58	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total B125712:						7.88	.00					
499	KUNA LUMBER	B125838	8470	<u>GRASS SEED, J. OSBORN, MAY '19</u>	05/06/2019	7.46	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total B125838:						7.46	.00					
499	KUNA LUMBER	B125895	8478	<u>BRAIDED PVC TUBING, 2 EA THREADED ADAPTER, 2 EA T- BOLT CLAMPS, GALVANIZED ELBOW, GALVANIZED BUSHING, GATE VALVE, FOR TEN MILE AIR LINE RELEASE BY KING ROAD, C. MCDANIEL, MAY '19</u>	05/07/2019	105.85	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/19		
Total B125895:						105.85	.00					
499	KUNA LUMBER	B126323	8512	<u>MARKER PAINT, FOR INSPECTIONS, J. COULTER, MAY '19</u>	05/15/2019	11.68	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1005	5/19		

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Total B126323:						11.68	.00					
Total KUNA LUMBER:						505.15	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	1291	8323	FLAT BARS FOR DOCKS AT PONDS, MAKING BRACKETS, B. GILLOGLY, APR. '19	04/08/2019	37.97	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/19		
Total 1291:						37.97	.00					
Total KUNA MACHINE LLC:						37.97	.00					
<b>KUNA RURAL FIRE DISTRICT (IMPACT)</b>												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	04302019KRF		KRFD IMPACT FEES, APRIL	04/30/2019	83,416.00	83,416.00	01-2511_KRFD IMPACT FEE TRANSFER	0	5/19	05/10/2019	
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	04302019KRF		KRFD IMPACT FEES, LESSS ADMIN FEES, APRIL 2019	04/30/2019	-708.00	-708.00	01-4155 ADMINISTRATION SERVICES	0	5/19	05/10/2019	
Total 04302019KRFDI:						82,708.00	82,708.00					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						82,708.00	82,708.00					
<b>KUNA RURAL FIRE DISTRICT (PLAN REVIEW)</b>												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	04302019KRF		KRFD PLAN REVIEW, APRIL 2019	04/30/2019	3,049.73	3,049.73	01-2512_KRFD PLAN REVIEW FEE TRANSFER	0	5/19	05/10/2019	
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	04302019KRF		KRFD PLAN REVIEW, LESS ADMIN FEES, APRIL 2019	04/30/2019	-14.00	-14.00	01-4155 ADMINISTRATION SERVICES	0	5/19	05/10/2019	
Total 04302019KRFDPR:						3,035.73	3,035.73					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						3,035.73	3,035.73					





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
				LAGOONS, T.FLEMING, APR.'19	04/30/2019	32.45	.00	21-6150 M & R - SYSTEM	0	5/19		
Total 19612487:						32.45	.00					
Total MATHESON TRI-GAS INC:						32.45	.00					
<b>MISCELLANEOUS VENDORS 2</b>												
1849	MISCELLANEOUS VENDORS 2	05152019LH		REIMBURSEMENT OF MILEAGE AND MEALS FOR VARIOUS MEETINGS. LISA HOLLAND, APR.'19	05/15/2019	236.08	.00	01-6155 MEETINGS/COMMITTEES	4000	5/19		
1849	MISCELLANEOUS VENDORS 2	05152019LH		REIMBURSEMENT OF LODGING. SUN VALLEY LEADERSHIP RETREAT. L.HOLLAND, APR.'19	05/15/2019	296.80	.00	01-6270 TRAVEL	4000	5/19		
Total 05152019LH:						532.88	.00					
Total MISCELLANEOUS VENDORS 2:						532.88	.00					
<b>NEOFUNDS BY NEOPOST</b>												
1770	NEOFUNDS BY NEOPOST	04302019NEO		POSTAGE REFILL FOR POSTAGE METER, APRIL 2019 - ADMIN	04/30/2019	140.00	.00	01-6190 POSTAGE & BILLING	0	5/19		
1770	NEOFUNDS BY NEOPOST	04302019NEO		POSTAGE REFILL FOR POSTAGE METER, APRIL 2019 - P & Z	04/30/2019	50.00	.00	01-6190 POSTAGE & BILLING	1003	5/19		
1770	NEOFUNDS BY NEOPOST	04302019NEO		POSTAGE REFILL FOR POSTAGE METER, APRIL 2019 - WATER	04/30/2019	130.00	.00	20-6190 POSTAGE & BILLING	0	5/19		
1770	NEOFUNDS BY NEOPOST	04302019NEO		POSTAGE REFILL FOR POSTAGE METER, APRIL 2019 - SEWER	04/30/2019	130.00	.00	21-6190 POSTAGE & BILLING	0	5/19		
1770	NEOFUNDS BY NEOPOST	04302019NEO		POSTAGE REFILL FOR POSTAGE METER, APRIL 2019 - P.I	04/30/2019	50.00	.00	25-6190 POSTAGE & BILLING	0	5/19		

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Total 04302019NEOF:						500.00	.00					
Total NEOFUNDS BY NEOPOST:						500.00	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	189050	8414	1 EA IMPACT SOCKET FOR FLEET SHOP SUPPLY, B. GILLOGLY, APR. '19 - ADMIN	04/26/2019	7.24	.00	01-6175 SMALL TOOLS	0	5/19		
470	PARTS, INC.	189050	8414	1 EA IMPACT SOCKET FOR FLEET SHOP SUPPLY, B. GILLOGLY, APR. '19 - WATER	04/26/2019	2.90	.00	20-6175 SMALL TOOLS	0	5/19		
470	PARTS, INC.	189050	8414	1 EA IMPACT SOCKET FOR FLEET SHOP SUPPLY, B. GILLOGLY, APR. '19 - SEWER	04/26/2019	2.90	.00	21-6175 SMALL TOOLS	0	5/19		
470	PARTS, INC.	189050	8414	1 EA IMPACT SOCKET FOR FLEET SHOP SUPPLY, B. GILLOGLY, APR. '19 - PI	04/26/2019	1.45	.00	25-6175 SMALL TOOLS	0	5/19		
Total 189050:						14.49	.00					
470	PARTS, INC.	189221	8421	1 BOTTLE OF OIL FOR THE TORO MOWER, D. ABBOTT, APR. '19	04/29/2019	16.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/19		
Total 189221:						16.99	.00					
470	PARTS, INC.	189331	8437	1 EA AIR FILTER FOR BACK HOE FOR LAGOON, S HOWELL, APR. '19	04/30/2019	39.97	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/19		
Total 189331:						39.97	.00					
470	PARTS, INC.	189413	8446	2 EA SPARK PLUGS FOR THE WEED EATER, 1 EA HYDRAULIC OIL FOR THE TRACTOR, S.HOWELL, MAY '19	05/01/2019	25.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	5/19		

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Total 189413:						25.97	.00					
470	PARTS, INC.	189437	8448	<u>4 EA OIL FILTERS FOR FLEET STOCK, S. HOWELL, MAY '19 - ADMIN</u>	05/02/2019	29.34	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	5/19		
470	PARTS, INC.	189437	8448	<u>4 EA OIL FILTERS FOR FLEET STOCK, S. HOWELL, MAY '19 - WATER</u>	05/02/2019	11.74	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/19		
470	PARTS, INC.	189437	8448	<u>4 EA OIL FILTERS FOR FLEET STOCK, S. HOWELL, MAY '19 - SEWER</u>	05/02/2019	11.74	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	5/19		
470	PARTS, INC.	189437	8448	<u>4 EA OIL FILTERS FOR FLEET STOCK, S. HOWELL, MAY '19 - PI</u>	05/02/2019	5.86	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total 189437:						58.68	.00					
470	PARTS, INC.	189475	8458	<u>1 EA SAFETY LIGHT SWITCH FOR TRUCK 22, WATER, S. HOWELL, MAY '19 - WATER</u>	05/02/2019	9.27	.00	<u>20-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	0	5/19		
470	PARTS, INC.	189475	8458	<u>1 EA SAFETY LIGHT SWITCH FOR TRUCK 22, WATER, S. HOWELL, MAY '19 - PI</u>	05/02/2019	2.32	.00	<u>25-6305 VEHICLE MAINTENANCE &amp; REPAIR</u>	0	5/19		
Total 189475:						11.59	.00					
470	PARTS, INC.	189678	8467	<u>1 EA STETHOSCOPE FOR LEAK DETECTION, J. WEBB, MAY '19 - WATER</u>	05/06/2019	14.79	.00	<u>20-6175 SMALL TOOLS</u>	0	5/19		
470	PARTS, INC.	189678	8467	<u>1 EA STETHOSCOPE FOR LEAK DETECTION, J. WEBB, MAY '19 - SEWER</u>	05/06/2019	3.70	.00	<u>25-6175 SMALL TOOLS</u>	0	5/19		
Total 189678:						18.49	.00					

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470	PARTS, INC.	189889	8485	<u>1 EA 5 GAL HYDRAULIC OIL FOR THE JACOBSEN MOWER, M. MEADE, MAY '19</u>	05/08/2019	53.49	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/19		
Total 189889:						53.49	.00					
470	PARTS, INC.	189938	8490	<u>10 EA WINDSHIELD WIPER HOSES, 1 EA SPRAY HOSE, 1 EA FITTINGS, 4 EA CHAMPION 2 CYCLE OIL, M. MEADE, MAY '19</u>	05/09/2019	40.16	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/19		
Total 189938:						40.16	.00					
470	PARTS, INC.	189980	8376	<u>4 EA AIR FILTERS FOR GRASSHOPPER LAWN MOWER, PARKS, B. GILLOGLY, APR, '19</u>	05/09/2019	126.72	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/19		
Total 189980:						126.72	.00					
Total PARTS, INC.:						406.55	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	952261		<u>ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, &amp; SEGO PRAIRIE), 6/1-30/19, PLUS REPAIR AGREEMENT FOR SNOWHAWK WELL 6/1- 30/19 - WATER</u>	05/15/2019	214.63	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	5/19		
1021	PEAK ALARM COMPANY, INC	952261		<u>ALARM MONITORING FOR WELLS (SNOWHAWK, DANSKIN, BEST BATH, EL CAJON, BUTLER, CEDAR, SEGO PRAIRIE), 6/1-30/19, PLUS REPAIR AGREEMENT FOR SNOWHAWK WELL, 6/1- 30/19 - P.I</u>	05/15/2019	53.66	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	5/19		

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Total 952261:						268.29	.00					
Total PEAK ALARM COMPANY, INC:						268.29	.00					
<b>POST DRILLING, INC.</b>												
1679	POST DRILLING, INC.	448		<u>WEST WELL REHAB. T.FLEMING, MAR.'19</u>	03/20/2019	27,500.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	5/19		
Total 448:						27,500.00	.00					
Total POST DRILLING, INC.:						27,500.00	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	1342781	8454	<u>7 EA WHEEL LINE SPRINKLER PARTS FOR THE FARM, T. FLEMING, MAY. '19</u>	05/02/2019	77.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/19		
Total 1342781:						77.00	.00					
Total RAIN FOR RENT:						77.00	.00					
<b>RECREATION TODAY OF IDAHO LLC</b>												
1837	RECREATION TODAY OF IDAHO LLC	REC-190059		<u>SPLASH PAD COMPONENT INSTALLATION FEES, B.WITHROW, APR.'19</u>	04/30/2019	1,086.42	.00	<u>01-6045 CONTINGENCY</u>	1067	5/19		
Total REC-190059:						1,086.42	.00					
Total RECREATION TODAY OF IDAHO LLC:						1,086.42	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	U971068	8390	<u>3 EA PULL BOXES FOR STREET LIGHTS, S. HOWELL, APR. '19</u>	04/23/2019	69.31	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1002	5/19		
Total U971068:						69.31	.00					



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				#55096581, 3/1-31/19 - SEWER	04/30/2019	8.49	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/19		
1806	SHARP ELECTRONICS CORP- METERED	11904290		EXCESS METER READING, TREATMENT PLANT COPIER MODEL #MX2615N, SERIAL #55096581, 3/1-31/19 - P.I	04/30/2019	3.24	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/19		
Total 11904290:						20.22	.00					
Total SHARP ELECTRONICS CORP-METERED:						20.22	.00					
<b>ST. LUKE'S REGIONAL MEDICAL CENTER</b>												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	430895951		NEW EMPLOYEE DRUG SCREEN, B.VILLANUEVA, APR.'19	04/09/2019	40.00	.00	01-6202 PROFESSIONAL SERVICES	1004	5/19		
Total 430895951:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431028182		EMPLOYEE DRUG SCREEN, M.NADEAU, APR.'19	04/15/2019	40.00	.00	21-6202 PROFESSIONAL SERVICES	0	5/19		
Total 431028182:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431276468		NEW EMPLOYEE DRUG SCREEN, R.HERRERA, MAY'19	05/01/2019	40.00	.00	21-6202 PROFESSIONAL SERVICES	0	5/19		
Total 431276468:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	431390589		NEW EMPLOYEE DRUG SCREEN, N.ERICKSON, MAY.'19	05/06/2019	40.00	.00	01-6202 PROFESSIONAL SERVICES	1004	5/19		
Total 431390589:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						160.00	.00					

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<b>TAYLOR CORPORATION</b>												
1435	TAYLOR CORPORATION	191136454	8447	<u>1 BX BUSINESS CARDS FOR DEAN WALTMAN, B. PRICE, APR. '19 - ADMIN</u>	05/03/2019	10.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/19		
1435	TAYLOR CORPORATION	191136454	8447	<u>1 BX BUSINESS CARDS FOR DEAN WALTMAN, B. PRICE, APR. '19 - WATER</u>	05/03/2019	13.84	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
1435	TAYLOR CORPORATION	191136454	8447	<u>1 BX BUSINESS CARDS FOR DEAN WALTMAN, B. PRICE, APR. '19 - SEWER</u>	05/03/2019	13.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1435	TAYLOR CORPORATION	191136454	8447	<u>1 BX BUSINESS CARDS FOR DEAN WALTMAN, B. PRICE, APR. '19 - PI</u>	05/03/2019	2.32	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 191136454:						40.00	.00					
Total TAYLOR CORPORATION:						40.00	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:06091682	8440	<u>5 EA 5-GAL WATER BOTTLES, 1 BOX HOT CHOCOLATE, 2 SLEEVES 16 OZ CUPS, 1 CASE COFFEE, 2 SLEEVES 7OZ CUPS, D. CROSSLEY, APR. '19 - WATER</u>	05/01/2019	48.90	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
992	TREASURE VALLEY COFFEE	2160:06091682	8440	<u>5 EA 5-GAL WATER BOTTLES, 1 BOX HOT CHOCOLATE, 2 SLEEVES 16 OZ CUPS, 1 CASE COFFEE, 2 SLEEVES 7OZ CUPS, D. CROSSLEY, APR. '19 - SEWER</u>	05/01/2019	48.90	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
992	TREASURE VALLEY COFFEE	2160:06091682	8440	<u>5 EA 5-GAL WATER BOTTLES, 1 BOX HOT CHOCOLATE, 2 SLEEVES 16 OZ CUPS, 1 CASE COFFEE, 2 SLEEVES 7OZ CUPS, D. CROSSLEY, APR. '19 - PI</u>	05/01/2019	18.62	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 2160:06091682:						116.42	.00					

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992	TREASURE VALLEY COFFEE	2160:06103579	8494	<u>3 EA 5-GALLON WATER BOTTLES, MAINTENANCE SHOP, MAY '19</u>	05/10/2019	17.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/19		
Total 2160:06103579:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:06103633	8494	<u>8 EA 5-GALLON WATER BOTTLES, CITY HALL, MAY '19</u>	05/10/2019	45.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 2160:06103633:						45.60	.00					
992	TREASURE VALLEY COFFEE	2160:06114535	8474	<u>2 EA CANISTERS OF CREAMER, 1 EA CANISTER OF SUGAR, CITY HALL, MAY '19</u>	05/07/2019	6.27	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 2160:06114535-01:						6.27	.00					
Total TREASURE VALLEY COFFEE:						185.39	.00					
<b>U.S. BANK (VISA)</b>												
1444	U.S. BANK (VISA)	104390870101	8259	<u>THE HOME DEPOT, BLINDS FOR THE NEW PARKS OFFICE, B.WITHROW, MAR.'19</u>	03/27/2019	63.64	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	5/19		
Total 10439087010181696037:						63.64	.00					
1444	U.S. BANK (VISA)	104391010101	8326	<u>HOME DEPOT, FLOOR MAT, PARKS ORCHARD HOUSE, J. LORENTZ, APR. '19</u>	04/09/2019	16.97	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	5/19		
Total 10439101010180079088:						16.97	.00					
1444	U.S. BANK (VISA)	263891004000	8326	<u>WALMART, CLEANING SUPPLIES FOR THE NEW PARKS OFFICE BUILDING, J. LORENTZ, APR. '19</u>	04/09/2019	41.63	.00	<u>01-6025 JANITORIAL</u>	1004	5/19		
Total 26389100400004649832:						41.63	.00					

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1444	U.S. BANK (VISA)	310691060833	8348	<u>AMAZON, 50 FIRST AID KITS FOR VEHICLES AND EQUIPMENT, J. LORENTZ, APR. '19</u>	04/16/2019	449.00	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	5/19		
Total 31069106083307383011:						449.00	.00					
1444	U.S. BANK (VISA)	310691080837	8374	<u>AMAZON, LAWNMOWER BLADE BALANCER, J. MORFIN, APR. '19</u>	04/18/2019	88.47	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	5/19		
Total 31069108083715533049:						88.47	.00					
1444	U.S. BANK (VISA)	310691150833	8406	<u>AMAZON, 2 EA CARTRIDGES OF CYAN PRINTER INK FOR M. BORZICK, B. PRICE, APR. '19 - WATER</u>	04/24/2019	27.12	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/19		
1444	U.S. BANK (VISA)	310691150833	8406	<u>AMAZON, 2 EA CARTRIDGES OF CYAN PRINTER INK FOR M. BORZICK, B. PRICE, APR. '19 - SEWER</u>	04/24/2019	27.12	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/19		
1444	U.S. BANK (VISA)	310691150833	8406	<u>AMAZON, 2 EA CARTRIDGES OF CYAN PRINTER INK FOR M. BORZICK, B. PRICE, APR. '19 - P.I</u>	04/24/2019	10.34	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 31069115083322853781:						64.58	.00					
1444	U.S. BANK (VISA)	365490870103	8184	<u>S&amp;S WORLDWIDE, FLOWER GARDEN CRAFT KITS FOR THE RANGER PROGRAM, J. LORENTZ, MAR. '19</u>	03/27/2019	54.51	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1086	5/19		
Total 36549087010328003269:						54.51	.00					
1444	U.S. BANK (VISA)	374790860000	8253	<u>PREP BLAST-CWI, IBOL CERTIFICATION EXAM, J. PEREZ, MAR. '19</u>	03/26/2019	25.00	.00	<u>21-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		

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Total 37479086000018693639:						25.00	.00					
1444	U.S. BANK (VISA)	374791020000	8343	<u>PREP BLAST-CWI, IBOL CERTIFICATION EXAM REGISTRATION, J.OSBORN, APR.'19 - WATER</u>	04/11/2019	20.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		
1444	U.S. BANK (VISA)	374791020000	8343	<u>PREP BLAST-CWI, IBOL CERTIFICATION EXAM REGISTRATION, J.OSBORN, APR.'19 - P.]</u>	04/11/2019	5.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		
Total 3747910200001022774:						25.00	.00					
1444	U.S. BANK (VISA)	374791020000	8349	<u>CWI, EXAM REGISTRATION, B.BURR, APR.'19 - WATER</u>	04/11/2019	20.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		
1444	U.S. BANK (VISA)	374791020000	8349	<u>CWI, EXAM REGISTRATION, B.BURR, APR.'19 - P.]</u>	04/11/2019	5.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	5/19		
Total 37479102000010252715:						25.00	.00					
1444	U.S. BANK (VISA)	450090850009	8243	<u>WALGREENS, 12 BOTTLES OF RUBBING ALCOHOL FOR WATER SAMPLES, J. COX, MAR. '19</u>	03/25/2019	34.84	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	5/19		
Total 45009085000913970754:						34.84	.00					
1444	U.S. BANK (VISA)	450090874001	8259	<u>WALMART, 3 EA FLOOR LAMPS AND CLEANING SUPPLIES FOR THE PARKS OFFICE, MAR.'19</u>	03/27/2019	82.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/19		
Total 45009087400128544329:						82.80	.00					
1444	U.S. BANK (VISA)	554291011610	8339	<u>123 SIGNUP-DEQ. SOURCE WATER PROTECTION WORKSHOP, P.STEVENS, APR.'19 - P &amp; Z</u>	04/11/2019	12.50	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1003	5/19		

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1444	U.S. BANK (VISA)	554291011610	8339	<u>123 SIGNUP-DEQ. SOURCE WATER PROTECTION WORKSHOP, P.STEVENSON, APR.'19 - WATER</u>	04/11/2019	17.30	.00	<u>20-6265 TRAINING &amp; SCH00LING EXPENSE</u>	0	5/19		
1444	U.S. BANK (VISA)	554291011610	8339	<u>123 SIGNUP-DEQ. SOURCE WATER PROTECTION WORKSHOP, P.STEVENSON, APR.'19 - SEWER</u>	04/11/2019	17.30	.00	<u>21-6265 TRAINING &amp; SCH00LING EXPENSE</u>	0	5/19		
1444	U.S. BANK (VISA)	554291011610	8339	<u>123 SIGNUP-DEQ. SOURCE WATER PROTECTION WORKSHOP, P.STEVENSON, APR.'19 - P.I</u>	04/11/2019	2.90	.00	<u>25-6265 TRAINING &amp; SCH00LING EXPENSE</u>	0	5/19		
Total 55429101161013703208:						50.00	.00					
1444	U.S. BANK (VISA)	710590926271	8284	<u>IRWA, REGISTRATION FOR TRAINING, CONSUMER CONFIDENCE REPORTS, J.WEBB-M.DAVILA-D.CROSSLEY, APR.'19</u>	04/02/2019	120.00	.00	<u>20-6265 TRAINING &amp; SCH00LING EXPENSE</u>	0	5/19		
1444	U.S. BANK (VISA)	710590926271	8284	<u>IRWA, REGISTRATION FOR TRAINING, CONSUMER CONFIDENCE REPORTS, J.WEBB-M.DAVILA-D.CROSSLEY, APR.'19</u>	04/02/2019	30.00	.00	<u>25-6265 TRAINING &amp; SCH00LING EXPENSE</u>	0	5/19		
Total 71059092627110057733:						150.00	.00					
1444	U.S. BANK (VISA)	773591130000	8392	<u>ADA COUNTY ASSESSOR DMV, TITLE AND REGISTRATION FOR DUMP TRUCK AND TRAILER, J. EMPEY, APR. '19</u>	04/22/2019	30.00	.00	<u>01-6075 DUES &amp; MEMBERSHIPS</u>	1004	5/19		
Total 77359113000000979012:						30.00	.00					
1444	U.S. BANK (VISA)	921590937191		<u>EB IDAHO, REGISTRATION FOR TRAINING, K.DUTRA AND B.PRICE, APR.'19</u>	04/03/2019	75.00	.00	<u>01-6265 TRAINING &amp; SCH00LING</u>	0	5/19		



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			Z		03/31/2019	11.99	.00	01-6165 OFFICE SUPPLIES	1003	5/19		
1444	U.S. BANK (VISA)	921690901008		AMAZON.COM, IPHONE CASE FOR J.EMPEY & N.STAUFFER, MAR.'19	03/31/2019	29.98	.00	01-6165 OFFICE SUPPLIES	0	5/19		
1444	U.S. BANK (VISA)	921690901008		AMAZON.COM, IPHONE CASES FOR B.BACHMAN, B.WITHROW, M.BORZICK, M.SMITH, MAR.'19 - P.I	03/31/2019	10.88	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1444	U.S. BANK (VISA)	921690901008		AMAZON.COM, IPHONE CASES FOR B.BACHMAN, B.WITHROW, M.BORZICK, M.SMITH, MAR.'19	03/31/2019	28.54	.00	21-6165 OFFICE SUPPLIES	0	5/19		
Total 92169090100858422863:						109.93	.00					
1444	U.S. BANK (VISA)	921690931007		AMAZON.COM, 1 PKG SCREEN PROTECTORS FOR IPHONE, APR.'19	04/03/2019	16.98	.00	01-6165 OFFICE SUPPLIES	0	5/19		
Total 92169093100776415491:						16.98	.00					
1444	U.S. BANK (VISA)	921690991004	8326	LOWES, ENTRY LOCK AND KNOB WITH ENTRY SMARTCODE, FLOOD LIGHTING AND 7 EA SMOKE/CARBON MONOXIDE DETECTORS FOR NEW PARKS OFFICE BUILDING, B.WITHROW, MAR.'19	04/09/2019	847.67	.00	40-6020 CAPITAL IMPROVEMENTS	1173	5/19		
Total 92169099100408483671:						847.67	.00					
1444	U.S. BANK (VISA)	921691011004		LOWE'S, DRAWER AND CABINET LOCK AND ENTRY KNOB FOR THE NEW PARKS OFFICE BUILDING, B.WITHROW, APR.'19	04/11/2019	34.26	.00	40-6020 CAPITAL IMPROVEMENTS	1173	5/19		
Total 92169101100477803557:						34.26	.00					

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1444	U.S. BANK (VISA)	921691021001	8352	<u>IDAHO ECONOMIC DEVELOPMENT ASSOCIATION, CONFERENCE REGISTRATION, W. HOWELL, APR. '19</u>	04/12/2019	125.00	.00	<u>01-6265 TRAINING &amp; SCH00LING</u>	1003	5/19		
Total 92169102100131952880:						125.00	.00					
1444	U.S. BANK (VISA)	921691051007		<u>2 EA REPLACEMENT CELL PHONE CASES FOR STOCK, APR.'19</u>	04/15/2019	89.92	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/19		
Total 92169105100715604524:						89.92	.00					
1444	U.S. BANK (VISA)	921691081007	8381	<u>AMAZON, ITEMS TO MAKE CORNHOLE TOURNAMENT TROPHIES FOR MUSIC ON THE KUNA GREENBELT ON JUNE 29, 2019, A. WELKER, APR. '19</u>	04/18/2019	10.76	.00	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	5/19		
Total 92169108100780034232:						10.76	.00					
1444	U.S. BANK (VISA)	921691091008	8381	<u>AMAZON, ITEMS TO MAKE CORNHOLE TOURNAMENT TROPHIES FOR MUSIC ON THE KUNA GREENBELT ON JUNE 29, 2019, A. WELKER, APR. '19</u>	04/19/2019	2.31	.00	<u>01-6160 MISCELLANEOUS EXPENSES</u>	0	5/19		
Total 92169109100850754478:						2.31	.00					
1444	U.S. BANK (VISA)	926290922069		<u>ICSC, CREDIT DUE TO OVERBILLING, L.HOLLAND, APR.'19</u>	04/01/2019	-35.00	.00	<u>01-6265 TRAINING &amp; SCH00LING</u>	4000	5/19		
Total 92629092206983502423:						-35.00	.00					
1444	U.S. BANK (VISA)	990090852950	8250	<u>BEST BUY, IPAD PRO FOR PUBLIC WORKS, B. BACHMAN, MAR.'19 - ADMIN</u>	03/26/2019	320.00	.00	<u>01-6175 SMALL TOOLS</u>	0	5/19		
1444	U.S. BANK (VISA)	990090852950	8250	<u>BEST BUY, IPAD PRO FOR PUBLIC WORKS, B.BACHMAN, MAR.'19 - WATER</u>	03/26/2019	285.60	.00	<u>20-6175 SMALL TOOLS</u>	0	5/19		

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1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, IPAD PRO FOR PUBLIC WORKS, B.BACHMAN, MAR.'19 - SEWER	03/26/2019	285.60	.00	21-6175 SMALL TOOLS	0	5/19		
1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, IPAD PRO FOR PUBLIC WORKS, B.BACHMAN, MAR.'19 - P.]	03/26/2019	108.79	.00	25-6175 SMALL TOOLS	0	5/19		
Total 99009085295064011848:						999.99	.00					
1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, APPECARE FOR IPAD PRO, PUBLIC WORKS, MAR.'19 - ADMIN	03/26/2019	41.28	.00	01-6175 SMALL TOOLS	0	5/19		
1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, APPECARE FOR IPAD PRO, PUBLIC WORKS, MAR.'19 - WATER	03/26/2019	36.84	.00	20-6175 SMALL TOOLS	0	5/19		
1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, APPECARE FOR IPAD PRO, PUBLIC WORKS, MAR.'19 - SEWER	03/26/2019	36.84	.00	21-6175 SMALL TOOLS	0	5/19		
1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, APPECARE FOR IPAD PRO, PUBLIC WORKS, MAR.'19 - P.]	03/26/2019	14.04	.00	25-6175 SMALL TOOLS	0	5/19		
Total 99009085295064011855:						129.00	.00					
1444	U.S. BANK (VISA)	990090852950	8250	BEST BUY, 2 EA APPLE PENCILS AND 2 EA SCREEN SHIELDS, PUBLIC WORKS, MAR.'19 - ADMIN	03/26/2019	124.15	.00	01-6175 SMALL TOOLS	0	5/19		
1444	U.S. BANK (VISA)	990090852950		BEST BUY, 2 EA APPLE PENCILS AND 2 EA SCREEN SHIELDS, PUBLIC WORKS, MAR.'19 - WATER	03/26/2019	110.81	.00	20-6175 SMALL TOOLS	0	5/19		
1444	U.S. BANK (VISA)	990090852950		BEST BUY, 2 EA APPLE PENCILS AND 2 EA SCREEN SHIELDS, PUBLIC WORKS, MAR.'19 - SEWER	03/26/2019	110.81	.00	21-6175 SMALL TOOLS	0	5/19		



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				IEDC MEMBERSHIP REGISTRATION, L.HOLLAND, MAY'19	05/07/2019	1,405.00	.00	01-6265 TRAINING & SCHOOLING	4000	5/19		
	Total 05072019UOFOK:					1,405.00	.00					
1950	UNIVERSITY OF OKLAHOMA	05072019UOF		OU/EDI ONLINE STRATEGIC PLANNING COURSE REGISTRATION, L.HOLLAND, MAY'19	05/07/2019	595.00	.00	01-6265 TRAINING & SCHOOLING	4000	5/19		
	Total 05072019UOFOK-EDI:					595.00	.00					
	Total UNIVERSITY OF OKLAHOMA:					2,000.00	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	876531	8350	3 CASES OF 1 IN X 7 IN CUSTODY SEALS, D. CROSSLEY, APR. '19	04/24/2019	139.20	.00	20-6150 M & R - SYSTEM	0	5/19		
	Total 876531:					139.20	.00					
265	USA BLUE BOOK	880284	8350	1 CASE OF CUSTODY SEALS, D. CROSSLEY, APR. '19	04/29/2019	46.40	.00	20-6150 M & R - SYSTEM	0	5/19		
	Total 880284:					46.40	.00					
	Total USA BLUE BOOK:					185.60	.00					
<b>UTILITY REFUND #7</b>												
1987	UTILITY REFUND #7	110337.03		THOMAS A EGE, 637 N SHADY GROVE WAY, UTILITY REFUND	05/02/2019	27.49	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	110337.03		THOMAS A EGE, 637 N SHADY GROVE WAY, UTILITY REFUND	05/02/2019	27.43	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	110337.03		THOMAS A EGE, 637 N SHADY GROVE WAY, UTILITY REFUND	05/02/2019	21.13	.00	26-4975 SOLID WASTE USER FEES	0	5/19		

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1987	UTILITY REFUND #7	110337.03		<u>THOMAS A EGE, 637 N SHADY GROVE WAY, UTILITY REFUND</u>	05/02/2019	2.33	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 110337.03:						78.38	.00					
1987	UTILITY REFUND #7	111515.01		<u>MANUEL SALAS, 634 E SANTOLINA ST., UTILITY REFUND</u>	05/08/2019	2.48	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	111515.01		<u>MANUEL SALAS, 634 E SANTOLINA ST., UTILITY REFUND</u>	05/08/2019	3.85	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	111515.01		<u>MANUEL SALAS, 634 E SANTOLINA ST., UTILITY REFUND</u>	05/08/2019	2.96	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 111515.01:						9.29	.00					
1987	UTILITY REFUND #7	121915.04		<u>DAVID JAMES HERKER, 1833 W HEDGEROW ST., UTILITY REFUND</u>	05/02/2019	28.36	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	121915.04		<u>DAVID JAMES HERKER, 1833 W HEDGEROW ST., UTILITY REFUND</u>	05/02/2019	8.23	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	121915.04		<u>DAVID JAMES HERKER, 1833 W HEDGEROW ST., UTILITY REFUND</u>	05/02/2019	8.99	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 121915.04:						45.58	.00					
1987	UTILITY REFUND #7	172020.05		<u>CALEB M HILL, 1863 W CANUBE ST., UTILITY REFUND</u>	05/15/2019	41.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	172020.05		<u>CALEB M HILL, 1863 W CANUBE ST., UTILITY REFUND</u>	05/15/2019	36.78	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	172020.05		<u>CALEB M HILL, 1863 W CANUBE ST., UTILITY REFUND</u>	05/15/2019	31.33	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		

