

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, June 4, 2019**

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation: Chris Bent, Calvary Chapel**
- 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 21, 2019**

B. Accounts Payable Dated May 29, 2019 in the Amount \$204,642.86

C. Resolutions

- 1. Consideration to approve Resolution No. R39-2019**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CBH HOMES INC., FOR KELLEHER SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

- 2. Consideration to approve Resolution No. R40-2019**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk’s Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

3. Consideration to approve Resolution No. R41-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE CITY OF KUNA, IDAHO REPORT ON AUDITED BASIC FINANCIAL STATEMENTS AND OTHER INFORMATION FOR THE YEAR ENDED SEPTEMBER 30, 2018.

5. Community Reports or Requests:

None

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

- A. Public Hearing and Consideration to approve 19-01-AN – Guido Annexation – Troy Behunin **ACTION ITEM**

Request to annex approximately 1.51 acres into Kuna City with an R-2 (Low Density Residential), zone. This lot is a portion of Lot 1, Block 1, within the Ironhorse Subdivision. The site is located at the northwest corner of Columbia and Old Farm Lane, on So. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

Staff requests this action to be tabled to the Council meeting on July 2, 2019 due to noticing procedures.

- B. Public Hearing and consideration to approve Envision Kuna – Comprehensive Plan – Wendy Howell, Planning and Zoning Director **ACTION ITEM**

Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council's consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

Please follow the links below to view the Envision Kuna – Comprehensive Plan and its appendices:

http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update_52919 (Comp Plan)

<http://kunacity.id.gov/DocumentCenter/View/4345/Kuna-Comprehensive-Plan-Appendices-5-29-19> (Appendices)

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*
- *Consideration to either:*
 - Option 1: *Approve or Deny the Envision Kuna – Comprehensive Plan and direct staff to prepare a resolution for approval under the consent agenda at a future Council Meeting and Close the Public Hearing.*
 - Option 2: *Continue the Public Hearing to a time and date certain.*

7. Business Items:

A. Discussion and Direction on Council Pay based on meeting and training attendance – Mayor Stear **ACTION ITEM**

B. Consideration to approve R42-2019 – Jared Empey, City Treasurer **ACTION ITEM**

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

- REFORMING AND AMENDING THE CITY OF KUNA’S MUNICIPAL SERVICES PAYMENT POLICY; AND
- PROVIDING A SHORT TITLE; AND
- SETTING FORTH FINDINGS, INTENT AND RECITALS; AND
- DIRECTING THE CITY CLERK; AND
- SETTING AND EFFECTIVE DATE.

C. Discussion and Direction on amendment to alcohol licensing renewals – Chris Engels, City Clerk **ACTION ITEM**

8. Ordinances:

None

9. Mayor/Council Announcements:

10. Executive Session:

A. Convene 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 21, 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
 Bill Gigray, City Attorney
 Wendy Howell, Planning & Zoning Director
 Nancy Stauffer, Human Resources Director
 Bobby Withrow, Parks Director
 Sam Weiger, Planner I
 Ariana Welker, Deputy City Clerk

2. Invocation: Stan Johnson, Changed Life Church**3. Pledge of Allegiance: Mayor Stear**

Mayor Stear presented Scout Troop #114 who was attending the meeting.

**4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
 (Timestamp 00:01:47)**

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.

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. Assessment Briefing – Robert McQuade, Ada County Assessor**
(Timestamp 00:02:24)

Ada County Chief Deputy Assessor Brad Smith gave a handout to City Council and the Deputy City Clerk. Mr. Smith stated 8,700 assessments had been sent out to the local community in total. He presented the Primary Roll Assessment Summary for Ada County covering Total Kuna City Market Value, Residential Market Value Evaluation, Commercial Market Value including Personal Property, New Construction, Change Estimates for Residential and Commercial Improvement, and Tax Burden for Residential and Commercial. They were seeing huge increases in every aspect of the market. He stood for questions.

Mayor Stear thanked Mr. Smith and stated something they had been talking about was growth. With the rate it was happening they were starting to worry about the sustainability of services because a 3 % certainly didn't keep up with that kind of a growth rate. Mayor Stear said that he wasn't looking for an answer to the statement, just that it was a concern.

Mr. Smith commented that the market definitely didn't seem sustainable with these increases, the population growth, and other factors. They had wrapped up 2006, 2007, and 2008 in the same scenario and then it dropped off. He stated it could be headed to something like that. It was hard to anticipate but it looked like a much happier market than what had been experienced before. He suggested being conservative in running numbers.

Mayor and Council thanked Mr. Smith.

B. City of Kuna 2018 Financial Audit Presentation – Bailey & Co.
(Timestamp 00:11:27)

Cassie Zattiero, Bailey & Co., presented the 2018 Financial Audit. She started with the summary of opinions and explained they had a qualified opinion on some of the City's opinion units due to a change in some governmental accounting standards. In the past the City was not required to address certain standards because the City allowed retired employees to stay on their insurance plan, the City now had an Implicit Rate Liability because of that. She then stated that she could go through the City's financials or offer some highlights.

Mayor Stear asked Council how far they wanted to get into it or if they just wanted to review highlights.

Council President Buban-Vonder Haar said highlights were fine.

Ms. Zattiero stated they would be skipping over the government wide statements as they were long term type items. It was more meaningful to go to the financial statements then briefly reviewed changes and/or increases in each fund. She addressed the transfer activity in accounting and that the deficit in Grant Funds balanced with General Funds until the receivables came in. She completed a quick review of the remaining accounts, commented on the City budgeting well, and stood for questions.

Council thanked her for her presentation and Mayor Stear asked if there were any questions.

City Attorney Bill Gigray recommended the audit be placed as an Action Item on the next agenda for approval and encouraged, if staff had any comments about the audit, they would be invited to express them at that time. He stated per State Statute the audit was required to be approved within 9 months so as long as it was approved in June, it would be timely. Once approved, a copy would need to be provided to legislative services.

Mayor Stear asked City Treasurer Jared Empey if the City would communicate the approval or would the auditor do that.

Mr. Empey thought the City would communicate that to the proper authorities.

Mayor Stear asked that it be placed on the next agenda as an Action Item.

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**
(Timestamp 00:24:52)

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.

Sam Weiger, Planner I, reviewed the case. He read into the record questions submitted by Council President Buban-Vonder Haar, his email with the answers to her questions, and an email with a memo from the City Attorney. The updated memo from City Attorney Bill Gigray was Exhibit C7 and the Q and A email was Exhibit C6. Staff had determined the request generally complied with the goals and policies for Kuna City Title 5 of City Code, State Code, and the Comprehensive Plan. 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. Staff also recommended that condition, No. 12 on the Staff Report, be removed from the conditions of approval. He turned the presentation over to the City Attorney.

City Attorney Bill Gigray did not have a lot to add to his memo and his opinion remained that of the updated memo. He felt Staff had tried to be very clear about what their intentions would be if there was a subsequent application for multifamily use in a C-1 zone in the City of Kuna.

Mayor Stear thanked Mr. Gigray and turned the floor over to Jeff Bower, the applicant's attorney.

Mr. Bower stated he had an exhibit to present and passed out copies of the Planning & Zoning Rezone Checklist with "Letter of Intent Indicating Reasons for Proposed Rezone" highlighted. He reviewed the case and their position. They were encouraged by City Council to meet with Staff to explore if a Development Agreement could be implemented with the current rezone application to put some sideboards on the multifamily use. The meeting was held between the applicant and staff, attorneys were not involved, but, it did not produce the results they believed Council expected. It did not recognize the vested rights they had either. It boiled down to a Staff recommendation for a new application without recognizing any of the arguments they had raised and they were not in favor of that recommendation. He proceeded to review their position and background on their rezone application. He then referred to City Attorney Bill Gigray's updated memo. He agreed with the law stated in the memo but disagreed with the facts following it. He pointed out different sections of the rezone application.

Mr. Bower proposed the following conditions: no more than 20 acres of multifamily, multifamily limited to townhome style product only – no apartments or 4-plexes, and density of multifamily not to exceed 10 units per acre. He then stood for questions.

Council President Buban-Vonder Haar asked if Mr. Bower was suggesting applicants were legally bound to develop whatever they included on the initial proposal of a rezone and were not allowed to stray from that at all.

Mr. Bower believed the checklist was a mechanism to inform the Council of what an applicant's proposed uses were for a zone change. He didn't think their application not specifically referencing multifamily was dispositive of the issue but it increased the credibility of their argument.

Council President Buban-Vonder Haar asked if he agreed that a developer would have the ability to completely change what their plan was and not be legally bound to the checklist.

Mr. Bower would agree with that as an attorney for developers but also that the intent wasn't to outline specifics but was a general piece of information for the Council to know.

Council President Buban-Vonder Haar argued the intent would be more to make sure at the beginning that the applicant was seeking the right type of rezone when another might be more appropriate.

Mr. Bower said that made sense.

Council President Buban-Vonder Haar asked if she was understanding correctly the Staff Memo Addendum from May 13, 2019 was wrong or was no longer their position.

Mr. Bower would differ that question for later in order for the applicant, Tim Eck, to answer.

Mayor Stear re-opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal:

Tim Eck, 6152 W Half Moon Lane, Eagle, Idaho 83616, stated they articulated in their application what their intended use was and there was no other form or application they could make for a land use application. Land Use was a different matter from development. The Letter of Intent was an integral part of their application and it stated what they thought their intended uses were. He reiterated there was no other application they could have made for this use available at that time. They had a very limited residential component they wanted to consider and were very willing to enter into the conditions Mr. Bower presented. They had always generally stuck to their word and done what had been promised. They just wanted the option available to them if they couldn't find the commercial application that would offer the commercial to residential transition zone. He stood for questions.

Council President Buban-Vonder Haar wanted to be clear the Staff Memo from May 13, 2019 about their meeting was not his position.

Mr. Eck said he left that meeting with a slightly different understanding and felt like he had no assurance any of it would happen. He didn't know where to go from there but felt they were compromising a lot in their reduction of the number of residential units.

Mayor Stear asked if, when he said 200 units, he meant 200 townhomes with 4 dwellings in each.

Mr. Eck said they would look like a traditional townhome but there could be 4 units per building. He believed the original C-1 required 3 units per roof. In past projects they had gone anywhere from 3 to 8 units per building that were attached and they were each situated on an individual lot. He wanted to provide a product that would accommodate better affordability with a higher density next to that commercial component.

Council President Buban-Vonder Haar did not feel any of this was unreasonable, her main concern was if Council had the authority to override their zoning ordinances based on their disagreement on which zoning ordinances apply. She was struggling with how to proceed.

Mr. Bower replied Idaho Law did prohibit a City from allowing a use that their City code otherwise prohibited but explained what they were advancing was the code at the time of the application applied. Idaho Law allowed conditional rezone and advancing with the conditions discussed was allowed. He thought it was a good idea for the City as it would cap future multifamily development.

Council President Buban-Vonder Haar asked if they were willing to do a PUD once they figured out what commercial was there. She was under the impression that would be a way to accomplish having townhomes and commercial in the C-1 zone.

Mr. Bower couldn't speak for Mr. Eck but the code allowed that with a PUD and prohibited uses could be pulled in on a case by case basis. However, it could put them in the same situation because they were discretionary.

Mr. Eck stated they were still not absolutely sure what they were going to do out there but they did want to retain a residential component. They still had rights that protected them from changes. If the Council agreed that their application clearly articulated their intended use, then they had made an application for a use specifically including multifamily and/or apartments.

Council President Buban-Vonder Haar asked, if she was not willing to meet them at that conclusion, would they be willing to do a PUD if they could commit to the restrictions that they presented.

Mr. Eck clarified she was referring to the max of 20 acres with a max of 10 units per acre and a max of 200 units.

Council President Buban-Vonder Haar replied yes.

Mr. Bower asked if the idea was, in addition to those conditions, the fourth condition would be, at the time of any multifamily development, it would be brought forward in a PUD application.

Council President Buban-Vonder Haar thought so but it was her attempt at spit balling. She was trying to avoid going forward with differing opinions of the legal interpretation and having to pursue litigation. She wanted to know if there was a way to resolve the matter in which they got the end product they wanted and the City didn't act contrary to zoning regulations.

Mr. Bower said if they could get a rezone approved that night with the conditions they asked for along with the fourth condition suggested by the City.

Council President Buban-Vonder Haar was not suggesting they would approve a rezone with these conditions because legal was saying they did not have the ability to do that. She was suggesting instead, if they could agree to do a PUD, if the City could give them some assurances, would they meet them in the middle with that.

Mr. Bower replied if they had a mechanism to give them assurance that would be something they would be interested in it.

Planning & Zoning Director Wendy Howell stated all of the things Council President Buban-Vonder Haar was suggesting were discussed in the meeting they had with Mr. Eck. She also commented that residential was never marked or filled out as to the intention on the rezone checklist.

Council President Buban-Vonder Haar didn't see in the Staff memo that a PUD was discussed but, if it was something that was a potential solution, could they offer assurances based on that.

City Attorney Bill Gigray reminded Council that PUDs went through a hearing process and to be pre-committed to an ultimate result would be a mistake. He suggested the applicant find out if Staff would entertain their intended use with a specific application they could make for a PUD that would lock in the ordinance that applied to that application.

Mr. Eck asked if it was conceivable to make a generic PUD application or did they actually have to have a complete layout like a preliminary plat.

Ms. Howell responded he would not need a complete layout but he would need to provide general information about how many acres would be in each zone for a PUD. A Special Use Permit for a PUD would be the application mechanism.

Mr. Eck clarified it would be a PUD application they would submit and run through the process that would lay out those generic zones and sizes. He asked if there would be flexibility within that.

Ms. Howell answered there was flexibility but it would depend on how it was approved. They would assume what was listed was what they would be moving forward with.

Mr. Eck clarified they couldn't just do a PUD for a maximum of 20 acres with a maximum density of R-10 and then go down from there.

Council President Buban-Vonder Haar added to Mr. Eck's statement stating they could just say the remainder would be commercial so in theory all of it could end up being commercial or any other combination going up to the maximum 20 acres.

Ms. Howell was not comfortable answering off the cuff. She believed staff and legal would need additional time to look at that.

Mayor Stear asked if Council was even comfortable with that kind of density in that area. For him that was a bad spot of town to put a whole bunch of houses in due to traffic in the area and the rise in the road. He would not be comfortable approving that density in that area.

Council President Buban-Vonder Haar stated she didn't want to put the cart too far in front of the horse but she didn't have an issue with the density or commercial being next to higher density residential.

Mr. Eck commented if they were going to have higher density anywhere in Kuna where better than right on Ten Mile or Meridian as they were major arterials. All commercial would impact traffic way more than residential would and the traffic impact study would determine all the improvements necessary. He asked, if Kuna did not want a higher density or more affordable housing there, then where would they want it.

Mayor Stear did not know what he meant by affordable housing. He asked affordable to who.

Mr. Eck referred to the information presented by Ada County Assessor Brad Smith and commented seeing \$400,000 to \$500,000 homes would start becoming more commonplace in Kuna and there were many out there who could not afford that. The townhome product was more affordable because it was smaller and sat on less land.

Mr. Bower added there was no opposition to this application and, with the law they had cited, they believed that Council had the authority to grant it.

Council President Buban-Vonder Haar said the issue was she didn't believe they had the authority to grant it.

Mr. Eck said a PUD application could be submitted with a limitation on the residential portion, they just didn't know for sure yet what was going to go out there.

By being as generic as possible they could move forward and get that PUD application submitted as soon as possible.

Council President Buban-Vonder Haar asked if he was okay with continuing to a date certain so they could figure out if the PUD was an option and how to move forward or would they want to table indefinitely while the PUD application moved forward.

Mr. Eck thought, if they could table it indefinitely while staff determined if they could submit a more generic PUD and bring it forward the same night as the rezone, then he would be ok with that.

Council President Buban-Vonder Haar suggested continuing to the next meeting would give time to see if the PUD would work and, if it did, they could table indefinitely. If the PUD didn't work, they would still be on the agenda to make a definitive decision. She asked Mr. Eck if that sounded like a good plan.

Mr. Gigray thought this idea was probably good. There was a lot of uncertainty with going forward and meeting with Staff about the PUD would be time well spent. He appreciated the applicant's willingness to consider that approach.

Council President Buban-Vonder Haar appreciated it as well. She asked if the next meeting would work for him or if he would rather wait.

Mr. Eck asked to extend to the 18th as it would fit his schedule better and give time to communicate with Staff. He also said there were just so many unknowns.

Council President Buban-Vonder Haar understood his point and appreciated his willingness.

Mr. Eck asked if they were able to move forward with the Steiner application on that annexation and zoning request and table this one to the 18th.

Mayor Stear commented it would still be his preference to table both.

Council Member Christensen agreed.

Council President Buban-Vonder Haar understood what Council was saying but they were separate parcels. She wanted to clarify if Steiner was just an annexation.

Mr. Eck replied it was a request for an annexation and rezone to R6.

Council Member Christensen thought the reason for not moving forward still stood with the reason given last meeting. His preference was to approve them together.

Mr. Eck replied the 2 properties were under separate ownership even though the applications were submitted together, he just happened to be a member of both. Though they didn't know what was happening on the Bodahl property, he wasn't sure why they wouldn't want to know what was happening on the Steiner property. If they moved forward with R-10 it would be contiguous to the R-6 but, if they didn't move forward with that and went straight commercial, then what density did they see as appropriate right next to commercial.