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Total 172020.05:						109.87	.00					
1987	UTILITY REFUND #7	174103.01		<u>CBH HOMES, 1751 W SAHARA DR. UTILITY REFUND</u>	05/07/2019	14.35	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	174103.01		<u>CBH HOMES, 1751 W SAHARA DR. UTILITY REFUND</u>	05/07/2019	18.65	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	174103.01		<u>CBH HOMES, 1751 W SAHARA DR. UTILITY REFUND</u>	05/07/2019	9.45	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 174103.01:						42.45	.00					
1987	UTILITY REFUND #7	174116.01A		<u>CBH HOMES, 870 S STIBNITE PL. UTILITY REFUND</u>	05/09/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 174116.01A:						58.76	.00					
1987	UTILITY REFUND #7	174123.01		<u>CBH HOMES, 799 S STIBNITE PL. UTILITY REFUND</u>	05/15/2019	17.38	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	174123.01		<u>CBH HOMES, 799 S STIBNITE PL. UTILITY REFUND</u>	05/15/2019	25.20	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	174123.01		<u>CBH HOMES, 799 S STIBNITE PL. UTILITY REFUND</u>	05/15/2019	14.54	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 174123.01:						57.12	.00					
1987	UTILITY REFUND #7	190210.02		<u>VICTOR M CARBAJAL, 361 W WHITETAIL CT. UTILITY REFUND</u>	05/02/2019	34.26	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	190210.02		<u>VICTOR M CARBAJAL, 361 W WHITETAIL CT. UTILITY REFUND</u>	05/02/2019	25.06	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	190210.02		<u>VICTOR M CARBAJAL, 361 W WHITETAIL CT. UTILITY REFUND</u>	05/02/2019	19.60	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		

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1987	UTILITY REFUND #7	190210.02		<u>VICTOR M CARBAJAL, 361 W WHITETAIL CT, UTILITY REFUND</u>	05/02/2019	1.71	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 190210.02:						80.63	.00					
1987	UTILITY REFUND #7	190220.01		<u>LAYNE J DILLINGER, 395 W WHITETAIL CT, UTILITY REFUND</u>	05/10/2019	11.17	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 190220.01:						11.17	.00					
1987	UTILITY REFUND #7	200760.03		<u>ASHLEY E VANZANDT, 1966 N DUCK HAWK AVE, UTILITY REFUND</u>	05/09/2019	1.51	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	200760.03		<u>ASHLEY E VANZANDT, 1966 N DUCK HAWK AVE, UTILITY REFUND</u>	05/09/2019	1.43	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	200760.03		<u>ASHLEY E VANZANDT, 1966 N DUCK HAWK AVE, UTILITY REFUND</u>	05/09/2019	1.07	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 200760.03:						4.01	.00					
1987	UTILITY REFUND #7	200865.03		<u>ALTA ALLSWORTH, 321 E SCOPS OWL DR, UTILITY REFUND</u>	05/02/2019	6.69	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	200865.03		<u>ALTA ALLSWORTH, 321 E SCOPS OWL DR, UTILITY REFUND</u>	05/02/2019	11.11	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	200865.03		<u>ALTA ALLSWORTH, 321 E SCOPS OWL DR, UTILITY REFUND</u>	05/02/2019	6.54	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	200865.03		<u>ALTA ALLSWORTH, 321 E SCOPS OWL DR, UTILITY REFUND</u>	05/02/2019	3.43	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		

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Total 200865.03:						27.77	.00					
1987	UTILITY REFUND #7	201340.01		<u>JOHN M ROBINSON, 1882 N COOL SPRINGS, UTILITY REFUND</u>	05/08/2019	21.44	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	201340.01		<u>JOHN M ROBINSON, 1882 N COOL SPRINGS, UTILITY REFUND</u>	05/08/2019	26.26	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	201340.01		<u>JOHN M ROBINSON, 1882 N COOL SPRINGS, UTILITY REFUND</u>	05/08/2019	20.32	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	201340.01		<u>JOHN M ROBINSON, 1882 N COOL SPRINGS, UTILITY REFUND</u>	05/08/2019	8.85	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 201340.01:						76.87	.00					
1987	UTILITY REFUND #7	20680.03		<u>ANNA SPAFFORD, 291 E AVALON ST, UTILITY REFUND</u>	05/02/2019	16.24	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	20680.03		<u>ANNA SPAFFORD, 291 E AVALON ST, UTILITY REFUND</u>	05/02/2019	21.10	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	20680.03		<u>ANNA SPAFFORD, 291 E AVALON ST, UTILITY REFUND</u>	05/02/2019	17.04	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 20680.03:						54.38	.00					
1987	UTILITY REFUND #7	221005.04		<u>CHURCH OF JESUS CHRIST OF LDS, 1480 S KODIAK BEAR PL, UTILITY REFUND</u>	05/02/2019	14.16	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	221005.04		<u>CHURCH OF JESUS CHRIST OF LDS, 1480 S KODIAK BEAR PL, UTILITY REFUND</u>	05/02/2019	18.39	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	221005.04		<u>CHURCH OF JESUS CHRIST OF LDS, 1480 S KODIAK BEAR PL, UTILITY REFUND</u>	05/02/2019	14.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		

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1987	UTILITY REFUND #7	221005.04		<u>CHURCH OF JESUS CHRIST OF LDS, 1480 S KODIAK BEAR PL, UTILITY REFUND</u>	05/02/2019	7.37	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 221005.04:						54.30	.00					
1987	UTILITY REFUND #7	221380.02		<u>STEPHEN SHIDAL, 1056 S PENMARK AVE, UTILITY REFUND</u>	05/15/2019	168.62	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	221380.02		<u>STEPHEN SHIDAL, 1056 S PENMARK AVE, UTILITY REFUND</u>	05/15/2019	3.88	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	221380.02		<u>STEPHEN SHIDAL, 1056 S PENMARK AVE, UTILITY REFUND</u>	05/15/2019	2.99	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 221380.02:						175.49	.00					
1987	UTILITY REFUND #7	221600.02		<u>KIM Y RICE, 951 S PENMARK AVE, UTILITY REFUND</u>	05/02/2019	15.30	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	221600.02		<u>KIM Y RICE, 951 S PENMARK AVE, UTILITY REFUND</u>	05/02/2019	19.89	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	221600.02		<u>KIM Y RICE, 951 S PENMARK AVE, UTILITY REFUND</u>	05/02/2019	15.33	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	221600.02		<u>KIM Y RICE, 951 S PENMARK AVE, UTILITY REFUND</u>	05/02/2019	9.11	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 221600.02:						59.63	.00					
1987	UTILITY REFUND #7	230260.02		<u>TINA PECK, 779 W TALLULAH DR, UTILITY REFUND</u>	05/08/2019	2.48	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	230260.02		<u>TINA PECK, 779 W TALLULAH DR, UTILITY REFUND</u>	05/08/2019	3.20	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		

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1987	UTILITY REFUND #7	230260.02		<u>TINA PECK, 779 W TALLULAH DR. UTILITY REFUND</u>	05/08/2019	2.46	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	230260.02		<u>TINA PECK, 779 W TALLULAH DR. UTILITY REFUND</u>	05/08/2019	3.01	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 230260.02:						11.15	.00					
1987	UTILITY REFUND #7	240505.01		<u>FRANK WINKLES, 698 N SILTSTONE AVE. UTILITY REFUND</u>	05/09/2019	3.24	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	240505.01		<u>FRANK WINKLES, 698 N SILTSTONE AVE. UTILITY REFUND</u>	05/09/2019	2.98	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	240505.01		<u>FRANK WINKLES, 698 N SILTSTONE AVE. UTILITY REFUND</u>	05/09/2019	2.55	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 240505.01:						8.77	.00					
1987	UTILITY REFUND #7	250590.02		<u>JEREMY PUNCHES, 224 W TEHUTI ST. UTILITY REFUND</u>	05/07/2019	2.50	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	250590.02		<u>JEREMY PUNCHES, 224 W TEHUTI ST. UTILITY REFUND</u>	05/07/2019	3.24	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	250590.02		<u>JEREMY PUNCHES, 224 W TEHUTI ST. UTILITY REFUND</u>	05/07/2019	3.91	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	250590.02		<u>JEREMY PUNCHES, 224 W TEHUTI ST. UTILITY REFUND</u>	05/07/2019	1.00	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 250590.02:						10.65	.00					
1987	UTILITY REFUND #7	260015.02		<u>JOY PLAISANCE, 2344 W CERULEAN DR. UTILITY REFUND</u>	05/07/2019	3.61	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		

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1987	UTILITY REFUND #7	260015.02		<u>JOY PLAISANCE, 2344 W CERULEAN DR, UTILITY REFUND</u>	05/07/2019	8.65	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	260015.02		<u>JOY PLAISANCE, 2344 W CERULEAN DR, UTILITY REFUND</u>	05/07/2019	7.18	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	260015.02		<u>JOY PLAISANCE, 2344 W CERULEAN DR, UTILITY REFUND</u>	05/07/2019	5.30	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 260015.02:						24.74	.00					
1987	UTILITY REFUND #7	264700.02		<u>FRANK ARLENE, 2010 N VAN DYKE AVE, UTILITY REFUND</u>	05/13/2019	17.55	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	264700.02		<u>FRANK ARLENE, 2010 N VAN DYKE AVE, UTILITY REFUND</u>	05/13/2019	22.61	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	264700.02		<u>FRANK ARLENE, 2010 N VAN DYKE AVE, UTILITY REFUND</u>	05/13/2019	19.28	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	264700.02		<u>FRANK ARLENE, 2010 N VAN DYKE AVE, UTILITY REFUND</u>	05/13/2019	12.68	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 264700.02:						72.12	.00					
1987	UTILITY REFUND #7	264765.04		<u>BRANT O CLOUSS, 2072 N SEPIA AVE, UTILITY REFUND</u>	05/07/2019	21.27	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	264765.04		<u>BRANT O CLOUSS, 2072 N SEPIA AVE, UTILITY REFUND</u>	05/07/2019	27.48	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	264765.04		<u>BRANT O CLOUSS, 2072 N SEPIA AVE, UTILITY REFUND</u>	05/07/2019	23.50	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	264765.04		<u>BRANT O CLOUSS, 2072 N SEPIA AVE, UTILITY REFUND</u>	05/07/2019	8.77	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		

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Total 264765.04:						81.02	.00					
1987	UTILITY REFUND #7	272070.01		<u>ALLEN BOLLSCHWEILER, 2145 W SELDOVIA ST, UTILITY REFUND</u>	05/13/2019	21.12	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	272070.01		<u>ALLEN BOLLSCHWEILER, 2145 W SELDOVIA ST, UTILITY REFUND</u>	05/13/2019	27.42	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	272070.01		<u>ALLEN BOLLSCHWEILER, 2145 W SELDOVIA ST, UTILITY REFUND</u>	05/13/2019	23.76	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 272070.01:						72.30	.00					
1987	UTILITY REFUND #7	274335.02		<u>COURTNEY T DOZIER, 2358 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/10/2019	29.60	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	274335.02		<u>COURTNEY T DOZIER, 2358 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/10/2019	27.51	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	274335.02		<u>COURTNEY T DOZIER, 2358 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/10/2019	21.30	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	274335.02		<u>COURTNEY T DOZIER, 2358 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/10/2019	13.15	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 274335.02:						91.56	.00					
1987	UTILITY REFUND #7	274425.02		<u>STEVEN NAGLAK, 2657 N KELSAN AVE, UTILITY REFUND</u>	05/02/2019	21.77	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	274425.02		<u>STEVEN NAGLAK, 2657 N KELSAN AVE, UTILITY REFUND</u>	05/02/2019	28.27	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	274425.02		<u>STEVEN NAGLAK, 2657 N KELSAN AVE, UTILITY REFUND</u>	05/02/2019	21.88	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		

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1987	UTILITY REFUND #7	274425.02		<u>STEVEN NAGLAK, 2657 N KELSAN AVE, UTILITY REFUND</u>	05/02/2019	8.71	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 274425.02:						80.63	.00					
1987	UTILITY REFUND #7	277104.01		<u>CBH HOMES, 2465 N KENNETH AVE, UTILITY REFUND</u>	05/15/2019	21.34	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	277104.01		<u>CBH HOMES, 2465 N KENNETH AVE, UTILITY REFUND</u>	05/15/2019	27.70	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	277104.01		<u>CBH HOMES, 2465 N KENNETH AVE, UTILITY REFUND</u>	05/15/2019	16.35	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 277104.01:						65.39	.00					
1987	UTILITY REFUND #7	277114.01		<u>CBH HOMES, 716 W ALLSPICE ST, UTILITY REFUND</u>	05/02/2019	7.78	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	277114.01		<u>CBH HOMES, 716 W ALLSPICE ST, UTILITY REFUND</u>	05/02/2019	10.10	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	277114.01		<u>CBH HOMES, 716 W ALLSPICE ST, UTILITY REFUND</u>	05/02/2019	4.20	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 277114.01:						22.08	.00					
1987	UTILITY REFUND #7	277116.01		<u>CBH HOMES, 744 W ALLSPICE ST, UTILITY REFUND</u>	05/09/2019	4.78	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	277116.01		<u>CBH HOMES, 744 W ALLSPICE ST, UTILITY REFUND</u>	05/09/2019	6.20	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	277116.01		<u>CBH HOMES, 744 W ALLSPICE ST, UTILITY REFUND</u>	05/09/2019	3.38	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 277116.01:						14.36	.00					

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1987	UTILITY REFUND #7	277117.01		<u>CBH HOMES, 2488 N KENNETH AVE, UTILITY REFUND</u>	05/08/2019	1.96	.00	20-4500_METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	277117.01		<u>CBH HOMES, 2488 N KENNETH AVE, UTILITY REFUND</u>	05/08/2019	2.53	.00	21-4600_SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	277117.01		<u>CBH HOMES, 2488 N KENNETH AVE, UTILITY REFUND</u>	05/08/2019	3.70	.00	25-4700_PRESS. IRRIGATION USER FEES	0	5/19		
Total 277117.01:						8.19	.00					
1987	UTILITY REFUND #7	277424.01		<u>CBH HOMES, 2316 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	05/07/2019	18.94	.00	20-4500_METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	277424.01		<u>CBH HOMES, 2316 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	05/07/2019	26.05	.00	21-4600_SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	277424.01		<u>CBH HOMES, 2316 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	05/07/2019	13.03	.00	25-4700_PRESS. IRRIGATION USER FEES	0	5/19		
Total 277424.01:						58.02	.00					
1987	UTILITY REFUND #7	278208.01		<u>CBH HOMES, 3136 W GRANNY SMITH CT, UTILITY REFUND</u>	05/02/2019	10.54	.00	20-4500_METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	278208.01		<u>CBH HOMES, 3136 W GRANNY SMITH CT, UTILITY REFUND</u>	05/02/2019	13.68	.00	21-4600_SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	278208.01		<u>CBH HOMES, 3136 W GRANNY SMITH CT, UTILITY REFUND</u>	05/02/2019	10.42	.00	25-4700_PRESS. IRRIGATION USER FEES	0	5/19		
Total 278208.01:						34.64	.00					
1987	UTILITY REFUND #7	278211.01		<u>CBH HOMES, 3113 W GRANNY SMITH CT, UTILITY REFUND</u>	05/02/2019	.22	.00	25-4700_PRESS. IRRIGATION USER FEES	0	5/19		

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Total 278211.01:						.22	.00					
1987	UTILITY REFUND #7	280238.01		<u>TRADITION CUSTOM HOMES, 2190 N CITRINE AVE, UTILITY REFUND</u>	05/02/2019	-44.26	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	280238.01		<u>TRADITION CUSTOM HOMES, 2190 N CITRINE AVE, UTILITY REFUND</u>	05/02/2019	72.39	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	280238.01		<u>TRADITION CUSTOM HOMES, 2190 N CITRINE AVE, UTILITY REFUND</u>	05/02/2019	39.73	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 280238.01:						67.86	.00					
1987	UTILITY REFUND #7	280445.01		<u>TRADITION CUSTOM HOMES (TRADITION CAPITAL PARTNERS LLC), 2220 N STAR GARNET AVE, UTILITY REFUND</u>	05/08/2019	5.43	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	280445.01		<u>TRADITION CUSTOM HOMES (TRADITION CAPITAL PARTNERS LLC), 2220 N STAR GARNET AVE, UTILITY REFUND</u>	05/08/2019	2.17	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
Total 280445.01:						7.60	.00					
1987	UTILITY REFUND #7	280865.03		<u>WILLIAM J RIGGS, 1363 W OAK TREE DR, UTILITY REFUND</u>	05/07/2019	56.47	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 280865.03:						56.47	.00					
1987	UTILITY REFUND #7	291006.01		<u>CBH HOMES, 6977 S NORDEAN AVE, UTILITY REFUND</u>	05/08/2019	4.83	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	291006.01		<u>CBH HOMES, 6977 S NORDEAN AVE, UTILITY REFUND</u>	05/08/2019	3.35	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
Total 291006.01:						8.18	.00					



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				REFUND	05/02/2019	26.68	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	291093.00		CBH HOMES, 6962 S ALLEGIANCE AVE, UTILITY REFUND	05/02/2019	19.72	.00	25-4700 PRESS. IRRIGATION USER FEES	0	5/19		
Total 291093.00:						66.94	.00					
1987	UTILITY REFUND #7	301026.02		REECE C NASSIF, 1230 E WHITBECK DR, UTILITY REFUND	05/10/2019	25.85	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	301026.02		REECE C NASSIF, 1230 E WHITBECK DR, UTILITY REFUND	05/10/2019	33.46	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	301026.02		REECE C NASSIF, 1230 E WHITBECK DR, UTILITY REFUND	05/10/2019	25.75	.00	26-4975 SOLID WASTE USER FEES	0	5/19		
1987	UTILITY REFUND #7	301026.02		REECE C NASSIF, 1230 E WHITBECK DR, UTILITY REFUND	05/10/2019	13.22	.00	25-4700 PRESS. IRRIGATION USER FEES	0	5/19		
Total 301026.02:						98.28	.00					
1987	UTILITY REFUND #7	302120.01		RIVERWOOD HOMES, 983 E ANDES DR, UTILITY REFUND	05/13/2019	1.40	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	302120.01		RIVERWOOD HOMES, 983 E ANDES DR, UTILITY REFUND	05/13/2019	2.11	.00	21-4600 SEWER USER FEES	0	5/19		
Total 302120.01:						3.51	.00					
1987	UTILITY REFUND #7	302125.01		SCHROEDER ENTERPRISES, 1075 E ANDES DR, UTILITY REFUND	05/07/2019	-10.76	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	302125.01		SCHROEDER ENTERPRISES, 1075 E ANDES DR, UTILITY REFUND	05/07/2019	-13.21	.00	21-4600 SEWER USER FEES	0	5/19		

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1987	UTILITY REFUND #7	302125.01		<u>SCHROEDER ENTERPRISES, 1075 E ANDES DR, UTILITY REFUND</u>	05/07/2019	30.00	.00	<u>20-4775 LATE PAYMENT FEE</u>	0	5/19		
Total 302125.01:						6.03	.00					
1987	UTILITY REFUND #7	302243.00A		<u>STYLISH HOMES, 449 E PASCUA DR, UTILITY REFUND</u>	05/09/2019	14.50	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 302243.00A:						14.50	.00					
1987	UTILITY REFUND #7	303003.02		<u>SCOTT DZWONIARSKI, 2400 N HOSE GULCH AVE, UTILITY REFUND</u>	05/08/2019	4.14	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	303003.02		<u>SCOTT DZWONIARSKI, 2400 N HOSE GULCH AVE, UTILITY REFUND</u>	05/08/2019	3.63	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	303003.02		<u>SCOTT DZWONIARSKI, 2400 N HOSE GULCH AVE, UTILITY REFUND</u>	05/08/2019	3.09	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 303003.02:						10.86	.00					
1987	UTILITY REFUND #7	303207.01		<u>HUBBLE HOMES, 1023 E JACK CREEK ST, UTILITY REFUND</u>	05/07/2019	19.94	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	303207.01		<u>HUBBLE HOMES, 1023 E JACK CREEK ST, UTILITY REFUND</u>	05/07/2019	26.88	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	303207.01		<u>HUBBLE HOMES, 1023 E JACK CREEK ST, UTILITY REFUND</u>	05/07/2019	11.55	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 303207.01:						58.37	.00					
1987	UTILITY REFUND #7	303231.01		<u>HUBBLE HOMES, 1119 E FIRESTONE DR, UTILITY REFUND</u>	05/07/2019	20.99	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		

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1987	UTILITY REFUND #7	303231.01		<u>HUBBLE HOMES, 1119 E FIRESTONE DR, UTILITY REFUND</u>	05/07/2019	27.27	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	303231.01		<u>HUBBLE HOMES, 1119 E FIRESTONE DR, UTILITY REFUND</u>	05/07/2019	10.87	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 303231.01:						59.13	.00					
1987	UTILITY REFUND #7	303234.01		<u>HUBBLE HOMES, 2340 N HOSE GULCH AVE, UTILITY REFUND</u>	05/09/2019	23.55	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	303234.01		<u>HUBBLE HOMES, 2340 N HOSE GULCH AVE, UTILITY REFUND</u>	05/09/2019	30.57	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	303234.01		<u>HUBBLE HOMES, 2340 N HOSE GULCH AVE, UTILITY REFUND</u>	05/09/2019	23.76	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 303234.01:						77.88	.00					
1987	UTILITY REFUND #7	303240.01		<u>HUBBLE HOMES, 1100 E FIRESTONE DR, UTILITY REFUND</u>	05/09/2019	-.41	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	303240.01		<u>HUBBLE HOMES, 1100 E FIRESTONE DR, UTILITY REFUND</u>	05/09/2019	-.54	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	303240.01		<u>HUBBLE HOMES, 1100 E FIRESTONE DR, UTILITY REFUND</u>	05/09/2019	2.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 303240.01:						1.88	.00					
1987	UTILITY REFUND #7	310131.01		<u>TIMBERMIST LLC, 1395 W SAGWON DR, UTILITY REFUND</u>	05/02/2019	23.52	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	310131.01		<u>TIMBERMIST LLC, 1395 W SAGWON DR, UTILITY REFUND</u>	05/02/2019	24.68	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		



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				REFUND	05/09/2019	3.41	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	330063.00		TOLL BROS INC, 1726 N SNOWFIELD PL, UTILITY REFUND	05/09/2019	2.09	.00	25-4700 PRESS. IRRIGATION USER FEES	0	5/19		
Total 330063.00:						8.11	.00					
1987	UTILITY REFUND #7	40410.01		E EUGENE PEARL, 600 N MARTEESON AVE, UTILITY REFUND	05/07/2019	4.96	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	40410.01		E EUGENE PEARL, 600 N MARTEESON AVE, UTILITY REFUND	05/07/2019	5.62	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	40410.01		E EUGENE PEARL, 600 N MARTEESON AVE, UTILITY REFUND	05/07/2019	4.77	.00	26-4975 SOLID WASTE USER FEES	0	5/19		
1987	UTILITY REFUND #7	40410.01		E EUGENE PEARL, 600 N MARTEESON AVE, UTILITY REFUND	05/07/2019	3.15	.00	25-4177 GRAVITY IRRIGATION USER FEES	0	5/19		
Total 40410.01:						18.50	.00					
1987	UTILITY REFUND #7	70340.01		MARK SATTERWHITE, 843 N GOIRI ST, UTILITY REFUND	05/08/2019	7.20	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	70340.01		MARK SATTERWHITE, 843 N GOIRI ST, UTILITY REFUND	05/08/2019	5.85	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	70340.01		MARK SATTERWHITE, 843 N GOIRI ST, UTILITY REFUND	05/08/2019	5.39	.00	26-4975 SOLID WASTE USER FEES	0	5/19		
Total 70340.01:						18.44	.00					
1987	UTILITY REFUND #7	90800.02		RUSSELL COLBERT, 965 W GOLD ST, UTILITY REFUND	05/02/2019	59.42	.00	20-4500 METERED WATER SALES	0	5/19		

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1987	UTILITY REFUND #7	90800.02		<u>RUSSELL COLBERT, 965 W GOLD ST, UTILITY REFUND</u>	05/02/2019	59.34	.00	21-4600_SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	90800.02		<u>RUSSELL COLBERT, 965 W GOLD ST, UTILITY REFUND</u>	05/02/2019	48.16	.00	26-4975_SOLID WASTE USER FEES	0	5/19		
1987	UTILITY REFUND #7	90800.02		<u>RUSSELL COLBERT, 965 W GOLD ST, UTILITY REFUND</u>	05/02/2019	4.76	.00	25-4700_PRESS, IRRIGATION USER FEES	0	5/19		
Total 90800.02:						171.68	.00					
Total UTILITY REFUND #7:						2,739.95	.00					
<b>UTILITY TRAILER SALES OF IDAHO, INC.</b>												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	40889PB	8468	<u>SAFETY LIGHT BAR CHEVY TAHOE #27, S. HOWELL, MAY '19 - ADMIN</u>	05/06/2019	112.40	.00	01-6305_VEHICLE MAINTENANCE & REPAIRS	0	5/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	40889PB	8468	<u>SAFETY LIGHT BAR CHEVY TAHOE #27, S. HOWELL, MAY '19 - WATER</u>	05/06/2019	44.94	.00	20-6305_VEHICLE MAINTENANCE & REPAIRS	0	5/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	40889PB	8468	<u>SAFETY LIGHT BAR CHEVY TAHOE #27, S. HOWELL, MAY '19 - SEWER</u>	05/06/2019	44.94	.00	21-6305_VEHICLE MAINTENANCE & REPAIRS	0	5/19		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	40889PB	8468	<u>SAFETY LIGHT BAR CHEVY TAHOE #27, S. HOWELL, MAY '19 - P.I</u>	05/06/2019	22.42	.00	25-6305_VEHICLE MAINTENANCE & REPAIR	0	5/19		
Total 40889PB:						224.70	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						224.70	.00					
<b>VALLI INFORMATION SYSTEMS, INC</b>												
857	VALLI INFORMATION SYSTEMS, INC	52680		<u>E-STATEMENTS, POSTAGE, IMAGES, FOR APR '19 - ADMIN</u>	04/30/2019	966.79	.00	01-6190_POSTAGE & BILLING	0	5/19		
857	VALLI INFORMATION SYSTEMS, INC	52680		<u>E-STATEMENTS, POSTAGE, IMAGES, FOR APR '19 - WATER</u>	04/30/2019	1,519.25	.00	20-6190_POSTAGE & BILLING	0	5/19		

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857	VALLI INFORMATION SYSTEMS, INC	52680		<u>E-STATEMENTS, POSTAGE, IMAGES, FOR APR '19 - SEWER</u>	04/30/2019	1,519.25	.00	21-6190_P0STAGE & BILLING	0	5/19		
857	VALLI INFORMATION SYSTEMS, INC	52680		<u>E-STATEMENTS, POSTAGE, IMAGES, FOR APR '19 - PI</u>	04/30/2019	598.49	.00	25-6190_P0STAGE & BILLING	0	5/19		
Total 52680:						4,603.78	.00					
857	VALLI INFORMATION SYSTEMS, INC	52681		<u>LOCKBOX TRANSACTIONS, FOR APR '19 - ADMIN</u>	04/30/2019	54.28	.00	01-6190_P0STAGE & BILLING	0	5/19		
857	VALLI INFORMATION SYSTEMS, INC	52681		<u>LOCKBOX TRANSACTIONS, FOR APR '19 - WATER</u>	04/30/2019	85.31	.00	20-6190_P0STAGE & BILLING	0	5/19		
857	VALLI INFORMATION SYSTEMS, INC	52681		<u>LOCKBOX TRANSACTIONS, FOR APR '19 - SEWER</u>	04/30/2019	85.31	.00	21-6190_P0STAGE & BILLING	0	5/19		
857	VALLI INFORMATION SYSTEMS, INC	52681		<u>LOCKBOX TRANSACTIONS, FOR APR '19 - PI</u>	04/30/2019	33.60	.00	25-6190_P0STAGE & BILLING	0	5/19		
Total 52681:						258.50	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,862.28	.00					
<b>VERIZON WIRELESS</b>												
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29/-4/28/19, ADMIN</u>	04/28/2019	144.97	.00	01-6255 TELEPHONE	0	5/19		
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29/-4/28/19, P&amp;Z</u>	04/28/2019	55.06	.00	01-6255 TELEPHONE	1003	5/19		
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29/-4/28/19, PARKS</u>	04/28/2019	489.62	.00	01-6255 TELEPHONE	1004	5/19		
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29/-4/28/19, BUILDING INSPECTION</u>	04/28/2019	97.92	.00	01-6255 TELEPHONE	1005	5/19		
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29/-4/28/19, WATER</u>	04/28/2019	481.35	.00	20-6255 TELEPHONE EXPENSE	0	5/19		
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29/-4/28/19, SEWER</u>	04/28/2019	567.76	.00	21-6255 TELEPHONE EXPENSE	0	5/19		

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1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29-4/28/19, ECONOMIC DEVELOPMENT</u>	04/28/2019	48.00	.00	<u>01-6255 TELEPHONE</u>	4000	5/19		
1575	VERIZON WIRELESS	9829105886		<u>CELL PHONE SERVICE, 3/29-4/28/19, PI</u>	04/28/2019	131.42	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/19		
Total 9829105886:						2,016.10	.00					
1575	VERIZON WIRELESS	9829224778		<u>TABLET SERVICE, 4/2-5/1/19, ADMIN</u>	05/01/2019	3.68	.00	<u>01-6255 TELEPHONE</u>	0	5/19		
1575	VERIZON WIRELESS	9829224778		<u>TABLET SERVICE, 4/2-5/1/19, PARKS</u>	05/01/2019	8.09	.00	<u>01-6255 TELEPHONE</u>	1004	5/19		
1575	VERIZON WIRELESS	9829224778		<u>TABLET SERVICE, 4/2-5/1/19, BUILDING DEPARTMENT/INSPECTION</u>	05/01/2019	30.87	.00	<u>01-6255 TELEPHONE</u>	1005	5/19		
1575	VERIZON WIRELESS	9829224778		<u>TABLET SERVICE, 4/2-5/1/19, WATER</u>	05/01/2019	42.04	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/19		
1575	VERIZON WIRELESS	9829224778		<u>TABLET SERVICE, 4/2-5/1/19, SEWER</u>	05/01/2019	50.86	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/19		
1575	VERIZON WIRELESS	9829224778		<u>TABLET SERVICE, 4/2-5/1/19, PI</u>	05/01/2019	11.46	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/19		
Total 9829224778:						147.00	.00					
1575	VERIZON WIRELESS	9829224779		<u>IPAD SERVICES, 4/2-5/1/19, ADMIN</u>	05/01/2019	5.01	.00	<u>01-6255 TELEPHONE</u>	0	5/19		
1575	VERIZON WIRELESS	9829224779		<u>IPAD SERVICES, 4/2-5/1/19, PARKS</u>	05/01/2019	20.02	.00	<u>01-6255 TELEPHONE</u>	1004	5/19		
1575	VERIZON WIRELESS	9829224779		<u>IPAD SERVICES, 4/2-5/1/19, WATER</u>	05/01/2019	6.61	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/19		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 5/3/2019-5/16/2019

May 16, 2019 01:48PM

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
1575	VERIZON WIRELESS	9829224779		<u>IPAD SERVICES, 4/2-5/1/19, SEWER</u>	05/01/2019	6.61	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/19		
1575	VERIZON WIRELESS	9829224779		<u>IPAD SERVICES, 4/2-5/1/19, PI</u>	05/01/2019	1.79	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/19		
Total 9829224779:						40.04	.00					
Total VERIZON WIRELESS:						2,203.14	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	478875	8456	<u>1 PIN OAK TREE FOR ARBOR DAY, J. MORFIN, MAY '19</u>	05/15/2019	203.00	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	5/19		
Total 478875:						203.00	.00					
Total VICTORY GREENS:						203.00	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0438315		<u>RECORDS DESTRUCTION, 4/01/19-4/30/19, ADMIN</u>	05/01/2019	7.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0438315		<u>RECORDS DESTRUCTION, 4/01/19-4/30/19, P&amp;Z</u>	05/01/2019	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	5/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0438315		<u>RECORDS DESTRUCTION, 4/01/19-4/30/19, WATER</u>	05/01/2019	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0438315		<u>RECORDS DESTRUCTION, 4/01/19-4/30/19, SEWER</u>	05/01/2019	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	5/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0438315		<u>RECORDS DESTRUCTION, 4/01/19-4/30/19, PI</u>	05/01/2019	2.49	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/19		

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 0438315:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
<b>WEX BANK</b>												
1234	WEX BANK	58962042		FUEL, APR '19 - ADMIN	04/30/2019	30.78	.00	01-6300 FUEL	0	5/19		
1234	WEX BANK	58962042		FUEL, APR '19 - P&Z	04/30/2019	8.00	.00	01-6300 FUEL	1003	5/19		
1234	WEX BANK	58962042		FUEL, APR '19 - BUILDING INSPECTION	04/30/2019	170.54	.00	01-6300 FUEL	1005	5/19		
1234	WEX BANK	58962042		FUEL, APR '19 - PARKS	04/30/2019	1,224.67	.00	01-6300 FUEL	1004	5/19		
1234	WEX BANK	58962042		FUEL, APR '19 - WATER	04/30/2019	122.74	.00	20-6300 FUEL	0	5/19		
1234	WEX BANK	58962042		FUEL, APR '19 - SEWER	04/30/2019	122.74	.00	21-6300 FUEL	0	5/19		
1234	WEX BANK	58962042		FUEL, APR '19 - PI	04/30/2019	39.65	.00	25-6300 FUEL	0	5/19		
Total 58962042:						1,719.12	.00					
Total WEX BANK:						1,719.12	.00					
<b>WHITE, PETERSON, GIGRAY, &amp; NICHOLS P.A.</b>												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	04302019WPG		LEGAL FEES, APR.'19 -ADMIN	04/30/2019	3,903.50	.00	01-6202 PROFESSIONAL SERVICES	0	5/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	04302019WPG		LEGAL FEES, APR.'19 - WATER	04/30/2019	27.00	.00	20-6202 PROFESSIONAL SERVICES	0	5/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	04302019WPG		LEGAL FEES, APR.'19 - P & Z	04/30/2019	621.00	.00	01-6202 PROFESSIONAL SERVICES	1003	5/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	04302019WPG		LEGAL FEES, APR.'19 - SEWER	04/30/2019	54.00	.00	21-6202 PROFESSIONAL SERVICES	0	5/19		

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 5/3/2019-5/16/2019

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 04302019WPGN:						4,605.50	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						4,605.50	.00					
Grand Totals:						808,559.99	436,110.58					

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Treasurer: \_\_\_\_\_

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R36-2019  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CHALLENGER DEVELOPMENT, INC., FOR SARANDA SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.**

**WHEREAS** Saranda Subdivision exists as part of an approved preliminary plat; and

**WHEREAS** construction plans for Saranda Subdivision were approved by the Kuna City Engineer on April 16, 2018; and

**WHEREAS** construction was commenced but not completed for certain items, per the approved plans; and

**WHEREAS** the street lighting, fencing and landscaping have not been completed for Saranda Subdivision according to the approved construction plans and developer seeks to bond for the unfinished work; and

**WHEREAS** the street lighting completion has been estimated at twenty-five thousand seven hundred twenty-one dollars and zero cents (\$25,721.00) adding 25% for a total of thirty-two thousand one hundred fifty-one dollars and twenty-five cents (\$32,151.25); and

**WHEREAS** the fencing completion has been estimated at thirty-one thousand five hundred seventy-one dollars and ninety-five cents (\$31,571.95) adding 25% for a total of thirty-nine thousand four hundred sixty-four dollars and ninety-four cents (\$39,464.94); and

**WHEREAS** the landscaping completion has been estimated at fifty-nine thousand nine hundred dollars and zero cents (\$59,900.00) adding 25% for a total of seventy-four thousand eight hundred seventy-five dollars and zero cents (\$74,875.00); and

**WHEREAS** developer desires to record the final plat for Saranda Subdivision prior to completion of construction; and

**WHEREAS** Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for Saranda Subdivision under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;

**CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)**

THIS AGREEMENT is made by and between CHALLENGER DEVELOPMENT, INC, (hereinafter "Developer"); whose address is 1977 E Overland Road, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for the development known as Saranda Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
  - a. Approved Street Light Plan for Saranda Subdivision and the associated Bid for Street Lights by B&B Electric,
  - b. Approved Fencing Plan for Saranda Subdivision and the associated Bid for Fencing by Butte Fence, Inc.,
  - c. Approved Landscape Plan for Saranda Subdivision and the associated Bid for Landscaping by Eloy & Sons Landscape Construction Inc.