Council President Buban-Vonder Haar felt that was the reason they didn't want to approve just the 1 property and not the other.

Mr. Eck replied, if they had the R-6, approved they would go in and produce a layout that would have higher density contiguous to the commercial and lower density away from the commercial. If it were straight commercial, they would want to go with a higher density next to commercial but, either way, with it at R-6 they would plat with 6 lots per acre.

Council President Buban-Vonder Haar thought the suggestion from Council was, if they hadn't resolved the issues with 1 property, it interfered with the other.

Mr. Eck answered that was a platting issue. What they were moving forward with right now was the land use rights.

Council President Buban-Vonder Haar asked if he was going to start that layout process before the C-1 issue was resolved.

Mr. Eck stated they would not until they had the zoning on the Steiner piece but would begin conceptual layouts with their engineer.

Council President Buban-Vonder Haar asked if it would mess things up significantly for him if they kept the 2 applications together and pushed them out until the 18th.

Mr. Eck said it wouldn't, but he would like to get 1 done so they could focus completely on the other.

Mr. Gigray suggested they may have more clarification on this issue in 2 weeks when they had the opportunity to meet with Staff. Council would still have the option in 2 weeks to move forward with 1 and not the other.

Council President Buban-Vonder Haar asked Mr. Eck if that was ok with him.

Mr. Eck replied yes but he would really prefer to get 1 done.

Council President Buban-Vonder Haar said, if it was helpful, her read on it was that everything complied with the Comp Plan and City code. She didn't see a reason to deny the applications other than the C-1 issue.

Mr. Eck stated if they were moving the C-1 through a PUD it would push it farther down the road without being able to begin looking at a layout on the Steiner property.

Council President Buban-Vonder Haar proposed they tabled everything to June 18, 2019 and at that point they would have more clarity.

Mr. Eck asked if they could proceed with a rezone and a PUD at the same time.

Council President Buban-Vonder Haar confirmed that was correct if everyone could get on the same page with the PUD.

Mr. Eck asked if they could hold the rezone while getting the PUD caught up.

Council President Buban-Vonder Haar replied yes, so they were retaining their rights and, in case that fell apart, they could still have the ability to argue their point.

Mr. Eck said if they came in again looking for a C-1 approval with the multifamily.

Council President Buban-Vonder Haar believed that they were on the same page.

Mr. Eck asked if it could be done that way.

Council President Buban-Vonder Haar confirmed that was what they would be exploring in the next 4 weeks.

Mr. Gigray said it was his understanding they could file multiple applications at the same time and at this point it would be up to Staff to review and comment on what they would support. He thought that tabling would give the applicant and Staff ample time and it was a good thing to go through. He reiterated he was thankful for the applicant's willingness to do that.

Council Member Cardoza asked, if they changed this to a PUD in another hearing, would they have to go back out and republish for public testimony.

Mr. Gigray responded yes, because there was a specific process required to be followed.

Mr. Eck asked if the City would waive the PUD application fees.

Council President Buban-Vonder Haar suggested they first figure out if it was going to work.

Council President Buban-Vonder Haar moved to continue the Public Hearing and consideration of 18-07-AN (Annexation) & 18-05-ZC (Rezone) to the Council

Meeting on June 18, 2019. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A.** 2019 Disabled American Veterans Forget-Me-Not-Days Proclamation – Mayor Stear
(Timestamp 01:47:03)

Mayor Stear read the proclamation.

- 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
(Timestamp 01:48:39)

Parks Director Bobby Withrow presented the request. They wanted to start with a small parking lot, restrooms, and a fence, then proceed to the approximate 2 acres of open space and playground equipment. He stood for questions.

Mayor Stear clarified this was the park over by where they were building D&B Supply.

Mr. Withrow confirmed that was correct.

Council President Buban-Vonder Haar moved to approve the expenditure of \$200,000 out of Park Impact Fee Fund to start construction on Ashton Estates Park. 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.** Request for funds in the amount of \$45,000 for Downtown Street Lights – Bob Bachman, Public Works Director **ACTION ITEM**
(Timestamp 01:50:45)

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

Public Works Director Bob Bachman reviewed their past budget request and that half of the expense for the lights was approved. Now, due to his understanding of the tariff increases, he was requesting to buy all of the lights. They would be receiving a discount for buying all of the lights ahead of time. He noted there was a small

chance if they did not do it that way, they would have to make sure, with the federal funding, that sole sourcing the lights was ok.

Council Member Christensen clarified it would be contingent on that federal funding.

Mr. Bachman replied yes, and they would have to verify and get the official approval.

Mayor Stear asked why the tariffs applied.

Mr. Bachman explained, due to governmental Buy America Standards, the light poles were American steel but the light components themselves were made in China and that was where the tariffs came into play.

Council President Buban-Vonder Haar remembered it had been previously asked to purchase these to ensure that they matched which was a big consideration to her.

Council President Buban-Vonder Haar moved to approve the expenditure of \$45,000 from the contingency fund for Downtown Street Lights. 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.

8. Ordinances:

- A. Consideration to approve Ordinance No. 2019-18 **ACTION ITEM**
(Timestamp 01:54:07)

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.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-18. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-18. 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.

- B. Consideration to approve Ordinance No. 2019-19 ACTION ITEM**
(Timestamp 01:55:37)

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.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-19. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-19. 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 01:57:06)

Planning & Zoning Director Wendy Howell shared the Comprehensive Plan would be on the next agenda.

Council President Buban-Vonder Haar asked Parks Director Bobby Withrow for an update on the Splashpad.

Mr. Withrow said things were good so far and they had training scheduled for that week. If nothing unexpected happened it would be open for that weekend.

Council President Buban-Vonder Haar stated that was excellent.

10. Executive Session:

A. Adjourn to Executive Session pursuant to:

(Timestamp 01:58:18)

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 he, Council, City Attorney Bill Gigray, Planning and Zoning Director Wendy Howell, and Public Works Director Bob Bachman would remain for the Executive Session.

Council President Buban-Vonder Haar nominated City Attorney Bill Gigray as the secretary to take minutes.

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.

Executive Session City Council Regular Meeting of May 21, 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 the City Attorney in order to discuss the legal ramifications of and legal options for a controversy not yet being litigated but imminently likely to be litigated. The executive session was convened at 7:59 p.m. In attendance were Mayor Joe Stear, Council President Briana Buban-Vonder Haar, Council Member Richard Cardoza, Council Member Greg McPherson, and Council Member Warren Christensen. Also in attendance, by request of the Mayor and Council, were Bob Bachman, City Public Works Director,

Wendy Howell, City Planning and Zoning Director, and City Attorney Wm. F. Gigray, III. Wm. F. Gigray, III was appointed as special clerk to take the minutes of this executive session. Information was then provided by Bob Bachman, Wendy Howell, and Wm. F. Gigray, III to the Mayor and the Members of the City Council regarding the subject of the executive session. At 8:26 p.m. Council President Briana Buban-Vonder Haar moved and Council Member Greg McPherson seconded to come out of executive session and to reconvene into open session which motion passed unanimously.



Wm. F. Gigray, Clerk of Executive Sessions.

Open session resumed and Mayor Stear reported that information was received during the executive session relative to the announced purposes for going into the executive session and no action was taken by the City Council.

11. Adjournment: 8:37 P.M.

Joe L. Stear, Mayor

ATTEST:

Ariana Welker, Deputy City Clerk

Minutes prepared by Jessica Reid, Customer Service Specialist

Date Approved: CCM 06.04.2019

City of Kuna

Primary Roll Assessment Notice Summary

Tax District 17

As of: 5/16/2019

	2019 (preliminary)	2018	% Change 2018-19
Total Kuna City Market Value	1,860,311,200	1,410,884,900	31.85%
Homeowner's Exemption	-531,360,493	-460,428,640	15.41%
Exemptions (Compared to Previous Year)	-360,600		
Operating Property (Last Year's Value)	17,603,130		
Potential Total Ada County Taxable Value	1,346,193,237	966,505,620	39.28%

Residential

Residential Market Value	1,745,557,500	1,300,405,900	34.23%
Residential Parcel Count (residential includes farms & manufactured homes)	8,331	7,399	12.60%

Commercial

Commercial Market Value	105,928,400	88,656,100	19.48%
Commercial Parcel Count	260	251	3.59%
Personal Property	8,825,300	7,674,316	15.00%
Personal Property Count	124	96	29.17%
TOTAL COMMERCIAL	114,754,084	96,330,763	19.13%

New Construction

Residential (Including Manufactured)	78,295,300	49,839,300	57.10%
Residential Count	489	351	39.32%
Commercial (Including Remodels)	12,127,400	7,781,600	55.85%
Commercial Count	10	8	25.00%
New Subs/Change Status	53,174,100	22,837,400	132.84%
Overall (Includes Value Decrease)	143,596,800	80,458,300	78.47%

Change Estimates

Residential Improved	Mean	18.12%	12.82%
	Median	18.49%	11.72%
Commercial Improved	Mean	8.80%	7.84%
	Median	3.61%	5.94%

2018

Residential Property Tax Burden	88.00%
Commercial Property Tax Burden (Operating Property & Sub Roll Included in calculation)	12.00%

Assessment Notices

Assessment Notice Mailing Date	5/24/2019	5/25/2018
Number Mailed	8,715	7,746

DISCLAIMER : THIS IS ONLY AN ESTIMATE AS OF THE DATE ABOVE. THE ASSESSOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGE OR LOSS CAUSED BY THE USE OF THE INFORMATION IN THIS REPORT. ANY PERSON OR ENTITY THAT RELIES ON INFORMATION OBTAINED FROM THIS REPORT DOES SO AT HIS/HER/ITS OWN RISK.



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 21, 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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City State, Zip

Exhibit C6

From: "Sam Weiger" <sweiger@kunaid.gov>

Date: Mon, May 20, 2019 at 3:54 PM -0700

Subject: Bodahl-Stiner Questions and Answers

To: "Mayor Stear" <mayorstear@kunaid.gov>, "Briana Buban-Vonder Haar" <bbuban@kunaid.gov>, "Richard Cardoza" <rcardoza@kunaid.gov>, "Warren Christensen" <wchristensen@kunaid.gov>, "Greg McPherson" <gmcpherson@kunaid.gov>, "Timothy Eck" <timothyeck@me.com>, "jeffbower@givenspursley.com" <jeffbower@givenspursley.com>

Cc: "Wendy Howell" <whowell@kunaid.gov>, "Chris Engels" <cengels@kunaid.gov>

Mr. Mayor, Members of the Council, Mr. Eck and Mr. Bower,

Council President Buban-Vondar Haar asked staff questions about Case Nos. 18-07-AN & 18-05-ZC (Bodahl-Stiner Annexation), which will be continued at the public hearing tomorrow evening. I've copied and pasted her questions, staff's answers and the City Attorney's legal review of the questions and answers.

1. Under the current zoning rules, what would be required if the applicant in order to build multi-family housing? (What zoning, what steps from this point, etc.)
 - a. **The applicant will be required to apply for a lot split and rezone the new parcel that comes from the lot split to whichever residential zoning density (R-8, R-12, etc.) meets the applicant's need. This application will have to be submitted after the approval of the applications that are being presented on May 21.**
 - b. **WFG COMMENT: I will defer to your comment above as long as such an application could be made for the R-8, R-12 etc. if such zones could be considered in compliance with the City's Comprehensive Plan. You may want to present an additional approach which would be: That the Applicant amend their application in order to seek the correct zoning for their intended use and development and applicant could at the same time file an application for plat approval in order to lock in the use currently allowed in the zoning designation they request in their amended application. I realize they will have to start over if they follow this approach. Another approach could be a planned unit development pursuant to Chapter 7 of Title 5 Kuna City Code.**
 - c. **All of those suggestions were ran past Mr. Eck. He did not want to move forward with those ideas.**
2. Would the applicant be permitted to build multi-family on this site if it was zoned C-1 but they executed a Development Agreement? What are other options to allow multi-family development short of a rezone?
 - a. **No, the applicant cannot build multi-family on this site with only a development agreement and approval of the current applications. The only option for the applicant is to apply to split the Bodahl property and rezone the split parcel to residential.**
 - b. **WFG COMMENT: I agree with your comment. The City cannot authorize a use not allowed in the zone by a development agreement. [See Idaho Supreme Court decisions: *City of Coeur d'Alene v. Simpson*, 136 P.3d 310, 142 Idaho 839 (2006); *County of Ada, Board of County Com'rs v. Walter*, 96 Idaho 630, 533 P.2d 537 (1984).]**
3. What concerns, if any, does the City have with executing a Development Agreement (or other agreement) in this situation?
 - a. **The City is concerned that executing a development agreement will allow the applicant to get the multifamily that he needs without complying with the new ordinance. The City is also concerned that if the applicant does not comply with the new ordinance, future applicants will attempt to utilize this strategy against the City.**
 - b. **WFG COMMENT: I recommend the answer to this question is the same as the answer to question 2. The Applicant's intended use of the subject property, which is in violation of the uses authorized in the requested C-1 zone, cannot be authorized by a development agreement.**

Ariana Welker

From: Jeffrey W. Bower <jeffbower@givenspursley.com>
Sent: Tuesday, May 21, 2019 3:21 PM
To: Sam Weiger; Mayor Stear; Briana Buban-Vonder Haar; Warren Christensen; Richard Cardoza; Greg McPherson; Timothy Eck; Ariana Welker
Cc: William F. Gigray; Wendy Howell
Subject: RE: Revised Legal Memorandum [IWOV-GPDMS.FID881695]

Thank you, Sam. We have reviewed. The applicant maintains that its rights were vested at the time of application. We are looking forward to advancing this position at tonight's hearing. See you then.

Jeff

Jeff Bower
GIVENS PURSLEY LLP
601 W Bannock St, Boise, ID 83702
main 208-388-1200
direct 208-388-1260
fax 208-388-1300
jeffbower@givenspursley.com
www.givenspursley.com

From: Sam Weiger <sweiger@kunaid.gov>
Sent: Tuesday, May 21, 2019 1:27 PM
To: Mayor Stear <mayorstear@kunaid.gov>; Briana Buban-Vonder Haar <bbuban@kunaid.gov>; Warren Christensen <wchristensen@kunaid.gov>; Richard Cardoza <rcardoza@kunaid.gov>; Greg McPherson <gmcpherson@kunaid.gov>; Timothy Eck <timothyeck@me.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>; Ariana Welker <awelker@kunaid.gov>
Cc: William F. Gigray <wfg@WHITEPETERSON.com>; Wendy Howell <whowell@kunaid.gov>
Subject: Revised Legal Memorandum

Mr. Mayor, Members of the Council, Mr. Eck, Mr. Bower,

A revised legal memo regarding Case Nos. 18-07-AN & 18-05-ZC, Bodahl-Stiner Annexation, has been sent to me today from City Attorney Bill Gigray. I have attached the memo to this email.

Thanks,

SAM WEIGER

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Sweiger@kunalD.gov



Exhibit C7*Attorney/Client Privileged Information***White Peterson**

Attorneys at Law
 5700 E. Franklin Road, Suite 200
 Nampa, Idaho 83687
 Telephone: (208) 466-9272

Revised Memorandum¹*Attorney/Client Privileged Information*

To: Sam Weiger
 Planner 1
 City of Kuna
 Via e-mail to: sweiger@kunaid.gov

From: Wm. F. Gigray, III

Date: May 21, 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.

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.

¹ This Memorandum has been revised to discuss additional legal authority that supports the analysis provided in our letter dated March 25, 2019.

Attorney/Client Privileged Information

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 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.

Attorney/Client Privileged Information

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 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.*
- *Foster v. City of St. Anthony*, 122 Idaho 883 (1992) – involved a building that the city of St. Anthony had leased to the State of Idaho for use as a correctional facility. A citizen challenged the validity of the lease on grounds that the applicable zoning ordinance did not allow for that use without a special use permit (which had not been issued). The trial court then enjoined the city and State from using the building as a correctional facility. Thereafter, the city amended its zoning ordinance and the property was rezoned as a “public service district.” The state then applied for a new building permit, which the planning and zoning commission approved based upon the amended ordinance that had taken effect. Citing *South Fork Coalition*, the Idaho Supreme Court at page 887 upheld the decision to approve the building permit on grounds that the ordinance in effect when the building permit application was submitted controlled, not the earlier ordinance.

What is different factually from this zoning application now before the City Council and the cases relied upon by Applicant 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

Attorney/Client Privileged Information

residential uses. Consistent with *Foster*, which is not discussed in Mr. Bower's letter, 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.

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

W:\Work\K\Kuna, City of 25721\Planning & Zoning Matters .002\Legal Opinions\Legal Memo re Thistle Farm and Bodahl Farm 3-25-19 lh.doc



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

Rezone Checklist

Rezone requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name:	Applicant:
----------------------	-------------------

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	
	Letter of Intent indicating reasons for proposed rezone.	
	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	
	Legal description of the rezone area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
	Development Agreement & Development Agreement Checklist	
	Recorded warranty deed for the property.	
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest. (All parties involved)	
	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
	Commitment of Property Posting form signed by the applicant/agent.	

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.