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of one hundred forty-seven thousand four hundred ninety-one dollars and nineteen cents (\$147,491.19), for deposit with City in its accounts (the "Cash Deposit"), which includes:
  - a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
  - b. To that total, the following additional sums may be added upon the following considerations:

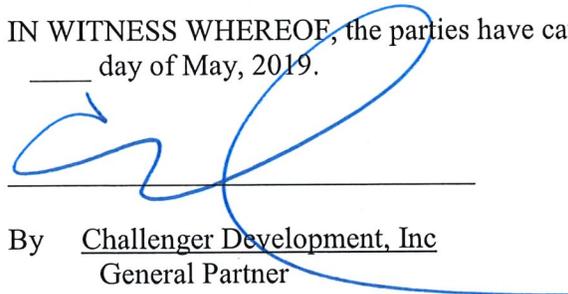
- i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
  4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the City until final completion of all improvements has occurred and the City has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
  5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
  6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
  7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from

Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

- 17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.
- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this \_\_\_\_ day of May, 2019.

  
 \_\_\_\_\_  
 By Challenger Development, Inc  
 General Partner

\_\_\_\_\_  
City of Kuna, Idaho

(seal)

By Joe Stear  
Mayor

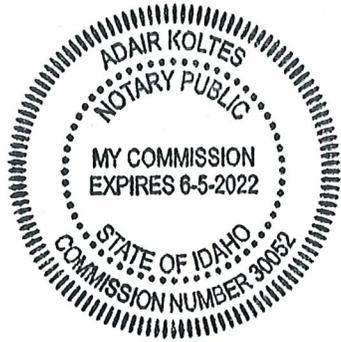
Attest:

\_\_\_\_\_  
Chris Engels, *City Clerk*

STATE OF IDAHO )  
 ) : SS  
 County of Ada )

On this 16<sup>th</sup> day of May, 2019, before me Adair Koltes, personally appeared Corey Barton known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as General Partner and on behalf of the CHALLENGER DEVELOPMENT, INC.

S  
E  
A  
L



Adair Koltes  
Notary Public for Idaho  
My commission expires on 6-05-22

2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least one hundred forty-seven thousand four hundred ninety-one dollars and nineteen cents (\$147,491.19);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

**PASSED BY THE COUNCIL** of Kuna, Idaho this 21<sup>st</sup> day of May, 2019.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 21<sup>st</sup> day of May, 2019.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk



Boise, ID 83709

208-323-8408

STATE OF IDAHO  
LICENSE  
C2209



# Estimate

Date      Estimate #  
12/10/2018      2189X

TRILOGY DEVELOPMENT  
2364 S. TITANIUM PL.  
MERIIDIAN, ID 83642

SARANDA  
KUNA ID

Qty	Description	Total
3	25' 52 WATT CLASS LED ANCHOR BASE POLE KUNA STYLE	0.00
3	25' 90 WATT CLASS' LED ANCHOR BASE POLE KUNA STYLE	0.00
1	MATERIAL, 900' TRENCHING, DIRECT BURY METER 120' EMPTY 2" PVC FOR IPCO, LABOR	25,721.00

PRICE INCLUDES: SPECIFIED AMOUNT OF TRENCHING, WIRE & CONDUIT. PERMIT IF REQUIRED.

PRICE DOES NOT INCLUDE: EXTRA LABOR OR MATERIAL IF ROCK OR WATER IS ENCOUNTERED. FINAL BILLING MAY CHANGE DUE TO IN FIELD AJDUSTMENTS. ALL SLEEVES BY OTHERS. ANY ADA COUNTY FEES OR PERMITS OR RIGHT OF WAY. IPCO FEES.

PRICE GOOD FOR 45 DAYS FROM DATE. NO WARRANTY ON LABOR OR MATERIAL NOT SUPPLIED BY B&B ELECTRIC. ONLY ITEMS ON ITEMIZED LIST INCLUDED IN ESTIMATE.

ALL MATERIALS REMAIN PROPERTY OF B&B ELECTRIC UNTIL FINAL BILL IS PAID IN FULL. B&B ELECTRIC RESERVES THE RIGHT TO REMOVE MATERIAL THAT HAS NOT BEEN PAID FOR.

Signature \_\_\_\_\_

**Total**      \$25,721.00

**Eloy & Sons Landscape Construction Inc.**  
**1765 S. Robinson Blvd.**  
**Nampa, ID 83686**

**Estimate**

**Bill to:** John Laude JR  
**Date:** April 3, 2019  
**Project Name:** Seranda Subdivision  
**Address:** Kuna  
**Estimate #:** 1114

**Estimate Includes:**

- Fine grading as needed using top soil on site
- Design, supply and install automatic sprinkler system
- Supply and install 47 trees
- Supply and install 100 yards perma bark and commercial grade weed barrier
- Supply and install 140 one gallon shrubs and perennials
- Supply and install 140 five gallon shrubs
- Supply and install fabric and perma bark equivalent
- Supply and install 32,000 square feet of sod

**Total: \$59,900**

*Note: All work is guaranteed for one full year from time of completion. Thank you*



**Butte Fence, Inc.**

2049 E. Wilson Lane  
Meridian, Idaho 83642  
(p) 208-884-0203  
(f) 208-884-8929

**Quote**

Order Number: 0074670  
Order Date: 4/11/2019

Salesperson: 0004 Chuck Elliott  
Customer Number: 10-TRILOGY

**Sold To:**  
Trilogy Development  
9839 W Cable Car St., Ste. 101  
Boise, ID 83709

**Ship To:**  
Saranda  
1073' of 6' t&g vinyl  
40' of 4' t&g vinyl  
425' of 5,2 rail wrought iron

**Phone:**

Customer P.O.	Ship VIA	F.O.B.	Terms
seranda			No Terms

Item Code		Unit	Ordered	Shipped	Price	Amount
/VINYL	6' tan t&g vinyl	EACH	1,073.00	0.00	15.15	16,255.95
/VINYL	4' tan t&g vinyl	EACH	40.00	0.00	11.00	440.00
/ORNAMENTAL	5' 2 rail, w.i.	EACH	425.00	0.00	11.48	4,879.00
PFCONCRETE	CONCRETE PER FOOT	EACH	1,538.00	0.00	0.90	1,384.20
/INSTALLATION	fence installation	FEET	1,538.00	0.00	5.60	8,612.80

Net Order: 31,571.95  
Less Discount: 0.00  
Freight: 0.00  
Sales Tax: 0.00  
**Order Total: 31,571.95**



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

## MEMO

**Date:** May 21, 2019  
**From:** Lisa Holland (Economic Development Director)  
**To:** Mayor and Council  
**RE:** Department of Labor Internship and Work Experience Program

---

Mayor and Council Members,

We learned about an opportunity to work with the Idaho Department of Labor to fund an internship program this summer. A student could do an internship experience with the City of Kuna for up to 250 hours, paid for by the Department of Labor. We have met a student graduating from Initial Point High School that has an interest in working with the Economic Development Department for an internship.

We have attached the agreement with the Department of Labor, as well as a job description of what the student would work on. They would work with us from June – August for the internship for 20 hours a week, with a possibility of extending into a work experience program beyond that with the Department of Labor.

The goal would be that they could have great learning and job shadowing opportunities, but also work with me on a few specific projects that they could put on their resume. We are excited about the opportunity to work with the student, and appreciate your consideration.

Lisa Holland  
Economic Development Director

## **CITY of KUNA**

### **Summer Internship**

#### **Primary Summary:**

The City of Kuna is searching for a student with an interest in Economic Development. The intern will work closely with the Economic Development Director, working towards a strategic plan for the future of Economic Development in the City of Kuna, as well as participating in business attraction, retention and expansion initiatives.

#### **Essential activities (may vary by assignment):**

- Interview local companies to gain insight on the types of industry they would like to see in Kuna.
- Assist the Economic Development Director with research and content creation.
- Assist the Economic Development Director by putting together materials for companies looking at Kuna for a potential location.
- Assist the Economic Development Director in putting together content for public workshops to help entrepreneurs and small businesses in Kuna.
- Upon completion of the internship, the student will give a brief presentation of results to the Economic Development Committee for the City.
- May perform other duties as assigned.

#### **Candidate requirements**

- A student that would be interested in working on research projects and making an impact on the growth of Kuna.
- Good attention to detail.
- Ability to problem solve and come up with good questions.
- Interested in gaining skills in business development and research and analysis.
- Should be able to understand what it takes to start with an idea, test assumptions and create measurable results.
- Communicate effectively with the public, supervisors, and other City employees.

#### **Additional Requirements**

The successful candidate will be at least 18 years or older and will be expected to set a work schedule that fits best with the City's normal operating hours of Monday through Friday from 8:00-5:00. The internship could be up to 250 hours of total work experience.

**Job Location** - Kuna, Idaho

**Position Type** – Internship

*The City of Kuna maintains a pre-employment drug screening policy.*

**RESOLUTION NO. R37-2019  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “MEMORANDUM OF AGREEMENT FOR INTERNSHIP” WITH IDAHO DEPARTMENT OF LABOR FOR AN INTERN TO WORK WITH THE ECONOMIC DEVELOPMENT DEPARTMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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

Section 1. The “*Memorandum of Agreement for Internship*” with Idaho Department of Labor for an intern to work with the City of Kuna’s Economic Development Department, in substantially the format, as attached hereto as “**EXHIBIT A**” is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said 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 21<sup>st</sup> day of May, 2019.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 21<sup>st</sup> day of May, 2019.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

WIOA-51  
Rev. 4/16

**MEMORANDUM OF AGREEMENT  
FOR INTERNSHIP**

The WORKSITE, City of Kuna, certified by the signature below, enters into an Agreement with the Idaho Dept. of Labor, hereinafter referred to as the Service Provider, to provide Internship training for WIOA participants. This Agreement shall remain in effect for no more than one year from the date of signature, unless previously cancelled by either party. The Worksite agrees to comply with the following conditions governing the work assignments of participants:

**THE WORKSITE:**

1. Will perform the functions set forth in this Internship Agreement, and the attachments; Internship Operational Guidelines, Job Description, and Supervisor's Workbook, and will comply with the provisions of the Internship Operational Guidelines which are hereby incorporated by reference.
2. Understands that the purpose of Internship, as defined in the Internship Operational Guidelines is to provide WIOA participants with an opportunity to work in the Worksite's establishment.
3. Will comply with the maintenance of effort provisions of WIOA, which assure that Internship programs:
  - (i) Result in an increase in employment and training opportunities over those which would otherwise be available.
  - (ii) Do not result in the displacement of currently employed workers or the reduction in hours of non-overtime work, wages, or employment benefits.
  - (iii) Do not impair existing contracts for services or result in the substitution of federal funds for other funds in connection with work that would otherwise be performed, including services normally performed by part-time, temporary, or seasonal workers.
  - (iv) Result in the creation of jobs that are in addition to those that would be funded in the absence of assistance under WIOA.
4. Agrees to submit weekly time reports of the hours worked by each Intern to the WIOA career planner, such reports to be mailed no later than Friday of each workweek.
5. Will provide a completed Job Description or Workplan and Competency Resume, Participant Evaluation, and weekly time reports of hours worked, as requested by the Service Provider.
6. Understands that allowances for state and national holidays may be paid to Interns provided other temporary employees of the Worksite receive holiday pay and the Service Provider has not expressly prohibited such payments.
7. Agrees to accept responsibility for hours worked in excess of those authorized, or for work performed prior to WIOA enrollment of the Intern(s), or for work performed after WIOA termination of the Intern(s).
8. Will comply with Title VI of the Civil Rights Act of 1964 as those provisions relate to internship assignments.
9. Will comply with the Americans with Disabilities Act of 1990.
10. Will comply with the Workforce Innovation and Opportunity Act, its regulations, and guidelines.
11. Agrees to provide the necessary tools, equipment, uniforms, and other supplies to Interns to the same degree as are provided to employees of the Worksite.
12. Will provide safe and healthful working conditions for Interns, and will comply with Child Labor Laws of Idaho Code and the Fair Labor Standards Act.
13. Understands that the State of Idaho will provide Worker's Compensation coverage for all Interns.

- 14. Agrees to indemnify, save and hold harmless the Service Provider, the Service Delivery District, the State of Idaho, their officers, employees, and agents from any and all claims caused by or that arise from the negligent or wrongful acts or omissions of the Worksite. This clause includes, but is not limited to, claims or suits brought by WIOA participants. The Worksite agrees to promptly notify the Service Provider of any claim arising under this Agreement.
- 15. Will ensure that Interns are supervised, and will ensure that all supervisory staff are aware of the conditions of this Agreement.
- 16. Understands that the Service Provider shall be responsible only for the acts, omissions or negligence of its own officers, employees or agents. Nothing in this Agreement shall extend the responsibility or liability of the Service Provider beyond that required by the Idaho Tort Claims Act. The Service Provider shall defend itself against any claims that arise solely from wrongful acts, omissions or negligence of its officers, employees, or agents in the course of the performance of this Agreement, but shall not assume responsibility for the acts, omissions or negligence of the Worksite or the Worksite's officials, employees, agents and volunteers. The Worksite shall cooperate fully with the Service Provider or its representatives in the defense of such claims. This clause includes, but is not limited to, claims or suits brought by WIOA participants.

City of Kuna  
Typed or Printed Name of Worksite

(208) 922-5546  
Telephone Number

751 W. 4<sup>th</sup> Street  
Street Address of Worksite

Kuna, ID 83634  
City, State, Zip Code

\_\_\_\_\_  
Signature of Worksite Representative

\_\_\_\_\_  
Date of Signature

**RESOLUTION NO. R38-2019  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “MEMORANDUM OF AGREEMENT FOR WORK EXPERIENCE” WITH IDAHO DEPARTMENT OF LABOR FOR WORK EXPERIENCE TRAINING WITH THE ECONOMIC DEVELOPMENT DEPARTMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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

Section 1. The “*Memorandum of Agreement for Work Experience*” with Idaho Department of Labor for Work Experience Training with the City of Kuna’s Economic Development Department, in substantially the format, as attached hereto as “**EXHIBIT A**” is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said 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 21<sup>st</sup> day of May, 2019.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 21<sup>st</sup> day of May, 2019.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

WIOA-48  
Rev. 4/16

**MEMORANDUM OF AGREEMENT  
FOR WORK EXPERIENCE**

The WORKSITE, City of Kuna, certified by the signature below, enters into an Agreement with the Idaho Dept. of Labor, hereinafter referred to as the Service Provider, to provide Work Experience training positions for WIOA participants. This Agreement shall remain in effect for no more than one year from the date of signature, unless previously cancelled by either party. The Worksite agrees to comply with the following conditions governing the work assignments of participants:

**THE WORKSITE:**

1. Will perform the functions set forth in this Work Experience Agreement, and the attachments; Work Experience Operational Guidelines, Job Description, and Supervisor's Workbook, and will comply with the provisions of the Work Experience Operational Guidelines which are hereby incorporated by reference.
2. Understands that the purpose of Work Experience as defined in the Work Experience Operational Guidelines is to provide WIOA participants with an opportunity to develop good work habits and basic work skills and obtain the basic maturity skills to meet the Secretary's Commission on Achieving Necessary Skills (SCANS) as provided in the Supervisor's Workbook.
3. Will comply with the maintenance of effort provisions of WIOA, which assure that Work Experience programs:
  - (i) Result in an increase in employment and training opportunities over those which would otherwise be available.
  - (ii) Do not result in the displacement of currently employed workers or the reduction in hours of non-overtime work, wages, or employment benefits.
  - (iii) Do not impair existing contracts for services or result in the substitution of federal funds for other funds in connection with work that would otherwise be performed, including services normally performed by part-time, temporary, or seasonal workers.
  - (iv) Result in the creation of jobs that are in addition to those that would be funded in the absence of assistance under WIOA.
4. Agrees to submit weekly time reports of the hours worked by each Work Experience participant to the WIOA career planner, such reports to be mailed no later than Friday of each workweek.
5. Will provide a completed Job Description or Workplan and Competency Resume, Participant Evaluation, and weekly time reports of hours worked, as requested by the Service Provider.
6. Understands that allowances for state or national holidays may be paid to Work Experience participants provided other temporary employees of the Worksite receive holiday pay and the Service Provider has not expressly prohibited such payments.
7. Agrees to accept responsibility for hours worked in excess of those authorized, or for work performed prior to WIOA enrollment of the Work Experience participant(s), or for work performed after WIOA termination of the Work Experience participant(s).
8. Will comply with Title VI of the Civil Rights Act of 1964 as those provisions relate to Work Experience assignments.
9. Will comply with the Americans with Disabilities Act of 1990.
10. Will comply with the Workforce Innovation and Opportunity Act, its regulations, and guidelines.
11. Agrees to provide the necessary tools, equipment, uniforms, and other supplies to Work Experience participants to the same degree as are provided to employees of the Worksite.
12. Will provide safe and healthful working conditions for Work Experience participants, and will comply with Child Labor Laws of Idaho Code and the Fair Labor Standards Act.
13. Understands that the State of Idaho will provide Worker's Compensation coverage for all Work Experience participants.
14. Agrees to indemnify, save and hold harmless the Service Provider, the Service Delivery District, the State of Idaho, their officers, employees, and agents from any and all claims caused by or that arise from the negligent or wrongful acts or omissions of the Worksite. This clause includes, but is not limited to, claims or suits brought by WIOA participants. The Worksite agrees to promptly notify the Service Provider of any claim arising under this Agreement.
15. Will ensure that Work Experience participants are supervised, and will ensure that all supervisory staff are aware of the conditions of this Agreement.
16. Understands that the Service Provider shall be responsible only for the acts, omissions or negligence of its own officers, employees or agents. Nothing in this Agreement shall extend the responsibility or liability of the Service Provider beyond that required by the Idaho Tort Claims Act. The Service Provider shall defend itself against any claims that arise solely from wrongful acts, omissions or negligence of its officers, employees, or agents in the course of the performance of this Agreement, but shall not assume responsibility for the acts, omissions or negligence of the Worksite or the Worksite's officials, employees, agents and volunteers. The Worksite shall cooperate fully with the Service Provider or its representatives in the defense of such claims. This clause includes, but is not limited to, claims or suits brought by WIOA participants.

City of Kuna	(208) 922-5546
Typed or Printed Name of Worksite	Telephone Number
751 W. 4 <sup>th</sup> Street	Kuna, ID 83634
Street Address of Worksite	City, State, Zip Code
Signature of Worksite Representative	Date of Signature



Certified Public Accountants

May 15, 2019

James Washburn, CPA  
Weston Flamm, CPA  
Cassie Zattiero, CPA

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812-B 12<sup>th</sup> Ave. South  
P.O. Box 876  
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208 466-2493  
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To the City Council  
City of Kuna, Idaho

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Kuna, Idaho for the year ended September 30, 2018. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 28, 2018. Professional standards also require that we communicate to you the following information related to our audit.

#### Significant Audit Matters

##### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by City of Kuna, Idaho are described in the notes to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2018. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the governmental activities and the business-type activities' financial statements was:

Management's estimate of the current portion of compensated absences is based on prior history of employees' use of compensated absences. We evaluated the key factors and assumptions used to develop the current portion of compensated absences in determining that it is reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

##### *Difficulties Encountered in Performing the Audit*

We encountered no difficulties in dealing with management in performing and completing our audit.

##### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The schedule attached to the management representation letter summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

##### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated May 15, 2019.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to City of Kuna, Idaho’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### *Other Matters*

We applied certain limited procedures to the Schedule of Employer’s Share of Net Pension Liability, Schedule of Employer Contributions, Budgetary (GAAP Basis) Comparison Schedule – General fund, and the Budgetary (GAAP Basis) Comparison Schedule – Late Comers’ Fee fund, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining nonmajor fund financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the Schedules of Revenues by Source and Expenditures by Object – Budget and Actual – General fund, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### Restriction on Use

This information is intended solely for the information and use of the City Council and management of City of Kuna, Idaho and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Bailey & Co.*

**CITY OF KUNA, IDAHO**

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Report on Audited  
Basic  
Financial Statements  
and  
Other Information

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For the Year Ended September 30, 2018

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Certified Public Accountants

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**Independent Auditor’s Report**

To the Honorable Mayor  
and City Council  
City of Kuna, Idaho

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho** (the City), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements as listed in the table of contents.

**Management’s Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor’s Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Summary of Opinions**

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Governmental Activities	Qualified
Business-type Activities	Qualified
General Fund	Unmodified
Late Comers' Fee Fund	Unmodified
Water Fund	Qualified
Sewer Fund	Qualified
Irrigation Fund	Qualified
Trash Fund	Unmodified
Well Mitigation Fund	Unmodified
Aggregate Remaining Fund Information	Unmodified

***Basis for Qualified Opinions on Governmental Activities, Business-type Activities, Water Fund, Sewer Fund, and Irrigation Fund***

Management has not performed or contracted to perform the actuarial calculations for other post-employment benefits and, accordingly, has not considered the City's other post-employment benefit liability. Accounting principles general accepted in the United States of America require that a liability be recorded for other post-employment benefits, which would initially decrease net position, increase liabilities, and increase expenses in each of the affected opinion units. The amount by which this departure would affect net position, liabilities, and expenses in the affected opinion units is not reasonably determinable.

***Qualified Opinions***

In our opinion, except for the effects of the matter described in the "Basis for Qualified Opinions on Governmental Activities, Business-type Activities, Water Fund, Sewer Fund, and Irrigation Fund" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, business-type activities, water fund, sewer fund, and irrigation fund of **City of Kuna, Idaho**, as of September 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Unmodified Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the general fund, late comer's fee fund, trash fund, well mitigation fund, and the aggregate remaining fund information of **City of Kuna, Idaho**, as of September 30, 2018, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters******Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability, schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise **City of Kuna, Idaho's** basic financial statements. The combining nonmajor fund financial statements and the supplemental schedules of revenues by source and expenditures by object – budget and actual – general fund are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial

statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The schedules of revenues by source and expenditures by object – budget and actual – general fund have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 15, 2019, on our consideration of **City of Kuna, Idaho's** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance

*Bailey & Co.*

Nampa, Idaho  
May 15, 2019

**City of Kuna, Idaho**  
 Statement of Net Position  
 September 30, 2018

	Governmental Activities	Business-type Activities	Total
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 3,619,701	\$ 14,228,515	\$ 17,848,216
Prepaid Items	28,053	58,049	86,102
Receivables, Net:			
Property Taxes	50,417	0	50,417
Interest	4,629	19,882	24,511
Accounts and Notes	9,433	655,959	665,392
Intergovernmental	361,346	0	361,346
Total Current Assets	<u>4,073,579</u>	<u>14,962,405</u>	<u>19,035,984</u>
Noncurrent Assets:			
Restricted Cash	837,293	0	837,293
Notes Receivables, Net	0	32,134	32,134
Capital Assets:			
Land and Construction in Progress	1,609,747	3,209,934	4,819,681
Buildings, Net	375,147	30,898,591	31,273,738
Equipment, Net	278,188	492,909	771,097
Improvements, Net	1,720,451	15,563,277	17,283,728
Intangibles, Net	4,863	0	4,863
Total Capital Assets	<u>3,988,396</u>	<u>50,164,711</u>	<u>54,153,107</u>
Total Noncurrent Assets	<u>4,825,689</u>	<u>50,196,845</u>	<u>55,022,534</u>
Total Assets	<u>8,899,268</u>	<u>65,159,250</u>	<u>74,058,518</u>
<b>Deferred Outflows</b>			
Pension	<u>134,614</u>	<u>229,184</u>	<u>363,798</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable and Other Current Liabilities	<u>291,065</u>	<u>1,576,232</u>	<u>1,867,297</u>
Long-term Liabilities:			
Due Within One Year:			
Compensated Absences	79,558	125,958	205,516
Due in More Than One Year:			
Compensated Absences	16,222	33,957	50,179
Net Pension Liability	415,509	576,433	991,942
Total Long-term Liabilities	<u>511,289</u>	<u>736,348</u>	<u>1,247,637</u>
Total Liabilities	<u>802,354</u>	<u>2,312,580</u>	<u>3,114,934</u>
<b>Deferred Inflows</b>			
Pension	<u>65,961</u>	<u>126,345</u>	<u>192,306</u>
<b>Net Position</b>			
Net Investment in Capital Assets	3,988,396	50,164,711	54,153,107
Restricted for:			
Other Purposes	1,757,167	0	1,757,167
Unrestricted	2,420,004	12,784,798	15,204,802
Total Net Position	<u>\$ 8,165,567</u>	<u>\$ 62,949,509</u>	<u>\$ 71,115,076</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Activities  
 For the Year Ended September 30, 2018

	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
<b>Primary Government:</b>							
Governmental Activities:							
General Administration	\$ 5,210,395	\$ 3,953,219	\$ 15,093	\$ 433,081	\$ (809,002)	\$ 0	\$ (809,002)
Total Governmental Activities	<u>5,210,395</u>	<u>3,953,219</u>	<u>15,093</u>	<u>433,081</u>	<u>(809,002)</u>	<u>0</u>	<u>(809,002)</u>
Business-type Activities:							
Water	1,491,309	3,066,423	0	0	0	1,575,114	1,575,114
Sewer	3,444,146	3,355,911	0	0	0	(88,235)	(88,235)
Irrigation	727,240	1,444,627	0	0	0	717,387	717,387
Trash	1,912,919	1,932,168	0	0	0	19,249	19,249
Total Business-type Activities	<u>7,575,614</u>	<u>9,799,129</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,223,515</u>	<u>2,223,515</u>
Total Primary Government	<u><u>\$ 12,786,009</u></u>	<u><u>\$ 13,752,348</u></u>	<u><u>\$ 15,093</u></u>	<u><u>\$ 433,081</u></u>	<u><u>(809,002)</u></u>	<u><u>2,223,515</u></u>	<u><u>1,414,513</u></u>

General Revenues:			
Property Taxes	2,417,290	0	2,417,290
State Sources	1,242,560	0	1,242,560
Other	61,488	0	61,488
Investment Earnings	31,534	114,307	145,841
Total General Revenues and Special Items	<u>3,752,872</u>	<u>114,307</u>	<u>3,867,179</u>
Change in Net Position	2,943,870	2,337,822	5,281,692
Net Position, Beginning	5,146,696	60,611,687	65,758,383
Prior Period Adjustment	75,001	0	75,001
Net Position, Beginning - Restated	<u>5,221,697</u>	<u>60,611,687</u>	<u>65,833,384</u>
Net Position, Ending	<u><u>\$ 8,165,567</u></u>	<u><u>\$ 62,949,509</u></u>	<u><u>\$ 71,115,076</u></u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Balance Sheet -  
 Governmental Funds  
 September 30, 2018

	General	Late Comers' Fee	Nonmajor Funds	Total Governmental Funds
<b>Assets</b>				
Cash and Cash Equivalents	\$ 2,491,756	\$ 914,526	\$ 213,419	\$ 3,619,701
Prepaid Items	28,053	0	0	28,053
Receivables, Net:				
Property Taxes	50,417	0	0	50,417
Interest	3,288	1,344	(3)	4,629
Accounts	5,429	4,004	0	9,433
Intergovernmental	350,671	0	10,675	361,346
Internal Balances	2,528	0	0	2,528
Restricted Cash	0	0	837,293	837,293
<b>Total Assets</b>	<u>2,932,142</u>	<u>919,874</u>	<u>1,061,384</u>	<u>4,913,400</u>
<b>Deferred Outflows</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Total Assets and Deferred Outflows</b>	<u>\$ 2,932,142</u>	<u>\$ 919,874</u>	<u>\$ 1,061,384</u>	<u>\$ 4,913,400</u>
<b>Liabilities</b>				
Internal Balances	\$ 0	\$ 0	\$ 2,528	\$ 2,528
Accounts Payable	211,948	0	11,231	223,179
Benefits and Wages Payable	54,527	0	0	54,527
Payroll Taxes Payable	13,359	0	0	13,359
<b>Total Liabilities</b>	<u>279,834</u>	<u>0</u>	<u>13,759</u>	<u>293,593</u>
<b>Deferred Inflows</b>				
Unavailable Property Taxes	<u>47,081</u>	<u>0</u>	<u>0</u>	<u>47,081</u>
<b>Fund Balances:</b>				
Nonspendable	28,053	0	0	28,053
Assigned	0	0	210,332	210,332
Unassigned	2,577,174	0	0	2,577,174
Restricted	0	919,874	837,293	1,757,167
<b>Total Fund Balances</b>	<u>2,605,227</u>	<u>919,874</u>	<u>1,047,625</u>	<u>4,572,726</u>
<b>Total Liabilities, Deferred Inflows, and Fund Balances</b>	<u>\$ 2,932,142</u>	<u>\$ 919,874</u>	<u>\$ 1,061,384</u>	<u>\$ 4,913,400</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Reconciliation of the Balance Sheet of the Governmental  
 Funds to the Statement of Net Position  
 September 30, 2018

Total Fund Balances - Governmental Funds	\$	4,572,726
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Amounts reported for governmental activities in the Statement of Net Position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Land and Construction in Progress	\$	1,609,747	
Buildings, Net of \$386,101 Accumulated Depreciation		375,147	
Equipment, Net of \$733,962 Accumulated Depreciation		278,188	
Improvements, Net of \$307,626 Accumulated Depreciation		1,720,451	
Intangibles, Net of \$137 Accumulated Depreciation		<u>4,863</u>	
			3,988,396

In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:

Deferred outflows related to net pension liability		134,614	
Deferred inflows related to net pension liability		<u>(65,961)</u>	
			68,653

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:

Compensated Absences		(95,780)	
Net Pension Liability		<u>(415,509)</u>	
			(511,289)

Property taxes receivable will be collected this year, but are not available soon enough to pay for current period's expenditures, and therefore, are unavailable in the funds.		<u>47,081</u>
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Net Position of Governmental Activities	\$	<u><u>8,165,567</u></u>
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The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Revenues, Expenditures, and  
 Changes in Fund Balances -  
 Governmental Funds  
 For the Year Ended September 30, 2018

	General	Late Comers' Fee	Nonmajor Funds	Total Governmental Funds
<b>Revenues</b>				
Property Taxes	\$ 2,410,549	\$ 0	\$ 0	\$ 2,410,549
Licenses and Permits	24,000	0	0	24,000
Charges for Services	1,695,953	0	0	1,695,953
Grants and Contributions	0	0	448,174	448,174
Intergovernmental	1,242,560	0	0	1,242,560
Interest	19,137	12,271	126	31,534
Other	61,488	1,669,810	563,456	2,294,754
<b>Total Revenues</b>	<b>5,453,687</b>	<b>1,682,081</b>	<b>1,011,756</b>	<b>8,147,524</b>
<b>Expenditures</b>				
Current:				
General Administration	4,148,616	829,364	26,310	5,004,290
Capital Outlay	634,667	0	885,652	1,520,319
<b>Total Expenditures</b>	<b>4,783,283</b>	<b>829,364</b>	<b>911,962</b>	<b>6,524,609</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>670,404</b>	<b>852,717</b>	<b>99,794</b>	<b>1,622,915</b>
<b>Other Financing Sources (Uses)</b>				
Transfers In	206,712	0	389,133	595,845
Transfers Out	(389,133)	0	(206,712)	(595,845)
<b>Total Other Financing Sources (Uses)</b>	<b>(182,421)</b>	<b>0</b>	<b>182,421</b>	<b>0</b>
<b>Net Change in Fund Balances</b>	<b>487,983</b>	<b>852,717</b>	<b>282,215</b>	<b>1,622,915</b>
Fund Balances - Beginning	2,117,244	67,157	765,410	2,949,811
<b>Fund Balances - Ending</b>	<b>\$ 2,605,227</b>	<b>\$ 919,874</b>	<b>\$ 1,047,625</b>	<b>\$ 4,572,726</b>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Reconciliation of the Statement  
 of Revenues, Expenditures, and Changes in Fund Balances  
 of the Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2018

Total Net Change in Fund Balance - Governmental Funds \$ 1,622,915

Amounts reported for governmental activities in the Statement of Activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$ 1,487,439	
Depreciation Expense	(164,464)	
Net		1,322,975

Because some property taxes will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the Statement of Activities. 6,741

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences Liability Changes	(16,762)	
Net Pension Liability and Related Deferral Changes	8,001	
		(8,761)

Change in Net Position of Governmental Activities \$ 2,943,870

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Net Position -  
 Proprietary Funds  
 September 30, 2018

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 6,328,662	\$ 5,310,831	\$ 2,499,141
Prepaid Items	34,145	20,880	3,024
Interest Receivable	8,879	7,422	3,454
Accounts and Notes Receivable, Net	173,096	274,518	5,171
Total Current Assets	<u>6,544,782</u>	<u>5,613,651</u>	<u>2,510,790</u>
Noncurrent Assets:			
Notes Receivable, Net	0	4,000	28,134
Capital Assets:			
Land and Construction in Progress	253,351	2,660,598	295,985
Buildings, Net	751,011	29,267,107	880,473
Equipment, Net	162,781	296,840	33,288
Improvements, Net	5,104,452	7,545,183	2,913,642
Total Noncurrent Assets	<u>6,271,595</u>	<u>39,773,728</u>	<u>4,151,522</u>
Total Assets	<u>12,816,377</u>	<u>45,387,379</u>	<u>6,662,312</u>
<b>Deferred Outflows</b>			
Pension	<u>93,198</u>	<u>112,242</u>	<u>23,744</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable	70,339	804,662	30,720
Benefits and Wages Payable	25,796	26,612	7,236
Payroll Taxes Payable	4,801	5,805	1,340
Deposits from Others	353,627	0	0
Due to KeyBank LID	0	240,914	0
Compensated Absences	52,349	59,448	14,161
Total Current Liabilities	<u>506,912</u>	<u>1,137,441</u>	<u>53,457</u>
Long-term Liabilities:			
Compensated Absences	20,865	7,627	5,465
Net Pension Liability	236,294	280,399	59,740
Total Long-term Liabilities	<u>257,159</u>	<u>288,026</u>	<u>65,205</u>
Total Liabilities	<u>764,071</u>	<u>1,425,467</u>	<u>118,662</u>
<b>Deferred Inflows</b>			
Pension	<u>53,878</u>	<u>61,171</u>	<u>11,296</u>
<b>Net Position</b>			
Net Investment in Capital Assets	6,271,595	39,769,728	4,123,388
Unrestricted	5,820,031	4,243,255	2,432,710
Total Net Position	<u>\$ 12,091,626</u>	<u>\$ 44,012,983</u>	<u>\$ 6,556,098</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Net Position -  
 Proprietary Funds (continued)  
 September 30, 2018

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 89,881	\$ 0	\$ 14,228,515
Prepaid Items	0	0	58,049
Interest Receivable	127	0	19,882
Accounts and Notes Receivable, Net	203,174	0	655,959
Total Current Assets	<u>293,182</u>	<u>0</u>	<u>14,962,405</u>
Noncurrent Assets:			
Notes Receivable, Net	0	0	32,134
Capital Assets:			
Land and Construction in Progress	0	0	3,209,934
Buildings, Net	0	0	30,898,591
Equipment, Net	0	0	492,909
Improvements, Net	0	0	15,563,277
Total Noncurrent Assets	<u>0</u>	<u>0</u>	<u>50,196,845</u>
Total Assets	<u>293,182</u>	<u>0</u>	<u>65,159,250</u>
<b>Deferred Outflows</b>			
Pension	<u>0</u>	<u>0</u>	<u>229,184</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable	4,380	0	910,101
Benefits and Wages Payable	0	0	59,644
Payroll Taxes Payable	0	0	11,946
Deposits from Others	0	0	353,627
Due to KeyBank LID	0	0	240,914
Compensated Absences	0	0	125,958
Total Current Liabilities	<u>4,380</u>	<u>0</u>	<u>1,702,190</u>
Long-term Liabilities:			
Compensated Absences	0	0	33,957
Net Pension Liability	0	0	576,433
Total Long-term Liabilities	<u>0</u>	<u>0</u>	<u>610,390</u>
Total Liabilities	<u>4,380</u>	<u>0</u>	<u>2,312,580</u>
<b>Deferred Inflows</b>			
Pension	<u>0</u>	<u>0</u>	<u>126,345</u>
<b>Net Position</b>			
Net Investment in Capital Assets	0	0	50,164,711
Unrestricted	288,802	0	12,784,798
Total Net Position	<u>\$ 288,802</u>	<u>\$ 0</u>	<u>\$ 62,949,509</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Revenues, Expenses, and Changes  
 in Fund Net Position - Proprietary Funds  
 For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Operating Revenues</b>			
Charges for Services	\$ 1,961,462	\$ 3,206,326	\$ 1,217,863
Hook Ups	889,825	0	0
Delinquent Fees	50,469	68,691	21,159
Miscellaneous	164,667	80,894	205,605
Total Operating Revenues	<u>3,066,423</u>	<u>3,355,911</u>	<u>1,444,627</u>
<b>Operating Expenses</b>			
Salaries and Benefits	660,801	753,881	193,989
Contractor Services	33,076	28,064	11,213
Maintenance and Operations	345,474	813,550	307,825
Depreciation	451,958	1,848,651	214,213
Total Operating Expenses	<u>1,491,309</u>	<u>3,444,146</u>	<u>727,240</u>
<b>Operating Income (Loss)</b>	<u>1,575,114</u>	<u>(88,235)</u>	<u>717,387</u>
<b>Nonoperating Revenues (Expenses)</b>			
Interest Earned	50,833	42,617	20,047
Total Nonoperating Revenues (Expenses)	<u>50,833</u>	<u>42,617</u>	<u>20,047</u>
Income (Loss) Before Transfers	<u>1,625,947</u>	<u>(45,618)</u>	<u>737,434</u>
<b>Transfers and Capital Contributions</b>			
Transfers In	48	0	0
Transfers Out	0	0	0
Net Transfers and Capital Contributions	<u>48</u>	<u>0</u>	<u>0</u>
Change in Net Position	1,625,995	(45,618)	737,434
Net Position - Beginning	10,465,631	44,058,601	5,818,664
Net Position - Ending	<u>\$ 12,091,626</u>	<u>\$ 44,012,983</u>	<u>\$ 6,556,098</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Revenues, Expenses, and Changes  
 in Fund Net Position - Proprietary Funds (continued)  
 For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Operating Revenues</b>			
Charges for Services	\$ 1,932,168	\$ 0	\$ 8,317,819
Hook Ups	0	0	889,825
Delinquent Fees	0	0	140,319
Miscellaneous	0	0	451,166
Total Operating Revenues	<u>1,932,168</u>	<u>0</u>	<u>9,799,129</u>
<b>Operating Expenses</b>			
Salaries and Benefits	0	0	1,608,671
Contractor Services	0	0	72,353
Maintenance and Operations	1,912,919	0	3,379,768
Depreciation	0	0	2,514,822
Total Operating Expenses	<u>1,912,919</u>	<u>0</u>	<u>7,575,614</u>
<b>Operating Income (Loss)</b>	<u>19,249</u>	<u>0</u>	<u>2,223,515</u>
<b>Nonoperating Revenues (Expenses)</b>			
Interest Earned	810	0	114,307
Total Nonoperating Revenues (Expenses)	<u>810</u>	<u>0</u>	<u>114,307</u>
Income (Loss) Before Transfers	<u>20,059</u>	<u>0</u>	<u>2,337,822</u>
<b>Transfers and Capital Contributions</b>			
Transfers In	0	0	48
Transfers Out	0	(48)	(48)
Net Transfers and Capital Contributions	<u>0</u>	<u>(48)</u>	<u>0</u>
Change in Net Position	20,059	(48)	2,337,822
Net Position - Beginning	268,743	48	60,611,687
Net Position - Ending	<u>\$ 288,802</u>	<u>\$ 0</u>	<u>\$ 62,949,509</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Cash Flows -  
 Proprietary Funds  
 For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Cash Flows From Operating Activities</b>			
Receipts from Customers	\$ 2,966,459	\$ 3,305,804	\$ 1,249,022
Payments to Suppliers for Goods or Services	(413,622)	(253,849)	(466,252)
Payments to Employees for Services	(636,112)	(733,369)	(188,385)
Other Receipts	164,667	80,894	205,605
Net Cash Provided (Used) by Operating Activities	<u>2,081,392</u>	<u>2,399,480</u>	<u>799,990</u>
<b>Cash Flows From Noncapital Financing Activities</b>			
Transfers In (Out)	<u>48</u>	<u>0</u>	<u>0</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Purchases and Construction of Capital Assets	<u>(315,943)</u>	<u>(979,695)</u>	<u>(132,497)</u>
<b>Cash Flows From Investing Activities</b>			
Interest and Dividends	<u>42,684</u>	<u>35,899</u>	<u>16,898</u>
Net Change in Cash and Cash Equivalents	1,808,181	1,455,684	684,391
<b>Cash and Cash Equivalents - Beginning</b>	4,520,481	3,855,147	1,814,750
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 6,328,662</u>	<u>\$ 5,310,831</u>	<u>\$ 2,499,141</u>
<b>Displayed As:</b>			
Cash and Cash Equivalents	<u>\$ 6,328,662</u>	<u>\$ 5,310,831</u>	<u>\$ 2,499,141</u>

The accompanying notes are an integral part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Cash Flows -  
 Proprietary Funds (continued)  
 For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Cash Flows From Operating Activities</b>			
Receipts from Customers	\$ 1,904,814	\$ 0	\$ 9,426,099
Payments to Suppliers for Goods or Services	(1,908,539)	0	(3,042,262)
Payments to Employees for Services	0	0	(1,557,866)
Other Receipts	0	0	451,166
Net Cash Provided (Used) by Operating Activities	<u>(3,725)</u>	<u>0</u>	<u>5,277,137</u>
<b>Cash Flows From Noncapital Financing Activities</b>			
Transfers In (Out)	<u>0</u>	<u>(48)</u>	<u>0</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Purchases and Construction of Capital Assets	<u>0</u>	<u>0</u>	<u>(1,428,135)</u>
<b>Cash Flows From Investing Activities</b>			
Interest and Dividends	<u>701</u>	<u>48</u>	<u>96,230</u>
Net Change in Cash and Cash Equivalents	(3,024)	0	3,945,232
<b>Cash and Cash Equivalents - Beginning</b>	92,905	0	10,283,283
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 89,881</u>	<u>\$ 0</u>	<u>\$ 14,228,515</u>
<b>Displayed As:</b>			
Cash and Cash Equivalents	<u>\$ 89,881</u>	<u>\$ 0</u>	<u>\$ 14,228,515</u>

The accompanying notes are an integral part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Cash Flows -  
 Proprietary Funds (continued)  
 For the Year Ended September 30, 2018

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 1,575,114	\$ (88,235)	\$ 717,387
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	451,958	1,848,651	214,213
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	951	(19,372)	(618)
(Increase) Decrease in Prepaid Items	(488)	(1,734)	(320)
(Increase) Decrease in Notes Receivable	0	(4,348)	10,618
(Increase) Decrease in Deferred Outflows - Pension	(1,793)	(2,131)	(417)
Increase (Decrease) in Accounts Payable	(34,584)	589,499	(146,894)
Increase (Decrease) in Due to KeyBank LID	0	54,507	0
Increase (Decrease) in Benefits and Wages Payable	26,949	23,785	7,423
Increase (Decrease) in Payroll Taxes Payable	(1,461)	(2,522)	(465)
Increase (Decrease) in Deposits From Others	63,752	0	0
Increase (Decrease) in Net Pension Liability	(5,477)	(6,231)	(2,712)
Increase (Decrease) in Deferred Inflows - Pension	6,471	7,611	1,775
Net Cash Provided by Operating Activities	<u>\$ 2,081,392</u>	<u>\$ 2,399,480</u>	<u>\$ 799,990</u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Cash Flows -  
 Proprietary Funds (continued)  
 For the Year Ended September 30, 2018

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Trash</u>	<u>Well Mitigation</u>	<u>Total</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 19,249	\$ 0	\$ 2,223,515
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	0	0	2,514,822
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(27,354)	0	(46,393)
(Increase) Decrease in Prepaid Items	0	0	(2,542)
(Increase) Decrease in Notes Receivable	0	0	6,270
(Increase) Decrease in Deferred Outflows - Pension	0	0	(4,341)
Increase (Decrease) in Accounts Payable	4,380	0	412,401
Increase (Decrease) in Due to KeyBank LID	0	0	54,507
Increase (Decrease) in Benefits and Wages Payable	0	0	58,157
Increase (Decrease) in Payroll Taxes Payable	0	0	(4,448)
Increase (Decrease) in Deposits From Others	0	0	63,752
Increase (Decrease) in Net Pension Liability	0	0	(14,420)
Increase (Decrease) in Deferred Inflows - Pension	0	0	15,857
Net Cash Provided by Operating Activities	<u>\$ (3,725)</u>	<u>\$ 0</u>	<u>\$ 5,277,137</u>

The accompanying notes are an integral part of the financial statements.

**City of Kuna, Idaho**  
 Statement of Fiduciary Net Position -  
 Fiduciary Funds  
 September 30, 2018

	Agency Funds
<b>Assets</b>	
Cash and Cash Equivalents	\$ 793,649
Total Assets	793,649
 <b>Deferred Outflows</b>	0
<b>Liabilities</b>	
Due to Others	793,649
Total Liabilities	793,649
 <b>Deferred Inflows</b>	0
 <b>Net Position</b>	\$ 0

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2018

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of **City of Kuna, Idaho** (the City), which has responsibility and control over all activities related to general operations, parks, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters. In addition, the City's reporting entity does not contain any component units as defined by the Governmental Accounting Standards Board.

Basis of Presentation

*Government-wide Statements:* The Statement of Net Position and the Statement of Activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt) are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

*Fund Financial Statements:* The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Late Comers' Fee fund.* This fund accumulates monies received for new building permits to reimburse development agreements for oversizing of utility lines when installed in an initial development.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2018

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the City government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.
- *Well Mitigation fund.* This fund accounts for impact fees collected for addressing concerns of water shortages due to new wells.

Fiduciary funds consists of one agency fund. This fund accounts for monies collected and held for others. The City is responsible for ensuring that all the assets reported in this fund is used for its intended purpose. The City's fiduciary activity is reported in a separate Statement of Fiduciary Net Position.

Basis of Accounting

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, intergovernmental revenues, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from intergovernmental revenues, grants, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet.

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable.* Prepaid items that are permanently precluded from conversion to cash.
- *Restricted.* Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- *Assigned.* Limitations imposed on balances through intentions of the City Council or a body or official designated by the City Council.
- *Unassigned.* Balances available for any purpose.

The remaining fund balance classification (committed) is not applicable. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision making authority, through a formal action (resolution).

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

The City Council has authorized the City Treasurer to assign funds. As of September 30, 2018, \$210,332 has been assigned for capital improvement projects.

Details of restricted funds are as follows:

Fund	Purpose
Grant Fund	These are either grant awards that are restricted by the grant agreement or donations from outside parties who have placed restrictions on how funds they've donated must be spent.
Impact Fee	Fees that are collected at the time a new building permit is issued and restricted by Idaho Code 67-8210 for the development of parks as the City continues to grow.
Late Comers' Fee Fund	Development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers following receipt.

Assets and Liabilities

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A "Pooled Cash" concept is therefore used in maintaining the cash and investment accounts in the accounting records. Under this method, all cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the pooled cash and investment accounts are considered to be cash and cash equivalents. See Note 2.

Receivables

All receivables are shown net of an allowance for uncollectible amounts. However, the City believes all receivables are collectible and an allowance is unnecessary at this time.

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property Tax Calendar

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2018, are considered by the City as a receivable.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1, at which time the property is subject to lien.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Buildings and Improvements	\$5,000	Straight-Line	5 - 75 Years
Equipment and Vehicles	\$5,000	Straight-Line	5 - 20 Years
Intangibles	\$5,000	Straight-Line	3 - 20 Years

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Pensions

For purposes of measuring the net pension liability, related deferrals, and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2018, the carrying amount of the City's deposits was \$6,069,605 and the respective bank balances totaled \$6,148,575. \$500,000 of the total bank balance was insured by the FDIC.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2018, \$5,648,575 of the City's deposits were not covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and thus were exposed to custodial credit risk.

The City does not have a formal policy limiting its exposure to custodial credit risk. However, the City uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC insurance coverage limit of \$250,000 per financial institution:

- Partner with a large federally chartered bank with a solid history and strong credit worthiness rating;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial risk for investments. The City uses the following procedures to mitigate the risk of loss associated with the its investments:

The City's only investment resides with the Local Government Investment Pool (LGIP), a diversified investment pool comprised of funds from various Idaho government entities. The pool is managed by the Idaho State Treasurer's Office, which has *safety and preservation of principal* as its primary objective for the pool. An investment in the pool is not guaranteed by the FDIC nor any other government agency and, as it is with any investment, it is possible to lose money by investing in the LGIP. The City regularly monitors the diversified portfolio of the LGIP holdings and has placed a high

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

2. CASH AND INVESTMENTS (continued)

level of trust in the Idaho State Treasurer's Office to effectively manage the City's investment in the pool.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City participates in the State of Idaho Investment Pool, which has not been rated. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. Oversight of the pool is with the State Treasurer, and Idaho Code defines allowable investments. The value of the City's investment in the pool is reported in the accompanying financial statements at amounts based on the City's amortized cost deposited in the pool. Participants have overnight availability to their funds, up to \$10 million. Withdrawals of more than \$10 million require 3 business day's notification. The State Treasurer does not provide any legally binding guarantees to support the value of the shares to participants. The City follows Idaho Statute that outlines qualifying investment options as follows:

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

At year-end, the cash and investments were reported in the basic financial statements in the following categories, including \$1,100 in cash kept on hand:

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	<u>Fiduciary Funds</u>
Cash and cash equivalents	\$ 550,506	\$ 4,434,980	\$ 4,985,486	\$ 247,925
Restricted cash	837,293	0	837,293	0
Investments categorized as cash equivalents	<u>3,069,195</u>	<u>9,793,535</u>	<u>12,862,730</u>	<u>545,724</u>
	<u>\$ 4,456,994</u>	<u>\$ 14,228,515</u>	<u>\$ 18,685,509</u>	<u>\$ 793,649</u>

3. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employee after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year activity and year-end liability is as follows:

	<u>Beginning</u>	<u>Earned</u>	<u>Used</u>	<u>Ending</u>	<u>Current</u>
Governmental Activities	\$ 79,018	\$ 96,320	\$ 79,558	\$ 95,780	\$ 79,558
Business-type Activities	<u>109,626</u>	<u>176,247</u>	<u>125,958</u>	<u>159,915</u>	<u>125,958</u>
	<u>\$ 188,644</u>	<u>\$ 272,567</u>	<u>\$ 205,516</u>	<u>\$ 255,695</u>	<u>\$ 205,516</u>

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2018

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4. DUE FROM OTHER GOVERNMENTAL UNITS OR AGENCIES

Amounts due from other governmental units consist of state sales tax of \$93,182, liquor apportionment of \$38,442, and state revenue sharing of \$219,047 from the State of Idaho; and a revitalization grant of \$10,675 from COMPASS for a total of \$361,346.

5. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan, except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2018, it was 6.79% for general employees and 8.36% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.32% for general employees and 11.66% for police and firefighters. The City's employer contributions were \$254,964 for the year ended September 30, 2018.

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

5. PENSION PLAN (continued)

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2018, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of June 30, 2018, the City's proportion was .0672454%.

For the year ended September 30, 2018, the City recognized pension expense of \$244,055. At September 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 108,880	\$ 74,911
Changes in assumptions or other inputs	64,541	0
Net difference between projected and actual earnings on pension plan investments	0	110,204
Changes in the City's proportion and differences between the City's contributions and the City's proportionate contributions	120,027	7,191
City contributions subsequent to the measurement date	70,350	0
Total	\$ 363,798	\$ 192,306

\$70,350 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2019.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2017, the beginning of the measurement period ended June 30, 2018, is 4.8 years and 4.9 years for the measurement period ended June 30, 2017

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year Ended September 30,		
2019	\$	122,444
2020	\$	50,348
2021	\$	(55,355)
2022	\$	(16,135)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

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5. PENSION PLAN (continued)

included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases including inflation	3.75%
Investment rate of return	7.05%, net of pension plan investment expense
Cost-of-living adjustments (COLA)	1.00%

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offsets:

- Set back three years for teachers
- No offset for male police and firefighters
- Forward one year for female police and firefighters
- Set back one year for all general employees and beneficiaries

An experience study was performed for the period July 1, 2011 through June 30, 2017, which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2013 through June 30, 2017. The total pension liability as of June 30, 2018 is based on the results of an actuarial valuation date of July 1, 2018.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers, and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of the System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as follows:

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2018

5. PENSION PLAN (continued)

Asset Class	Target Allocation	Expected Nominal Rate of (Arithmetic)	Expected Real Rate of Return (Arithmetic)
Core Fixed Income	30.00%	3.05%	0.80%
Broad US Equities	55.00%	8.30%	6.05%
Developed Foreign Equities	15.00%	8.45%	6.20%
Assumed Inflation - Mean		2.25%	2.25%
Assumed Inflation - Standard Deviation		1.50%	1.50%
Portfolio Arithmetic Mean Return		6.75%	4.50%
Portfolio Standard Deviation		12.54%	12.54%
Portfolio Long-term (Geometric) Expected Rate of Return		6.13%	3.77%
Assumed Investment Expenses		0.40%	0.40%
Portfolio Long-term (Geometric) Expected Rate of Return, Net of		5.73%	3.37%
Portfolio Long-term Expected Real Rate of Return, Net of Investment Expenses			4.19%
Portfolio Standard Deviation			14.16%
<b>Valuation Assumptions Chosen by PERSI Board</b>			
Long-term Expected Real Rate of Return, Net of Investment Expenses			4.05%
Assumed Inflation			3.00%
<b>Long-term Expected Geometric Rate of Return, Net of Investment Expenses</b>			<b>7.05%</b>

Discount Rate

The discount rate used to measure the total pension liability was 7.05%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plan's net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.05%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.05%) or 1% higher (8.05%) than the current rate:

	1% Decrease (6.05%)	Current Discount Rate (7.05%)	1% Increase (8.05%)
City's proportionate share of the net pension liability (asset)	\$ 2,482,904	\$ 991,881	\$ (242,746)

**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

5. PENSION PLAN (continued)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

6. TRANSFERS AND INTERNAL BALANCES

Transfer activity and internal balances for the year were as follows:

\$	389,133	Transfer from the General fund to nonmajor funds for budgeted expenditures.
	206,712	Transfer from nonmajor funds to the General fund for unspent funds.
	<u>48</u>	Transfer from the Well Mitigation fund to the Water fund to close out the fund.
	<u><u>\$ 595,893</u></u>	

\$ 2,528 Due from the Grant fund to the General fund for cash overdrafts.

7. LEASE COMMITMENTS

The City is committed to several operating leases. The agreements call for monthly payments ranging from \$96 to \$349. The leases expire at various times through August 2022. Other operating terms have terms of less than one year. Lease expense for the year totaled \$13,628. Future minimum lease payments are as follows:

Year Ending September 30,	Amount
2019	\$ 7,928
2020	4,692
2021	4,188
2022	<u>3,839</u>
	<u><u>\$ 20,647</u></u>

8. OTHER COMMITMENTS

The City has two credit cards with credit limits totaling \$10,000. Total available credit on the cards as of September 30, 2018, was \$6,445.

9. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, e) worker's compensation, i.e. employee injuries, and f) medical insurance costs of its employees. Commercial insurance policies are purchased to transfer the risk of loss.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2018

10. CORRECTION OF AN ERROR

During the current year, it was discovered that costs for a project not completed at the end of fiscal year 2017 in the governmental funds was left in expense in the government-wide statements as of September 30, 2017, instead of capitalized. The amount totaled \$75,001. The correction of this error increases beginning net position and capital assets for the year ending September 30, 2018 by this amount. This has no effect on the fund financial statements.

11. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018, was as follows:

<u>Governmental Activities:</u>	<u>10/1/2017</u>	<u>Restatements/ Reclassifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2018</u>
Capital Assets Not Being Depreciated:					
Land	\$ 821,118	\$ 0	\$ 0	\$ 0	\$ 821,118
Construction in Progress	681,735	(606,734)	713,628	0	788,629
Total Nondepreciable Assets	<u>1,502,853</u>	<u>(606,734)</u>	<u>713,628</u>	<u>0</u>	<u>1,609,747</u>
Capital Assets Being Depreciated:					
Buildings	745,598	0	15,650	0	761,248
Equipment	607,947	0	12,231	0	620,178
Improvements	688,719	681,735	657,623	0	2,028,077
Vehicles	307,665	1,000	83,307	0	391,972
Intangibles	0	0	5,000	0	5,000
Total Depreciable Assets	<u>2,349,929</u>	<u>682,735</u>	<u>773,811</u>	<u>0</u>	<u>3,806,475</u>
Less: Accumulated Depreciation					
Buildings	362,991	0	23,110	0	386,101
Equipment	436,409	202	31,195	0	467,806
Improvements	243,663	0	63,963	0	307,626
Vehicles	219,299	798	46,059	0	266,156
Intangibles	0	0	137	0	137
Total Accumulated Depreciation	<u>1,262,362</u>	<u>1,000</u>	<u>164,464</u>	<u>0</u>	<u>1,427,826</u>
Net Depreciable Assets	<u>1,087,567</u>	<u>681,735</u>	<u>609,347</u>	<u>0</u>	<u>2,378,649</u>
Capital Assets - Net	<u>\$2,590,420</u>	<u>\$ 75,001</u>	<u>\$1,322,975</u>	<u>\$ 0</u>	<u>\$3,988,396</u>

Depreciation expense for governmental activities was charged to the functions of the City as follows:

General Administration	<u>\$ 164,464</u>
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**City of Kuna, Idaho**  
 Notes to Financial Statements  
 For the Year Ended September 30, 2018

11. CAPITAL ASSETS (continued)

<u>Business-type Activities:</u>	<u>10/1/2017</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2018</u>
Capital Assets Not Being Depreciated:				
Land	\$ 2,128,331	\$ 0	\$ 0	\$ 2,128,331
Construction in Progress	55,310	1,026,293	0	1,081,603
Total Nondepreciable Assets	<u>2,183,641</u>	<u>1,026,293</u>	<u>0</u>	<u>3,209,934</u>
Capital Assets Being Depreciated:				
Buildings	40,607,517	13,700	0	40,621,217
Equipment	1,613,029	56,655	0	1,669,684
Improvements	28,387,843	331,486	0	28,719,329
Vehicles	702,547	0	0	702,547
Total Depreciable Assets	<u>71,310,936</u>	<u>401,841</u>	<u>0</u>	<u>71,712,777</u>
Less: Accumulated Depreciation				
Buildings	8,364,805	1,357,821	0	9,722,626
Equipment	1,104,894	149,587	0	1,254,481
Improvements	12,179,493	976,559	0	13,156,052
Vehicles	593,987	30,854	0	624,841
Total Accumulated Depreciation	<u>22,243,179</u>	<u>2,514,821</u>	<u>0</u>	<u>24,758,000</u>
Net Depreciable Assets	<u>49,067,757</u>	<u>(2,112,980)</u>	<u>0</u>	<u>46,954,777</u>
Capital Assets - Net	<u>\$ 51,251,398</u>	<u>\$ (1,086,687)</u>	<u>\$ 0</u>	<u>\$ 50,164,711</u>

**REQUIRED SUPPLEMENTARY INFORMATION**

**City of Kuna, Idaho**  
 Schedule of Employer's Share of Net Pension Liability  
 PERSI - Base Plan\*  
 Last 10 - Fiscal Years

	2018	2017	2016	2015
Employer's portion of the net pension liability	0.067245%	0.065338%	0.058449%	0.053872%
Employer's proportionate share of the net pension liability	\$ 991,941	\$ 1,027,058	\$ 1,184,916	\$ 709,410
Employer's covered payroll	\$ 2,252,065	\$ 1,988,773	\$ 1,919,620	\$ 1,534,916
Employer's proportional share of the net pension liability as a percentage of its covered payroll	44.05%	51.64%	61.73%	46.22%
Plan fiduciary net position as a percentage of the total pension liability	91.69%	90.68%	87.26%	91.38%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data reported is measured as of June 30, 2018.

**City of Kuna, Idaho**  
 Schedule of Employer Contributions  
 PERSI - Base Plan\*  
 Last 10 - Fiscal Years

	2018	2017	2016	2015
Statutorily required contribution	\$ 254,964	\$ 225,160	\$ 217,319	\$ 173,753
Contributions in relation to the statutorily required contribution	(254,964)	(225,160)	(217,319)	(173,753)
Contribution (deficiency) excess	\$ 0	\$ 0	\$ 0	\$ 0
Employer's covered payroll	\$ 2,252,065	\$ 1,988,773	\$ 1,919,620	\$ 1,534,916
Contributions as a percentage of covered payroll	11.32%	11.32%	11.32%	11.32%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data is reported as of September 30, 2018.