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

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

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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
AGNEW BECK CONSULTING, INC.												
1883	AGNEW BECK CONSULTING, INC.	7895		<u>KUNA COMP PLAN. 4/01-4/30/19</u>	05/09/2019	1,650.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	5/19		
Total 7895:						1,650.00	.00					
Total AGNEW BECK CONSULTING, INC.:						1,650.00	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126933005	8519	<u>FUEL PUMP FOR TRUCK 19, WATER. B. GILLOGLY, MAY '19 - WATER</u>	05/16/2019	157.38	.00	20-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	0	5/19		
1606	AUTOZONE, INC.	4126933005	8519	<u>FUEL PUMP FOR TRUCK 19, WATER. B. GILLOGLY, MAY '19 - P.I.</u>	05/16/2019	39.34	.00	25-6305 <u>VEHICLE MAINTENANCE & REPAIR</u>	0	5/19		
Total 4126933005:						196.72	.00					
Total AUTOZONE, INC.:						196.72	.00					
BAILEY & COMPANY, CHARTERED												
125	BAILEY & COMPANY, CHARTERED	97999		<u>FYE 2018 ANNUAL AUDIT SERVICES, MAY'19 - ADMIN</u>	05/16/2019	5,586.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	5/19		
125	BAILEY & COMPANY, CHARTERED	97999		<u>FYE 2018 ANNUAL AUDIT SERVICES, MAY'19 - WATER</u>	05/16/2019	3,822.00	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	5/19		
125	BAILEY & COMPANY, CHARTERED	97999		<u>FYE 2018 ANNUAL AUDIT SERVICES, MAY'19 - SEWER</u>	05/16/2019	3,822.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	5/19		
125	BAILEY & COMPANY, CHARTERED	97999		<u>FYE 2018 ANNUAL AUDIT SERVICES, MAY'19 - P.I</u>	05/16/2019	1,470.00	.00	25-6202 <u>PROFESSIONAL SERVICES</u>	0	5/19		

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Total 97999:						14,700.00	.00					
Total BAILEY & COMPANY, CHARTERED:						14,700.00	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	06242019DC		LICENSE RENEWAL FOR D.CROSSLEY, WWC2- 14284/DWD3-136635/WWT2- 14720, EXP. 6/24/19 - WATER	05/29/2019	37.80	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	5/19		
1091	BUREAU OF OCCUPATIONAL LICENSE	06242019DC		LICENSE RENEWAL FOR D.CROSSLEY, WWC2- 14284/DWD3-136635/WWT2- 14720, EXPIRES 6/24/19 - SEWER	05/29/2019	37.80	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	5/19		
1091	BUREAU OF OCCUPATIONAL LICENSE	06242019DC		LICENSE RENEWAL FOR D.CROSSLEY, WWC2- 14284/DWD3-16635/WWT2- 14720, EXPIRES 6/24/19 - P.I	05/29/2019	14.40	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	5/19		
Total 06242019DC:						90.00	.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						90.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	137928	8513	PACK OF ERASERS FOR DEAN, MAY '19 - P&Z	05/15/2019	.82	.00	01-6165 OFFICE SUPPLIES	1003	5/19		
1795	BUYWYZ LLC	137928	8513	6 PACKS OF WHITE INDEX CARDS FOR TREATMENT PLANT, MAY '19 - WATER	05/15/2019	4.69	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	6 BOXES OF GLOVES, 5 CARTONS OF TRASH BAGS, FOR BUTTE CLEANUP, MAY '19	05/15/2019	192.18	.00	01-6265 TRAINING & SCHOOLING	1086	5/19		
1795	BUYWYZ LLC	137928	8513	BOX OF PAPER FOR CITY HALL, MAY '19 - ADMIN	05/15/2019	10.91	.00	01-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	PACK OF ERASERS FOR DEAN, MAY '19 - WATER	05/15/2019	1.14	.00	20-6165 OFFICE SUPPLIES	0	5/19		

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1795	BUYWYZ LLC	137928	8513	<u>PACK OF ERASERS FOR DEAN, MAY '19 - SEWER</u>	05/15/2019	1.14	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>PACK OF ERASERS FOR DEAN, MAY '19 - P.I.</u>	05/15/2019	.19	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>6 PACKS OF WHITE INDEX CARDS FOR TREATMENT PLANT, MAY '19 - SEWER</u>	05/15/2019	4.69	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>6 PACKS OF WHITE INDEX CARDS FOR TREATMENT PLANT, MAY '19 - P.I.</u>	05/15/2019	1.78	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>BOX OF PAPER FOR CITY HALL, MAY '19 - WATER</u>	05/15/2019	10.14	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>BOX OF PAPER FOR CITY HALL, MAY '19 - SEWER</u>	05/15/2019	10.14	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>BOX OF PAPER FOR CITY HALL, MAY '19 - P.I.</u>	05/15/2019	3.90	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	137928	8513	<u>BOX OF PAPER FOR CITY HALL, MAY '19 - P&Z</u>	05/15/2019	3.90	.00	01-6165 OFFICE SUPPLIES	1003	5/19		
Total 137928:						245.62	.00					
1795	BUYWYZ LLC	138001	8524	<u>NEW OFFICE CHAIR FOR G.SMITH, MAY '19 - ADMIN</u>	05/16/2019	62.10	.00	01-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138001	8524	<u>NEW OFFICE CHAIR FOR G.SMITH, MAY '19 - WATER</u>	05/16/2019	81.96	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138001	8524	<u>NEW OFFICE CHAIR FOR G.SMITH, MAY '19 - SEWER</u>	05/16/2019	81.96	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138001	8524	<u>NEW OFFICE CHAIR FOR G.SMITH, MAY '19 - P.I.</u>	05/16/2019	22.35	.00	25-6165 OFFICE SUPPLIES	0	5/19		
Total 138001:						248.37	.00					
1795	BUYWYZ LLC	138252	8551	<u>OFFICE CHAIR, KEYBOARD AND MOUSE, PENS, T.SHAFFER, MAY'19</u>	05/22/2019	359.79	.00	21-6165 OFFICE SUPPLIES	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
1795	BUYWYZ LLC	138252	8551	<u>POSTIT NOTES FOR CITY HALL, MAY'19 - ADMIN</u>	05/22/2019	5.52	.00	01-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138252	8551	<u>POSTIT NOTES FOR CITY HALL, MAY'19 - WATER</u>	05/22/2019	5.14	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138252	8551	<u>POSTIT NOTES FOR CITY HALL, MAY'19 - SEWER</u>	05/22/2019	5.14	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138252	8551	<u>POSTIT NOTES FOR CITY HALL, MAY'19 - P.I</u>	05/22/2019	1.98	.00	25-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	138252	8551	<u>POSTIT NOTES FOR CITY HALL, MAY'19 - P&Z</u>	05/22/2019	1.98	.00	01-6165 OFFICE SUPPLIES	1003	5/19		
Total 138252:						379.55	.00					
1795	BUYWYZ LLC	7709CM		<u>RETURNED CARD STOCK FROM INV#:137044, CLERKS, MAY '19 - ADMIN</u>	05/16/2019	-11.65	.00	01-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	7709CM		<u>RETURNED CARD STOCK FROM INV#:137044, CLERKS, MAY '19 - WATER</u>	05/16/2019	-.30	.00	20-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	7709CM		<u>RETURNED CARD STOCK FROM INV#:137044, CLERKS, MAY '19 - SEWER</u>	05/16/2019	-.30	.00	21-6165 OFFICE SUPPLIES	0	5/19		
1795	BUYWYZ LLC	7709CM		<u>RETURNED CARD STOCK FROM INV#:137044, CLERKS, MAY '19 - P.I.</u>	05/16/2019	-.14	.00	25-6165 OFFICE SUPPLIES	0	5/19		
Total 7709CM:						-12.39	.00					
Total BUYWYZ LLC:						861.15	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 5/7/2019-6/6/2019, MAY '19 - ADMIN</u>	05/07/2019	13.54	13.54	01-6255 TELEPHONE	0	5/19	05/17/2019	

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
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 5/7/2019-6/6/2019, MAY '19 - WATER	05/07/2019	12.57	12.57	20-6255 TELEPHONE EXPENSE	0	5/19	05/17/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 5/7/2019-6/6/2019, MAY '19 - SEWER	05/07/2019	12.57	12.57	21-6255 TELEPHONE EXPENSE	0	5/19	05/17/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 5/7/2019-6/6/2019, MAY '19 - P&Z	05/07/2019	4.84	4.84	01-6255 TELEPHONE	1003	5/19	05/17/2019	
62	CENTURYLINK	208922917954		DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 5/7/2019-6/6/2019, MAY '19 - P.I.	05/07/2019	4.84	4.84	25-6255 TELEPHONE EXPENSE	1003	5/19	05/17/2019	
Total 2089229179548B050719:						48.36	48.36					
Total CENTURYLINK:						48.36	48.36					
COMPASS												
4	COMPASS	219101		2019 TREASURE VALLEY DIGITAL ORTHOGRAPHY PROJECT, M. BORZICK, MAY '19 - ADMIN	05/20/2019	2,298.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1003	5/19		
4	COMPASS	219101		2019 TREASURE VALLEY DIGITAL ORTHOGRAPHY PROJECT, M. BORZICK, MAY '19 - P.I.	05/20/2019	459.70	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		
4	COMPASS	219101		2019 TREASURE VALLEY DIGITAL ORTHOGRAPHY PROJECT, M. BORZICK, MAY '19 - SEWER	05/20/2019	919.40	.00	21-6150 M & R - SYSTEM	0	5/19		
4	COMPASS	219101		2019 TREASURE VALLEY DIGITAL ORTHOGRAPHY PROJECT, M. BORZICK, MAY '19 - WATER	05/20/2019	919.40	.00	20-6150 M & R - SYSTEM	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 219101:						4,597.00	.00					
Total COMPASS:						4,597.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	K377939	8310	<u>12 EA. 90 DEGREE CONDUIT PARTS FOR IRRIGATION, M. SMITH, APR. '19</u>	05/14/2019	640.20	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total K377939:						640.20	.00					
63	CORE & MAIN LP	K555376	8498	<u>4 EA. TRAFFIC RATED METER LIDS, 4 EA. METER BOX RINGS, 6 EA. SENSUS BRACKETS, METERS, B. BURR, MAY '19</u>	05/14/2019	286.50	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/19		
Total K555376:						286.50	.00					
Total CORE & MAIN LP:						926.70	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8137	8538	<u>SERVICE CALL FOR ORCHARD LIFT STATION, FOUND THAT THE FLOAT WAS WRAPPED AROUND THE STEP IN THE WET WELL, T. FLEMING, MAY '19</u>	05/20/2019	170.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/19		
Total 8137:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						170.00	.00					
FATBEAM LLC												
1831	FATBEAM LLC	8825		<u>INTERNET SERVICES FOR JUNE 2019 - ADMIN</u>	06/01/2019	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/19		
1831	FATBEAM LLC	8825		<u>INTERNET SERVICES FOR JUNE 2019 - WATER</u>	06/01/2019	65.00	.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
1831	FATBEAM LLC	8825		<u>INTERNET SERVICES FOR JUNE 2019 - SEWER</u>	06/01/2019	65.00	.00	21-6052 <u>CONTRACT SERVICES</u>	0	5/19		
1831	FATBEAM LLC	8825		<u>INTERNET SERVICES FOR JUNE 2019 - P.I.</u>	06/01/2019	25.00	.00	25-6052 <u>CONTRACT SERVICES</u>	0	5/19		
Total 8825:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0712940	8504	<u>6" TEE, 6" GATE VALVE, 6" COUPLER, 20' PVC PIPE, 6" NUT BOLT AND GASKET KIT, PI PROJECT AT ARBOR RIDGE PARK, M. DAVILA, MAY '19</u>	05/15/2019	1,211.16	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total 0712940:						1,211.16	.00					
219	FERGUSON ENTERPRISES INC	0713417	8531	<u>12 EA. 2" BRASS NIPPLES, 3 EA. 2" GATE VALVES, 10 MILE AIR RELEASE PROJECT, R. WARWICK, MAY '19</u>	05/17/2019	370.93	.00	21-6150 <u>M & R - SYSTEM</u>	0	5/19		
Total 0713417:						370.93	.00					
Total FERGUSON ENTERPRISES INC:						1,582.09	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7310700		<u>FITTING FOR CASE BACKHOE AT LAGOONS, B. GILLOGLY, MAY '19</u>	05/23/2019	3.98	.00	21-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	5/19		
Total 7310700:						3.98	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						3.98	.00					

H.D. FOWLER COMPANY

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1552	H.D. FOWLER COMPANY	15137425	8483	<u>6 EA. SOLENOID, 50 EA. 3/4" ELBOW, 4 EA. 1" PVC COUPLING, 10 EA. 1" INSERT COUPLING, 4 EA. 1-1/4" PVC COUPLING, 4 EA. 1-1/2" PVC COUPLING, 4 EA. 2" PVC COUPLING, PIPE DOPE, 8 EA. SPRINKLER POPUP NOZZLES, STOCK & REPAIRS, M. MEADE, MAY. '19</u>	05/08/2019	134.39	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/19		
Total 15137425:						134.39	.00					
1552	H.D. FOWLER COMPANY	15140227	8305	<u>2 EA SPRINKLER CONTROLLERS, 4 EA IRRIGATION BOXES, M. MEADE, MAY '19</u>	05/10/2019	449.20	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/19		
Total 15140227:						449.20	.00					
1552	H.D. FOWLER COMPANY	15144468	8506	<u>SPRINKLER CONTROLLER, 5 EA SPRINKLER POPUP HEADS, FOR REPAIR AT ARBOR RIDGE, M. MEADE, MAY. '19</u>	05/14/2019	269.63	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/19		
Total 15144468:						269.63	.00					
Total H.D. FOWLER COMPANY:						853.22	.00					
HOLLADAY ENGINEERING CO												
1990	HOLLADAY ENGINEERING CO	44416		<u>PROFESSIONAL SERVICES FROM 3/31/2019-4/27/2019, PROSPECTOR LIFT STATION SEWER PROJECT, LAGOONS VALVE REPLACEMENT, APR. '19</u>	05/22/2019	1,190.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1140	5/19		
Total 44416:						1,190.00	.00					
Total HOLLADAY ENGINEERING CO:						1,190.00	.00					

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IDAHO POWER CO												
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - ADMIN</u>	05/29/2019	225.47	.00	<u>01-6290 UTILITIES</u>	0	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - P&Z</u>	05/29/2019	30.68	.00	<u>01-6290 UTILITIES</u>	1003	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - SENIOR CENTER</u>	05/29/2019	265.31	.00	<u>01-6290 UTILITIES</u>	1001	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - STREET LIGHTS</u>	05/29/2019	5,987.20	.00	<u>01-6290 UTILITIES</u>	1002	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - PARKS</u>	05/29/2019	878.03	.00	<u>01-6290 UTILITIES</u>	1004	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - WATER</u>	05/29/2019	7,465.48	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - P.I.</u>	05/29/2019	11,543.56	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - FARM</u>	05/29/2019	10,652.38	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/19		
38	IDAHO POWER CO	05292019I		<u>ELECTRIC SERVICE FOR MAY 2019 - SEWER</u>	05/29/2019	20,108.28	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	5/19		
Total 05292019I:						57,156.39	.00					
Total IDAHO POWER CO:						57,156.39	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1163451	8445	<u>LEGAL NOTICE FOR ENVISION KUNA "COMPREHENSIVE PLAN", J. HELLMAN, MAY '19 - P&Z</u>	05/15/2019	72.62	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1163451		<u>LEGAL NOTICE, ORDINANCE 2019-14, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, A. WELKER, MAY '19 - CLERKS</u>	05/15/2019	221.52	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		

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1802	IDAHO PRESS TRIBUNE, LLC	1163451		<u>LEGAL NOTICE, ORDINANCE 2019-13, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, A. WELKER, MAY '19 - CLERKS</u>	05/15/2019	226.70	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1163451		<u>LEGAL NOTICE, ORDINANCE 2019-17, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, A. WELKER, MAY '19 - CLERKS</u>	05/15/2019	237.06	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1163451		<u>LEGAL NOTICE, ORDINANCE 2019-16, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, A. WELKER, MAY '19 - CLERKS</u>	05/15/2019	295.74	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1163451		<u>LEGAL NOTICE, ORDINANCE 2019-15, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, A. WELKER, MAY '19 - CLERKS</u>	05/15/2019	242.24	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1163451	8480	<u>LEGAL NOTICE, ORDINANCE 2019-11, NOTICE AND PUBLISHED SUMMARY CITY OF KUNA POLICE DEPARTMENT DEVELOPMENT IMPACT FEES, A.WELKER, MAY '19 - CLERKS</u>	05/15/2019	133.50	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1163451		<u>LEGAL NOTICE, ORDINANCE 2019-12, AMENDING TITLE 1 OF THE KUNA CITY CODE BY THE ADDITION THERETO OF A NEW CHAPTER 17 PROVIDING FOR AN AGENCY FUND AND CHAPTER 18 PROVIDING FOR PUBLIC DEPOSITORY LAW COMPLIANCE, A. WELKER, MAY '19 - CLERKS</u>	05/15/2019	97.25	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	5/19		