**City of Kuna, Idaho**  
 Budgetary (GAAP Basis) Comparison Schedule  
 General Fund  
 For the Year Ended September 30, 2018

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Property Taxes	\$ 2,336,734	\$ 2,336,734	\$ 2,410,549	\$ 73,815
Licenses and Permits	18,358	18,358	24,000	5,642
Charges for Services	1,279,170	1,279,170	1,695,953	416,783
Intergovernmental	1,027,862	1,027,862	1,242,560	214,698
Interest	2,933	2,933	19,137	16,204
Other	30,774	30,774	61,488	30,714
<b>Total Revenues</b>	<b>4,695,831</b>	<b>4,695,831</b>	<b>5,453,687</b>	<b>757,856</b>
<b>Expenditures</b>				
Current:				
Salaries and Benefits	1,701,185	1,701,185	1,614,328	86,857
Maintenance and Operations	2,790,730	2,790,730	2,534,288	256,442
Capital Outlay	1,227,410	1,227,410	634,667	592,743
<b>Total Expenditures</b>	<b>5,719,325</b>	<b>5,719,325</b>	<b>4,783,283</b>	<b>936,042</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>(1,023,494)</b>	<b>(1,023,494)</b>	<b>670,404</b>	<b>1,693,898</b>
<b>Other Financing Sources (Uses)</b>				
Transfers In	0	0	206,712	206,712
Transfers Out	(388,110)	(388,110)	(389,133)	(1,023)
<b>Total Other Financing Sources (Uses)</b>	<b>(388,110)</b>	<b>(388,110)</b>	<b>(182,421)</b>	<b>205,689</b>
<b>Net Change in Fund Balances</b>	<b>(1,411,604)</b>	<b>(1,411,604)</b>	<b>487,983</b>	<b>1,899,587</b>
Fund Balances - Beginning	1,411,604	1,411,604	2,117,244	705,640
<b>Fund Balances - Ending</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 2,605,227</b>	<b>\$ 2,605,227</b>

**City of Kuna, Idaho**  
 Budgetary (GAAP Basis) Comparison Schedule  
 Late Comers' Fee Fund  
 For the Year Ended September 30, 2018

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Interest	\$ 400	\$ 400	\$ 12,271	\$ 11,871
Other	805,000	805,000	1,669,810	864,810
Total Revenues	<u>805,400</u>	<u>805,400</u>	<u>1,682,081</u>	<u>876,681</u>
<b>Expenditures</b>				
Current:				
Maintenance and Operations	805,400	805,400	829,364	(23,964)
Contingency	958,209	958,209	0	958,209
Total Expenditures	<u>1,763,609</u>	<u>1,763,609</u>	<u>829,364</u>	<u>934,245</u>
Net Change in Fund Balances	(958,209)	(958,209)	852,717	1,810,926
Fund Balances - Beginning	958,209	958,209	67,157	(891,052)
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 919,874</u>	<u>\$ 919,874</u>

**City of Kuna, Idaho**  
Notes to Required Supplementary Information  
For the Year Ended September 30, 2018

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1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Enterprise funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.
- F. The budget is adopted on a basis consistent with generally accepted accounting principles.
- G. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

**SUPPLEMENTAL INFORMATION**

**City of Kuna, Idaho**  
 Supplemental Schedule of Revenues by Source -  
 Budget (GAAP Basis) and Actual - General Fund  
 For the Year Ended September 30, 2018

	Budget	Actual	Variance
<b>Property Taxes</b>			
Taxes	\$ 2,331,587	\$ 2,406,887	\$ 75,300
Interest and Penalties	5,147	3,662	(1,485)
	<u>2,336,734</u>	<u>2,410,549</u>	<u>73,815</u>
<b>Licenses and Permits</b>			
Business Licenses	2,531	3,066	535
Liquor Licenses	6,101	7,187	1,086
Beer Licenses	1,897	2,813	916
Wine Licenses	800	2,050	1,250
Dog Licenses	6,465	7,159	694
Catering Permits	179	420	241
Vendor Permits	385	1,305	920
	<u>18,358</u>	<u>24,000</u>	<u>5,642</u>
<b>Intergovernmental</b>			
State Liquor Apportionment	155,120	183,479	28,359
Sales Tax Revenue Sharing - County	218,547	297,591	79,044
Sales Tax Revenue Sharing - State	654,195	761,490	107,295
	<u>1,027,862</u>	<u>1,242,560</u>	<u>214,698</u>
<b>Other</b>			
Administration Fees	150,090	140,141	(9,949)
Franchise Fees	287,270	314,380	27,110
Building Rental	11,099	14,920	3,821
Fine Distribution	29,474	10,158	(19,316)
Interest	2,933	19,137	16,204
Miscellaneous	1,300	51,330	50,030
Planning and Zoning	827,658	1,222,713	395,055
RV Dump	3,053	3,799	746
	<u>1,312,877</u>	<u>1,776,578</u>	<u>463,701</u>
<b>Total Revenue</b>	<u><u>\$ 4,695,831</u></u>	<u><u>\$ 5,453,687</u></u>	<u><u>\$ 757,856</u></u>

**City of Kuna, Idaho**  
 Supplemental Schedule of Expenditures by Object of Expenditure -  
 Budget (GAAP Basis) and Actual - General Fund  
 For the Year Ended September 30, 2018

	Budget	Actual	Variance
<b>Salaries and Benefits</b>			
FICA	\$ 78,253	\$ 78,960	\$ (707)
Group Life Insurance	896	882	14
Group Medical Insurance	175,341	173,695	1,646
Mayor and City Council Salaries	92,400	88,556	3,844
Medicare	18,301	16,917	1,384
Pension	139,912	127,550	12,362
Seasonal Salaries	56,646	52,925	3,721
Staff Salaries	1,113,101	1,056,575	56,526
Unemployment	6,087	1,094	4,993
Workman's Compensation	20,248	17,174	3,074
	<u>1,701,185</u>	<u>1,614,328</u>	<u>86,857</u>
<b>Maintenance and Operations</b>			
Ada County Sheriff	1,914,284	1,914,284	0
Animal Control	66,158	66,059	99
Cleaning Offices	9,559	8,554	1,005
Code Enforcement	1,500	0	1,500
Contract Services	25,364	18,613	6,751
Donations Expenditure	9,000	8,225	775
Dues and Memberships	41,548	36,862	4,686
Elections	1,500	0	1,500
Legal Publications	11,300	7,964	3,336
Liability Insurance	28,374	28,371	3
Maintenance and Repair	95,475	107,619	(12,144)
Meetings	12,761	8,656	4,105
Bank Fees	17,288	21,066	(3,778)
Supplies	50,363	33,893	16,470
Postage and Billing	12,751	12,963	(212)
Professional Services	279,902	61,775	218,127
Rent - City Hall	2,082	1,934	148
Rent - Equipment	8,510	14,591	(6,081)
Telephone	16,109	16,589	(480)
Training	20,440	16,162	4,278
Travel and Membership Dues	1,820	167	1,653
Uniforms	2,250	2,165	85
Utilities	136,927	122,832	14,095
Vehicle Expenditure	25,465	24,944	521
	<u>2,790,730</u>	<u>2,534,288</u>	<u>256,442</u>
Capital Outlay	<u>1,227,410</u>	<u>634,667</u>	<u>592,743</u>
<b>Total Expenditures</b>	<u>\$ 5,719,325</u>	<u>\$ 4,783,283</u>	<u>\$ 936,042</u>

**City of Kuna, Idaho**  
 Combining Balance Sheet -  
 Nonmajor Funds  
 September 30, 2018

	Grant Fund	Capital Projects		Total
		Capital Outlay	Impact Fee	
<b>Assets</b>				
Cash and Cash Equivalents	\$ 0	\$ 213,419	\$ 0	\$ 213,419
Interest Receivable	(3)	0	0	(3)
Intergovernmental Receivable, Net	10,675	0	0	10,675
Restricted Cash	0	0	837,293	837,293
<b>Total Assets</b>	<b>10,672</b>	<b>213,419</b>	<b>837,293</b>	<b>1,061,384</b>
<b>Deferred Outflows</b>				
	0	0	0	0
<b>Total Assets and Deferred Outflows</b>	<b>\$ 10,672</b>	<b>\$ 213,419</b>	<b>\$ 837,293</b>	<b>\$ 1,061,384</b>
<b>Liabilities</b>				
Internal Balances	\$ 2,528	\$ 0	\$ 0	\$ 2,528
Accounts Payable	8,144	3,087	0	11,231
<b>Total Liabilities</b>	<b>10,672</b>	<b>3,087</b>	<b>0</b>	<b>13,759</b>
<b>Deferred Inflows</b>				
	0	0	0	0
<b>Fund Balances</b>				
Assigned	0	210,332	0	210,332
Restricted	0	0	837,293	837,293
<b>Total Fund Balances</b>	<b>0</b>	<b>210,332</b>	<b>837,293</b>	<b>1,047,625</b>
<b>Total Liabilities, Deferred Inflows, and Fund Balances</b>	<b>\$ 10,672</b>	<b>\$ 213,419</b>	<b>\$ 837,293</b>	<b>\$ 1,061,384</b>

**City of Kuna, Idaho**  
 Combining Statement of Revenues, Expenditures,  
 and Changes in Fund Balances – Nonmajor Funds  
 For the Year Ended September 30, 2018

	Grant Fund	Capital Projects		Total
		Capital Outlay	Impact Fee	
<b>Revenues</b>				
Grants and Contributions	\$ 448,174	\$ 0	\$ 0	\$ 448,174
Interest	126	0	0	126
Other	0	0	563,456	563,456
<b>Total Revenues</b>	<b>448,300</b>	<b>0</b>	<b>563,456</b>	<b>1,011,756</b>
<b>Expenditures</b>				
Current:				
General Administration	26,310	0	0	26,310
Capital Outlay	528,073	153,455	204,124	885,652
<b>Total Expenditures</b>	<b>554,383</b>	<b>153,455</b>	<b>204,124</b>	<b>911,962</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>(106,083)</b>	<b>(153,455)</b>	<b>359,332</b>	<b>99,794</b>
<b>Other Financing Sources (Uses)</b>				
Transfers In	1,023	388,110	0	389,133
Transfers Out	0	(206,712)	0	(206,712)
<b>Total Other Financing Sources (Uses)</b>	<b>1,023</b>	<b>181,398</b>	<b>0</b>	<b>182,421</b>
<b>Net Change in Fund Balances</b>	<b>(105,060)</b>	<b>27,943</b>	<b>359,332</b>	<b>282,215</b>
Fund Balances - Beginning	105,060	182,389	477,961	765,410
<b>Fund Balances - Ending</b>	<b>\$ 0</b>	<b>\$ 210,332</b>	<b>\$ 837,293</b>	<b>\$ 1,047,625</b>

**FEDERAL REPORT**



Certified Public Accountants

812-B 12<sup>th</sup> Ave. South  
P.O. Box 876  
Nampa, ID 83653-0876  
208 466-2493  
FAX 208 467-2000  
www.BaileyCPAs.com

**Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards**

To the Honorable Mayor  
and City Council  
City of Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho** (the City), as of and for the year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated May 15, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Bailey & Co.*

Nampa, Idaho  
May 15, 2019



## City of Kuna

City Council - Staff Memo Addendum - May 13, 2019

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

### Staff Analysis:

As directed by Council, on May 13, 2019, Kuna Planning and Zoning staff met with the applicant, Tim Eck, to discuss concerns surrounding Case No. 18-07-AN (Annexation) and 18-05-ZC (Rezone); Bodahl-Stiner. Planning and Zoning staff discussed with the applicant that current City Code does not permit the development of “multi-family” within the C-1 zone.

Staff discussed a few options with the applicant on how to move forward with the application. The applicant agreed to proceed with his request for a C-1 zoning designation for the Bodahl property *without* a multi-family component at this time. However, if the applicant determines that a “multi-family” component is necessary for the transition from commercial to residential, the proper land use and development processes must be adhered to. The procedure the applicant will be required to complete is to split the lot in question and rezone the new parcel to the zoning density that is compatible with the applicant’s density need. That process will consist of a public hearing with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body. At such time, the City would enter into a development agreement with the applicant.

Following further discussion with the applicant, regarding the type of multi-family that would be included if the necessity were to arise, the applicant stated that he has no interest in apartment buildings and four plexes due to other projects currently taking place in the Valley. However, the applicant did state he would look to develop townhomes on the site, which are attached single family homes on their own individual lots with lot lines running down the center of the walls that connect each unit. This type of home is a for sale product. Staff would note, if the applicant returns with a lot split and rezone application the development agreement will contain language that ties the applicant to development of townhomes. Additionally, the applicant is required to request a zone that permits the development of townhomes, and the applicant will be subject to all applicable titles of Kuna City Code at the time of making application.

The Stiner parcel is proposed to be an R-6 zoning designation. Mr. Eck stated his intention is to place the higher density on the side that abuts the commercial development. As he develops further into the parcel the lots will become larger and less dense. This is a natural transition that staff is supportive of.



# 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

**Case Numbers:** 18-07-AN & 18-05-ZC  
**Bodahl-Stiner**

**Site Location:** 3925 West Hubbard Road  
Kuna, ID 83634

**Planner:** Sam Weiger, Planner I

**Hearing Date:** May 21, 2019

**Owner/Applicant** **Thistle Farm, LLC./Bodahl Farm, LLC.**  
3925 West Hubbard Road  
Kuna, ID 83634  
208.286.0520  
[timothyeck@me.com](mailto:timothyeck@me.com)

**Representative:** **Bailey Engineering**  
4242 North Brookside Lane  
Boise, ID 83714  
208.938.0013  
[kmiller@baileyengineers.com](mailto:kmiller@baileyengineers.com)



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| B. Applicants Request    | H. Kuna City Code Analysis     | L. Recommended by the Commission    |
| C. Exhibit Maps          | I. Comprehensive Plan Analysis | M. Proposed Decision by the Council |
| D. Site History          | J. Proposed Findings of Fact   |                                     |
| E. General Project Facts |                                |                                     |
| F. Staff Analysis        |                                |                                     |

**A. Process and Noticing:**

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

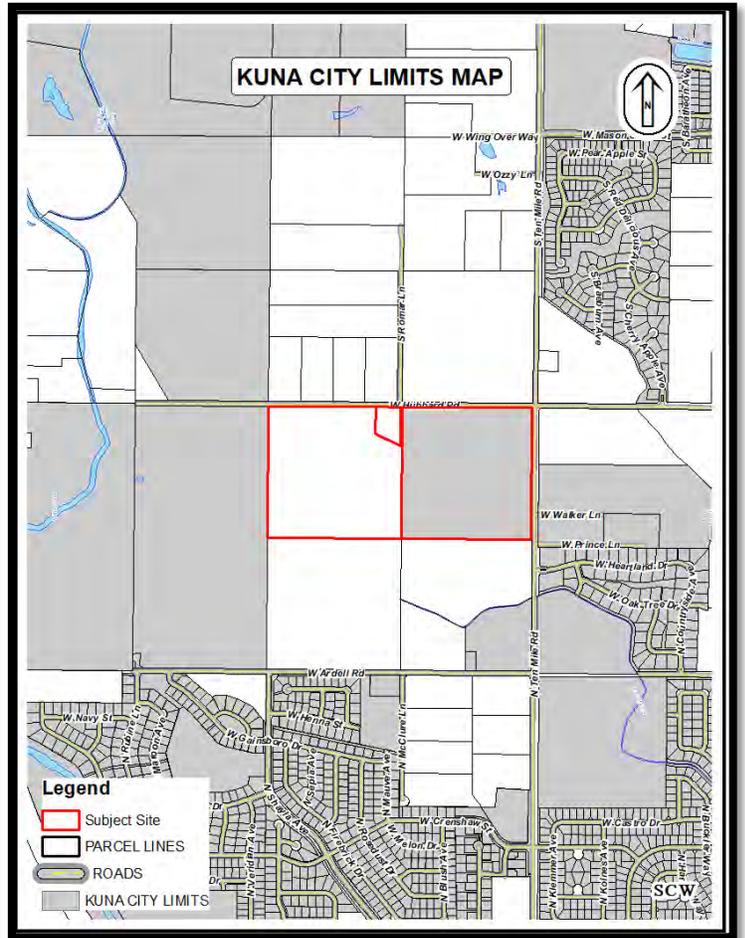
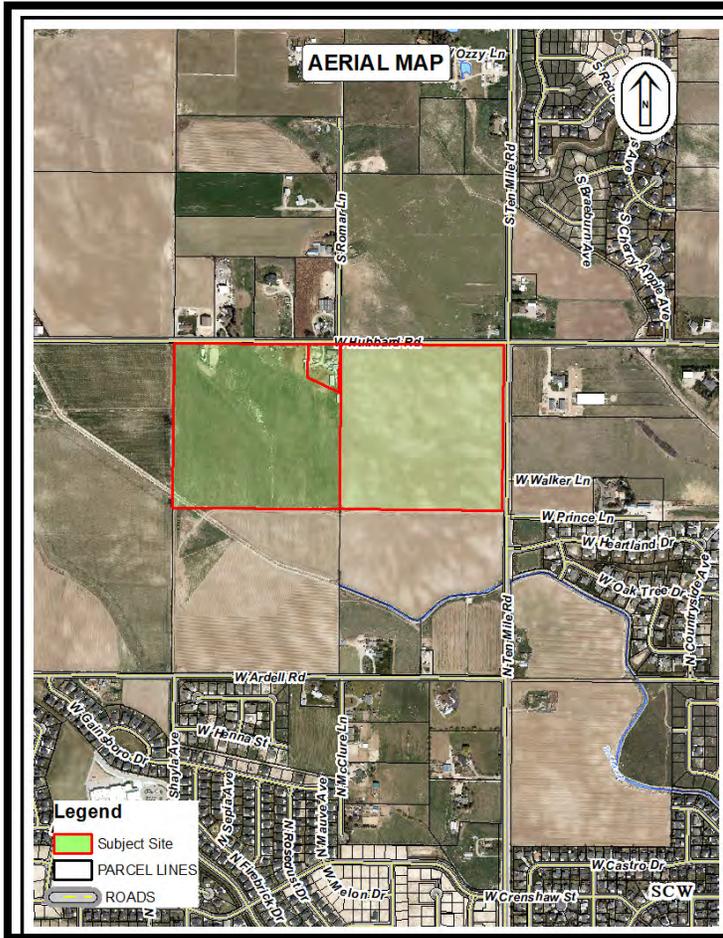
**a. Notifications**

- |                                  |  |
|----------------------------------|--|
| i. Neighborhood Meeting          | September 12, 2018 (7 people attended) |
| ii. Agency Comment Request       | November 15, 2018                      |
| iii. 400' Property Owners Notice | April 16, 2019                         |
| iv. Kuna, Melba Newspaper        | April 17, 2019                         |
| v. Site Posted                   | April 23, 2019                         |
| vi. Agenda                       | May 21, 2019                           |

**B. Applicant Request:**

The applicant, Tim Eck, requests to annex two contiguous parcels on West Hubbard Road into Kuna City Limits with an R-6 zoning designation. The subject sites are located at 3925 and 3625 West Hubbard Road, within Section 15, Township 2 North, Range 1 West (APN# S1315120800 & S1315120700). Additionally, the applicant also requests to rezone an adjoining parcel, approximately 38.98 acres, from agricultural to commercial. The subject site is located at 3003 North Ten Mile Road, within Section 15, Township 2 North, Range 1 West; (APN# S1315110051).

**C. Exhibit Maps:**

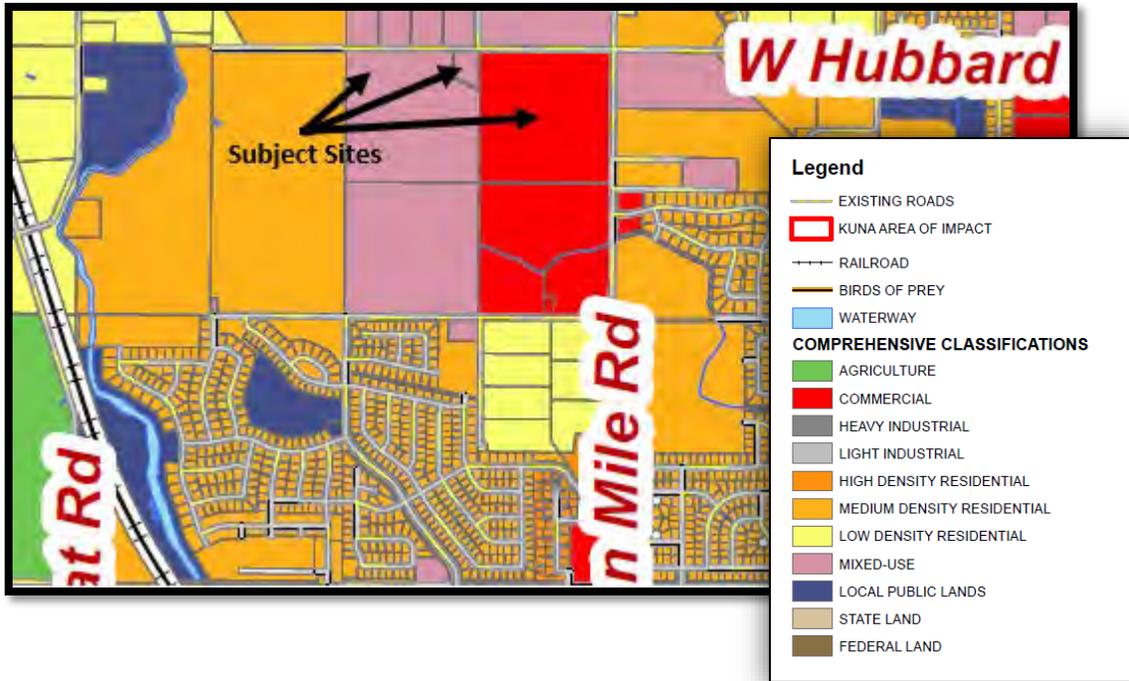


**D. Site History:**

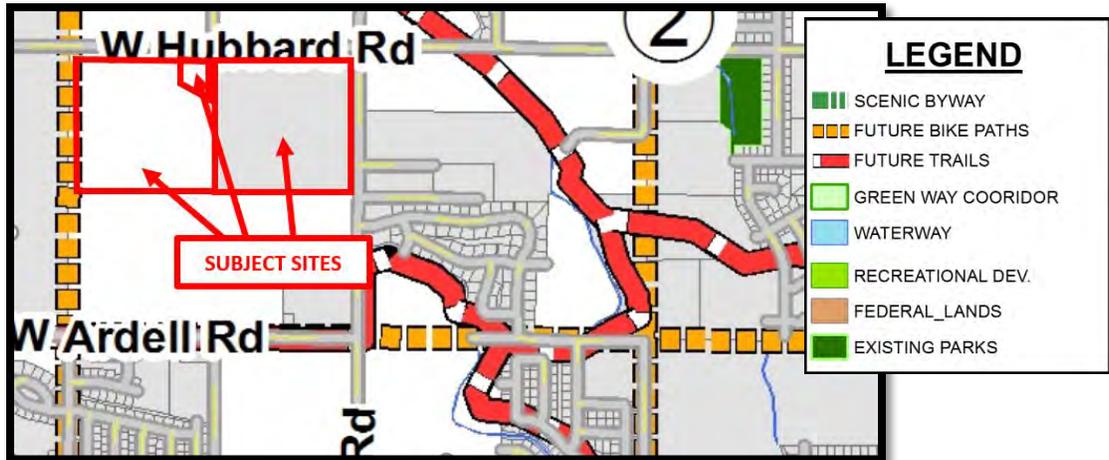
Two parcels are currently within Ada County. The approximately 2.0-acre parcel has served as residential property and the approximately 36.51-acre parcel has historically been used as agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned A (agricultural).

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 37.54-acre site and 2.0-acre site as mixed-use and the 38.98-acre site as commercial.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through any of the three sites. However, a future bike path is shown along the future extension of Shayla Avenue. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna.



3. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
	A	Agricultural – Kuna City
West	A	Agricultural – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Thistle Farm, LLC	37.54 acres	RR, Ada County	S1418346600
Justin Blackstock	2.00 acres	RR, Ada County	S1315120700
Bodahl Farm, LLC	38.98 acres	A, Kuna City	S1315110051
Total Acres		<b>78.52 acres</b>	

5. **Services:**

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

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

The 2.0-acre parcel contains one manufactured home. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 36.51-acre parcel historically has been farmed and contains features associated with agricultural land. The Teed Canal lies within the 37.54-acre parcel. The Boise Project Board of Control is contracted to operate and maintain this canal. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna School District - Exhibit B-1
- Boise Project Board of Control - Exhibit B-2
- Community Planning Association of Southwest Idaho (Compass) - Exhibit B-3
- Idaho Transportation Department (ITD) - Exhibit B-4
- Ada County Highway District (ACHD) – Exhibit B-5
- City Engineer – Exhibit B-6

F. **Staff Analysis:**

The applicant requests to annex an approximately 37.54-acre parcel and a 2.0-acre parcel into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. City limits are contiguous to the eastern and western property lines. A residential subdivision is proposed for these parcels, but no plat has been submitted.

This project is adjacent to West Hubbard Road and North Ten Mile Road. All major public utilities are located approximately within 300 feet of the subject sites. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

A future bike path is shown along the future extension of Shayla Avenue. Staff will require the applicant to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.

Additionally, the applicant proposes to rezone an approximately 38.98-acre parcel from agricultural to commercial. The Planning and Zoning Commission recommended a condition that states “The preliminary plat shall include no more than 25 acres of multifamily use.” Due to Ordinance No. 2019-04, which revised the

restrictions for multifamily use in a commercial zone, staff recommends that Condition No. 12 of this staff report be removed.

Planning and Zoning staff initially met with the applicant. A neighborhood meeting was held on September 12, 2018. A summary of the neighborhood meeting minutes is shown in the letter of intent, and it has been highlighted.

Staff has determined the annexations and the rezone generally comply with the goals and policies for Kuna City, Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-07-AN (Annexation), 18-05-ZC (Rezone).

**G. Applicable Standards:**

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

**H. Kuna City Code Analysis:**

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

*Comment: The proposed application adheres to the applicable requirements of Title 5 of KCC.*

2. The site is physically suitable for development in the future.

*Comment: The 37.54-acre (approximate), 2.0-acre (approximate), and 38.98-acre (approximate) sites appear to be suitable for development in the future.*

3. The annexation and rezone requests are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications are not likely to cause adverse public health problems.

*Comment: The project will be required to connect 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 annexation and rezone requests appear to avoid detriment to surrounding uses. Council did consider the annexation and rezone and the location of the property with adjacent uses.*

**I. Comprehensive Plan Analysis:**

The Kuna City Council accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

**2.0 – Property Rights**

**Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property “takings”.**

*Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.*

**J. Proposed Findings of Fact:**

1. **Annexation and Rezone:** Based upon the record contained in Case No’s 18-07-AN and 18-05-ZC including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the public hearing, the City Council of Kuna, Idaho hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 18-07-AN, 18-05-ZC, a request for annexation and rezone approval by the applicant:

2. The Kuna City Council approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

*Comment: The Kuna City Council held a public hearing on the subject applications on May 21, 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.*

3. Based on the evidence contained in Case Nos. 18-07-AN and 18-05-ZC, this proposal complies with the Comprehensive Plan and Future Land Use Map.

*Comment: The Comp Plan Future Land Use Map designates the approximately 37.51 and 2.00-acre parcels as Medium Density Residential. With the annexation, the applicant proposes a zoning designation of R-6 for these two parcels. The Comp Plan Future Land Use Map designates the approximately 38.98-acre parcel as Commercial. With the rezone, the applicant proposes a zoning designation of C-1 for this parcel.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval, conditional approval, or denial of this application.

*Comment: On January 8, 2019, the Planning and Zoning Commission voted to recommend conditional approval for Case No. 18-07-AN & 18-05-ZC, with the condition that the preliminary plat include no more than 25 acres of multifamily use.*

5. The Kuna City Council has the authority to approve, conditionally approve, or deny this application.

*Comment: On May 21, 2019, Kuna’s City Council will vote to approve/conditionally approve/deny applications 18-07-AN and 18-05-ZC.*

6. *The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

*Comment: As noted in the process and noticing sections, notice requirements were met to hold a public hearing on May 21, 2019.*

**K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, the Kuna City Council finds that Case Nos. 18-07-AN & 18-05-ZC *comply/do not comply* with Kuna City Code.

2. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, the Kuna City Council finds that Case Nos. 18-07-AN & 18-05-ZC *comply/does not* comply with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho State Code and City Ordinances.

**L. Proposed Order of Decision by Council:**

*Note: This motion is to approve/conditionally approve/deny the annexation and rezone applications. If the City Council wishes to change specific parts of these requests as detailed in this memo, those changes must be specified.*

Based on the facts outlined in staff’s memo and public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* Case Nos. 18-07-AN (Annexation) & 18-05-ZC (Rezone), a request from Tim Eck, on behalf of Thistle Farms, LLC to annex approximately 39.56 acres and rezone approximately 38.98 acres from agricultural to commercial, 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 drainage and development plans. The following site improvements are prohibited prior to approval of the following agencies and/or the issuance of a building permit:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
  - c. 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”.
  - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. 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**.
3. 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.
4. 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 request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Parking within the site shall comply with Kuna City Code.
7. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site’s frontages on West Hubbard Road and Ten Mile Road.
8. The developer shall work with staff to design and construct trails and pathways, or work with Ada County Highway District to pay their proportionate share to comply with the Master Plan’s goals by either starting a pathway, or extending current ones at time of development.

9. Applicant shall work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.
10. Fencing within and around the site will require the issuance of a building permit and shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
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. Planning and Zoning Commission recommends that the preliminary plat include no more than 25 acres of multifamily use.
13. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED: This 21<sup>st</sup> day of May, 2019.**



# City of Kuna

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

## Findings of Fact and Conclusions of Law – P&Z Commission

To: Planning and Zoning Commission

Case Numbers: 18-07-AN & 18-05-ZC  
Bodahl-Stiner

Site Location: 3925 West Hubbard Road  
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Hearing Date: January 8, 2019

Findings: **January 22, 2019**

Owners: Thistle Farm, LLC.  
Bodahl Farm, LLC.  
3925 West Hubbard Road  
Kuna, ID 83634  
208.286.0520  
[timothyeck@me.com](mailto:timothyeck@me.com)

Applicant: Tim Eck  
6152 West Halfmoon Lane  
Eagle, ID 83616  
208.286.0520  
[timothyeck@me.com](mailto:timothyeck@me.com)

Representative: Bailey Engineering  
4242 North Brookside Lane  
Boise, ID 83714  
208.938.0013  
[kmiller@baileyengineers.com](mailto:kmiller@baileyengineers.com)



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- G. Applicable Standards
- H. Kuna City Code Analysis
- I. Comprehensive Plan Analysis
- J. Factual Summary
- K. Findings of Fact
- L. Conclusions of Law
- M. Decision by Planning and Zoning Commission

### A. Process and Noticing:

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



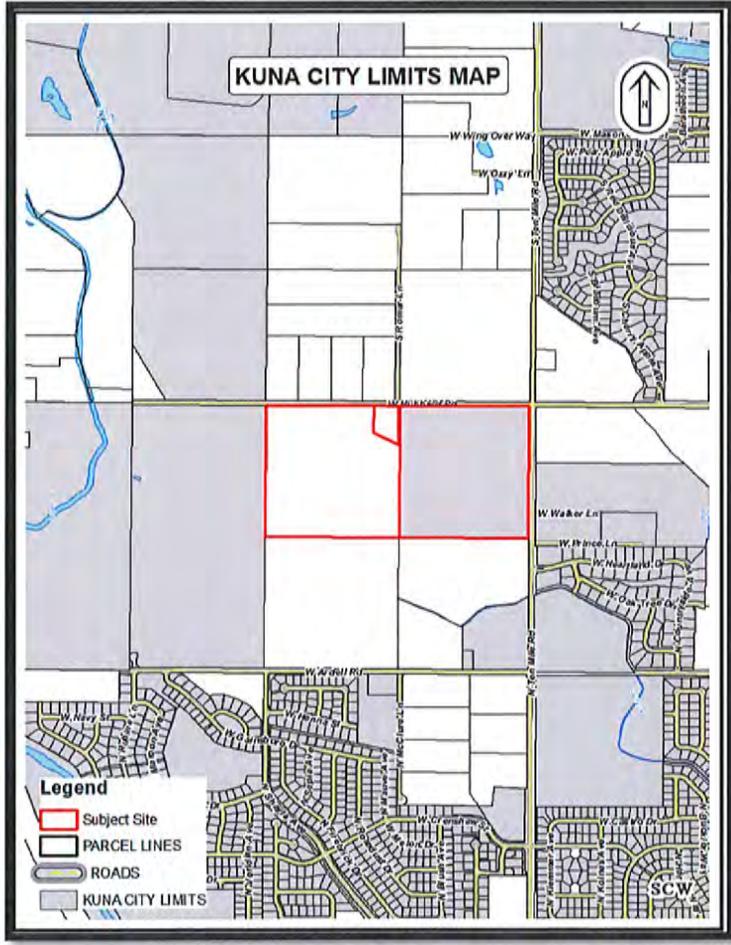
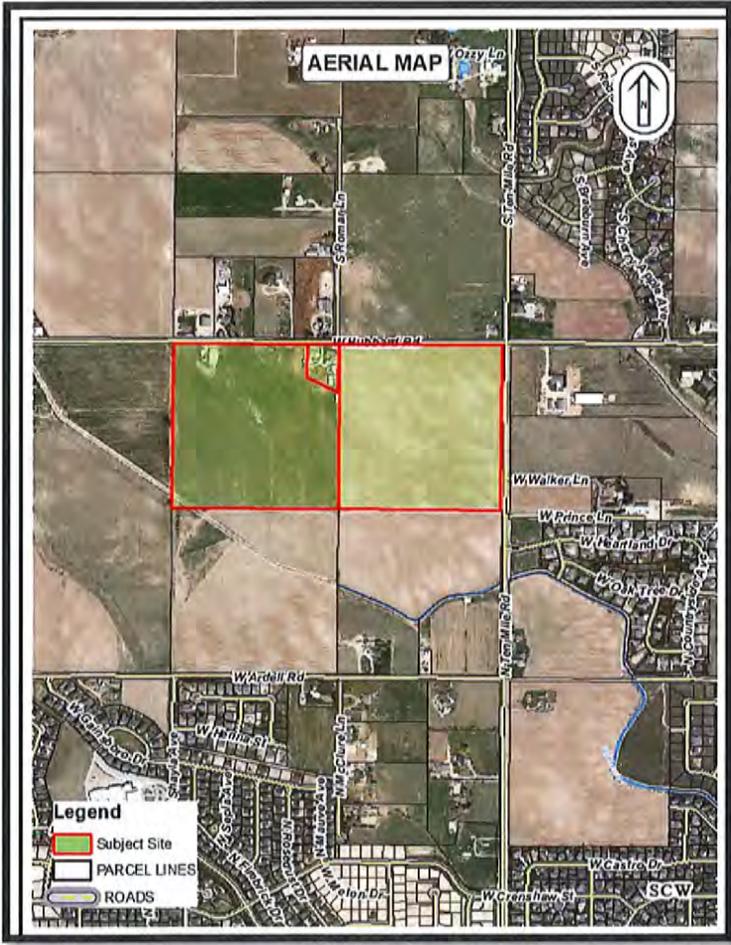
**a. Notifications**

- |                                 |  |
|---------------------------------|--|
| i. Neighborhood Meeting         | September 12, 2018 (7 people attended) |
| ii. Agency Comment Request      | November 15, 2018                      |
| iii. Kuna, Melba Newspaper      | December 19, 2018                      |
| iv. 400' Property Owners Notice | December 21, 2018                      |
| v. Site Posted                  | September 28, 2018                     |

**B. Applicant Request:**

The applicant, Tim Eck, requests to annex two contiguous parcels on West Hubbard Road into Kuna City Limits with an R-6 zoning designation. The subject sites are located at 3925 and 3625 West Hubbard Road, within Section 15, Township 2 North, Range 1 West (APN# S1315120800 & S1315120700). Additionally, the applicant also requests to rezone an adjoining parcel, approximately 38.98 acres, from agricultural to commercial. The subject site is located at 3003 North Ten Mile Road, within Section 15, Township 2 North, Range 1 West; (APN# S1315110051).

**C. Exhibit Maps:**

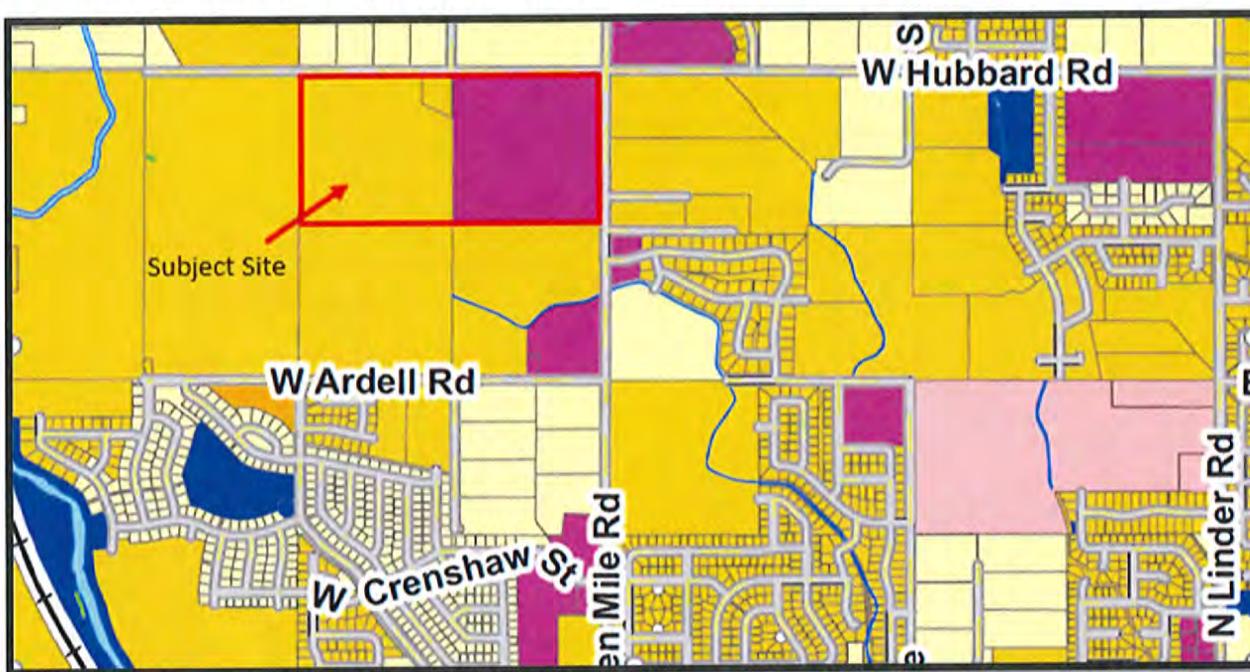


**D. Site History:**

Two parcels are currently within Ada County. The approximately 2.002-acre property has served as residential property and the approximately 36.51-acre parcel has historically been considered agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned A (agricultural).

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 37.54-acre site and 2.002-acre site medium density residential and the 38.98-acre site as commercial (neighborhood and community).



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through any of the three sites. However, a future bike path is shown along the future extension of Shayla Avenue. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways, or work with Ada County Highway District to pay their proportionate share to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
	A	Agricultural – Kuna City
West	A	Agricultural – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Thistle Farm, LLC	37.54 acres	RR, Ada County	S1418346600
Justin Blackstock	2.002 acres	RR, Ada County	S1315120700
Bodahl Farm, LLC	38.98 acres	A, Kuna City	S1315110051
<b>Total Acres 78.522</b>			

5. **Services:**

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

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

The 2.002-acre parcel contains one manufactured home. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 36.51-acre parcel historically has been farmed and contains features associated with agricultural land. The Teed Canal lies within the 37.54-acre parcel. The Boise Project Board of Control is contracted to operate and maintain this canal. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna School District ..... Exhibit C-1
- Boise Project Board of Control..... Exhibit C-2
- Community Planning Association of Southwest Idaho (Compass) ..... Exhibit C-3
- Idaho Transportation Department (ITD) ..... Exhibit C-4

F. **Staff Analysis:**

The applicant requests to annex an approximately 37.54-acre parcel and a 2.002-acre parcel into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. City limits are contiguous to the eastern and western property lines. A residential subdivision is proposed for these parcels.

This project is adjacent to West Hubbard Road and North Ten Mile Road. All major public utilities are located approximately within 300 feet of the subject sites. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

The Recreation and Pathways Master Plan Map does not indicate a future trail through either site. However, a future bike path is shown along the future extension of Shayla Avenue. Staff will require the applicant to

work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.

Additionally, the applicant proposes to rezone an approximately 38.98-acre parcel from agricultural to commercial. Multifamily dwellings are proposed for this parcel.

Staff has determined the annexations and the rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-07-AN (Annexation), 18-05-ZC (Rezone), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Kuna City Code Analysis:**

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

*Comment: The proposed application adheres to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Commission feels the sites are physically suitable for development in the future.

*Comment: The 37.54-acre (approximate), 2.002-acre (approximate), and 38.98-acre (approximate) sites appear to be suitable for development in the future.*

3. The annexation and rezone requests are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications are not likely to cause adverse public health problems.

*Comment: The project would connect 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 annexation and rezone requests appear to avoid detriment to surrounding uses. Commission did consider the annexation and rezone and the location of the property with adjacent uses.*

**I. Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

1. The proposed application for the sites is consistent with the following Comprehensive Plan components:

**2.0 – Private Property Rights**

**Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in a private property “takings”.**

*Policy: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria established to determine the potential for property taking.*

**6.0 – Land Use**

**Goal 2: Encourage a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.**

**J. Factual Summary:**

These parcels are both on West Hubbard Road just west of North Ten Mile Road. The project consists of annexation of two parcels into Kuna City limits and rezoning of one parcel from agricultural to commercial. The first parcel is 37.54 acres and proposed to be zoned R-6. The purpose of annexing this parcel is to create a residential subdivision. The second parcel is approximately 2.002 acres, and the purpose of annexing this parcel is to create a residential subdivision. The applicant requests rezone approval on the 38.98-acre lot for multifamily dwellings.

**K. Findings of Fact:**

1. **Annexation and Rezone:** Based upon the record contained in Case No’s 18-07-AN and 18-05-ZC including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends *approval of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 18-07-AN, 18-05-ZC, a request for annexation and rezone approval by the applicant.*
2. The Kuna Planning and Zoning Commission conditionally approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

*Comment: The Kuna Planning and Zoning Commission held a public hearing on the subject applications on January 8, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case Nos. 18-07-AN and 18-05-ZC, this proposal complies with the Comprehensive Plan and Future Land Use Map.

*Comment: The Comp Plan Future Land Use Map designates the approximately 37.51 and 2.00-acre parcels as Medium Density Residential. With the annexation, the applicant proposes a zoning designation of R-6 for these two parcels. The Comp Plan Future Land Use Map designates the approximately 38.98-acre parcel as Commercial. With the rezone, the applicant proposes a zoning designation of C-1 for this parcel.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial of Case Nos. 18-07-AN and 18-05-ZC.

**Comment:** On January 8, 2019, the Commission voted to recommend conditional approval of Case Nos. 18-07-AN and 18-05-ZC.

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Comment:** As noted in the process and noticing sections, notice requirements were met to hold a public hearing on January 8, 2019.

**L. Conclusions of Law:**

1. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, Commission finds that Case Nos. 18-07-AN & 18-05-ZC *complies* with Kuna City Code.
2. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, Commission finds that Case Nos. 18-07-AN & 18-05-ZC *is* consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**M. Decision by the Planning & Zoning Commission:**

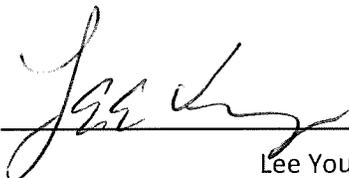
*Note: These motions are for the recommendation of approval, conditional approval or denial of the annexation and rezone applications to City Council. However, if the planning and Zoning Commission wishes to change specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *conditional approval* of Case No. 18-07-AN (Annexation) & 18-05-ZC (Rezone), an annexation request from Tim Eck, on behalf of Thistle Farms, LLC to annex approximately 39.56 acres into a residential subdivision and rezone approximately 38.98 acres for commercial use, with the following conditions of approval:

- *Applicant shall follow the conditions as stated in the staff report.*
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 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
    - c. 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”.
    - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
    - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. 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**.
3. The Kuna Planning and Zoning Commission recommends that the preliminary plat for the 38.98-acre parcel would include no more than 25 acres of multifamily housing.
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 request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code.
8. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road.
9. Applicant shall work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
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. Developer/owner/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.

**DATED: This 22<sup>nd</sup> day of January, 2019.**

  
 \_\_\_\_\_  
 Lee Young, Chairman  
 Kuna Planning and Zoning Commission

ATTEST:   
 \_\_\_\_\_  
 Sam Weiger, Planner I  
 Kuna Planning and Zoning Department



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)	18-07- AN, 18-05, ZC
Project name	Bodahl-Stiner
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: Thistle Farm, LLC., Justin Blackstock, Bodahl Farm, LLC.  
 Address: 3925 W. Hubbard Rd.  
 City, State, Zip: Kuna, ID 83634

Phone Number: 208-286-0520  
 E-Mail: timothyeck@me.com  
 Fax #: \_\_\_\_\_

Applicant (Developer): Thistle Farms, LLC.  
 Address: 6152 W. Halfmoon Lane  
 City, State, Zip: Eagle, ID 83616

Phone Number: 208-286-0520  
 E-Mail: timothyeck@me.com  
 Fax #: \_\_\_\_\_

Engineer/Representative: Bailey Engineering, Inc.  
 Address: 4242 N. Brookside Lane  
 City, State, Zip: Boise, ID 83714

Phone Number: 208-938-0013  
 E-Mail: kmiller@baileyengineers.com  
 Fax #: \_\_\_\_\_

#### Subject Property Information

Site Address:	<u>3925 W. Hubbard Rd.</u>
Site Location (Cross Streets):	<u>Hubbard Road and Ten Mile Road</u>
Parcel Number (s):	<u>S1315120800, S1315120700 &amp; S1315110051</u>
Section, Township, Range:	<u>SEC 15 2N 1W</u>
Property size :	<u>3 parcels totaling 80 acres</u>
Current land use:	<u>Agriculture</u>
Proposed land use:	<u>40 acres R-6, 40 acres commercial</u>
Current zoning district:	<u>County and Agriculture</u>
Proposed zoning district:	<u>commercial</u>

**Project Description**

Project / subdivision name: TBD - Currently referred to as the Bodhal-Stiner Property

General description of proposed project / request: \_\_\_\_\_

The applicant is proposing to annex and rezone 40 acres of the development for a residential subdivision with an R-6 zoning designation which is in line with the Comprehensive plan. The remaining 39.51 acres we will be requesting a rezone from Agriculture to Commercial which is also reflected in the City of Kuna's Comprehensive Plan.

Residential 39.51 acres proposed for a residential subdivision (R-6 zoning designation)

Commercial 40 acres proposed for commercial, per the Comprehensive Plan

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)**

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:  Date: 11/20/18

# Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

November 25, 2018

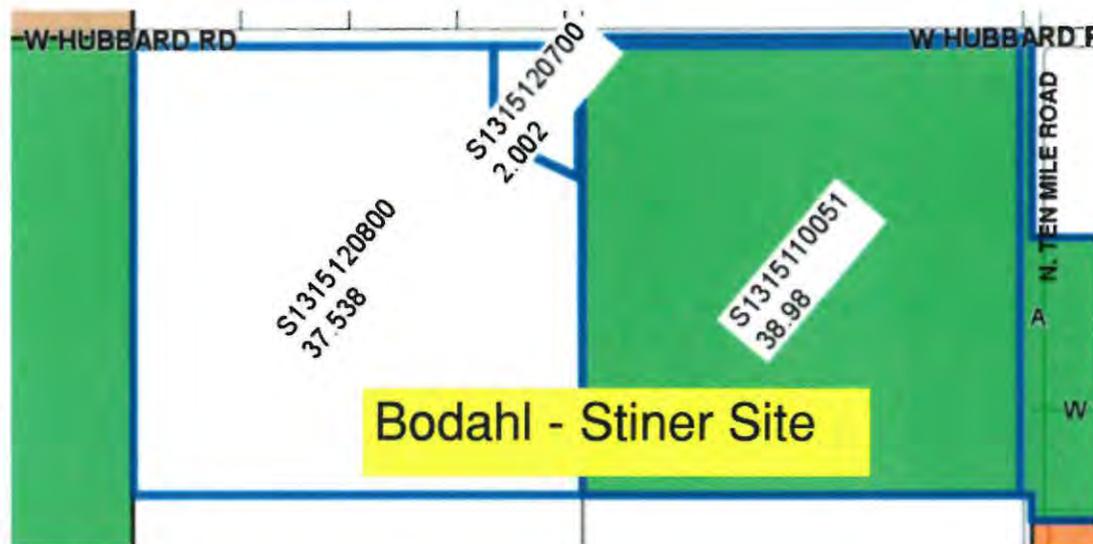
City of Kuna  
Planning & Zoning Department  
Kuna City Hall  
751 W. 4<sup>th</sup> St.  
Kuna, ID 83634

RE: **Bodahl-Stiner: Annexation and Rezone Application**

Dear Commissioners and City Council Members:

Bailey Engineering Inc., in conjunction with Thistle Farm, LLC is pleased to submit Annexation and Rezone applications for the Bodahl-Stiner Property, located on the southwest corner of W. Hubbard Road and N. Ten Mile Road.

The site consists of three parcels, totaling 79.51 acres. Parcel S1315110051, which is a 40-acre parcel has already been annexed into the city and the existing zoning designation is Agriculture. The two remaining parcels S1315120800 and S1315120700, totaling 39.51 acres, have yet to be annexed into the city however, are contiguous to previously annexed properties. With this application we are requesting an annexation and rezone for Parcels S1315120800 and S1315120700. In addition, we are requesting a rezone for Parcel S1315110051. All requests for rezone are in compliance with the City of Kuna's Comprehensive Plan.





**Proposed Zoning**

The City’s Medium Density Residential (R-6) zone is proposed for the two parcels (S1315120800 and S1315120700) on the west portion of the site. The R-6 zone will “blend” the range of potential densities anticipated by the City’s Comprehensive Plan. Applying the City’s R-6 lot area, density, and setback standards throughout the entire 39.51 acres on the west portion of the site will provide consistency with future developments to the northeast, west and south, should they follow the City’s Comprehensive Plan.

The 40 acres (S1315110051) on the southwest corner of W. Hubbard Road and N. Ten Mile Road, is proposed to be C-1 (multifamily/apartments), Commercial Designation as is called out in the City’s Comprehensive Plan.

**Adjoining Land Use**

The properties that surround the subject lands are not all within Kuna’s city limits however, they are located within the City of Kuna’s area of impact.

- North: County Property, Low Density Residential and undeveloped land
- South: County Property undeveloped land
- East: County Property and City of Kuna - Agriculture Designation
- West: City of Kuna – Agriculture Designation

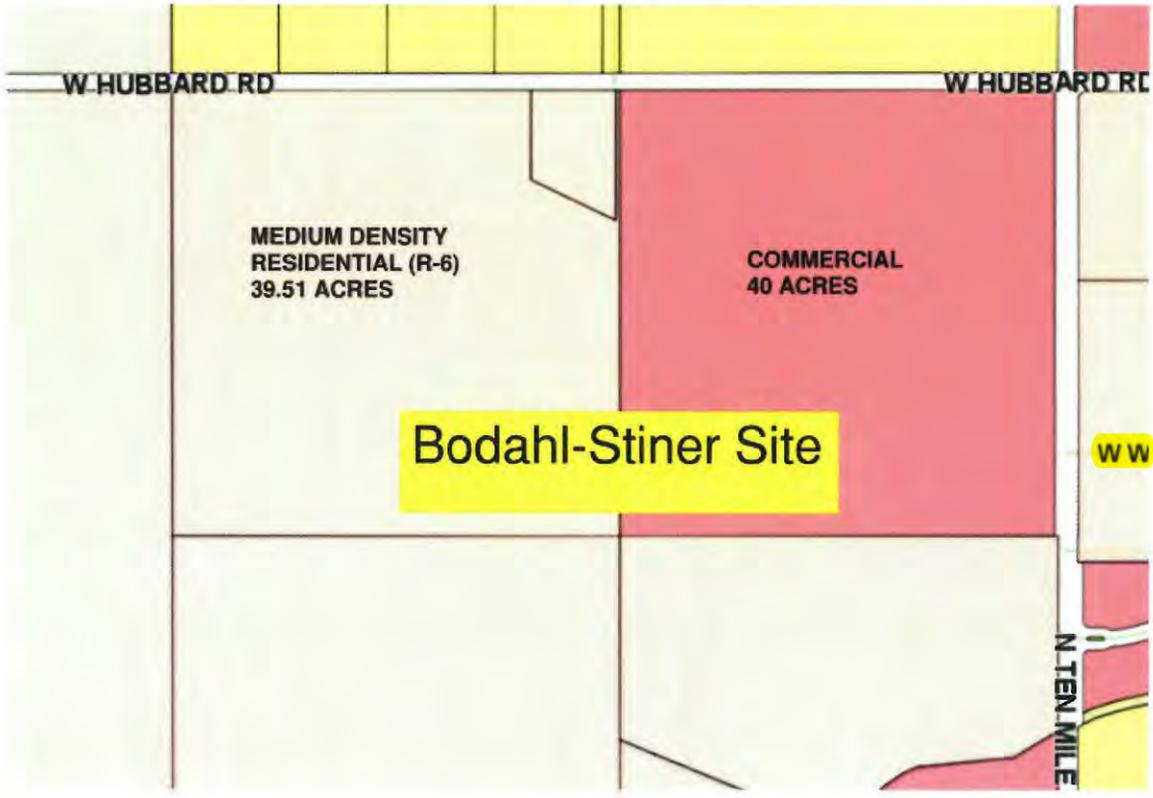
**Comprehensive Plan**

As depicted on the map below, the proposed development area spans two (2) land-use designations from the City of Kuna’s Comprehensive Plan Future Land Use Map:

Medium Density Residential (R-4 through R-8)

Commercial (C-1 through C-3)

**B**ailey Engineering, Inc.  
CIVIL ENGINEERING|PLANNING|CADD  
Kuna's Comprehensive Plan Map



**Neighborhood Meeting**

A neighborhood meeting was held on September 12, 2018 at 6:30 p.m. at the Kuna Library. The neighborhood sign in sheet and certification has been included with this application.

The surrounding neighbors who attended the meeting came with questions pertaining to the proposed development of the site. With the 39.51 acres that we are requesting an R-6 zoning designation, we were able to explain, that would mean a residential subdivision with no greater that 6 units/acre. We explained frontage improvements, access points etc. It was also explained to the neighbors that with this application we are only requesting an annexation and rezone of the parcels and everything is very preliminary at this stage as no site plans, or preliminary plats have been produced.

# Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

Another concern heard from the neighbors was the impact to existing traffic conditions by developing this site. The process was explained that a Traffic Impact Study (TIS) must be conducted and thoroughly reviewed by the Ada County Highway District upon the submission of a Preliminary Plat application. A Traffic Impact Study is not required as part of an Annexation and Rezone application.

### Summary

The proposed annexation and rezone application for the Bodahl-Stiner Property has carefully considered all aspects of the Kuna Zoning Ordinance, the Kuna Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,

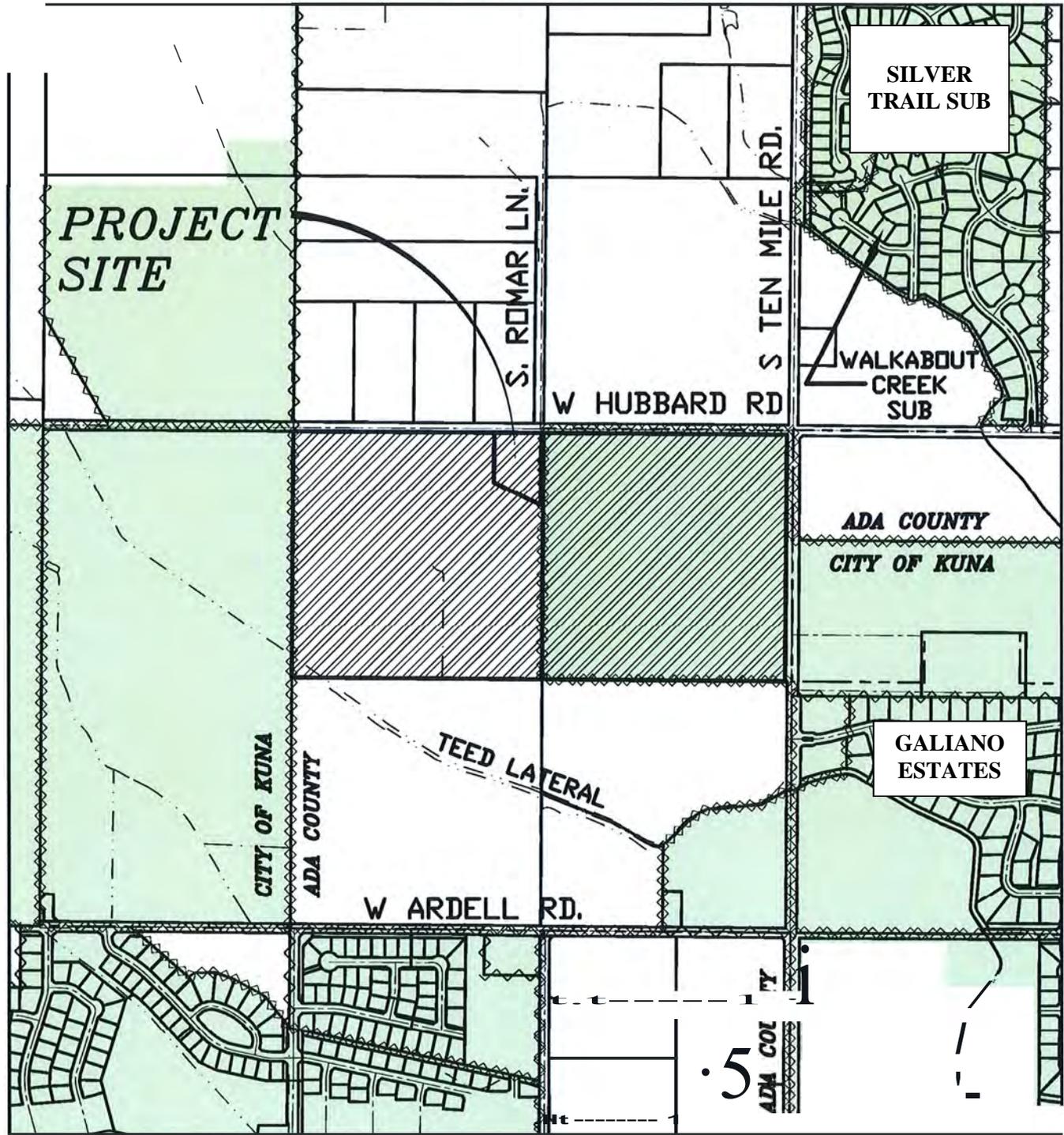


Katie Miller  
Project Manager

# VICINITY MAP

## BODAHL-STINER PARCELS

A PORTION OF NE 1/4 OF SECTION 15  
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN  
KUNA, ADA COUNTY, IDAHO  
2018



SCALE: 1" = 500'

Exhibit

**received**  
9.19.2018 TB

Aze

**ANNEXATION AND REZONE DESCRIPTION FOR  
THISTLE FARM LLC\BLACKSTOCK PROPERTIES**

The NW 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the N1/4 corner of said Section 15 from which the NE corner of said Section 15 bears South 89°40'47" East, 2647.06 feet;

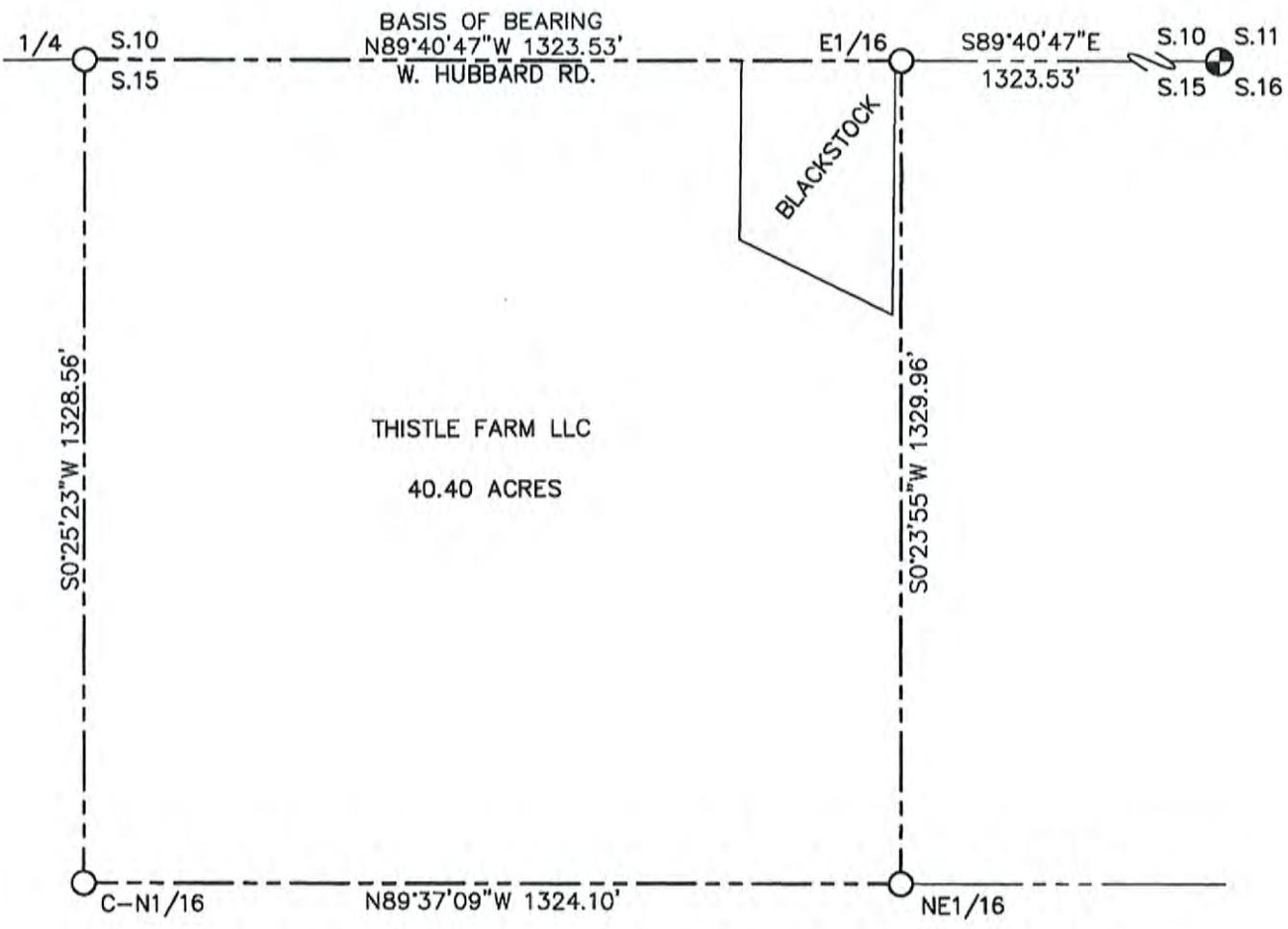
thence along the North boundary line of said Section 15 South 89°40'47" East, 1,323.53 feet to the E1/16 corner of said Section 15;

thence along the East boundary line of the NW 1/4 of the NE 1/4 of said Section 15 South 00°23'55" West, 1,329.96 feet to the NE1/16 corner of said Section 15;

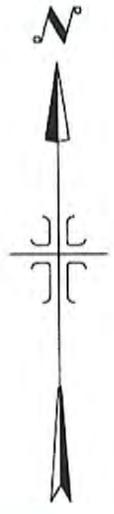
thence along the South boundary line of the NW 1/4 of the NE 1/4 of said Section 15 North 89°37'09" West, 1,324.10 feet to the C-N1/16 corner of said Section 15;

thence along the West boundary line of the NW 1/4 of the NE 1/4 of said Section 15 North 00°25'23" East, 1,328.56 feet to the **POINT OF BEGINNING**. Containing 40.40 acres, more or less.





**received**  
9.19.2018  
TB



SCALE: 1" = 300'

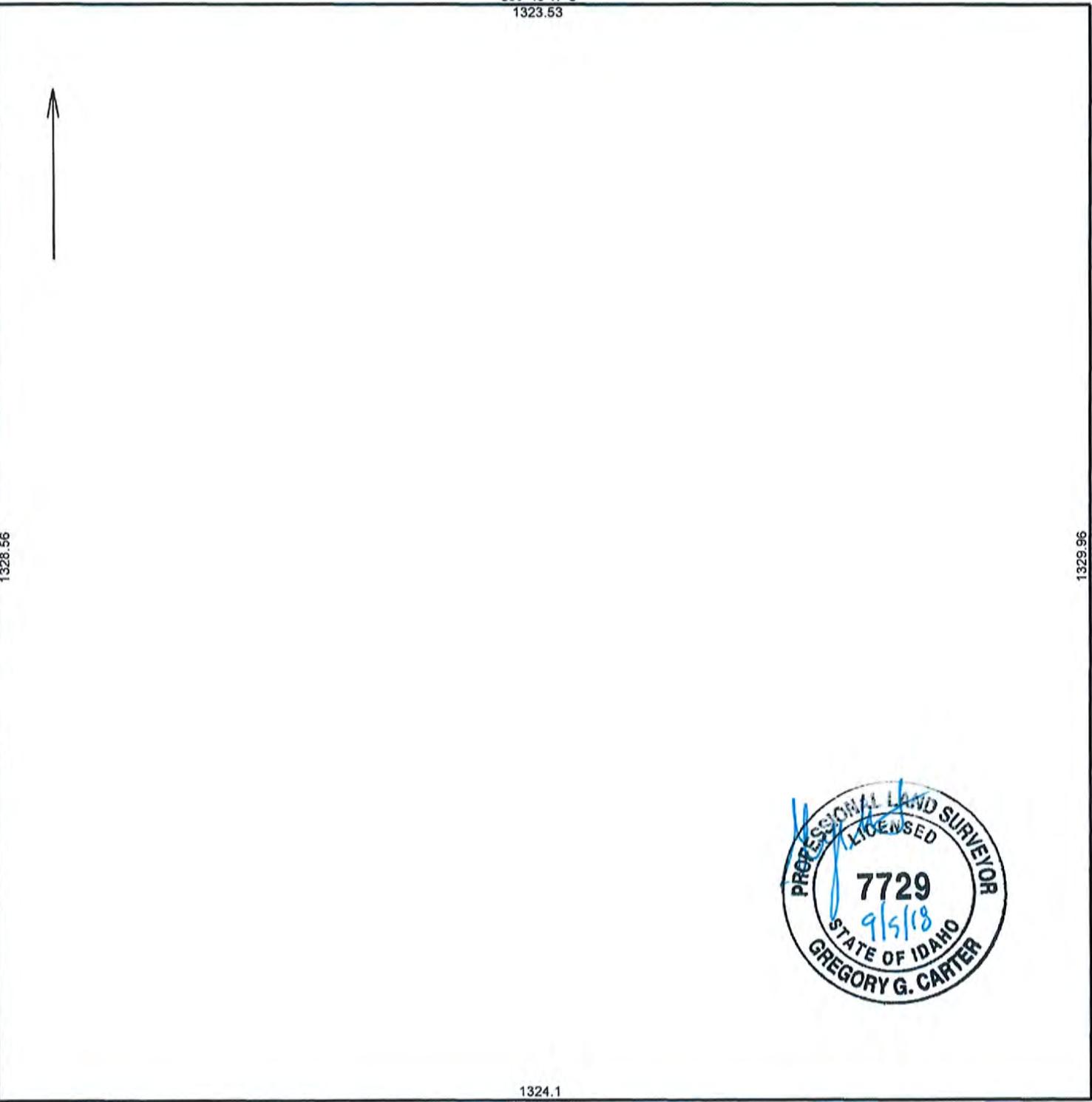
S:\VSG Projects\Silver Holdings 18-211\dwg\Silver Holdings Annexation.dwg 9/5/2018 3:57:05 PM

**IDAHO SURVEY GROUP, LLC**  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

ANNEXATION EXHIBIT \_\_\_ DRAWING FOR  
THISTLE FARM\BLACKSTOCK PROPERTIES

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 15  
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 18-211
SHEET NO. 1
DWG. DATE 9/5/2018



**Thistle Farm\Blackstock Annexation-Rezone Closure Sheet** 9/5/2018

Scale: 1 inch= 171 feet File:

Tract 1: 40.3970 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5306 ft.