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Total 1163451:						1,526.63	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1164232	8442	<u>AD #:1899304, LEGAL NOTICE, 19-05-AN, HANSEN ANNEXATION, S. WEIGAR, MAY '19 - P&Z</u>	05/22/2019	53.84	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	5/19		
1802	IDAHO PRESS TRIBUNE, LLC	1164232	8514	<u>AD #:1902377, LEGAL NOTICE, 19-04-AN, JEFFERSON WASHBURN ANNEXATION, J.HELLMAN, MAY'19 - P&Z</u>	05/22/2019	50.88	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	5/19		
Total 1164232:						104.72	.00					
Total IDAHO PRESS TRIBUNE, LLC:						1,631.35	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196041		<u>NATURAL GAS CONSUMPTION AT SENIOR CENTER, 4/11/2019- 5/10/2019, APR. '19</u>	05/13/2019	162.25	162.25	<u>01-6290 UTILITIES</u>	1001	5/19	05/17/2019	
Total 4821351960411051019:						162.25	162.25					
37	INTERMOUNTAIN GAS CO	482327707041		<u>NATURAL GAS CONSUMPTION AT PARKS HOUSE OFFICE, 4/10/2019-5/10/2019, APR. '19</u>	05/13/2019	12.95	12.95	<u>01-6290 UTILITIES</u>	1004	5/19	05/17/2019	
Total 4823277070410051019:						12.95	12.95					
37	INTERMOUNTAIN GAS CO	482634665041		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 4/11/2019- 5/10/2019 - ADMIN</u>	05/13/2019	26.39	26.39	<u>01-6290 UTILITIES</u>	0	5/19	05/17/2019	
37	INTERMOUNTAIN GAS CO	482634665041		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 4/11/2019- 5/10/2019 - WATER</u>	05/13/2019	24.51	24.51	<u>20-6290 UTILITIES EXPENSE</u>	0	5/19	05/17/2019	
37	INTERMOUNTAIN GAS CO	482634665041		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 4/11/2019- 5/10/2019 - SEWER</u>	05/13/2019	24.51	24.51	<u>21-6290 UTILITIES EXPENSE</u>	0	5/19	05/17/2019	

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37	INTERMOUNTAIN GAS CO	482634665041		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 4/11/2019- 5/10/2019 - P.I.</u>	05/13/2019	9.43	9.43	<u>25-6290 UTILITIES EXPENSE</u>	0	5/19	05/17/2019	
37	INTERMOUNTAIN GAS CO	482634665041		<u>NATURAL GAS CONSUMPTION AT CITY HALL, 4/11/2019- 5/10/2019 - P&Z</u>	05/13/2019	9.43	9.43	<u>01-6290 UTILITIES</u>	1003	5/19	05/17/2019	
Total 4826346650411051019:						94.27	94.27					
Total INTERMOUNTAIN GAS CO:						269.47	269.47					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	05102019-051		<u>SANITATION RECEIPT TRANSFER, 05/10/2019- 05/16/2019</u>	05/17/2019	64,222.61	64,222.61	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/19	05/17/2019	
230	J & M SANITATION, INC.	05102019-051		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 05/10/2019-05/16/2019</u>	05/17/2019	-6,345.19	-6,345.19	<u>01-4170 FRANCHISE FEES</u>	0	5/19	05/17/2019	
Total 05102019-05162019:						57,877.42	57,877.42					
230	J & M SANITATION, INC.	05172019-052		<u>SANITATION RECEIPT TRANSFER, 05/17/2019- 05/23/2019</u>	05/24/2019	34,515.02	34,515.02	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/19	05/24/2019	
230	J & M SANITATION, INC.	05172019-052		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 05/17/2019-05/23/2019</u>	05/24/2019	-3,410.08	-3,410.08	<u>01-4170 FRANCHISE FEES</u>	0	5/19	05/24/2019	
Total 05172019-05232019:						31,104.94	31,104.94					
Total J & M SANITATION, INC.:						88,982.36	88,982.36					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	214112-007-00		<u>PROFESSIONAL SERVICES FROM 4/1/2019-4/30/2019, KUNA - LAGOONS 2 & 5 SEEPAGE TEST, MAY '19</u>	05/08/2019	3,450.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/19		

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Total 214112-007-0000004:						3,450.00	.00					
429	KELLER ASSOCIATES, INC.	217086-030-00		<u>PROFESSIONAL SERVICES FROM 4/1/2019-4/30/2019, KUNA - FALCON CREST WATER MODELING SUPPORT, WATER, MAY '19</u>	05/10/2019	2,983.75	.00	20-6020 CAPITAL IMPROVEMENTS	1136	5/19		
Total 217086-030-0000001:						2,983.75	.00					
Total KELLER ASSOCIATES, INC.:						6,433.75	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	05242019KSD		<u>CREDIT/REFUND FOR OVERPAYMENT OF WATER METER FEES, MAY'19</u>	05/24/2019	3,151.00	3,151.00	20-4503 NEW METER	0	5/19	05/24/2019	
Total 05242019KSD:						3,151.00	3,151.00					
199	KUNA JT. SCHOOL DISTRICT NO. 3	761		<u>FIBER OPTIC LEASE FOR MAY 2019 - ADMIN</u>	05/28/2019	84.00	.00	01-6255 TELEPHONE	0	5/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	761		<u>FIBER OPTIC LEASE FOR MAY 2019 - P & Z</u>	05/28/2019	30.00	.00	01-6255 TELEPHONE	1003	5/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	761		<u>FIBER OPTIC LEASE FOR MAY 2019 - WATER</u>	05/28/2019	78.00	.00	20-6255 TELEPHONE EXPENSE	0	5/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	761		<u>FIBER OPTIC LEASE FOR MAY 2019 - SEWER</u>	05/28/2019	78.00	.00	21-6255 TELEPHONE EXPENSE	0	5/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	761		<u>FIBER OPTIC LEASE FOR MAY 2019 - P.I</u>	05/28/2019	30.00	.00	25-6255 TELEPHONE EXPENSE	0	5/19		
Total 761:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						3,451.00	3,151.00					

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KUNA LUMBER												
499	KUNA LUMBER	A107384	8543	<u>3 EA BAGS OF CONCRETE, CONCRETE DRIVE FINE SCREEN, M.NADEAU, MAY '19</u>	05/22/2019	12.30	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	5/19		
Total A107384:						12.30	.00					
499	KUNA LUMBER	A107435	8555	<u>3/4"X1/2" HOSE ADAPTER, 1/2X3/8 BRASS BUSHING, 3/8X1-1/2 GALVENIZED NIPPLE, 3/8" GALVENIZED PLUG, 1/2" BRASS COUPLING, FITTINGS TO FIX SPRAYER KUBOTA, M.MEADE, MAY'19</u>	05/23/2019	16.33	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/19		
Total A107435:						16.33	.00					
499	KUNA LUMBER	B124506	8540	<u>UTILITY POLE FOR POWER AT SPLASHPAD, M. MEADE, MAY '19</u>	05/21/2019	199.00	.00	<u>01-6045 CONTINGENCY</u>	1067	5/19		
499	KUNA LUMBER	B124506	8540	<u>REPLACEMENTS POST HOLE DIGGER AND TAPE MEASURE, M. MEADE, MAY '19</u>	05/21/2019	37.78	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/19		
499	KUNA LUMBER	B124506	8540	<u>SURGE PROTECTOR FOR COMPUTERS, M. MEADE, MAY '19</u>	05/21/2019	22.04	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/19		
499	KUNA LUMBER	B124506	8540	<u>CONCRETE FOR THRUST BLOCKS AT BERNIE FISHER, M. MEADE, MAY '19</u>	05/21/2019	24.60	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/19		
Total B124506:						283.42	.00					
499	KUNA LUMBER	B125903	8477	<u>1/2 GALLON PER HOUR PRESSURE COMPENSATING DRIPPERS, PER 9V BATTERIES, 1/2" DRIPLINE COMPRESSION COUPLING, 6 EA PVC COMPRESSION COUPLING, B. BOWEN, MAY '19</u>	05/07/2019	61.29	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/19		

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Total B125903:						61.29	.00					
499	KUNA LUMBER	B126357	8516	<u>2 EA SQUARE NOSE SHOVELS, 1 EA HOE, TREATMENT PLANT, M. NADEAU, MAY '19</u>	05/16/2019	17.91	.00	<u>21-6175 SMALL TOOLS</u>	0	5/19		
499	KUNA LUMBER	B126357		<u>3 BAGS OF CONCRETE, TREATMENT PLANT, M. NADEAU, MAY '19</u>	05/16/2019	12.30	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/19		
Total B126357:						30.21	.00					
499	KUNA LUMBER	B126399	8525	<u>3 EA 16"X8"X16" CONCRETE BLOCKS FOR IRRIGATION, THRUST BLOCKS FOR ARBOR RIDGE P.I. TIE IN, J. COX, MAY '19</u>	05/17/2019	40.62	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total B126399:						40.62	.00					
499	KUNA LUMBER	B126531	8539	<u>10" ADJUSTABLE WRENCH, 3/16" DRIFT PUNCH, 10" PLIER, 7/16" SAFETY SPRING HOOK (CARABINERS), TOOLS FOR THE TRACTOR, T.FLEMING, MAY'19</u>	05/21/2019	41.18	.00	<u>21-6175 SMALL TOOLS</u>	0	5/19		
Total B126531:						41.18	.00					
499	KUNA LUMBER	B126620	8556	<u>40 BOLTS, 40 WASHERS, FOR WHEEL LINES, C. MCDANIEL, MAY '19</u>	05/23/2019	21.60	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/19		
Total B126620:						21.60	.00					
499	KUNA LUMBER	B126781	8564	<u>2 EA 3/4"-1-3/4"HOSE CLAMPS, 1-1/4" POLYPROPYLENE INSERT COUPLING, MAINTENANCE ON AIR RELEASE, T. FLEMING, MAY '19</u>	05/28/2019	3.75	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/19		

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				C.ENGELS, MAY'19	05/16/2019	4.62	4.62	20-6265 TRAINING & SCH00LING EXPENSE	0	5/19	05/17/2019	
1849	MISCELLANEOUS VENDORS 2	05162019CE		REIMBURSEMENT FOR MILEAGE AND PER DIEM, FUNDERS FAIR CONFERENCE, C.ENGELS, MAY'19 - SEWER	05/16/2019	4.62	4.62	21-6265 TRAINING & SCH00LING EXPENSE	0	5/19	05/17/2019	
1849	MISCELLANEOUS VENDORS 2	05162019CE		REIMBURSEMENT FOR MILEAGE AND PER DIEM, FUNDERS FAIR CONFERENCE, C.ENGELS, MAY'19 - P.I	05/16/2019	2.31	2.31	25-6265 TRAINING & SCH00LING EXPENSE	0	5/19	05/17/2019	
Total 05162019CE:						192.44	192.44					
Total MISCELLANEOUS VENDORS 2:						192.44	192.44					
NICK'S CUSTOM CURBS & DECORATIVE CONCRET												
1403	NICK'S CUSTOM CURBS & DECORATIVE CONCRET	1006		CONCRETE WORK AT THE TREATMENT PLANT, B. BACHMAN, MAY '19	05/17/2019	3,915.00	.00	21-6140 MAINT & REPAIR BUILDING	0	5/19		
Total 1006:						3,915.00	.00					
Total NICK'S CUSTOM CURBS & DECORATIVE CONCRET:						3,915.00	.00					
PARAMOUNT SUPPLY COMPANY												
593	PARAMOUNT SUPPLY COMPANY	911789	8499	CHEMICAL TRANSFER PUMP REPAIR, M. NADEAU, MAY '19	05/23/2019	771.35	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/19		
Total 911789:						771.35	.00					
Total PARAMOUNT SUPPLY COMPANY:						771.35	.00					
PARTS, INC.												
470	PARTS, INC.	190186	8497	1 EA EMISSIONS VALVE FOR TRUCK #30, S. HOWELL, MAY '19 - WATER	05/13/2019	30.39	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/19		

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470	PARTS, INC.	190186	8497	1 EA EMISSIONS VALVE FOR TRUCK #30. S. HOWELL, MAY '19 -PI	05/13/2019	7.60	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	5/19		
470	PARTS, INC.	190186	8497	1 EA BRAKE LIGHTS FOR TAHOE, S. HOWELL, MAY '19 WATER	05/13/2019	2.93	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/19		
470	PARTS, INC.	190186	8497	1 EA BRAKE LIGHTS FOR TAHOE, S. HOWELL, MAY '19 - SEWER	05/13/2019	2.94	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/19		
470	PARTS, INC.	190186	8497	1 EA BRAKE LIGHTS FOR TAHOE, S. HOWELL, MAY '19 - PI	05/13/2019	1.12	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	5/19		
Total 190186:						44.98	.00					
470	PARTS, INC.	190449	8521	1 EA BRAKE PADS, 2 EA WHEEL SEALS FOR TRUCK 19, S. HOWELL, MAY '19 - WATER	05/16/2019	57.32	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/19		
470	PARTS, INC.	190449	8521	1 EA BRAKE PADS, 2 EA WHEEL SEALS FOR TRUCK 19, S. HOWELL, MAY '19 - PI	05/16/2019	14.33	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	5/19		
470	PARTS, INC.	190449	8521	1 EA SOLVENT FOR CLEANING PARTS AT FLEET SHOP, S. HOWELL, MAY '19 - ADMIN	05/16/2019	39.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	5/19		
470	PARTS, INC.	190449	8521	1 EA SOLVENT FOR CLEANING PARTS AT FLEET SHOP, S. HOWELL, MAY '19 - WATER	05/16/2019	16.00	.00	20-6150 M & R - SYSTEM	0	5/19		
470	PARTS, INC.	190449	8521	1 EA SOLVENT FOR CLEANING PARTS AT FLEET SHOP, S. HOWELL, MAY '19 - SEWER	05/16/2019	16.00	.00	21-6150 M & R - SYSTEM	0	5/19		
470	PARTS, INC.	190449	8521	1 EA SOLVENT FOR CLEANING PARTS AT FLEET SHOP, S. HOWELL, MAY '19 - PI	05/16/2019	8.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/19		
Total 190449:						151.64	.00					

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470	PARTS, INC.	190497	8527	<u>1 EA WIPER BLADE FOR JOHN DEERE BACK HOE, S. HOWELL, MAY '19 - PARKS</u>	05/17/2019	4.19	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/19		
470	PARTS, INC.	190497	8527	<u>1 EA WIPER BLADE FOR JOHN DEERE BACK HOE, S. HOWELL, MAY '19 - WATER</u>	05/17/2019	1.67	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/19		
470	PARTS, INC.	190497	8527	<u>1 EA WIPER BLADE FOR JOHN DEERE BACK HOE, S. HOWELL, MAY '19 - SEWER</u>	05/17/2019	1.67	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/19		
470	PARTS, INC.	190497	8527	<u>1 EA WIPER BLADE FOR JOHN DEERE BACK HOE, S. HOWELL, MAY '19 - PI</u>	05/17/2019	.85	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/19		
Total 190497:						8.38	.00					
470	PARTS, INC.	190509	8530	<u>1 EA FLASHLIGHT BULB, 1 EA GASKET MAKER, FOR FLEET SHOP SUPPLY, S. HOWELL, MAY '19 - ADMIN</u>	05/17/2019	4.95	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	5/19		
470	PARTS, INC.	190509	8530	<u>1 EA FLASHLIGHT BULB, 1 EA GASKET MAKER, FOR FLEET SHOP SUPPLY, S. HOWELL, MAY '19 - WATER</u>	05/17/2019	1.98	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/19		
470	PARTS, INC.	190509	8530	<u>1 EA FLASHLIGHT BULB, 1 EA GASKET MAKER, FOR FLEET SHOP SUPPLY, S. HOWELL, MAY '19 - SEWER</u>	05/17/2019	1.98	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/19		
470	PARTS, INC.	190509	8530	<u>1 EA FLASHLIGHT BULB, 1 EA GASKET MAKER, FOR FLEET SHOP SUPPLY, S. HOWELL, MAY '19 - PI</u>	05/17/2019	1.00	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/19		
Total 190509:						9.91	.00					
470	PARTS, INC.	190635	8533	<u>4 EA HOSE ENDS, 3 EA HOSES, FARM WHEELING C. MCDANIEL, MAY '19</u>	05/20/2019	109.23	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/19		

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Total 190635:						109.23	.00					
470	PARTS, INC.	190775	8544	<u>2 EA FRONT SHOCKS FOR TRUCK 19, S. HOWELL, MAY '19 - WATER</u>	05/22/2019	45.62	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/19		
470	PARTS, INC.	190775	8544	<u>2 EA FRONT SHOCKS FOR TRUCK 19, S. HOWELL, MAY '19 -PI</u>	05/22/2019	11.40	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	5/19		
Total 190775:						57.02	.00					
470	PARTS, INC.	190820	8550	<u>3 EA WAX AND DRY FOR SPLASHPAD, B. HUMPHREY, MAY' 19</u>	05/22/2019	22.83	.00	<u>01-6045 CONTINGENCY</u>	1067	5/19		
Total 190820:						22.83	.00					
470	PARTS, INC.	190878	8553	<u>HEAT GUN, M. MEADE, MAY' 19</u>	05/23/2019	124.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/19		
Total 190878:						124.99	.00					
470	PARTS, INC.	190903	8557	<u>2 EA HOSE FITTINGS, 6 EA HOSES, FOR JOHN DEERE BACKHOE, B. GILLOGLY, MAY '19 - PARKS</u>	05/23/2019	34.21	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/19		
470	PARTS, INC.	190903	8557	<u>2 EA HOSE FITTINGS, 6 EA HOSES, FOR JOHN DEERE BACKHOE, B. GILLOGLY, MAY '19 - WATER</u>	05/23/2019	13.68	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/19		
470	PARTS, INC.	190903	8557	<u>2 EA HOSE FITTINGS, 6 EA HOSES, FOR JOHN DEERE BACKHOE, B. GILLOGLY, MAY '19 -SEWER</u>	05/23/2019	13.68	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/19		
470	PARTS, INC.	190903		<u>2 EA HOSE FITTINGS, 6 EA HOSES, FOR JOHN DEERE BACKHOE, B. GILLOGLY, MAY '19 - PI</u>	05/23/2019	6.85	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/19		

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Total 190903:						68.42	.00					
Total PARTS, INC.:						597.40	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	952306		<u>ALARM MONITORING FOR THE TREATMENT PLANT, 6/1-8/31/19</u>	06/01/2019	92.13	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	5/19		
Total 952306:						92.13	.00					
Total PEAK ALARM COMPANY, INC:						92.13	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	V073491		<u>FREIGHT CHARGE FOR STREET LIGHT IN CITY HALL PARKING LOT, B. BACHMAN, MAY '19</u>	05/03/2019	465.95	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	5/19		
Total V073491:						465.95	.00					
Total REXEL USA, INC.:						465.95	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	2007912	8560	<u>STIHL CARBURETOR, 10 EA. SCREWS, 2 AIR FILTERS FOR WEED EATER, B. GILLOGLY, MAY '19 - PARKS</u>	05/24/2019	66.97	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/19		
Total 2007912:						66.97	.00					
Total RIDGEWOOD ENTERPRISES, INC:						66.97	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216041542		<u>5 JUGS OF FOAM MARKER FOR SPRAY RIG, B. WITHROW, MAY '19</u>	05/09/2019	250.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/19		

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Total 216041542:						250.00	.00					
Total SIMPLOT PARTNERS:						250.00	.00					
SUMMERS ENTERPRISES												
1819	SUMMERS ENTERPRISES	05172019SE		<u>REFUND PARK RENTAL FEES/SUMMER ENTERPRISES INC.</u>	05/17/2019	100.00	100.00	01-4195 RENTAL INCOME	1004	5/19	05/17/2019	
Total 05172019SE:						100.00	100.00					
Total SUMMERS ENTERPRISES:						100.00	100.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 2674033	8241	<u>LICENSE AGREEMENT FOR MOVIES IN THE PARK, DVD HOW TO TRAIN YOUR DRAGON, 5/18/19</u>	05/13/2019	360.00	.00	03-6375 EXPENDITURE-MOVIES IN THE PAR	0	5/19		
Total DB 2674033:						360.00	.00					
Total SWANK MOTION PICTURES INC:						360.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06111851	8509	<u>10 EA 5 GAL WATER BOTTLES, 3 SLEEVES OF CUPS, 1 EA COFFEE, 1 EA SUGAR, D. CROSSLEY, MAY '19 - WATER</u>	05/16/2019	53.41	.00	20-6165 OFFICE SUPPLIES	0	5/19		
992	TREASURE VALLEY COFFEE	2160:06111851	8509	<u>10 EA 5 GAL WATER BOTTLES, 3 SLEEVES OF CUPS, 1 EA COFFEE, 1 EA SUGAR, D. CROSSLEY, MAY '19 - SEWER</u>	05/16/2019	53.42	.00	21-6165 OFFICE SUPPLIES	0	5/19		
992	TREASURE VALLEY COFFEE	2160:06111851		<u>10 EA 5 GAL WATER BOTTLES, 3 SLEEVES OF CUPS, 1 EA COFFEE, 1 EA SUGAR, D. CROSSLEY, MAY '19 - PI</u>	05/16/2019	20.35	.00	25-6165 OFFICE SUPPLIES	0	5/19		
Total 2160:06111851:						127.18	.00					

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992	TREASURE VALLEY COFFEE	2160:06125185	8561	3 EA 5-GALLON WATER BOTTLES AND COOLER RENTAL, MAINTENANCE SHOP, MAY '19	05/24/2019	28.10	.00	01-6165 OFFICE SUPPLIES	1004	5/19		
Total 2160:06125185:						28.10	.00					
992	TREASURE VALLEY COFFEE	2160:06125225	8561	5 EA 5-GALLON WATER BOTTLES AND COOLER RENTAL, CITY HALL, MAY '19	05/24/2019	43.50	.00	01-6165 OFFICE SUPPLIES	0	5/19		
Total 2160:06125225:						43.50	.00					
Total TREASURE VALLEY COFFEE:						198.78	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	385408539		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL # C737M540938 & C737M540155, CITY HALL, MAY'19 - ADMIN	05/17/2019	115.60	.00	01-6212 RENT- EQUIPMENT	0	5/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	385408539		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL, MAY'19 - P & Z	05/17/2019	41.29	.00	01-6212 RENT- EQUIPMENT	1003	5/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	385408539		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL, MAY'19 - WATER	05/17/2019	107.34	.00	20-6212 RENT - EQUIPMENT	0	5/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	385408539		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL, MAY'19 - SEWER	05/17/2019	107.34	.00	21-6212 RENT- EQUIPMENT	0	5/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	385408539		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, CITY HALL, MAY'19 - P.I	05/17/2019	41.28	.00	25-6212 RENT - EQUIPMENT	0	5/19		

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Total 385408539:						412.85	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						412.85	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA604091	8482	330 GALLONS SODIUM HYPOCHLORITE PLUS TRANSPORTATION SURCHARGE, T.SHAFFER, MAY'19	05/10/2019	1,205.17	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/19		
1410	UNIVAR USA, INC.	NA604091	8482	RETURNABLE DEPOSIT, POLY CONTAINER, T.SHAFFER, MAY'19	05/10/2019	700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	5/19		
Total NA604091:						1,905.17	.00					
1410	UNIVAR USA, INC.	NA604256	8475	45720 LBS OF ALUMINUM SULFATE, T. SHAFFER, MAY '19	05/17/2019	6,172.20	.00	21-6151 M & R - PROCESS CHEMICALS	0	5/19		
Total NA604256:						6,172.20	.00					
Total UNIVAR USA, INC.:						8,077.37	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	893057	8428	10 PAIR SAFETY GLASSES, D. CROSSLEY, MAY.'19 - WATER	05/10/2019	102.07	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	5/19		
265	USA BLUE BOOK	893057	8428	10 PAIR SAFETY GLASSES, D. CROSSLEY, APR.'19 - P.I	05/10/2019	25.52	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	5/19		
Total 893057:						127.59	.00					
Total USA BLUE BOOK:						127.59	.00					

UTILITY REFUND #7

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1987	UTILITY REFUND #7	120590.03		<u>AMBER POST, 1733 W 4TH ST, UTILITY REFUND</u>	05/17/2019	34.83	.00	<u>20-4500_METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	120590.03		<u>AMBER POST, 1733 W 4TH ST, UTILITY REFUND</u>	05/17/2019	28.53	.00	<u>21-4600_SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	120590.03		<u>AMBER POST, 1733 W 4TH ST, UTILITY REFUND</u>	05/17/2019	24.30	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	5/19		
Total 120590.03:						87.66	.00					
1987	UTILITY REFUND #7	121580.02		<u>CHAMPERY REAL ESTATE 2015 LLC, 915 N CRANESBILL AVE, UTILITY REFUND</u>	05/23/2019	68.95	.00	<u>20-4500_METERED WATER SALES</u>	0	5/19		
Total 121580.02:						68.95	.00					
1987	UTILITY REFUND #7	130060.03		<u>BRIAN C NIELSON, 600 N ASH AVE, UTILITY REFUND</u>	05/17/2019	29.41	.00	<u>20-4500_METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	130060.03		<u>BRIAN C NIELSON, 600 N ASH AVE, UTILITY REFUND</u>	05/17/2019	27.19	.00	<u>21-4600_SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	130060.03		<u>BRIAN C NIELSON, 600 N ASH AVE, UTILITY REFUND</u>	05/17/2019	20.92	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	5/19		
Total 130060.03:						77.52	.00					
1987	UTILITY REFUND #7	172020.05A		<u>CALEB M HILL, 1863 W CANUBE ST, UTILITY REFUND</u>	05/23/2019	82.42	.00	<u>20-4500_METERED WATER SALES</u>	0	5/19		
Total 172020.05A:						82.42	.00					
1987	UTILITY REFUND #7	174103.01A		<u>CBH HOMES, 1751 W SAHARA DR, UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500_METERED WATER SALES</u>	0	5/19		
Total 174103.01A:						58.76	.00					

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1987	UTILITY REFUND #7	174123.01A		<u>CBH HOMES, 799 S STIBNITE PL, UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 174123.01A:						58.76	.00					
1987	UTILITY REFUND #7	200865.03A		<u>ALTA ALLSWORTH, 321 E SCOPS OWL DR, UTILITY REFUND</u>	05/23/2019	70.30	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 200865.03A:						70.30	.00					
1987	UTILITY REFUND #7	20290.05A		<u>BRECKENRIDGE PROPERTY FUND 2016 LLC, 580 E EASY ST, UTILITY REFUND</u>	05/23/2019	143.96	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 20290.05A:						143.96	.00					
1987	UTILITY REFUND #7	221005.04A		<u>CHURCH OF JESUS CHRIST OF LDS, 1480 S KODIAK BEAR PL, UTILITY REFUND</u>	05/23/2019	80.11	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 221005.04A:						80.11	.00					
1987	UTILITY REFUND #7	230260.02A		<u>TINA PECK, 779 W TALLULAH DR, UTILITY REFUND</u>	05/23/2019	82.19	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 230260.02A:						82.19	.00					
1987	UTILITY REFUND #7	240505.01A		<u>FRANK WINKLES, 698 N SILTSTONE AVE, UTILITY REFUND</u>	05/23/2019	60.00	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 240505.01A:						60.00	.00					
1987	UTILITY REFUND #7	260680.03		<u>DONNA COOKNELL, 2195 W STEELY CT, UTILITY REFUND</u>	05/24/2019	9.30	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		

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Total 260680.03:						9.30	.00					
1987	UTILITY REFUND #7	268117.01		<u>CBH HOMES, 2470 W MIDNIGHT DR. UTILITY REFUND</u>	05/17/2019	6.65	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	268117.01		<u>CBH HOMES, 2470 W MIDNIGHT DR. UTILITY REFUND</u>	05/17/2019	8.62	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	268117.01		<u>CBH HOMES, 2470 W MIDNIGHT DR. UTILITY REFUND</u>	05/17/2019	13.15	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 268117.01:						28.42	.00					
1987	UTILITY REFUND #7	272025.02		<u>ROBERT N YZAGUIRRE, 2174 W SAGWON DR. UTILITY REFUND</u>	05/17/2019	11.83	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	272025.02		<u>ROBERT N YZAGUIRRE, 2174 W SAGWON DR. UTILITY REFUND</u>	05/17/2019	1.37	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	272025.02		<u>ROBERT N YZAGUIRRE, 2174 W SAGWON DR. UTILITY REFUND</u>	05/17/2019	.76	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		
Total 272025.02:						13.96	.00					
1987	UTILITY REFUND #7	276076.02		<u>PRESS PYLE, 2307 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/17/2019	14.64	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	276076.02		<u>PRESS PYLE, 2307 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/17/2019	35.43	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	276076.02		<u>PRESS PYLE, 2307 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/17/2019	4.90	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	5/19		

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Total 276076.02:						54.97	.00					
1987	UTILITY REFUND #7	277102.01		<u>CBH HOMES, 2509 N KENNETH AVE. UTILITY REFUND</u>	05/17/2019	1.47	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	277102.01		<u>CBH HOMES, 2509 N KENNETH AVE. UTILITY REFUND</u>	05/17/2019	1.90	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	277102.01		<u>CBH HOMES, 2509 N KENNETH AVE. UTILITY REFUND</u>	05/17/2019	4.75	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 277102.01:						8.12	.00					
1987	UTILITY REFUND #7	277104.01A		<u>CBH HOMES, 2465 N KENNETH AVE. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 277104.01A:						58.76	.00					
1987	UTILITY REFUND #7	277114.01A		<u>CBH HOMES, 716 W ALLSPICE ST. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 277114.01A:						58.76	.00					
1987	UTILITY REFUND #7	277116.01A		<u>CBH HOMES, 744 W ALLSPICE ST. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 277116.01A:						58.76	.00					
1987	UTILITY REFUND #7	277117.01A		<u>CBH HOMES, 2488 N KENNETH AVE. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 277117.01A:						58.76	.00					
1987	UTILITY REFUND #7	277424.01A		<u>CBH HOMES, 2316 N MOUNTAIN ASH AVE. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		

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Total 277424.01A:						58.76	.00					
1987	UTILITY REFUND #7	278208.01A		<u>CBH HOMES, 3136 W GRANNY SMITH CT. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 278208.01A:						58.76	.00					
1987	UTILITY REFUND #7	278211.01A		<u>CBH HOMES, 3113 W GRANNY SMITH CT. UTILITY REFUND</u>	05/23/2019	58.54	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	278211.01A		<u>CBH HOMES, 3113 W GRANNY SMITH CT. UTILITY REFUND</u>	05/23/2019	.22	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 278211.01A:						58.76	.00					
1987	UTILITY REFUND #7	280445.01A		<u>TRADITION CAPITAL PARTNERS, 2220 N STAR GARNET AVE. UTILITY REFUND</u>	05/23/2019	59.36	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 280445.01A:						59.36	.00					
1987	UTILITY REFUND #7	291006.01A		<u>CBH HOMES, 6977 S NORDEAN AVE. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 291006.01A:						58.76	.00					
1987	UTILITY REFUND #7	291091.00A		<u>CBH HOMES, 6926 S ALLEGIANCE AVE. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 291091.00A:						58.76	.00					
1987	UTILITY REFUND #7	291093.00A		<u>CBH HOMES, 6962 S ALLEGIANCE AVE. UTILITY REFUND</u>	05/23/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				REFUND	05/17/2019	29.50	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	303242.01		HUBBLE HOMES, 1064 E FIRESTONE DR, UTILITY REFUND	05/17/2019	11.62	.00	25-4700 PRESS. IRRIGATION USER FEES	0	5/19		
Total 303242.01:						63.82	.00					
1987	UTILITY REFUND #7	310048.02		FELIPE C RANGEL, 1267 W SELDOVIA DR, UTILITY REFUND	05/17/2019	.64	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	310048.02		FELIPE C RANGEL, 1267 W SELDOVIA DR, UTILITY REFUND	05/17/2019	.60	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	310048.02		FELIPE C RANGEL, 1267 W SELDOVIA DR, UTILITY REFUND	05/17/2019	.50	.00	26-4975 SOLID WASTE USER FEES	0	5/19		
Total 310048.02:						1.74	.00					
1987	UTILITY REFUND #7	310131.01A		TIMBERMIST LLC, 1395 W SAGWON DR, UTILITY REFUND	05/23/2019	58.76	.00	20-4500 METERED WATER SALES	0	5/19		
Total 310131.01A:						58.76	.00					
1987	UTILITY REFUND #7	310232.02		JOSEPH GLENN KOONS, 1397 W SOLDOTNA DR, UTILITY REFUND	05/17/2019	4.56	.00	20-4500 METERED WATER SALES	0	5/19		
1987	UTILITY REFUND #7	310232.02		JOSEPH GLENN KOONS, 1397 W SOLDOTNA DR, UTILITY REFUND	05/17/2019	4.13	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	310232.02		JOSEPH GLENN KOONS, 1397 W SOLDOTNA DR, UTILITY REFUND	05/17/2019	3.51	.00	26-4975 SOLID WASTE USER FEES	0	5/19		
Total 310232.02:						12.20	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/17/2019-5/30/2019

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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
1987	UTILITY REFUND #7	320015.00		<u>HAYDEN HOMES, 1424 N WARM RIVER AVE. UTILITY REFUND</u>	05/17/2019	17.68	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	320015.00		<u>HAYDEN HOMES, 1424 N WARM RIVER AVE. UTILITY REFUND</u>	05/17/2019	22.96	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	320015.00		<u>HAYDEN HOMES, 1424 N WARM RIVER AVE. UTILITY REFUND</u>	05/17/2019	34.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 320015.00:						74.69	.00					
1987	UTILITY REFUND #7	320019.01		<u>HAYDEN HOMES, 1922 E JOHN DEERE ST. UTILITY REFUND</u>	05/17/2019	19.91	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
1987	UTILITY REFUND #7	320019.01		<u>HAYDEN HOMES, 1922 E JOHN DEERE ST. UTILITY REFUND</u>	05/17/2019	25.85	.00	<u>21-4600 SEWER USER FEES</u>	0	5/19		
1987	UTILITY REFUND #7	320019.01		<u>HAYDEN HOMES, 1922 E JOHN DEERE ST. UTILITY REFUND</u>	05/17/2019	41.78	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	5/19		
Total 320019.01:						87.54	.00					
1987	UTILITY REFUND #7	330041.00A		<u>TOLL BROS INC, 1846 N MEADOWFIELD AVE. UTILITY REFUND</u>	05/23/2019	58.78	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 330041.00A:						58.78	.00					
1987	UTILITY REFUND #7	330063.00A		<u>TOLL BROS INC, 1726 N SNOWFIELD PL. UTILITY REFUND</u>	05/23/2019	117.52	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		
Total 330063.00A:						117.52	.00					
1987	UTILITY REFUND #7	91050.02		<u>KATHRYN MAHLER, 959 N SLUICE WAY. UTILITY REFUND</u>	05/17/2019	31.47	.00	<u>20-4500 METERED WATER SALES</u>	0	5/19		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 5/17/2019-5/30/2019

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
1987	UTILITY REFUND #7	91050.02		<u>KATHRYN MAHLER, 959 N SLUICE WAY, UTILITY REFUND</u>	05/17/2019	30.94	.00	21-4600 SEWER USER FEES	0	5/19		
1987	UTILITY REFUND #7	91050.02		<u>KATHRYN MAHLER, 959 N SLUICE WAY, UTILITY REFUND</u>	05/17/2019	23.94	.00	26-4975 SOLID WASTE USER FEES	0	5/19		
Total 91050.02:						86.35	.00					
Total UTILITY REFUND #7:						2,487.56	.00					
VICTORY GREENS												
364	VICTORY GREENS	479207	8528	<u>ROCK AND WEED FABRIC FOR ARBOR DAY GREENBELT DEDICATION, M.MEADE, MAY '19</u>	05/17/2019	879.65	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/19		
Total 479207:						879.65	.00					
Total VICTORY GREENS:						879.65	.00					
Grand Totals:						204,642.86	92,743.63					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/17/2019-5/30/2019

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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
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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R39-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CBH HOMES INC., FOR KELLEHER SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Kelleher Subdivision No. 2 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Kelleher Subdivision No. 2 were approved by the Kuna City Engineer on October 29, 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 Kelleher Subdivision No. 2 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 eighteen thousand one hundred thirty-seven dollars and zero cents (\$18,137.00) adding 25% for a total of twenty-two thousand six hundred seventy-one dollars and twenty-five cents (\$22,671.25); and

WHEREAS the fencing completion has been estimated at eleven thousand eight hundred twenty dollars and eighty-five cents (\$11,820.85) adding 25% for a total of fourteen thousand seven hundred seventy-six dollars and six cents (\$14,776.06); and

WHEREAS the landscaping completion has been estimated at ninety-six thousand eight hundred eighty dollars and zero cents (\$96,880.00) adding 25% for a total of one hundred twenty-one thousand one hundred dollars and zero cents (\$121,100.00); and

WHEREAS developer desires to record the final plat for Kelleher Subdivision No. 2 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 Kelleher Subdivision No. 2 under the following terms and conditions:

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

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 fifty-eight thousand five hundred forty-seven dollars and thirty-one cents (\$158,547.31);
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 4th day of June, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of June, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between CBH HOMES 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 Phase No. 2 the development known as Kelleher 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 Kelleher Subdivision No. 2 and the associated Bid for Street Lights by B&B Electric,
 - b. Approved Fencing Plan for Kelleher Subdivision No. 2 and the associated Bid for Fencing by Butte Fence, Inc.,
 - c. Approved Landscape Plan for Kelleher Subdivision No. 2 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 fifty-eight thousand five hundred forty-seven dollars and thirty- one cents (\$158,547.31), 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.