- 01 s89.4047e 1323.53
- 02 s00.2355w 1329.96
- 03 n89.3709w 1324.1
- 04 n00.2523e 1328.56

**DESCRIPTION FOR  
BODAHL FARM LLC PROPERTY  
REZONE**

A portion of the NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE corner of said Section 15 from which the N1/4 corner of said Section 15 bears North 89°40'47" West, 2647.06 feet;

thence along the North boundary line of said Section 15 North 89°40'47" West, 34.00 feet to a point on the West right-of-way line of S. Ten Mile Road, said point being the **REAL POINT OF BEGINNING**;

thence along said West right-of-way line South 00°23'28" West, 1,331.81 feet to a point on the South boundary line of the NE 1/4 of the NE 1/4 of said Section 15;

thence along said South boundary line North 89°35'51" West, 1,289.70 feet to the NE1/16 corner of said Section 15;

thence along the West boundary line of the NE 1/4 of the NE 1/4 of said Section 15 North 00°23'55" East, 1,329.96 feet to the E1/16 corner of said Section 15;

thence along the North boundary line of said Section 15 South 89°40'47" East, 1289.53 feet to the **REAL POINT OF BEGINNING**. Containing 39.40 acres, more or less.



**received**  
9.19.2018 TB

**EXHIBIT "A"**

**Legal Description of Property**

The NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise- Meridian, Ada County, Idaho.

**Excepting Therefrom:**

A 34 foot wide tract of land situated in the NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 East, B.M., Ada County, Idaho, more particularly described in the Warranty Deed From Goldcreek Developers, LLC, an Idaho Limited Liability Company to Ada County Highway District, recorded October 20, 2011 as Instrument No. 111085168 and Re-Recorded November 3, 2011, as Instrument No. 111089981, Official Records.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S1315120700**

---

A parcel lying in the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West (assumed) 1,333.46 feet along the Section line (the centerline of Hubbard Lane) to a point, said point being the REAL POINT OF BEGINNING; thence Continuing West (assumed) 249.79 feet along said Section line to a point; thence South 00°38'00" West, 288.63 feet to a point; thence South 64°03'18" East, 276.30 feet to a point; thence North 00°38'00" East, 409.52 feet to a point, the REAL POINT OF BEGINNING.

Except Hubbard Road right-of-way.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.*

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# ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**34601705597**

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Fidelity National Title Insurance Company**

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



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A2d

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**COMMITMENT NO. 34601705597**

**Transaction Identification Data for reference only:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Matt Carey Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0566 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: matt.carey@fnf.com	Escrow Officer: Nanci Boslau Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0508 Fax: 866-671-3919 Main Phone: (208)377-3190 Email: Nanci.Boslau@fnf.com

**Order Number: 34601705597**

Property Address: 3625 W Hubbard Rd, Kuna, ID 83634

**SCHEDULE A**

1. Commitment Date: October 11, 2017 at 07:30 AM
2. Policy to be issued:
  - (a) ALTA Owner's Policy 2006 Standard
 

Proposed Insured: DBTV Agricultural Holdings, LLC	
Proposed Policy Amount: \$375,000.00	
Premium:	\$ 1,512.00
Total:	\$ 1,512.00
3. The estate or interest in the Land described or referred to in this Commitment is:
 

Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
 

Carol I. Stiner, an unmarried woman
5. The Land is described as follows:
 

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

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**SCHEDULE B, PART I  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.
6. Because of the provisions of the Idaho Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
  - a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
  - b. an affidavit, signed by the vested owner and spouse which states
    - i. that the land described herein is not their principal residence;
    - ii. the land is not claimed as homestead property; and
    - iii. their principal residence is

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**SCHEDULE B, PART I  
REQUIREMENTS**  
(continued)

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: DBTV Agricultural Holdings, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- 8. Receipt of a satisfactory, fully executed, and notarized Affidavit of Title Indemnity.
- 9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II  
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

**GENERAL EXCEPTIONS**

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

**SPECIAL EXCEPTIONS**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

- 9. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- 11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
- 12. General taxes for the year 2017, which are a lien, payable on or before December 20, 2017 of said year and not delinquent until after said date.
- 13. Liens, levies and assessments, if any, of UNINCORPORATED ADA COUNTY. No search has been made.
- 14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.
- 15. Ditch, road and public utility easements as same may exist over said premises.
- 16. Right of way for Teed Lateral, and the rights of access thereto for maintenance of said canal/ditch/lateral.
- 17. Rights of the public to any portion of the Land lying within the area commonly known as Hubbard Road.
- 18. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
- 19. Exceptions and reservations contained in Deed from the STATE OF IDAHO  
Recorded: May 18, 1921  
Instrument No: Book 143, Page 12, of Official Records  
Whereby said Grantor excepts all mineral rights as defined by Section 47-701 of Idaho Code.
- 20. Matters as disclosed by Record of Survey No. 565  
Recorded: March 8, 1984  
Instrument No: 8410916, of Official Records.  
a.) Hubbard Road
- 21. Statement of Intent to Declare Manufactured Home as Real Property.  
Recorded: August 12, 2015  
Instrument No: 2015-073884, of Official Records.

**END OF EXCEPTIONS**

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**SCHEDULE B, PART II  
EXCEPTIONS  
(continued)**

**NOTES**

- Note A: NOTE: According to the records of the County Assessor's office, Parcel No.: S1315120700  
Code Area: 239  
General Taxes for the year 2016, were \$1,111.80
  
- Note B: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.
  
- Note C: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.
  
- Note D: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against DBTV Agricultural Holdings, LLC. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

**END OF NOTES**

**END OF SCHEDULE B, PART II**

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**COMMITMENT CONDITIONS**

**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS**

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**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**

**Effective: May 1, 2015; Last Updated: March 1, 2017**

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p><b>Types of Information Collected.</b> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p><b>How Information is Collected.</b> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p><b>Use of Collected Information.</b> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p><b>When Information Is Disclosed.</b> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p><b>Choices With Your Information.</b> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p><b>Information From Children.</b> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p><b>Privacy Outside the Website.</b> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p><b>International Users.</b> By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p><b>The California Online Privacy Protection Act.</b> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p><b>Your Consent To This Privacy Notice.</b> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p><b>Access and Correction; Contact Us.</b> If you desire to contact us regarding this notice or your information, please contact us at <a href="mailto:privacy@fnf.com">privacy@fnf.com</a> or as directed at the end of this Privacy Notice.</p>

**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**

**Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

**Types of Information Collected**

We may collect two types of information from you: Personal Information and Browsing Information.

**Personal Information.** FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

**Browsing Information.** FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

**How Information is Collected**

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

**Use of Collected Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

**When Information Is Disclosed**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

**Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

#### **Information From Children**

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

#### **Privacy Outside the Website**

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

#### **The California Online Privacy Protection Act**

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

**The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

**Your Consent To This Privacy Notice**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to [privacy@fnf.com](mailto:privacy@fnf.com) or by mail or phone to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354

# ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



**Fidelity National Title**  
Insurance Company

Commitment Number:

**34601705601**

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**Fidelity National Title Insurance Company**

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**COMMITMENT NO. 34601705601**

**Transaction Identification Data for reference only:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Matt Carey Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0566 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: matt.carey@fnf.com	Escrow Officer: Nanci Boslau Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0508 Fax: 866-671-3919 Main Phone: (208)377-3190 Email: Nanci.Boslau@fnf.com

**Order Number: 34601705601**

Property Address: 3925 W Hubbard Lane, Kuna, ID 83634

**SCHEDULE A**

1. Commitment Date: October 11, 2017 at 07:30 AM
2. Policy to be issued:
  - (a) ALTA Owner's Policy 2006 Standard
 

Proposed Insured:	DBTV Agricultural Holdings, LLC	
Proposed Policy Amount:	\$675,000.00	
Premium:		\$ 2,256.00
Total:		\$ 2,256.00
3. The estate or interest in the Land described or referred to in this Commitment is:
  - Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
  - Carol I. Stiner, an unmarried woman
5. The Land is described as follows:
  - SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**END OF SCHEDULE A**

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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): S1315120800**

---

The Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Except Hubbard Road right-of-way.

And except a parcel lying in the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West (assumed) 1,333.46 feet along the Section line (the centerline of Hubbard Lane) to a point, said point being the REAL POINT OF BEGINNING; thence Continuing West (assumed) 249.79 feet along said Section line to a point; thence South 00°38'00" West, 288.63 feet to a point; thence South 64°03'18" East, 276.30 feet to a point; thence North 00°38'00" East, 409.52 feet to a point, the REAL POINT OF BEGINNING.

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**SCHEDULE B, PART I  
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.
6. Because of the provisions of the Idaho Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
  - a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
  - b. an affidavit, signed by the vested owner and spouse which states
    - i. that the land described herein is not their principal residence;
    - ii. the land is not claimed as homestead property; and
    - iii. their principal residence is

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**SCHEDULE B, PART I  
REQUIREMENTS**

(continued)

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: DBTV Agricultural Holdings, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- 8. Receipt of a satisfactory, fully executed, and notarized Affidavit of Title Indemnity.
- 9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II  
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

**GENERAL EXCEPTIONS**

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

**SPECIAL EXCEPTIONS**

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**SCHEDULE B, PART II  
EXCEPTIONS**

(continued)

- 9. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- 11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
- 12. General taxes for the year 2017, which are a lien, payable on or before December 20, 2017 of said year and not delinquent until after said date.
- 13. Liens, levies and assessments, if any, of UNINCORPORATED ADA COUNTY. No search has been made.
- 14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.
- 15. Ditch, road and public utility easements as same may exist over said premises.
- 16. Right of way for Teed Lateral, and the rights of access thereto for maintenance of said canal/ditch/lateral.
- 17. Rights of the public to any portion of the Land lying within the area commonly known as Hubbard Road.
- 18. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
- 19. Exceptions and reservations contained in Deed from the STATE OF IDAHO  
Recorded: May 18, 1921  
Instrument No: Book 143, Page 12, of Official Records  
Whereby said Grantor excepts all mineral rights as defined by Section 47-701 of Idaho Code.
- 20. The land described herein shall not be deemed to include any house trailer, modular home, manufactured home, or mobile dwelling located on the premises.
- 21. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

**END OF EXCEPTIONS**

**NOTES**

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**SCHEDULE B, PART II  
EXCEPTIONS**  
(continued)

Note A: NOTE: According to the records of the County Assessor's office,  
Parcel No.: S1315120800  
Code Area: 239  
General Taxes for the year 2016, were \$1,082.46

Note B: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

Note C: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note D: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against DBTV Agricultural Holdings, LLC. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

**END OF NOTES**

**END OF SCHEDULE B, PART II**

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**COMMITMENT CONDITIONS**

**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS**

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**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**

**Effective: May 1, 2015; Last Updated: March 1, 2017**

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p><b>Types of Information Collected.</b> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p><b>How Information is Collected.</b> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p><b>Use of Collected Information.</b> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p><b>When Information Is Disclosed.</b> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p><b>Choices With Your Information.</b> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p><b>Information From Children.</b> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p><b>Privacy Outside the Website.</b> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p><b>International Users.</b> By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p><b>The California Online Privacy Protection Act.</b> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p><b>Your Consent To This Privacy Notice.</b> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p><b>Access and Correction; Contact Us.</b> If you desire to contact us regarding this notice or your information, please contact us at <a href="mailto:privacy@fnf.com">privacy@fnf.com</a> or as directed at the end of this Privacy Notice.</p>

**FIDELITY NATIONAL FINANCIAL  
PRIVACY NOTICE**

**Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

**Types of Information Collected**

We may collect two types of information from you: Personal Information and Browsing Information.

**Personal Information.** FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

**Browsing Information.** FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

**How Information is Collected**

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

**Use of Collected Information**

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

**When Information Is Disclosed**

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

**Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

#### **Information From Children**

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

#### **Privacy Outside the Website**

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

#### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

#### **The California Online Privacy Protection Act**

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

**The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.**

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

**Your Consent To This Privacy Notice**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to [privacy@fnf.com](mailto:privacy@fnf.com) or by mail or phone to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer  
(888) 934-3354





# 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: 79.51 acres proposed to annexation + rezone  
 Date and time of neighborhood meeting: 9/12/18 6:30pm  
 Location of neighborhood meeting: Kuna Public Library

### SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 15 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acres: 79.51  
 Subdivision Name: N/A Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 3003 N. Ten Mile Rd. Tax Parcel Number(s): S1315110051,  
3625 W. Hubbard Rd. S1315120700  
 Please make sure to include **all** parcels & addresses included in your proposed use. S1315120800

### CURRENT PROPERTY OWNER:

Name: Thistle Farm, LLC  
 Address: 6152 W. Halfmoon Ln City: Eagle State: ID Zip: 83616

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

Name: Katie Miller Business (if applicable): Bailey Engineering, Inc.  
 Address: 4242 N. Brookside Ln City: Boise State: ID Zip: 83714

**received**  
9.19.2018 TB

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Annex 39.51 acres into the city of Kuna

Re-zone

Rezone 40 acres from Agricultural to Commercial

Subdivision (Sketch Plat and/or Prelim. Plat)

Rezone 39.51 acres to an R-6 designation

Special-Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

**APPLICANT:**

Name: Katie Miller - Bailey Engineering, Inc.

Address: 4242 N. Brookside Ln.

City: Boise State: ID Zip: 83614

Telephone: 208-938-0013 Fax: \_\_\_\_\_

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)  Date 9/18/18

# SIGN IN SHEET

PROJECT NAME: Bodahl-Stiner

Date: 9/12/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Tammy Harmon	3620 W. Hubbard Rd	83634	970-218-7543
2	Vicki Johnston	3720 W Hubbard Rd	83634	208-863-9314
3	Vicki de la Concepcion	16821 Purple Sage Rd		208-459-3232
4	property mated -	3250 West Hubbard Rd	83634	
5	David McMuller	3800 W. Hubbard Rd	83634	208-922-4068
6	Jan Rudeen	1409 W Oak Tree	2086399451	208-244-1945
7	Sharon Fisher	1432 W Heartland	83634	208 283 0818
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# City of Kuna

## COMMITMENT TO PROPERTY POSTING

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.kunacity.id.gov](http://www.kunacity.id.gov)

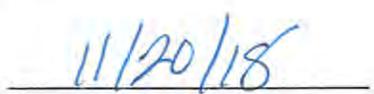
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

  
Applicant/agent signature:

  
Date:



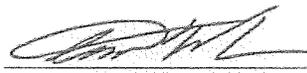
# City of Kuna PROOF OF PROPERTY POSTING

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for BODAHL-STINER WC5  
posted as required per Kuna City Ordinance 5-1-5B. Sign posted 4/18/19 & second sign was posted 4/22/19

DATED this 23rd day of April, 2019.

Signature,

  
Owner/Developer

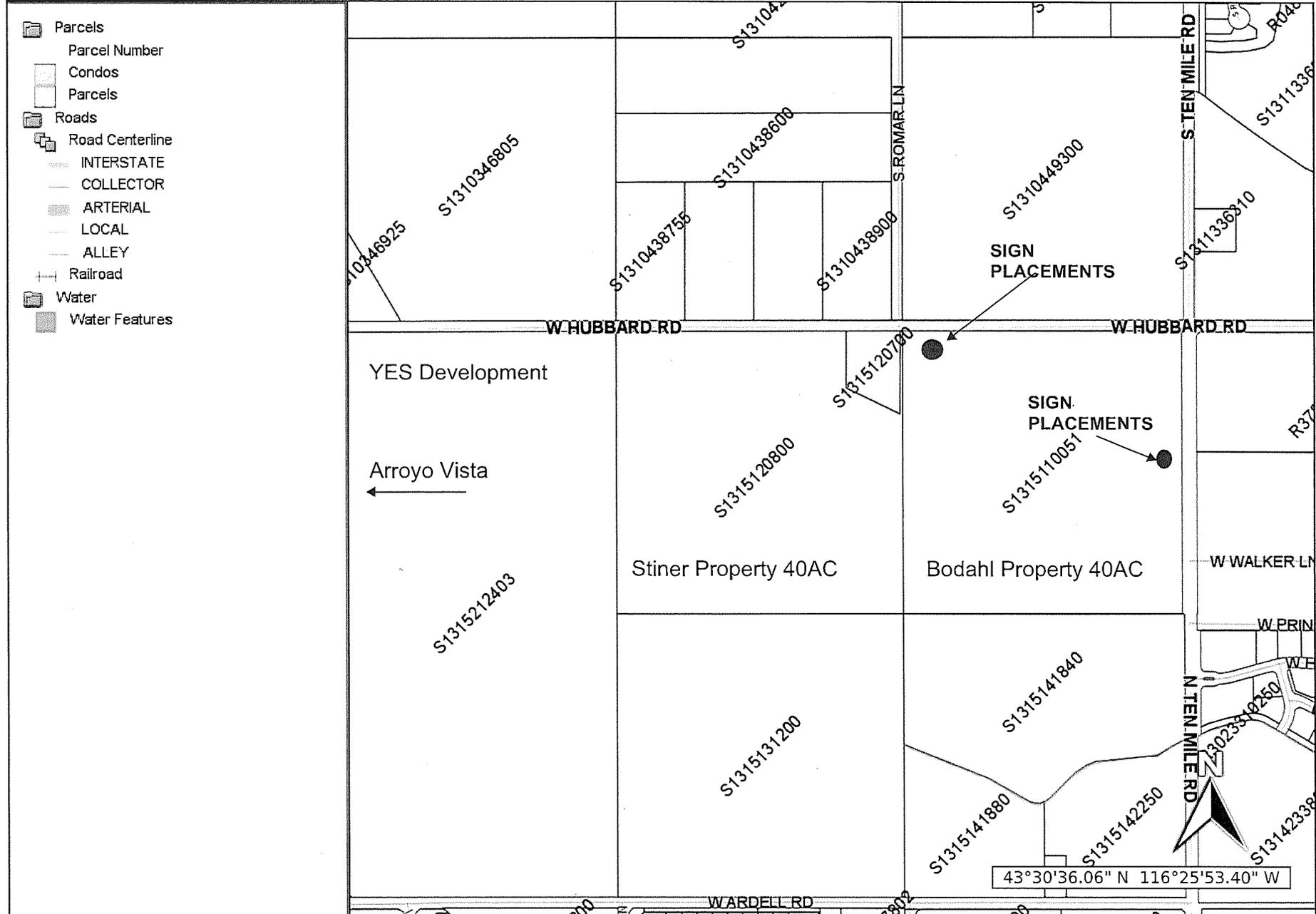
STATE OF IDAHO )  
County of Ada ) : ss

On this 23<sup>rd</sup> day of April, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Adrienne Blackstock  
Notary Public  
Residing at Meridian, Idaho  
Commission Expires 12-30-2022





# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on **May 7, 2019**  
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID.

**PURPOSE:** Rezoning of 1 LOT (S1315110051-40 acres)  
from Agriculture to C-1 Commercial and Annexation and  
Rezoning of 2 LOTS (S1315120800 & S1315120700-39.56  
acres) from Rural Residential property to R-6 Medium  
Density Residential.

**PROPERTY LOCATION:** SW corner of W. Hubbard Rd. and  
N. Ten Mile Rd.

**APPLICATION BY:** Bailey Engineering, Inc.

**CASE #:** 18-07-AN (Annexation) & 18-05-ZC (Rezoning)

**CONTACT:** Sam Weiger (208)922-5274 sweiger@kunaID.gov

04.18.2019 12:35

# CITY OF KUNA PUBLIC HEARING NOTICE

## Kuna City Council

THE CITY OF KUNA will hold a public hearing on **May 7, 2019**  
at **6:00 PM** at Kuna City Hall 751 W. 4th Street, Kuna, ID.

**PURPOSE:** Rezoning of 1 LOT (S1315110051-40 acres)  
from Agriculture to C-1 Commercial and Annexation and  
Rezoning of 2 LOTS (S1315120800 & S1315120700-39.56  
acres) from Rural Residential : property to R-6 Medium  
Density Residential.

**PROPERTY LOCATION:** SW corner of W. Hubbard Rd. and  
N. Ten Mile Rd.

**APPLICATION BY:** Bailey Engineering, Inc.

**CASE #:** 18-07-AN (Annexation) & 18-05-2C (Rezoning)

**CONTACT:** Sam Weiger (208)922-5274 sweiger@kunaID.gov

04 18 2019 12:35

# CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council  
THE CITY OF KUNA will hold a public hearing on May 7, 2019  
at 6:00 PM at Kuna City Hall 701 W. 4th Street, Kuna, ID  
PURPOSE: Rezoning of 1 LOT (01215170001-42 acres)  
from Agricultural to C-1 Commercial and Amusement and  
Review of 2 CEFS (01215120000 & 01215120700-26.06  
acres) from Rural Residential property to R-S Medium  
Density Residential.  
PROPERTY LOCATION: SW corner of W. Hubbard Rd.  
and N. Top Maui Rd.  
APPLICATION BY: Bailey Engineering, Inc.  
CASE #: 18-07-00 (Associated & 18-05-02 (Phase))  
CONTACT: Dan Weger (208)825-0274 [dw@baileyeng.com](mailto:dw@baileyeng.com)

04 22 2019 10:40

# CITY OF KUNA PUBLIC HEARING NOTICE

## Kuna City Council

THE CITY OF KUNA will hold a public hearing on May 7, 2019  
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID.  
PURPOSE: Rezoning of 1 LOT (S1315110031-40 acres)  
from Agriculture to C-1 Commercial and Annexation and  
Rezoning of 2 LOTS (S1315120000 & S1315120700-39.56  
acres) from Rural Residential property to R-5 Medium  
Density Residential.

PROPERTY LOCATION: SW corner of W. Hubbard Rd.  
and N. Ten Mile Rd.

APPLICATION BY: Bailey Engineering, Inc.

CASE #: 18-07-AN (Annexation) & 18-05-7C (Rezoning)

CONTACT: Sam Weiger (208)822-5274 [sweiger@kuna.id.gov](mailto:sweiger@kuna.id.gov)

04.22.2019 10:40

March 13, 2019

City of Kuna  
Planning and Zoning Department  
751 W 4<sup>th</sup> St  
Kuna, ID 83634

Reference: 18-07-AN & 18-05-ZC

The corner was zoned for commercial originally, what is it being rezoned to?

What is intended for the corner?

How will you accommodate for commercial traffic on the corner?

Were you aware that at the neighborhood meeting not once was multifamily dwellings mentioned for the corner? It was only proposed as commercial such as a recreation complex or large commercial activity.

The agricultural site at 3625 Hubbard is being requested for R-6. Is there a possibility it could be low density of 1 single family residence per acre? There is no egress on the dead end road for that amount of cars that would be in an R-6 subdivision. How will you accommodate for the traffic on the dead end road from a subdivision?

The irrigation water that goes through that place supplies waste water and irrigation water for the places across the street. How will the waste water be forwarded through a subdivision? Will you have paved ditches? How will the places with water rights get their water? Will there be access to the ditches in case of silt build up?

Will there be a round-about or a 4 way signal light on Hubbard and 10 Mile for the traffic?

If a subdivision, what type of sewer system will you have?

Will it have a park for children to play or neighborhood picnics?

Will there be natural gas in the subdivision?

Where will the school buses go and turn around?

Since these subdivisions significantly impact the school system, will they be assessed a direct fee that goes to the schools, so they won't need another levy?

Thank you for allowing questions since you are looking at something that will impact our lives significantly.

Sincerely,

Vicki Johnston

**Sam Weiger**

---

**From:** Brenda Saxton <bsaxton@kunaschools.org>  
**Sent:** Thursday, November 15, 2018 5:40 PM  
**To:** Sam Weiger  
**Subject:** Re: Kuna Planning and Zoning Request for Comment - Case No. 18-07-AN (Annexation) and Case 18-05-ZC (Rezone)  
**Attachments:** image002.png

Only request would be a area at entrance for student's to wait for the bus.

Thank you,  
Brenda Saxton

On Thu, Nov 15, 2018 at 9:32 AM Sam Weiger <[sweiger@kunaid.gov](mailto:sweiger@kunaid.gov)> wrote:

November 15, 2018

Notice is hereby given that the following action is under consideration by the City of Kuna:

<b>FILE NUMBER</b>	18-07-AN (Annexation) & 18-05-ZC (Rezone)  Bodahl-Steiner Annexation
<b>PROJECT DESCRIPTION</b>	Tim Eck is requesting an Annexation (AN) and a Rezone (ZC) in order to annex and rezone approximately 40 acres for a residential subdivision within an R-6 zoning designation. For the remaining approx. 40 acres, the applicant proposes a rezone from Agriculture to Commercial. (APN: S1315120800, S1315120700, S1315110051)
<b>SITE LOCATION</b>	3925 W. Hubbard Road, Kuna, Idaho 83634
<b>APPLICANT/ REPRESENTATIVE</b>	Tim Eck  6152 West Halfmoon Lane  Eagle, ID 83616  208.286.0520  <a href="mailto:timothyeck@me.com">timothyeck@me.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, January 8, 2018

**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-TREASURER

# BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

TEL: (208) 344-1141  
FAX: (208) 344-1437

16 November 2018

RECEIVED  
NOV 19 2018  
CITY OF KUNA

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

RE: Tim Eck  
3925 W Hubbard Rd, Kuna  
Boise-Kuna Irrigation District  
Teed Lateral 234+50, 257+50  
Sec. 15, T2N, R1W, BM.

18-07-AN, 18-05-ZC  
BK-285A, 285, 284

Sam Weiger, Planner I:

The United States' Teed Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet south and west and 25 feet north and east of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Fencing and pathways (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

NOV 19 2018

CITY OF KUNA

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

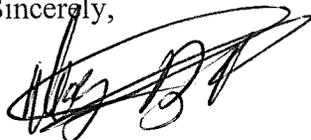
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler  
Assistant Project Manager

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC  
Lauren Boehlke Secretary – Treasurer, BKID  
File

RECEIVED  
NOV 19 2018  
CITY OF KUNA

# 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: Bodahl-Steiner**

**Agency: Kuna**

**CIM Vision Category: Future Neighborhoods**

**New households: ±240**

**New jobs: ±500**

**Exceeds CIM forecast: Yes**

	<p>CIM Corridor: <b>N/A</b>          Pedestrian level of stress: <b>R-Hubbard Rd</b>          Bicycle level of stress: <b>R-Hubbard Rd</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>1,105</b>          Jobs within 1 mile: <b>180</b>          Jobs/Housing Ratio: <b>0.2</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>1.9 miles</b>          Nearest fire station: <b>2.8 miles</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>Yes</b>          Farmland within 1 mile: <b>1,236 acres</b></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: <b>&gt;4 miles</b>          Nearest public school: <b>1 mile</b>          Nearest public park: <b>0.9 miles</b>          Nearest grocery store: <b>3.3 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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 development. The application identifies approximately 40 acres of commercial space which could create 500 jobs at this location. This would exceed the employment forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. There are no fixed route bus service to this area and there are no plans for additional service in the ValleyConnect 2.0 plan.

This location is still in a largely farmland area, with over 1,000 acres of farmland within one mile. 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. However, a mixed use development as proposed by the rezone, could encourage shorter trips and non-motorized trips.

More information about COMPASS and *Communities in Motion 2040*:  
Web: [www.compassidaho.org](http://www.compassidaho.org)  
Email [info@compassidaho.org](mailto:info@compassidaho.org)  
More information about the development review process:  
<http://www.compassidaho.org/dashboard/devreview.htm>





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

November 28, 2018

Sam Weiger  
City of Kuna, Planning and Zoning Department  
P.O. Box 13  
Kuna, ID 83634

**VIA EMAIL**

<b>Development Application</b>	<b>18-07-AN, 18-05-ZC</b>
<b>Project Name</b>	<b>BODAHL-STEINER ANNEXATION</b>
<b>Project Location</b>	3925 Hubbard Road, southwest corner of West Hubbard Road and North Ten Mile Road, west of SH-69 milepost 4.0
<b>Project Description</b>	Annexation and a Rezone in order to annex and rezone approximately 40 acres for a residential subdivision within an R-6 zoning designation. For the remaining approximate 40 acres the applicant proposes a rezone from Agriculture to Commercial.
<b>Applicant</b>	Tim Eck

The Idaho Transportation Department (ITD) reviewed the referenced annexation and rezone applications 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. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. Signs may only display advertising specific to the property on which they are installed. The applicant can contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

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5. ITD does not object to the annexation and rezone 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 cursive script, appearing to read 'Sarah Arjona'.

Sarah Arjona  
Development Services  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)

Development Services Department



**Project/File:** **Bodahl-Steiner Annexation/ KUNA19-0001/ 18-07-AN, 18-05-ZC**  
 This is an annexation and rezone from Agriculture to R-6, and a rezone from Agriculture to Commercial, located on 80 acres.

**Lead Agency:** City of Kuna  
**Site address:** 3925 W. Hubbard Road  
**Staff Approval:** March 13, 2019  
**Applicant:** Tim Eck  
 Thistle Farms, LLC.  
 6152 W. Halfmoon Lane  
 Eagle, ID 83616



**Representative:** Bailey Engineering, INC  
 4242 N. Brookside Lane  
 Boise, ID 83714

**Staff Contact:** Elizabeth Allen  
 Phone: 387-6132  
 E-mail: [eallen@achdidaho.org](mailto:eallen@achdidaho.org)

## A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and a rezone of 40 acres from RR (Rural Residential) to R-6 (Medium-Low Density Residential), and a rezone of 40 acres from A (Agriculture) to Commercial.

The applicant's proposal is consistent with the City of Kuna's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR (Ada County)
South	Rural Residential	RR (Ada County)
East	Agricultural Rural Residential	A (City of Kuna) RR (Ada County)
West	Agricultural	A (City of Kuna)

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
  - Malaspina Ranch, consisting of 90 buildable lots and 12 common lots, located east of the site, was approved by ACHD in February 2019.

- Wapiti Creek, consisting of 42 buildable lots and 4 common lots, located southeast of the site, was approved by ACHD in November 2017.
  - Arroyo Indio, consisting of 215 buildable lots, located west of the site, was approved by ACHD in September 2018.
5. **Transit:** Transit services are not available to serve this site.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
- The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout with 2-lanes on the north leg, 2-lanes on the south, 3-lanes east, and 2-lanes on the west leg, and reconstructed/signalized.
  - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be widened or constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg.
  - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg.
  - Ten Mile Road and Bridge Number 1185 is scheduled in the IFYWP to be replaced/widened.
  - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
  - The intersection of Hubbard Road and Meridian Road (SH 69) is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** Below is a list of vehicle trip generation rates based on potential land uses at this site, based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.

Land Use	Average Daily Rate	PM Peak Hour Rate
Single Family Detached (per unit)	9.44	1.00
Multifamily Housing (low-rise)	7.32	0.56
Nursery (Garden Center) (1,000 sf)	68.10	6.94
Tractor Supply Store	-	1.40
Variety Store	63.47	6.84
Shopping Center (1,000 sf GLA)	37.75	3.81

### **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
Ten Mile Road	1,305-feet	Minor Arterial	496	Better than "E"
Hubbard Road	2,611-feet	Minor Arterial	9	Better than "E"

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

2. **Average Daily Traffic Count (VDT)**

*Average daily traffic counts are based on ACHD's most current traffic counts.*

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 7,965 on 11/06/18.
- The average daily traffic count for Hubbard Road west of Ten Mile Road was 173 on 11/06/18.

## **C. Findings for Consideration**

*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.*

### **1. Ten Mile Road**

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 70-feet of right-of-way for Ten Mile Road (32-feet from centerline).

b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of-Way Width Policy:** District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way to total 48-feet from centerline of Ten Mile Road when the site develops. The applicant should be required to improve Ten Mile Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and construct 5-foot wide detached concrete sidewalks a minimum of 42-feet from the centerline abutting the site.

Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk.