On this 16th 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 CBH HOMES INC.

S
E
A
L



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

Washington Trust Bank

Member FDIC

IRREVOCABLE STANDBY
LETTER OF CREDIT NO. 25649
DATE: MAY 20, 2019
AMOUNT: \$158,547.31

City of Kuna
751 W. 4th Street
Kuna, ID 83634

Ladies and Gentlemen:

We hereby establish our Irrevocable Standby Letter of Credit No. 25649 in your favor for the account of Corey Barton Homes, Inc., 1977 E. Overland Road, Meridian, ID 83642 up to the aggregate amount of One Hundred Fifty Eight Thousand Five Hundred Forty Seven And 31/100 Dollars (\$158,547.31) U.S. currency, available by your draft(s) drawn at sight on us and presented to Washington Trust Bank on or before May 20, 2020 covering fencing, street lights, and landscaping for Kelleher Subdivision No. 2 and accompanied by the following:

1. A signed statement from the City of Kuna reading exactly as follows:

"I the undersigned duly authorized representative of the City of Kuna, hereby certify that the draft drawn under this Letter of Credit represents the amount of money required to complete the fencing, street lights, and landscaping for Kelleher Subdivision No. 2 as approved by the City of Kuna."

2. Original of this Letter of Credit and any amendment(s) thereto.

All drafts presented under the credit must contain the clause "Drawn under Washington Trust Bank Letter of Credit No. 25649".

Any and all banking charges, other than those of the issuing bank, are for the account of the beneficiary.

We hereby engage with the drawers and bona fide holders of drafts drawn under and in compliance with the terms of this Letter of Credit that the drafts will be duly honored upon presentation and delivery of documents, as specified, to Washington Trust Bank, 3251 E. Presidential Drive, Meridian, ID 83642, on or before May 20, 2020.

All drawings under this credit will be governed by the Uniform Customs & Practice for Documentary Credits (Latest Revision) International Chamber of Commerce Publication No. 600.

Sincerely,



David Hall
Vice President
Washington Trust Bank

**RESOLUTION NO. R40-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

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

Section 1. The ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT, in substantially the form as attached hereto as EXHIBIT A is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute the Agreement on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of June, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of June, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

ACJCS INDIVIDUAL PLACEMENT SITE AGREEMENT

400 N Benjamin Lane, Suite 201, Boise, Idaho 83704 P 208.287.5600 F 208.287.5809

Samantha Johnson
Community Service Specialist
208.287.5611
snjohnson@adaweb.net

Deonda Thompson
Community Based Programming Supervisor
208.287.5629
dthompson@adaweb.net



Date:	5-24-2019
Coordinator's name:	Bobby Withrow, Jesse Morfin, Jake Lorentz
Company/Organization:	City of Kuna Parks Department
Address:	751 W. 4th St. Kuna ID
Contact number:	208-573-7669, 208-936-9751, 986-200-5164
Email address:	bwithrow@kunaid.gov
Website:	Kunacity.id.gov
Hours of operation:	7-3 M-F

Tasks opportunities:

Park Cleanup, Yard work, painting, graffiti cleanup, rock picking, pulling weeds
Sanding tables

Required tools, if any: Shovels, rakes, paint brushes, hammer, electric sander

Disqualifying offenses: Sexual offense

Age requirements, if any: 14 and up

Dress code: weather appropriate, long pants, closed toe shoes, no inappropriate clothing

Notes, including minimum hours, if applicable:

No smoking while on-site

- Individual Placement
- Crew for special projects

Roles and Responsibilities:

ACJCS Community Service Program	Site:
<ul style="list-style-type: none"> • Refer clients who <i>only</i> meet site preferences including age, hours, and acceptable offenses • Hold Workman's Compensation • Inform site of client's closed status, if needed • Annual site visit and new agreement • Provide client with official ACJCS Timesheet 	<ul style="list-style-type: none"> • Use only ACJCS Individual Placement Timesheet with official watermark • Report any inappropriate behavior that would prevent client from completing hours • Identify designated point of contact for client while on shift • Sign off on accurate hours every time client works

**If they have not been referred by ACJCS Community Service directly, we have no way of confirming they are covered under Workman's Compensation.*

Samantha Johnson Date: 5/24/19
ACJCS Representative

Site Coordinator/Supervisor

**RESOLUTION NO. R41-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE CITY OF KUNA, IDAHO REPORT ON AUDITED BASIC FINANCIAL STATEMENTS AND OTHER INFORMATION FOR THE YEAR ENDED SEPTEMBER 30, 2018.

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

The City of Kuna, Idaho Report on Audited Basic Financial Statements and Other Information for the Year Ended September 30, 2018 in substantially the form as attached hereto as EXHIBIT A is hereby approved.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of June, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of June, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Other Information

For the Year Ended September 30, 2018

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Certified Public Accountants

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

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
Assets			
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>
Deferred Outflows			
Pension	<u>134,614</u>	<u>229,184</u>	<u>363,798</u>
Liabilities			
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>
Deferred Inflows			
Pension	<u>65,961</u>	<u>126,345</u>	<u>192,306</u>
Net Position			
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
Balance Sheet -
Governmental Funds
September 30, 2018

	General	Late Comers' Fee	Nonmajor Funds	Total Governmental Funds
Assets				
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
Total Assets	2,932,142	919,874	1,061,384	4,913,400
Deferred Outflows	0	0	0	0
Total Assets and Deferred Outflows	\$ 2,932,142	\$ 919,874	\$ 1,061,384	\$ 4,913,400
Liabilities				
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
Total Liabilities	279,834	0	13,759	293,593
Deferred Inflows				
Unavailable Property Taxes	47,081	0	0	47,081
Fund Balances:				
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
Total Fund Balances	2,605,227	919,874	1,047,625	4,572,726
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 2,932,142	\$ 919,874	\$ 1,061,384	\$ 4,913,400

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.

Property taxes receivable		<u>47,081</u>
Net Position of Governmental Activities	\$	<u><u>8,165,567</u></u>

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
Revenues				
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
Total Revenues	5,453,687	1,682,081	1,011,756	8,147,524
Expenditures				
Current:				
General Administration	4,148,616	829,364	26,310	5,004,290
Capital Outlay	634,667	0	885,652	1,520,319
Total Expenditures	4,783,283	829,364	911,962	6,524,609
Excess (Deficiency) of Revenues Over Expenditures	670,404	852,717	99,794	1,622,915
Other Financing Sources (Uses)				
Transfers In	206,712	0	389,133	595,845
Transfers Out	(389,133)	0	(206,712)	(595,845)
Total Other Financing Sources (Uses)	(182,421)	0	182,421	0
Net Change in Fund Balances	487,983	852,717	282,215	1,622,915
Fund Balances - Beginning	2,117,244	67,157	765,410	2,949,811
Fund Balances - Ending	\$ 2,605,227	\$ 919,874	\$ 1,047,625	\$ 4,572,726

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
Assets			
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>
Deferred Outflows			
Pension	<u>93,198</u>	<u>112,242</u>	<u>23,744</u>
Liabilities			
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>
Deferred Inflows			
Pension	<u>53,878</u>	<u>61,171</u>	<u>11,296</u>
Net Position			
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
Assets			
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>
Deferred Outflows			
Pension	<u>0</u>	<u>0</u>	<u>229,184</u>
Liabilities			
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>
Deferred Inflows			
Pension	<u>0</u>	<u>0</u>	<u>126,345</u>
Net Position			
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
Operating Revenues			
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>
Operating Expenses			
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>
Operating Income (Loss)	<u>1,575,114</u>	<u>(88,235)</u>	<u>717,387</u>
Nonoperating Revenues (Expenses)			
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>
Transfers and Capital Contributions			
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
Operating Revenues			
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>
Operating Expenses			
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>
Operating Income (Loss)	<u>19,249</u>	<u>0</u>	<u>2,223,515</u>
Nonoperating Revenues (Expenses)			
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>
Transfers and Capital Contributions			
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
Cash Flows From Operating Activities			
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>
Cash Flows From Noncapital			
Financing Activities			
Transfers In (Out)	<u>48</u>	<u>0</u>	<u>0</u>
Cash Flows From Capital and Related			
Financing Activities			
Purchases and Construction of Capital Assets	<u>(315,943)</u>	<u>(979,695)</u>	<u>(132,497)</u>
Cash Flows From Investing Activities			
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
Cash and Cash Equivalents - Beginning	4,520,481	3,855,147	1,814,750
Cash and Cash Equivalents - Ending	<u>\$ 6,328,662</u>	<u>\$ 5,310,831</u>	<u>\$ 2,499,141</u>
Displayed As:			
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
Cash Flows From Operating Activities			
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>
Cash Flows From Noncapital Financing Activities			
Transfers In (Out)	<u>0</u>	<u>(48)</u>	<u>0</u>
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	<u>0</u>	<u>0</u>	<u>(1,428,135)</u>
Cash Flows From Investing Activities			
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
Cash and Cash Equivalents - Beginning	92,905	0	10,283,283
Cash and Cash Equivalents - Ending	<u>\$ 89,881</u>	<u>\$ 0</u>	<u>\$ 14,228,515</u>
Displayed As:			
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
Assets	
Cash and Cash Equivalents	\$ 793,649
Total Assets	793,649
 Deferred Outflows	0
 Liabilities	
Due to Others	793,649
Total Liabilities	793,649
 Deferred Inflows	0
 Net Position	\$ 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

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

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

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:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
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	3,069,195	9,793,535	12,862,730	545,724
	<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:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	\$ 79,018	\$ 96,320	\$ 79,558	\$ 95,780	\$ 79,558
Business-type Activities	109,626	176,247	125,958	159,915	125,958
	<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

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.

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	<u>70,350</u>	<u>0</u>
Total	<u>\$ 363,798</u>	<u>\$ 192,306</u>

\$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

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%
Valuation Assumptions Chosen by PERSI Board			
Long-term Expected Real Rate of Return, Net of Investment Expenses			4.05%
Assumed Inflation			3.00%
Long-term Expected Geometric Rate of Return, Net of Investment Expenses			7.05%

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.

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>\$ 595,893</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>\$ 20,647</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		
Revenues				
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
Total Revenues	<u>4,695,831</u>	<u>4,695,831</u>	<u>5,453,687</u>	<u>757,856</u>
Expenditures				
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
Total Expenditures	<u>5,719,325</u>	<u>5,719,325</u>	<u>4,783,283</u>	<u>936,042</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(1,023,494)</u>	<u>(1,023,494)</u>	<u>670,404</u>	<u>1,693,898</u>
Other Financing Sources (Uses)				
Transfers In	0	0	206,712	206,712
Transfers Out	(388,110)	(388,110)	(389,133)	(1,023)
Total Other Financing Sources (Uses)	<u>(388,110)</u>	<u>(388,110)</u>	<u>(182,421)</u>	<u>205,689</u>
Net Change in Fund Balances	(1,411,604)	(1,411,604)	487,983	1,899,587
Fund Balances - Beginning	1,411,604	1,411,604	2,117,244	705,640
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 2,605,227</u>	<u>\$ 2,605,227</u>

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		
Revenues				
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>
Expenditures				
Current:				
Maintenance and Operations	805,400	805,400	829,364	(23,964)
Contingency	<u>958,209</u>	<u>958,209</u>	<u>0</u>	<u>958,209</u>
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

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
Property Taxes			
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>
Licenses and Permits			
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>
Intergovernmental			
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>
Other			
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>
Total Revenue	<u>\$ 4,695,831</u>	<u>\$ 5,453,687</u>	<u>\$ 757,856</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
Salaries and Benefits			
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>
Maintenance and Operations			
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>
Total Expenditures	<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	
Assets				
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
Total Assets	10,672	213,419	837,293	1,061,384
Deferred Outflows				
	0	0	0	0
Total Assets and Deferred Outflows	\$ 10,672	\$ 213,419	\$ 837,293	\$ 1,061,384
Liabilities				
Internal Balances	\$ 2,528	\$ 0	\$ 0	\$ 2,528
Accounts Payable	8,144	3,087	0	11,231
Total Liabilities	10,672	3,087	0	13,759
Deferred Inflows				
	0	0	0	0
Fund Balances				
Assigned	0	210,332	0	210,332
Restricted	0	0	837,293	837,293
Total Fund Balances	0	210,332	837,293	1,047,625
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 10,672	\$ 213,419	\$ 837,293	\$ 1,061,384

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

FEDERAL REPORT



Certified Public Accountants

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**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 Memo

PO Box 13
Kuna, ID 83634
Phone: (208) 922-5274
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www.kunacity.id.gov

To: Kuna City Council

File: Envision Kuna – Comprehensive Plan (Text and Maps)
Including the Future Land Use Map

Planner: Wendy I. Howell, Planning & Zoning Director

Hearing date: April 23, 2019

Applicant: Kuna Planning & Zoning Department
PO Box 13
Kuna, Idaho 83634

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| B. Request | G. Applicable Standards |
| C. History | H. Proposed Findings of Fact |
| D. General Project Facts | I. Proposed Conclusions of Law |
| E. Plan Adoption Process | J. Proposed Order of Decision |

A. Course of Proceedings:

Envision Kuna - Comprehensive Plan (text and maps) and the Future Land Use Map proposal is a public hearing with Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This plan was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|----------------------------|
| i. Agencies | March 12, 2019 |
| ii. Kuna, Melba Newspaper | May 8, 2019 & May 15, 2019 |

B. Request:

This request is to consider the new Envision Kuna–Comprehensive Plan (text and maps), including the Future Land Use Map for approval. The Planning and Zoning Commission has recommended approval to Kuna City Council. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

C. History:

The history of Kuna's Comprehensive Plan is detailed below:

- December 6, 1977 - Resolution No. 85 approved Kuna Comprehensive Plan (1977 Comprehensive Plan);
- October 25, 1979 - Resolution No. 90 an amendment to the 1977 Comprehensive Plan was adopted;
- July 1, 1980 - Resolution No. 93 an amendment to the 1977 Comprehensive Plan was adopted;
- July 21, 1998 - Resolution No. 165 adopted a revision of the new 1988 Comprehensive Plan;
- September 8, 2003 – Resolution No. 205 adopted the 2003 Comprehensive Plan;
- 2008 – 2015 prepared and revised the Comprehensive Plan by making certain updates and amendments;
- January 19, 2016 – Resolution No. R04-2016 adoption of the 2015 Comprehensive Plan.

D. General Project Facts:

Kuna City Council approved the expansion of the Area of City Impact Boundary and the Future Land Use Map for the comprehensive plan on February 16, 2016. Ada County Commissioners unanimously approved the expansion of Kuna's Impact Boundary on February 15, 2017. The Commissioners chose to recognize Kuna's 1998 comprehensive plan land use designations and Ada County's Comprehensive Plan land use designations outside of the 1988 boundaries but within the boundaries of Kuna's newly approved area of city impact. The thought behind this type of approval was that Kuna was going to begin to develop a new comprehensive plan that included land use designations. After the completion of the new comprehensive plan, it would be brought back to the Ada County for approval.

An agreement has been reached between Kuna and Meridian in regards to the controversial boundary between the two cities. Kuna has agreed to submit a joint application to officially change Kuna's most northern boundary and Meridian's southwestern boundary, that is anticipated to be submitted in late Fall.

During the initial phase of this project, the Team collected extensive data that is relevant to the City of Kuna, including reviews of previous Kuna plans, policies, and city code. Upon gathering the Advisory Committee members, the public, and the Project Team's comments, a summary analysis was completed that resulted in identifying areas of change. (Transportation, Quality of Life, Land Use, etc.)

Throughout Phase 2 additional outreach to the committees and community members produced over 500 individuals that were engaged in the process shaping the vision, values, goals and strategies that were incorporated into Envision Kuna.

Envision Kuna Comprehensive Plan is a result of extensive outreach to the community ensuring this plan is the community's vision. The following are the outreach opportunities that took place throughout the planning process:

- June 28, 2017 – Advisory Committee Meeting #1 (46 members)
- August 1, 2017 – Project Website Launch
- August 4-5, 2017 – Kuna Days Booth (Gathered public input and provided survey information.)
- August 17, 2017 – 3P Visual Survey Opens via the Website
- August 18, 2017 – Posted several Signs and Flyers for Public Workshop #1
- September 15, 2017 – Kuna Senior Center Presentation for input
- September 20, 2017 – Public Workshop #1 (Broad public agency representation present; solicited input and ideas from residents and businesses.) (57 comments)
- September 21, 2017 – Kuna High School Football Game Booth and Raffle (gathered public input.)
- September 28, 2017 – Advisory Committee Meeting #2
- October 4, 2017 – Kuna 3P Visual Survey Closes (621 comments)
- November 30, 2017 – Advisory Committee Meeting #3
- March 1, 2018 – Advisory Committee Meeting #4
- April 20, 2018 – Start Publicity for Public Workshop #2 and Online Survey
- May 1, 2018 – Online Workshop Survey Launches
- May 6, 2018 – Reed Elementary Student Engagement Activity
- May 10, 2018 – Builders and Developers Meeting for input
- May 10, 2018 – Public Workshop #2
- May 28, 2018 – Online Workshop Survey Closes
- November 28, 2018 – Advisory Committee Meeting #5
- January 4, 2019 – Draft Plan Public Review Comment, Opens
- January 25, 2019 – Draft Plan Public Review Comment, Closes

In addition to the listed items above, there were workshop signs placed on key intersections, numerous social media posts, newspaper informational articles, links to the surveys, and workshop flyers sent to the community for their review.

Staff is reviewing city code to determine the areas that need to be added and/or updated in order to align with this new plan.

E. Plan Adoption Process:

1. The Plan adoption process has two parts: First, the Kuna Planning and Zoning Commission will hold a public hearing and after public input has been considered, arrive at a recommendation which is forwarded to the Kuna City Council, who will then act upon the recommendation(s). *Completed*

2. The Commission must give public notice prior to the hearing to include a summary, date, time and place of the public hearing. The first publication shall be done at least 15 days prior to the Commission's public hearing. *Completed*
3. Notice of the Plan amendment is sent to affected political jurisdictions providing services within the planning jurisdiction, including the school district, at least 15 business days prior to the Commission's public hearing. *Completed*
4. After the Commission has concluded the public hearing process, they may make a recommendation to the City Council.
5. The second part of the plan adoption includes a public hearing by the City Council to act upon the Commission's recommendation(s).
6. The Council's noticing requirements are the same as the Commission's except that it must include the Commission's recommendation(s) in the public notification process. *Completed*
7. Following the Council's public hearing, if the council makes material changes to the comprehensive plan amendment application, further notice and additional hearings are required.
8. The Plan is not effective until the governing board approves a resolution adopting it. A copy of the amended maps shall accompany the resolution and will be kept on file with the City Clerk Office.

F. Staff Analysis:

The Comprehensive Plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision making for the City. The Plan may be amended as the need arises. Factors which necessitate changes to the Comprehensive Plan include, but are not limited to, growth, changing social and economic policy conditions, statistical data updates, etc.

This proposed plan is intended to replace the existing comprehensive plan and future land use map. Envision Kuna is the community's vision of how our citizen's want growth to occur.

Appendix A includes a series of maps that enhances the vision of the community:

- ▶ Future Land Use Map and Interpretive Table
- ▶ Downtown Overlay Map
- ▶ Entryway Corridors Map
- ▶ Street Circulation Map

- ▶ Public Parks and Recreation Map
- ▶ Pathways Master Plan
- ▶ Bedrock Depth Map
- ▶ Cemetery District Map
- ▶ Fire District Map
- ▶ Hydrologic Groups Map
- ▶ Irrigation Districts Map
- ▶ Library District Map
- ▶ Location Map
- ▶ Natural Hazards Map
- ▶ Points of Interest Map
- ▶ Slopes Averages Map
- ▶ School Districts Map
- ▶ Existing Served Area-Irrigation Map
- ▶ Existing Served Area-Potable Water Map
- ▶ Existing Served Area-Sewer Map

The Planning and Zoning Commission recommended approval on April 23, 2019 with one recommended change due to the testimony of Mr. David Gronbeck. His request was to change a parcel from a commercial designation to mixed-use on the property located at the northwest corner of Deer Flat Road and Highway 69.

G. Applicable Standards:

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

H. Proposed Findings of Fact:

1. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and supporting evidence list as presented.
2. Planning and Zoning Commission recommended approval on April 23, 2019 with one recommended change on the future land use map. The parcel located at the northwest corner of Deer Flat Road and Highway 69 to be changed from a commercial designation to a mixed-use designation.
3. Public notices were published in the Kuna Melba News on May 8, 2019, and May 15, 2019 for the City Council Public Hearing.
4. All procedural items have been followed in accordance with Idaho Code and Kuna City Code.
5. The Comprehensive Plan Future Land Use map of the City of Kuna was last updated in 2015.
6. The City of Kuna last updated the Comprehensive Plan in 2015.
7. Envision Kuna – Comprehensive Plan was created from the input received from the extensive outreach to the citizens of Kuna.

I. Proposed Conclusions of Law:

Based on the foregoing findings, staff report and testimony provided the Kuna City Council found:

1. The new Comprehensive Plan is not detrimental to the health, safety and general welfare of the public.
2. The maps located in Appendix A within Envision Kuna including the Future Land Use Map are consistent with the text of the new comprehensive plan.
3. Envision Kuna will advance the public interest and benefit the City of Kuna.
4. Envision Kuna evolved with substantial outreach and community input throughout the planning process.

J. Proposed Order of Decision:

The Council should consider the evidence and testimony presented at the meeting prior to rendering its decision.

Note: This proposed motion is for approval or denial of this request. However, if the City Council wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in the staff report, Planning and Zoning Commission's recommended approval and public testimony (if any), the City Council of Kuna, Idaho, hereby (*approves, conditionally approves, or denies*) Envision Kuna - Comprehensive Plan that consists of the comprehensive plan's text and appendices, including the Future Land Use Map. Envision Kuna will replace the previously approved 2015 comprehensive plan and future land use map.



City of Kuna

Envision Kuna – Comprehensive Plan

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

**Please follow the links to view the Envision Kuna –
Comprehensive Plan and its appendices:**

http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update_52919

<http://kunacity.id.gov/DocumentCenter/View/4345/Kuna-Comprehensive-Plan-Appendices-5-29-19>

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anything that you build on it. I think that hopefully this erases anything. If they're concerned about it, they're concerned and I appreciate their concerns. I wouldn't want a duplex or a condominium built on a subdivision where most homes are between \$7-8,000. There are \$16 million worth of property taxes and they're being paid right now with aggregate number of houses and I think that since I'm the one who developed that, I'm the one who developed that, I would be the one. I just want to maintain the continuity and the flow. Right now, for a long time it's been a weedy lot. There is thistle all over the place. Whatever kind of weed wants to go, I spray it and they don't like the spray. If I do the weeds, they don't like the dirt. I want to sell it. I can stand for any questions you may have. **C/Young:** With that, I'll close the public testimony at 6:52, which brings up our discussion. **C/Damron:** With the CC&Rs and the conditions, one single-family dwelling with the architectural facades is the same to match the subdivision to have continuity in that. If we do that, I don't think there's an issue. **C/Hennis:** Right, because they're still governed by the CC&Rs. They still have conformed to all of that. **C/Gealy:** The two concerns that I heard from the residents were the concern about it being an R-2 zone, and that might give them an opportunity to have more than one home on the property. I heard a concern that they want to be sure that the lot in the future is a part of the HOA and it conforms to the CC&Rs. The R-2 designation is the designation in Kuna and that means that there can be up to two houses, no more than two houses on a lot or in that zone. There can only be one house on a lot. This is one lot in an R-2 zone. Because we don't have an R-1 zone. What we can do is include in our conditions that there will only be one house on that lot, correct? In other instances, where there may be an R-6 zone, there can be up to six houses per acre but not per lot. We have designated and said well it's an R-6 zone, but we'll limit it to 4.25 units per acre, so this an R-2 zone. That means two houses per acre, but still only one per lot, but we can add another condition and say that this lot will have one dwelling unit on it. With respect to the HOA, I understand that this will remain part of the HOA. I think that we can reinforce that with a condition that this lot as a part once it's annexed into the City to Kuna, will still be a part of the HOA and still be required to conform to the CC&Rs of the subdivision. That way, it's attached to the lot no matter who owns it and no matter who sells it. **Wendy Howell:** Yes, as long as you word it the way you stated. **C/Gealy:** Those were the two main concerns I heard, as well as that it cannot be subdivided. **Troy Behunin:** Just for clarification, you may make a condition that there's only one home per lot. However, it's not under the purview of this body or City Council to condition that the lot split cannot happen. A lot split does not happen easily, it would have to be a replat. There would have to be public hearings, and we would have to do this whole thing all over again. In order for that to be re-subdivided, that would be the only way for that to take place. It is a lot in a subdivision. **C/Damron:** The public will need to understand, too, Troy, that they have the same opportunity if they wanted to split their lot. We're not giving Mr. Guido or whoever buys it any advantages to split that lot. We heard the plan, and we're going to condition it, so it meets the criteria that he wishes for and that you guys also wish for. **C/Hennis:** It seems like they're pretty well protected by the HOA the way it is. Even if that gets sold and developed by somebody else, they don't have any other rules for any other owner in there by annexing to the City. **C/Hennis:** Can we state anything regarding adherence to the CC&Rs in our conditions? I don't think we can, because we're not the governing body. **C/Young:** It's part of the subdivision, which is already a part of the HOA.

Commissioner Hennis motions to recommend approval of Case No. 19-01-AN to City Council with the conditions as outlined in the staff report; With an additional condition that the lot would only contain one house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision. Commissioner Gealy seconds, all aye and motion carried 4-0.

C/Young: Should we just take a two-minute recess and then continue?

Commissioner Hennis motions to take a two-minute recess. Commissioner Damron seconds, all aye and motion carried 4-0.

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(Reconvened)

Envision Kuna – Comprehensive Plan; A public hearing request from Kuna Planning and Zoning Staff to review the new Envision Kuna – Comprehensive Plan (text and maps). This plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map. Staff is seeking a recommendation to forward to City Council for final consideration.

Wendy Howell: Wendy Howell, PO Box 13, Kuna, ID 83634. I don't have a formal staff report, since we've been discussing this for weeks. I will stand for questions or comments. If it's just typos or a wrong word, submit those through email so we can get those corrected. Right now, I'm looking for context, if there's any concerns with the body of it. If you want to see additional goals subject to the policies. Those are the discussions I would like to have. **C/Young:** I just wanted to thank the entire City staff and the advisory committee, because this has been a process that has spanned over two years. This has been a lot of hard work by a lot of people, and a lot of outreach to the community. **C/Gealy:** Thank you very much for the hard work and community outreach. **C/Hennis:** I like it, it's a lot better than the last version. It's more concise, and a little more direct. I like the context, but how do we want to format this? We should be asking questions in public hearing, so how do we as a board do this since it's a public hearing item? **C/Hennis:** Do you want our comments first? **Wendy Howell:** Let's go through chapter by chapter. **C/Gealy:** I have submitted my comments. **Wendy Howell:** Yes, you did. **C/Hennis:** I found a few little editing things that I'll send over to you, but I like the context. I didn't find anything that I thought was missing or needs to be added. I think it was very succinct as to what direction the City wants to go. I don't have much in the way of context that I can think of to add. **C/Young:** I appreciate the scaled down version from the previous Comp Plan. Let's start with Chapter one and work our way down. **C/Gealy:** I really do like the way that it is set, and I know there is some crossover. I think that was handled really well. I had two kind of broad concerns. They are not really with this plan, but one is really specific. In the developer's meeting, they indicated that they would like more education of the Kuna Planning and Zoning Commission and the City Council. They wanted more education with respect to the economics associated with smaller lots and larger lots. At the same time, we had the input from the citizens. The citizens replied with more large residential lot opportunities. I'm not sure if the developers understand that the Commission and City Council get a lot of pressure from citizens about larger lots. It's not necessarily that we don't understand the economics. I guess that's not a question, it's really just a statement, isn't it? Perhaps we need to do more communicating that we understand the economics, but we also understand what we hear from citizens is a demand for larger lots. I think we as a Commission and City Council also need to find ways to address the concerns of our citizens and the concerns of the developers to find ways to compromise. **Wendy Howell:** We are launching a new website, which will have an area that can explain why we're planning and what we are doing. A specific area we are using as an education component, such as of personal property rights, takings, transportation impact studies, where we're limited, where Ada County Highway District (ACHD) has control, and property rights, addressing if someone says "because you don't want it in your backyard" conflict. This is not a solid enough reason. There will be testifying tips. It is just kind of at the very front end of launching. **C/Gealy:** This will be part of the City website, correct? **Wendy Howell:** Yes, for Planning and Zoning Department. **C/Damron:** It would be nice if they could have in there too the zone designations and the colors, just a quick little outline. That way, they can look at the Comp Plan, and say that these are designated in those areas. Then they would really understand what the Kuna vision is, how we plan to build and grow as we go out. It makes it a little easier for them, I hope. **Wendy Howell:** I might call or email you all about writing something for the webpage. **C/Young:** Is there anything specific in Chapter One that anyone has any concerns with? **C/Damron:** Do you want to go over verbiage too? Maybe we change the verbiage on it? Or just content? **Wendy Howell:** Are you changing the intent of it? **C/Damron:** No. Look at 1-A-3, page 26. **C/Laraway:** A lot of my questions are just clarifications. **C/Damron:** Go to 1-A-3-F and 1-A-3-H, page 26. Look at how they worded those. **Wendy Howell:** They are pretty close to the same, aren't they? **C/Damron:** Exactly, I think we can mix that up so people can understand that a

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little better. I had another concern on page 30. Right towards the bottom, 1-C-4-C. I want to get a clarification on this. Conduct regular assessments of wages and opportunities within Kuna, assess salary rates based on cost-of-living indexes and wages in surrounding jurisdictions, ensure Kuna's employment opportunities match or exceed surrounding area wages. This is way out of our wheelhouse. **Wendy Howell:** Surrounding area averages? **C/Damron:** Averages, right. Even as a city. **Wendy Howell:** Part of that is so that we are able. The reason is to try to keep the staff we spend the time training and getting up to speed. We spend education funds to train further and continue education, because once upon a time we weren't up to that level. We were behind pretty much everyone else in the valley. We're pretty stable right now, but it was implied that we'd be the training ground and they would go somewhere else. **C/Hennis:** You're talking about more City positions at this point. **Wendy Howell:** This piece here is talking about the same type of thing, but on a wider scale, economic development of the entire city. **C/Hennis:** I see what your intention is. **C/Young:** The intention is the City drawing in the types of businesses that have increased wages, and bring those wages up in the City as a whole. **C/Young:** Does anybody have any specific elements for Chapter Two? **C/Hennis:** A lot of what I've heard at a couple events I was at was the open space part, the City amenities, trails, and I think they've addressed it well. **C/Young:** I think a lot of that is well documented, then we get down to the impact fees and what those fees are for. They are targeted for the future. **C/Gealy:** I like that there is a goal, the City of Kuna's service goals of one acre of park land for every 1,000 residences. It's there in black and white. That's what I'm striving for. **Wendy Howell:** That's what we've been striving for, and we've been working with the Parks Department, and will be coming back with that open space that we added to the ordinance. I'm coming back with a tiered section based on dwelling units. That'll get closer to that, we're not quite there yet, but we'll be a lot closer than what we currently are to achieving that goal. **C/Damron:** How close are we to watching land prices and developments going through the rough? How close are we to actually purchasing some property to help offset that now, as we're there? **Wendy Howell:** I know that the parks department have just purchased an area, about 20 acres, south of the railroad. They are also looking at a piece up north as well, but I do not know the status of that one. **C/Young:** Onto Chapter Three. **C/Laraway:** Let's look at 3-A-1-B and 3-A-1-A. Is this document something that's going to be reevaluated every year? The reason I ask is because it uses words in here like "concentrate a mix of medium and high density residential, commercial, and mixed-use areas in Kuna's core. What is defined as Kuna's core? **Wendy Howell:** Core is your downtown area. **C/Laraway:** But it grows. **Wendy Howell:** The part that grows is not considered the core. The middle of town basically is the core. **C/Laraway:** How often are we going to reevaluate these things? **Wendy Howell:** We could add that definition to the glossary. **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director, the "xx" sub note says that Kuna's core is defined as the area between the northern border of West Fourth Street, southern border of river and rail line, the western border of North School Avenue, and the Eastern border of North Kay Avenue. Kuna's future downtown area is extending north and south, and welcomed things are intended to create seamless transitions into the branding of downtown from major downtown entryway corridors. **C/Hennis:** Where are you finding that "xx" definition? **Lisa Holland:** In the footnotes in the back, the reference section. **Wendy Howell:** We can add that to the glossary if you'd like. **C/Laraway:** It states, "provides incentives to encourage desired types of housing such as density bonuses, expedited applications and processes for parking reductions." Under 3-D-1-D, "Encourage development accounting options", I'm just wondering who that benefits. **Wendy Howell:** Our Planned Unit Development (PUD) process already allows density bonuses. **C/Laraway:** Are we talking about the difference between R-6 and R-8? **Wendy Howell:** I really feel that this is referencing different types rather than multi-family housing, maybe townhouses, maybe condos, and single-family lots. **C/Young:** I think part of that which you said is in part of the PUD process, that planned unit development. In the process of that you have trade-offs where someone can be in one section of the development and be allowed to have slightly more density than what is typically in that zone. There is a trade-off of more open space in another area, and it's that kind of a give-and-take in that process that is kind of what I believe is the direction of what that is. **C/Laraway:** In 3-D-1-F, it states, "evaluate the housing demand and supply that just policies and regulations as needed to encourage development of diverse houses." Are we reopening the Comp Plan? **Wendy Howell:** No, just policies and regulations, basically code. For instance, if we're getting only

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townhouses everywhere. The City governing body says that they've had enough of this, let's try something different. We can look at code to see if there's a way to change it to guide development in a different direction.