This segment of Ten Mile Road is listed on the no-cut moratorium through October 2023. Any pavement cuts to Ten Mile Road must be approved by the ACHD pavement cut committee. The moratorium cut request form can be found at the following link: <http://hdlf.achdidaho.org/Forms/RoadMoratorium>

## 2. Hubbard Road

- a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (20-feet from centerline).
- b. **Policy:**
  - Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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.

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 50-foot street section within 74-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way to total 37-feet from centerline. The applicant should be required to improve Hubbard Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and construct a 5-foot wide detached concrete sidewalk located a minimum of 31-feet from centerline.

Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk.

### 3. New North-South Collector (Master Street Map)

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District

will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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.

**Required Improvements:** District policy 7206.2.2 states that required improvements to an adjacent collector street shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**New Collector ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 62-feet of right-of-way.

**Staff comments/recommendations:** The applicant should be required to construct the new collector street one-half of a 36-foot street section, vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side along the west side of the site.

## 4. Internal Streets

### 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.
- 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.

**Commercial Roadway Policy:** District Policy 7208.2.1 states that the developer is responsible for improving all commercial 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 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

**Continuation of Streets Policy:** District Policy 7208.2.4 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 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, water and sewer.
- Promotes orderly development.

**Sidewalk Policy:** District Policy 7208.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

**Landscape Medians Policy:** District policy 7208.5.15 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.
- 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:**

The applicant should construct the internal local streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way.

The applicant should construct the internal commercial streets per District policy.

## 5. Roadway Offsets

**a. Policy:**

**Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

**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:** The applicant should be required to construct any new local streets to offset per District policy.

## 6. Stub Streets

- a. Existing Conditions:** There are no existing stub streets to the site.

**b. Policy:**

**Stub Street Policy:** District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

**Temporary Dead End Streets Policy:** District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Staff Comments/Recommendations:** Stub streets will be required to the adjacent parcel and should be constructed per District policy.

## 7. Driveways

### 6.1 Ten Mile Road and Hubbard Road

- a. **Existing Conditions:** There are no existing driveways on Ten Mile Road. There are 8 driveways located on Hubbard Road.

a. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- b. **Staff Comments/Recommendations:** The applicant should construct any future driveways per District policy.

## 8. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 9. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## D. Site Specific Conditions of Approval

*This application is for a rezone and annexation only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time.*

## E. 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, 7203.3, 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.

## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines



## Ada County Utility Coordinating Council

### Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
  - Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
  - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
  - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

## Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a **"No Review"** letter:
  - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
  - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

#### **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  - a) Traffic Control Plan
  - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

#### **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

## 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.



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

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

## REZONE REVIEW MEMORANDUM

**Date:** 19 February 2019  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Bodahl-Steiner Annexation 18-07-AN & Rezone 18-05-ZC

---

The Bodahl-Steiner Annexation & Rezone request by Thistle Farms, LLC, dated November 15, 2018 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone and annexation 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 Idaho Department of Water Resources (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. Teed Lateral 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 Code (5-2-2, B).
- e) Zoning – commercial. Four commercial zones are listed in the current zoning ordinance (5-2-2, C) governing the City of Kuna. No specific commercial zone has been shown.

### 2. Property Description

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

# White Peterson

**Attorneys at Law**  
5700 E. Franklin Road, Suite 200  
Nampa, Idaho 83687  
Telephone: (208) 466-9272

## Memorandum

*Attorney/Client Privileged Information*

**To:** Sam Weiger  
Planner 1  
City of Kuna  
Via e-mail to: [sweiger@kunaid.gov](mailto:sweiger@kunaid.gov)

**From:** Wm. F. Gigray, III

**Date:** March 25, 2019

**Re:** **18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC/Tim Eck**  
\*Letter from Applicant's attorney Mr. Jeff W. Bower addressed to the Mayor and City Council via e-mail to Chris Engels dated March 18, 2019.

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I have prepared this legal memo in order to provide legal advice in reference to the above referenced letter from the Applicants' attorney. The issue of concern is the Applicants' claim that they are entitled to pursue, in a subsequent development application, multi-family residential development and use of the real property which is the subject of their applications for annexation and C-1 Zoning even though the C-1 Zoning ordinance has been amended and multi-family use is no longer permitted in a C-1 Zone.

### ***Facts Assumed:***

1. The Applicant filed an application for the annexation and an application for the rezoning of the subject real property to a C-1 Commercial Zone.
2. Applicant filed their application for rezone on November 25, 2018.
3. Applicant has not filed any other applications for permits.
4. The City Council adopted Ordinance No. 2019-04 which amended the C-1 Zone allowed uses, which after its effective date upon publication, now no longer includes multi-family residential uses.
5. Letter asserts that the City Staff recommendation that the City Planning and Zoning Commission's recommendation: *"The Planning and Zoning Commission recommended a condition that 'The preliminary plat shall*

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*include no more than 25 acres of multi-family use.’ Due to Ordinance No. 2019-04, staff recommends that the condition be removed.” is incorrect and that the Idaho Supreme Court holdings in *S. Fork Coal, v. Bd. Of Comm’rs of Bonneville Cty.*, 117 Idaho 857 (1990) and *Taylor v. Canyon Cty. Bd. Of Comm’rs*, 147 Idaho 424 (2009) support the Applicant’s position.*

**Opinion:** The City Staff’s recommendation that the Planning and Zoning Commission’s condition, regarding multi-family use, be removed is correct. I agree that it is the law in Idaho that: “... *an applicant’s rights are determined by the ordinance in existence at the time of filing an application.*” This rule does not apply to the Planning and Zoning Commission’s recommendation because the Applicant has not filed any application for any multi-family development. All that was before the Planning and Zoning Commission and is now before the City Council is an application for annexation and zoning designation, neither of these applications seek a permit or approval of any multi-family development. If the applicants had filed, at the same time they filed for annexation and zoning an application for a PUD or some other application seeking a permit to construct multi-family residences, such an application would have proceeded under the prior zoning ordinance.

Mr. Bower cited two Idaho Cases in support of the Applicant’s position, but has failed to consider the distinguishing factual situations presented in those cases to the factual situation now presented by the Applicants’ applications.

***Review of Cases cited by Attorney Bower:***

- *South Fork Coal, v. Bd. Of Comm’rs of Bonneville Cty.* - involved an application for preliminary approval of a PUD of sixty-six single family residential units. The Bonneville County ordinance, at the time the PUD application was filled, would have permitted such a development, but after the application was filed Bonneville County amended its zoning ordinance which only allowed one residence every sixty acres in the zone. The Supreme Court, at page 861, applied the rule that the *applicant’s rights are determined by the ordinance in existence at the time of filing an application for a permit.* In this case, the application was for a specific development permit.
- *Taylor v. Canyon Cty. Bd. Of Comm’rs*, 147 Idaho 424 (2009) - involved, among other issues, a determination as to whether a conditional rezone was in accordance with the County’s comprehensive plan. The 1995 Comprehensive Plan was in effect at the time the application was filed. Subsequently, the County approved the 2010 Comprehensive Plan. The issue was which Comprehensive Plan is to be applied in determining whether the application was in accordance with the policies set forth in the comprehensive plan. The Court held, at page 436, that the *applicant’s*

*Attorney/Client Privileged Information*

*rights are determined by the ordinance in existence at the time of filing an application for the permit.*

***Some other Idaho cases involving issue of ordinance application:***

- *Urrutia v. Blaine County*, 134 Idaho 353 (2000) - involved an application for subdivision approval. An issue in the case was whether the evaluation of the subdivision application should have been under the 1975 comprehensive plan or the 1994 revision of that plan. The subdivision application was filed when the 1975 comprehensive plan was in effect, and the Idaho Supreme held, at page 359, that *an applicant's rights are determined by the ordinance in existence at the time of filing an application.*
  
- *Canal/Norcrest/Columbus Action Committee v. City of Boise*, 137 Idaho 377 (2002) - involved an application for a conditional use permit for a mobile home park. There was an amendment to the mobile home park provisions of the City's ordinance after the application was filed. The Idaho Supreme Court at page 379 applied the same rule that *an applicant's rights are determined by the ordinance in existence at the time of filing an application for the permit.*

What is different factually from this zoning application now before the City Council and the cases cited above is: the Applicants' applications and zoning do not include an application for a permit to develop and use the subject property for multi-family residential uses. If such an application had been filed, before the amendment of the C-1 Zone, the prior zoning ordinance governing C-1 zones would apply.

The City has the authority to amend its zoning ordinances which affect existing land uses as provided in Idaho Code Section 67-6511. The Idaho law recognizes when a property owner is in a lawfully existing use of their property prior to an enactment of a zoning ordinance, which prohibits that use after the effective date of the ordinance, even though that use is not in compliance with the new zoning ordinance, it is a lawful *nonconforming use and has grandfather rights which protects the owner from abrupt termination of what had been a lawful condition or activity on the property.* [*Baster v. City of Preston*, 115 Idaho 607 (1989) at page 609; also see *Kootenai County v. Harriman-Sayler*, 154 Idaho 13 (2012) at page 18]. The Applicants have not applied for any permitting of any multi-family residential use of the real property which is the subject of the applications.

*Attorney/Client Privileged Information*

The City cannot now permit a use that is prohibited by its land use ordinance. *City of Coeur d'Alene v. Simpson*, 136 P.3d 310, 142 Idaho 839 (2006). Therefore, under the City's current C-1 zoning ordinance, any condition of zoning approval that included a special condition which limited multi-family use development is contrary to the City's current zoning ordinance.

WHITE PETERSON



Wm. F. Gigray, III

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# GIVENS PURSLEY LLP

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Jeffrey A. Warr  
Robert B. White  
  
William C. Cole (Of Counsel)  
  
Kenneth L. Pursley (1940-2015)  
James A. McClure (1924-2011)  
Raymond D. Givens (1917-2008)

March 18, 2019

**Via email [chris@kunaid.gov](mailto:chris@kunaid.gov)**  
Attn: Mayor Joe Stear and Kuna City Council  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

**Re: Multi-Family Use Allowed Under 18-05-ZC**

Dear Mayor Stear and Council Members:

Givens Pursley LLP represents the applicant in 18-05-ZC, a pending application to rezone 38.98 acres on the southwest corner of Hubbard and Ten Mile (the "Property") from Agricultural to Commercial (C-1). The requested rezone to C-1 is proper because Kuna's Comprehensive Plan Map designates the Property as "Commercial."

The purpose of this letter is to inform the Council that multi-family remains an allowed use on the Property despite the City's recent amendment to the allowed uses in the C-1 zone.

The applicant submitted this rezone application on November 25, 2018. The purpose of this rezone application is to use a portion of the Property for multi-family. The application states: "the 40 acres (S1315110051) on the southwest corner of W. Hubbard Road and N. Ten Mile Road, is proposed to be C-1 (multifamily/apartments)."<sup>1</sup> On the date this application was filed, multi-family was an allowed use in the C-1 zone, and no additional application or approval was required to allow multi-family use on the Property.

The Commission took this application up on January 8, 2019. The applicant discussed its plan to use a portion of the Property for multi-family and, the overall focus of the Commission's hearing was the use of the Property for multi-family.<sup>2</sup> Ultimately, the Commission recommended approval of the rezone to C-1 with the condition that no more than 25 acres of the Property be used as multi-family.<sup>3</sup>

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<sup>1</sup> See Staff Memo at p. 11.  
<sup>2</sup> See generally Commission minutes from January 8, 2019 attached hereto as Exhibit A.  
<sup>3</sup> See Exhibit A; Staff Memo at p. 5.

March 18, 2019  
Page 2

Approximately three months after the applicant filed the rezone application, the City adopted Ordinance No. 2019-04, which prohibits multi-family in the C-1 zone for applications filed after the effective date, which is February 13, 2019.

Staff's memo prepared for the Council on applicant's pending rezone application states:

"The Planning and Zoning Commission recommended a condition that 'The preliminary plat shall include no more than 25 acres of multi-family use.' Due to Ordinance No. 2019-04, staff recommends that the condition be removed."<sup>4</sup>

Staff's comments indicate that Staff believes Ordinance No. 2019-04 affects the applicant's ability to use the Property for multi-family. That is not the case based on Idaho Supreme Court precedent. Ordinance No. 2019-04 has no effect on this application or the applicant's ability to use the Property for multi-family. "Idaho law is well established that an applicant's rights are determined by the ordinance in existence at the time of filing an application." *S. Fork Coal. v. Bd. of Comm'rs of Bonneville Cty.*, 117 Idaho 857, 860-61, 792 P.2d 882, 885-86 (1990). The Idaho Supreme Court has repeatedly affirmed this as black letter law.<sup>5</sup> The policy behind this rule of law is "to prevent local authorities from delaying or withholding action on an application in order to change or enact a law to defeat the application." *Taylor v. Canyon Cty. Bd. of Comm'rs*, 147 Idaho 424, 436, 210 P.3d 532, 544 (2009).

Applying the amended allowed uses in the C-1 Zone from Ordinance No. 2019-04 to defeat the applicant's use of the Property for multi-family would be improper in this case because multi-family was an allowed use at the time the application was filed. Instead, the rezone application should proceed based on the ordinances in place at the time submitted. The multi-family use is an allowed nonconforming use.

The applicant requests that this Council approve the requested rezone. The rezone is proper under the Kuna City Code because it comports with the Property's Comprehensive Plan Map designation. The applicant does not object to the recommended limitation imposed by the Commission and will accept a 25-acre limitation on multi-family development.

Sincerely,  
  
Jeff Bower

/JWB

cc: Bill Gigray  
Sam Weiger  
(via electronic mail)

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<sup>4</sup> See Staff Memo at pp. 4-5.

<sup>5</sup> See e.g. *Payette River Prop. Owners Ass'n v. Bd. of Comm'rs of Valley Cty.*, 132 Idaho 551, 555, 976 P.2d 477, 481 (1999) ("Idaho law is well established that an applicant's rights are determined by the ordinance in existence at the time of filing an application..."); *Ferguson v. Bd. of Cty. Comm'rs for Ada Cty.*, 110 Idaho 785, 788, 718 P.2d 1223, 1226 (1986) ("The rule in Idaho is that the application is viewed under the law in effect at the time it was submitted.").

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## Exhibit A January 8, 2019 Minutes of the Planning and Zoning Commission

### CITY OF KUNA PLANNING & ZONING COMMISSION

#### MEETING MINUTES Tuesday, January 8, 2019

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Welger, Planner I	X
Commissioner John Laraway	X		

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

Chairman Young called the meeting to order at **6:00 pm**.

**Call to Order and Roll Call**

**CONSENT AGENDA**

Meeting Minutes for December 11, 2018.

**Findings of Fact and Conclusions of Law** For 18-05-AN (Annexation), 18-06-5 (Preliminary Plat) & 18-34-DR (Design Review) – Redcloud Subdivision.

*Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.*

**PUBLIC HEARING**

**18-07-AN (Annexation) & 18-05-ZC (Rezone)** - Bodahl-Stiner Annexation. The applicant, Tim Eck, requests to annex approximately 39.56 acres into Kuna City with an R-6 zoning, and to rezone approximately 38.98 acres from agricultural to commercial. The sites are located at the southwest corner of Hubbard and Ten Mile Roads, the site addresses are 3925 and 3625 West Hubbard Road and 3003 N Ten Mile Road, Kuna, Idaho; In Section 15, Township 2 North, Range 1 West; (APN# S1315120800, S1315120700 & S13151:0051).

**David Bailey:** 4242 N Brookside Lane, Boise, ID. I'm representing Thistle Farm, LLC for the annexation and rezone. Bodahl-Stiner consists of about 79.5 acres. The eastern 40 acres is already annexed into the city, but is zoned agricultural. The western parcel is planned for R-6 which is in accordance with the Kuna Comprehensive Plan. We held a neighborhood meeting on September 12 at the Kuna Library. The comments at the neighborhood meeting concerned the number of units per acre on the residential. **The C-1 allows for multifamily and commercial uses on there.** Again, it is consistent with the comprehensive plan. The R-6 zone would allow for up to six units per acre, but most of those end up in the four-unit densities with the zoning ordinance for the subdivision. Both of the properties would not be eligible for development in any way until we came in with preliminary plat or a conditional use or project so if it were commercial, we'd partner a conditional use or apartments on the eastern portion and a subdivision would be required on the western portion of the development. The neighbors were also somewhat concerned with the traffic that could be generated from the project. We did not complete a traffic study for this as we have no specific application in terms of the numbers on the property and we don't do those with annexations. That would be required to be completed and reviewed by the city and Ada County Highway District for their requirements or anything else on the property. We're requesting a favor of recommendation on this and I'll stand for any questions you may have. **C/Young:** On the eastern property that wants to be commercially zoned to multifamily, what kind of density are you looking at? **David Bailey:** Mr. Chairman, we haven't actually drawn any specific plans for this would be in accordance with a C-1 zone. It's submitted with a planned unit development so I don't know that we have any specific density in mind for that. **C/Hennis:** Are you planning to use the whole parcel for the multi-family?

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CITY OF KUNA  
PLANNING & ZONING COMMISSION

MEETING MINUTES  
Tuesday, January 8, 2019

David Bailey: I suspect not, we have a very large project that would be multifamily covering 40 acres, but I doubt that we have any specific layout. The significant portion would be some type of commercial, and then there would be a multifamily project. **Sam Weiger:** Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4<sup>th</sup> St. The application before you this evening is for an annexation and rezone approval at the Southwest corner of Hubbard and Ten Mile Road. The applicant requests to annex two sites, approximately 39.54 acres and 2 acres, into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. A residential subdivision will likely be proposed for these parcels in the future. The applicant also requests to rezone one site, approximately 38.98 acres, from an agricultural zoning to a commercial zoning. Multifamily dwellings may be proposed for a portion of this parcel, with the balance as commercial. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road. Staff recommends the applicant be conditioned to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities. Staff would like to note that in the letter of intent, the applicant stated that the planned use for the 38.98-acre parcel is multifamily dwellings. The next item on the agenda, the ordinance amendment, proposes an adjustment to code regarding multifamily in a C-1 zone. All noticing requirements for this application's hearing tonight have been met: The property was posted, notices were mailed to property owners within 400 feet of the property, and an ad was run in the Kuna Melba News. Staff has determined the annexation and rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case No's 18-07-AN (Annexation) and 18-05-ZC (Rezone) subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and any additional conditions added by the Commission. I will now stand for any questions you may have. **C/Gealy:** Will any changes in that zoning amendment be applied to the property if it is rezoned to commercial tonight as well? Would this be grandfathered in? **Sam Weiger:** We had the intention that it would be grandfathered in, because it's coming after this, but we are leaving that to your decision. **C/Gealy:** It doesn't necessarily have to be that way. **Sam Weiger:** Correct, it's up to you. **C/Young:** I will open the public hearing at 6:10, and I will close the public hearing at 6:11. **Wendy Howell:** Until we have an official application for multi-housing, whichever one goes first would determine if it's grandfathered. **Tim Eck:** Good evening Commissioners, Tim Eck, applicant 6152 E Atwood Lane, Eagle Idaho. There is not much to rebut, but I thought that I would just come up and stand for any questions that you may have that Mr. Bailey was unable to answer. **C/Young:** Do you have a vision for the multifamily piece? How much of the 40 acres would be multifamily? **Tim Eck:** For the R-6 it's easy, for the multifamily, it's a big site. We really think there is an adequate demand for an attached product or a higher density product. Our initial thoughts are a product for sale. We want to put some higher density for a more affordable product. That's one approach we're looking at there. I don't even know what you would put on a 40-acre commercial site that would be a commercial. We just chose C-1 as being the most diverse that would allow some higher density residential in there. With an improved use, we'd come back and start working on a plan to try and figure out how much commercial space we need and what kind of commercial uses we can actually attract. Once we have that figured out, the rest goes to residential. All we could fill then would be 20 acres of residential. **C/Laraway:** For 40 acres, do you foresee coming back and breaking this partial up more after certain requirements are passed to change things to C-2 and then C-1 and break up the partial more? **Tim Eck:** That's not our vision right now. We're probably not completely up to speed on the amendment to the zoning ordinance. I think the city probably needs a commercial one on Ten Mile. There's a couple of small corners, but find out if they're usable. If we can find a user, then we'll expand that to what we can absorb and then look to the rest for residential. If the zoning ordinance changes, facilitate better residential for the C-2 and C-3, we might come back a little bit with that. I haven't seen the revisions. Quite frankly, we were looking at this and C-1 gave us the best option for residential. 40 for commercial is a big site. **C/Young:** There was a question out of the audience. R-6 is a residential zone with a maximum density of six units per acre. A C-1 zone is a commercial zone that has a varied amount of usage for it but fall under it. Multifamily and residential types fall under it. There is no revision to a C-2 or C-3 under this application. Now is Commission discussion. **C/Gealy:** I have no concern with the annexation of R-6. **C/Young:** As far as the zoning for the east parcel to C-1, it's consistent with the new Comp Plan. The new Comp Plan will show that as a neighborhood commercial zone. **C/Gealy:** My only concern with the commercial designation is if the applicant comes back with a proposal to put multifamily on the entire 40 acres. That would be a lot of multifamily in one location and I would have a lot of concerns. If we approve the rezone to commercial then we allow the multifamily to 22 units per acre. When the proposal comes back,

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our experience shows that we cannot change it. **C/Hennis:** I agree. **C/Young:** Right now, it's an allowed use, but we can't foresee what the use will be. Is there a way to condition the maximum amount? **C/Gealy:** Can we condition it for maximum acreage or a percent that may be in the multifamily? **Wendy Howell:** You can condition it, it is a recommendation to the council. That is not what's before you, though. The rezone and annexation are what you're making your decision on. The current ordinance and the current comprehensive plan. Ultimately it will be up to the council as to which one goes first. **C/Hennis:** With that in mind, I'd be more apt to not accept the C-1. That's on top of the other 40 acres of R-6. That's far too much density, and the citizens have expressed much concern. It's been stated by the applicant that the maximum is a consideration. We have an approval or denial to the City Council. With those concerns in mind, are there any other thoughts? **C/Laraway:** We have gone through a lot of heartache with the C-1 approval, but we have no basis for going 6-8 months down the road when somebody wants to put up multi housing. **C/Damron:** Can we approve the annexation and table the rezone until we see what City Council does with the zoning? **C/Young:** We are the recommending body so we should decide. **C/Laraway:** I don't see any sense of having all multifamily housing. **C/Damron:** Once we rezone it, then that goes to Council for the zone. **Wendy Howell:** If you would like to call Mr. Eck back up, he would like to address that concern. **C/Gealy:** With respect to comments from the school district, would there be a place for kids to wait for the bus, and I was going to ask if you were willing to do that in the residential areas. **Tim Eck:** Absolutely. **C/Gealy:** If this built out in the commercial area to the extent that it would be allowed under the commercial designation, we're concerned about the multi-family. **Tim Eck:** My intention was not just to make a high-density residential area. We would be willing to have a limitation on the percentage that we could put residential on. I'm confident we could get commercial use on 15 acres. The rest could be subject to residential. We could limit it to 25 acres of the 40. **C/Laraway:** We have been limited by boundaries and law. Once it's approved, it's freelanded as to what you can do there. The percentage would be a great way to start. That's why I asked if you'd be breaking up more parcels to where it's more clarified as to what you have planned. **Tim Eck:** First, I have to get a use before a project gets put together. The economic development coordinator is working on that. Once we have a zoning, we know what uses we can bring in. Right now, if we try to bring in those uses, it's backwards. We need to know what the uses allowed are so that we can fill up those uses and work on some residential behind it. There's a parcel behind that and that parcel is R-4. Coming up that Hubbard corridor we go from R-4 to R-6. I hope to see that as a good transition. **C/Laraway:** I assume that the Ten Mile sector and Hubbard sector will be mostly the commercial that you're talking about and the residential in the back. **Tim Eck:** I'm not a big commercial developer, but I would visualize that the Ten Mile frontage would be the ideal location for the commercial component. Maybe wrapping around the corner down Hubbard a short way. Then you phase that into the residential and keep the commercial. They will all want to be on Ten Mile. **Tim Eck:** We will try to create a pattern where the higher density and even in the R-6 go a little higher density close to the east parcel and low density when we go to the west parcel. We just kind of continue to phase that density from R-4 at Indian Creek to R-6 by the time we get to the commercial and get some high density in there. **C/Hennis:** That helps in my consideration. Even if we wait, it will be harder. It won't help the developer or the city as a whole. **C/Gealy:** The applicant suggested 25 acres of multifamily, we could potentially see 500 units. It's better than 800. **C/Young:** It's good planning practice to have transitioning densities.

*Commissioner Hennis motions to recommend approval of Case No. 18-07-AN with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 4-0. Commissioner Gealy motions to recommend approval of Case No. 18-05-ZC with the conditions as outlined in the staff report; With an additional condition that the preliminary plat before us would include no more than 25 acres of multifamily; Commissioner Damron seconds, all aye and motion carried 4-0.*

**18-06-ZOA (Zoning Ordinance Amendment) – Multi-family;** An Ordinance of The City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- Amending subsection 2 of section 6 of chapter 1 of title 5 Kuna city code by the addition of the following: "data processing facility", "office (home occupation)," "repair service," research and development business," and "research and development facility" to "meanings of terms or words";
- Amending section 2, chapter 3, title 5 of the Kuna city code, regarding the definition book titled, "a planners dictionary" utilized for land use definitions; the official schedule of zoning district



# CITY OF KUNA

## State of Idaho *Proclamation*

### **Disabled American Veterans Forget-Me-Not Days**

**WHEREAS**, our community has a continuing sense of gratitude to those disabled veterans who did so much to preserve the American way of life; and

**WHEREAS**, the Disabled American Veterans have worked exclusively for the welfare of our disabled veterans; and

**WHEREAS**, the Kuna chapter of the Disabled American Veterans has been established to carry on this work in our community; and

**WHEREAS**, the Disabled American Veterans offers free services to disabled veterans and their families in filing claims for government benefits and assists disabled veterans with medical, employment, and other problems; and

**WHEREAS**, the Disabled American Veterans meets emergency situations that may arise in the families of disabled veterans.

**NOW, THEREFORE, BE IT RESOLVED** that I, Joe L. Stear, Mayor of the City of Kuna, Idaho, do hereby proclaim May 24<sup>th</sup> through May 27<sup>th</sup>, 2019 and November 5<sup>th</sup> through November 11<sup>th</sup>, 2019 as Disabled American Veterans Forget-Me-Not Days in the City of Kuna.

**IN WITNESS WHEREOF,  
I set my hand on this the 21<sup>st</sup> day of May  
in the year of two thousand and nineteen.**



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**Joe L. Stear  
Mayor of Kuna, Idaho**



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**

Bobby Withrow  
Parks Director

**Telephone (208) 639-5346**  
**Email: [BWithrow@kunaid.gov](mailto:BWithrow@kunaid.gov)**

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## **MEMORANDUM**

To: Mayor, City Council

From: Bobby Withrow

Subject: Expenditure of Park Impact Fees

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Mayor and City Council,

On Thursday April 18<sup>th</sup> the Park Impact Fee Committee approved an expenditure of approximately Two hundred thousand (\$200,000) to start developing dedicated park space in Ashton Estates subdivision. We are planning on installing playground equipment, a restroom, fencing around the south and west sides, a covered picnic area and a small parking lot. The rest of park will be utilized as open green space.

I'm bringing this forward to seek approval from City Council to expend two hundred thousand dollar (\$200,000) out of the Park Impact Fee fund to start construction on the park.

Thank You,

Bobby Withrow  
Parks Director

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(Space above reserved for recording)

**ORDINANCE NO. 2019-18  
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES  
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM  
[Varriale Construction Inc. real property]**

**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 VARRIALE CONSTRUCTION INC.; 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.**

**The City Council findings:** The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and
- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor’s office as VARRIALE CONSTRUCTION INC. [legally described

in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the “SUBJECT REAL PROPERTIES”) within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and

- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:**

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 21<sup>st</sup> day of May 2019.

CITY OF KUNA

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION FOR WATER RIGHTS ON  
VARRIALE CONSTRUCTION INC.**

Commencing at the southwest corner of the Southeast  $\frac{1}{4}$  (South  $\frac{1}{4}$  corner) of Section 7, Township 2 North, Range 1 East, Boise Meridian, said corner being marked by a brass cap, said corner being the **Point of Beginning**; thence, along the southern line of the Southwest  $\frac{1}{4}$  of said Section 7

North  $89^{\circ}27'26''$  West 334.50 feet; thence, departing from said southern line

North  $00^{\circ}34'15''$  East 789.51 feet to a point on the centerline of the Mason Creek Feeder; thence, along said centerline

South  $55^{\circ}26'08''$  East 385.55 feet; thence,

South  $55^{\circ}46'15''$  East 198.38 feet; thence departing from said centerline

South  $34^{\circ}13'45''$  West 34.00 feet; thence,

South  $03^{\circ}53'50''$  East 103.91 feet; thence,

South  $01^{\circ}48'16''$  West 332.01 feet to a point on the south line of the southeast  $\frac{1}{4}$  of said Section 7; thence, along said south line

North  $89^{\circ}25'45''$  West 132.39 feet to the **Point of Beginning**.

Said parcel contains 6.82 acres, more or less, and is subject to easements of record.



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*(Space above reserved for recording)*

**KUNA CITY ORDINANCE NO. 2019-19  
SSM2 COMPANY  
MUNICIPAL ANNEXATION AND ZONING ORDINANCE**

**A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL  
AND THE CITY OF KUNA;**

- **MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND**
- **ANNEXING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR’S PARCEL NO. S1325438500 OWNED BY SSM2 COMPANY SITUATED WITHIN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND**
- **RESPECTIVELY ESTABLISHING R-6 ZONING DISTRICT CLASSIFICATION OF SAID REAL PROPERTY; AND**
- **AMENDING THE OFFICIAL ZONING MAP; AND**
- **DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS AND DECLARATIONS OF ITS AUTHORITY, HISTORY AND PROCESS OF THIS IDAHO CODE SECTION 50-222 (3) (a) CATEGORY “A” ANNEXATION AND ZONING ORDINANCE as follows:

1. The City of Kuna, Idaho is a municipal corporation organized and existing under the laws of the state of Idaho (the “City”) and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

2. SSM2 COMPANY (the “Owners”) is the owner Ada County Assessor’s Parcel No. S1325438500 [legally described in Exhibit A attached hereto and by this reference herein incorporated] (the “Real Property”).

3. The Real Property is situated in the unincorporated area of Ada County; and

4. The Owner has filed with the City the following written requests and applications:
- Annexation of Parcel No. S1325438500 with an R-6 zoning district classification; and

5. The Planning and Zoning Commission of the City (the “Commission”), pursuant to public notice as required by law, held a public hearing on December 11, 2018 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on January 8, 2019 recommending to the Mayor and the City Council of the City (the ”Council”) that the Owners’ annexation and zoning applications for parcel No. S1325438500 be approved with a zoning district classification of R-6; and

6. The Council, pursuant to public notice as required by law, held a public hearing on February 19, 2019 on the Owner’s applications and requests for the Real Property annexation and zoning, as required by Section 67-6525, Idaho Code, and made findings (approved on March 19, 2019) wherein the City Council determined that the Owners’ written request and applications for annexation of parcel No. S1325438500 should be granted with an R-6 zoning district classification.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Council hereby finds and declares that the Real Property described below is contiguous to the City, that said Real Property can reasonably be assumed to be a part of the orderly development of the City, and that the Owner of said Real Property has requested and made application, in writing, for the annexation thereof to the City.

Section 2: The Real Property, is situated within Ada County, Idaho and is adjacent and contiguous to the City, is designated by the Ada County Assessor’s Office as Parcel No. S1325438500; and is more particularly and legally described in “Exhibit A” and is depicted in “Exhibit B” – Location Map, attached hereto and incorporated herein by reference; and

Section 3: The Real Property, designated by Ada County Assessor’s Office as Parcel No. S1325438500 [more particularly and legally described in “Exhibit A”], is annexed to and incorporated within the incorporated territorial limits of the City of Kuna, Idaho.

Section 4: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory of the Real Property shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 5: The zoning district classification of the Real Property, described in Section 3 above, is established as R-6 in accordance with the Zoning Ordinance of the City; and

Section 6: The Official Zoning Map of the City (the “Zoning Map”) is hereby amended and the City Engineer is directed to include on the Zoning Map the Real Property described in Section 3 and designate said Real Property with an R-6 zoning district classification; and

Section 7: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor,

Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal descriptions of the real Property annexed by this Ordinance.

Section 8: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 21<sup>st</sup> day of May, 2019.

CITY OF KUNA

\_\_\_\_\_  
Joe Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**

**SSM2 COMPANY  
MUNICIPAL ANNEXATION**

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4  
OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA  
COUNTY, IDAHO AND BEARING  
EAST 542 FEET, ALONG THE NORTH BOUNDARY OF THE AFORESAID  
SW 1/4 OF THE SE 1/4; THENCE  
SOUTH 643 FEET; THENCE  
WEST 542 FEET TO THE WEST BOUNDARY OF THE AFORESAID SW 1/4  
OF THE SE 1/4; THENCE  
NORTH 643 FEET, ALONG THE WEST BOUNDARY OF THE AFORESAID  
SW 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING.