C/Laraway: When I first asked that question about the core, that's why it was kind of coming back to us. If we're going to adjust our policies and procedures, where does the core fall in? **Wendy Howell:** Downtown and right around it. **C/Laraway:** Under Community Design and Character Implementation, under top community design and character projects, then actions. For number two, it says, "Develop the City of Kuna housing needs and analysis to address future housing demand, inventory, and strategies to increase diverse housing options." What does this mean? I was talking to your office, and I know we have an inventory list. I know that it is kind of hard to keep track of inventory, and we're going to have building lots that aren't built yet versus housing permits. I know you don't keep track of local real estate, pulling lots on the market. **Wendy Howell:** To a degree, in the downtown core, we do. We keep track of that. Our Economic Development Director keeps track of that, in order to try pulling more commercial, or what they might be thinking could help them find the correct people for the property. **C/Laraway:** If we have a certain number of subdivisions, developments, being approved, at what point do we oversaturate the area? If we are keeping track of the inventory. **Wendy Howell:** They're selling as fast as they're building them. They're not sitting out there, idle. I don't know if we can really say that we're saturating the area, when they're literally being bought so fast that they can't keep up with them. **C/Damron:** I think what John is saying is, if we have an economic downturn and a large inventory of open houses, is that what you're looking at John? **Wendy Howell:** We won't have a large inventory of open houses. We might have unfinished lots, and the developers at that point in time will wait to develop further, like they did in the last one. **C/Laraway:** When they do stuff like that, does their reaction cause us to react? **Wendy Howell:** Yes. When the downturn happened, we were trying to pull people into the area. **C/Laraway:** With all of the subdivisions that we've approved, I was talking to staff about this inventory. How do we know when we are overfilling? I didn't know we had an inventory. **Wendy Howell:** We have an informal inventory that we keep track of. For example, which permits we've issued to how many actual buildable lots there are per subdivision. That's where we're at on that. **C/Laraway:** I'm just trying to watch the balance of which way we go from my end. I don't know where you go from your end. When we set up here, trying to figure out, "guys we've approved 15 subdivisions in the last three months." **Wendy Howell:** I don't know from either end if we can guess the perfect balance. **C/Hennis:** The intention of this is to try and prevent some of the oversaturation of either certain subdivision types or certain zoning types of certain housing types. That's kind of what I read into this that the City wants to be kind of reactive to what we need. If we get a bunch of R-6 zones coming in, then we will try to push to some R-2 zones and push the multifamily when we need. A year and a half ago, we had nothing in town. Now we have enough of those, so we're trying to push into some other type. I see that is the intention as I read it. I think that's good. We're trying to be reactive and watch it. **C/Laraway:** I was just trying to see where you came from with these statements. **C/Damron:** As staff, Wendy, are you guys educating the developers on what our desires are as opposed to someone coming in and saying that they bought lots and want multifamily housing. **Wendy Howell:** We try, we strongly recommend. We'll let them know if we know there's no way it's going to pass Council, based off of what they've instructed us, we'll inform them of it. **C/Hennis:** We just had that one that we went through, they were working with the architect to try to present a different kind of housing, so that it worked well. **C/Damron:** I know a lot of them aren't going to be as nice as those were. **Wendy Howell:** They're typically receptive to what we recommend, or our comments. We've only had one that was a little more difficult to work with than the others. **C/Young:** Onto Chapter Four. On 4-B-2 I had a question. I know as far as making the Comp Plan goes, we always try and keep the mid-mile collectors. I'm glad that it's in the Comp Plan. It's something that supports those goals and reiterates that for developers and everybody as we go to avoid those like Eagle Road. **Wendy Howell:** Exactly, and we're going to work on some overlays that will hopefully add to not having another situation like Eagle Road. We'll put some more requirements in it. **C/Hennis:** I like that in Chapter 4, the plan tries to push towards stuff on the southern side of the tracks for development, too. There are a couple sections in here for amenities, as well as services. **C/Young:** Should we save the comments until after we hit the chapters? **Wendy Howell:** Yes. **C/Young:** Onto Chapter Five. **C/Hennis:** I liked it. **C/Young:** Onto Chapter Six. **C/Hennis:** I didn't see anything in this chapter that I was concerned

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with. I liked the portions that state the City will self-evaluate. Education is important for city government, and we all could use it. **C/Gealy:** I appreciate the orientation and training program. On page 119, I liked that you have this goal to create an official orientation and training program for newly elected officials. I thought that when I read it, that would include us. **Wendy Howell:** I believe we took out "appointed", because when they say "appointed officials", that means Treasurer, City Clerk. **C/Gealy:** I was thinking of us. **Wendy Howell:** It's something we can add in there, if you want. **C/Gealy:** It probably wouldn't be bad to have an orientation for new hires. **Jace Hellman:** For the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 West Fourth Street. If we did want to add the appointed officials, we should probably identify it directly as Planning and Zoning, because of all of the committees that we do have. **Wendy Howell:** They are not appointed officials. **Jace Hellman:** That's true. **Wendy Howell:** You can put newly appointed Commission members. I have no problem doing that. Cathy, I know you were on the Commission before I ever came, but we have a whole booklet we give the new people, with information. We then meet with them after they read everything. **C/Hennis:** That's good, we didn't realize there was a training manual. It would be helpful. **C/Damron:** You could just put governing bodies. You have people that are appointed that aren't governing bodies. **C/Young:** What about questions or comment on any of the appendices, maps, etcetera? **Wendy Howell:** Specifically, let's look at the Future Land Use Map. Is there anything that stands out on that? **C/Damron:** Is that the big one? **Wendy Howell:** Yes. **C/Hennis:** I didn't see anything on here that wasn't kind of what we've gone through in the neighborhood meetings and such that we've talked about. **C/Young:** Just because it kind of dovetails off of one of the comments that we've received, the letter from Ada County. **Wendy Howell:** We will be meeting with them, because it's a whole new Commission than what originally was going through with us on this. We're going to have to meet with them and work through it. The area where it was discussed about the mixed use, some of that land, especially towards the south of the map, it is entitled. It cannot be unentitled. **C/Hennis:** That was all done at one time, so. **C/Gealy:** Have you decided mixed-use? **Wendy Howell:** Mixed-use will be coming out in the ordinance, and it will be two specific, different uses. Two types of housing will not be mixed-use. Mixed-use is going to be commercial and residential, commercial and industrial, etc. **C/Gealy:** I wonder in reading the Ada County comments, that your mixed-use could also include an agricultural designation. You are defining it yourself, really. **Wendy Howell:** We have to decide on that. **C/Gealy:** It was just a thought I had. A lot of that all is currently agricultural. **C/Hennis:** Most of it is. **C/Young:** That is a good thought. **C/Gealy:** I had one small comment that I had was in my written comments too. There are some times where the Future Land Use Map is not called the "Future Land Use Map". Sometimes it's called something else. **Wendy Howell:** Comprehensive Plan Map? **C/Gealy:** Or Area of City Impact. **C/Young:** The summaries kind of gone through the bulk of the Comp Plan. **Wendy Howell:** The two summaries, one is an overview of what happened through Phase One, with the data that was collected, the input that was received from Phase One. **C/Young:** Are there comments on the appendices? **C/Gealy:** I don't know if it's changed since I looked at it, but there are two places where there is a history of Kuna. I think we can combine those two. **Wendy Howell:** We will get that fixed. **C/Gealy:** The fallacy between the Future Land Use Map versus private property rights. **Wendy Howell:** The Future Land Use Map is a guide, not a zone designation. **C/Gealy:** People who own the land, it's their land, and we can't infringe on their property rights, correct? **Wendy Howell:** Correct. **C/Gealy:** This is a guide, so just because we give someone a color doesn't mean that's the only use that can happen out there. **Wendy Howell:** They can come in and ask for Comprehensive Map change and change it to what they would like. **C/Gealy:** On the map, where it shows where they want to have public parks. We're not saying that this bar is going to become a public park. **Wendy Howell:** We don't want to encumber any specific property. **C/Young:** It's important that the general public knows that the plan itself is a guide, it's not set in stone. It is a living document, and it does ebb and flow as needed. It's not a "thou shall document". It is definitely a guide. **C/Young:** I will open the public testimony at 7:50. **David Gronbeck:** 1400 East Kokanee Lane, Kuna, Idaho. I helped with the advisory committee, and working through that document took some work. I also participated on the Park Impact Fee Committee, the Fire Impact Fee Committee, and the Economic Development Committee. It's my understanding that apartments are going to be removed from the Commercial zoning in this plan. **C/Young:** That's actually an ordinance change, that's not part of the Comprehensive Plan. In that case, I'm currently working on a commercial

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development on the corner of Meridian and Deer Flat. Even though I was involved in the committee, the property has been designated as commercial future use. Without a comp plan amendment, that would mean to me that I can't develop any portion of that property with multifamily. I'm here today, and it's tough to ask for a zoning or future land use that isn't defined yet. I'm here to hope that you would agree to approve a mixed-use for the corner of Meridian Road and Deer Flat, both north and south in the canal. **C/Young:** That would have to be an application-specific thing, it doesn't have anything to do with the Comprehensive Plan. **David Gronbeck:** But you're approving the map. **C/Hennis:** It's already zoned as commercial. **David Gronbeck:** It is not zoned. It is in the county, and it hasn't been annexed. **C/Hennis:** When you annex, you have to pick a zone at that point. **David Gronbeck:** At this time, though, you're making the property commercial under the Comprehensive Plan. **C/Damron:** It's just a guideline, it's not set in stone. **David Gronbeck:** I will have to amend the Comprehensive Plan. **C/Damron:** You request the zoning. This is the ideas of how we want the City to expand. You request the zoning that you like. **Wendy Howell:** I believe what Mr. Gronbeck is asking is, for consideration for the Comprehensive Plan map on the northwest corner of Deer Flat and Meridian Road to be mixed-use rather than commercial designation. In the long run, he's hoping that will match his proposal. **C/Gealy:** That's what's on the south corner there, it's what we will call mixed-use. Right now, there's some commercial and residential. It would not be inconsistent to modify to proposed Future Land Use Map to make that mixed-use. **Jace Hellman:** I think it would also be important to note that by doing so, all you're doing is making a recommendation to the Council that this piece be considered as a mixed-use piece on the Future Land Use Map. That just gets shifted before the plan is approved. It can be done that way, if that's the route you guys would like to go. I would be a recommendation to Council, and they would have the final say on this. **C/Gealy:** He's asking to change it before it gets approved. We have another letter from someone else, asking us to change a designation before we approve it on the map, correct? **C/Young:** Correct. **David Gronbeck:** May I approach with a very preliminary plan? **C/Young:** No, this is just for the Comp Plan discussion. **David Gronbeck:** I think it was a mistake removing multifamily from the commercial zoning. Multifamily is an excellent buffer between residential, single-family and commercial. I'm not proposing nor can I afford to build multifamily on 42 acres. I would like to be able to develop some multifamily as a buffer between the commercial use and the single-family to the west. **C/Damron:** That would be under ordinance. **David Gronbeck:** It's under ordinance, but when you're defining the property as commercial. **C/Damron:** Ordinance is ordinance, and when we do the Comp Plan as the guideline and then it's zoned for commercial use, it's commercial only. It can't be a buffer. That's the ordinance and we can't change the ordinance. **David Gronbeck:** That's why I'm requesting a mixed-use in the Future Use Map. **C/Young:** I understand where you're coming from. My only fear is that the next time we do a Comp Plan, and everybody within a ten-mile radius says, "I specifically want this zone." If we set a precedent, then it kind of opens the door almost for somebody to come in and mark their square. "This is my request for this parcel!" **David Gronbeck:** Isn't that the point of community involvement in planning to some degree? **C/Young:** My point is that, the map is a guide. If you go in and every specific parcel, everybody can say they want mixed-use or commercial. It doesn't become a guide. **David Gronbeck:** The challenge on a lot of these parcels will be with our current annexation and lot split rules, is that you will have a 40, 80, 160-acre piece that is zoned potentially commercial, and the developer can't buy that at a commercial rate and develop all commercial in the City of Kuna. **C/Hennis:** The problem that we had is that we had the opposite. We had developers coming in and purchasing small commercial. We were trying to lay in as much multifamily as they can. We've had that come before us several times, and it was an uncontrollable situation. Although we understand your side, we have the opposite side. That's why the City chose to go the direction that it did. We can try to help with the mixed-use, but we had specific reasoning for why we changed that ordinance. It's because it had some negative effects to the citizens on several occasions. **David Gronbeck:** Isn't that your job? To mitigate those instances. **C/Hennis:** That's what we did. **David Gronbeck:** I'm not saying that you shouldn't need to do that by simply saying there's no residential in a commercial zone. **C/Gealy:** That's the position we were in, because it was an allowed use in that zone. **Wendy Howell:** Chairman Young, I would like to remind everyone that this isn't a discussion about the ordinance. **C/Young:** I don't know that I'm necessarily against saying that is a mixed-use corner, because it is a good use for that. Mixed-use as itself is really a way that

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a lot of cities would like to go. You can live there, you can work there, you can shop there. I'm just kind of voicing some of my fears about next time we come around. If everyone wants to have their lot, then it's not a guide anymore. It turns into a "well this is what I think my lot should be." I'm not necessarily opposed to that, and something for us to discuss. I was kind of trying to show both sides of the coin. **C/Damron:** What we see in this is that if there's a lot like that, that would be better suited for the project that you want, and it's zoned differently, you can ask for a zone change, and that zone can be changed. That way you can do what your project would require on that property. It's not set in stone. If we zone that R-6 right there, and you have a mixed-use or light commercial and we look at the area, and the area would fit a light commercial, or the designation you would like, we can change that. We have that flexibility to change that. **C/Hennis:** As a zone, it's a Comprehensive Land Use Map Change. **C/Young:** Are you talking about that entire parcel? **C/Hennis:** Which corner is this? **David Gronbeck:** The northwest corner. Frankly, if there was any way just to approve a mixed-use zoning on everything north of the canal, I would be fine with that as a buffer between the commercial and residential. Our hope is to bring in a big box for the corner and different type commercial uses on that corner. **C/Young:** I don't think we can talk specifics. I understand your concept though. **David Gronbeck:** Unfortunately, I can't, right, because I don't have a lot split, because of the current split rules within the County and the City. **C/Damron:** It would be zoned in, and when you zone it into the City, you request a zone. **C/Young:** What he's wanting to avoid is to do a Comp Plan Amendment at the same time. I see where he is coming from. It's something that we can discuss. **Mike Losh:** I live at 1032 S Threave Ave. This is a nice project. My area is south of the railroad tracks. There was some talk of an overpass in this Comprehensive Plan. I have talked once with John, and he said that it will be a long time. I wonder if it will be feasible in a few years. Thank you. **C/Young:** I'll go ahead and close the public testimony at 8:05, which brings up our discussion. The Comp Plan as a whole, with the comments that we made, I am very happy with. **Wendy Howell:** Did you have any questions about any of the letters that were sent in? **C/Gealy:** Can you address the two late exhibits? **Jace Hellman:** There's also a series of comments on the back of your packet as well. Some are from citizens and some are from local agencies as well that should be addressed too. **Wendy Howell:** On the one comment from Mr. Chase Craig, received today, again this is for a specific parcel that they are wanting to re-designate from low density to medium density. **C/Young:** For which specific parcel? **Wendy Howell:** 5055 East Kuna Road. **C/Gealy:** We have two requests to change a designation on a proposed future land use map. **Wendy Howell:** Kuna Road and Eagle. **C/Gealy:** I think what we're facing here is that the map was colored without really consideration of specific parcels. We've impacted at least two people that we know of now with the general designations. **Wendy Howell:** I do want to emphasize though that the future land use map is a result of all the community input that we received. As far as the other letter from Ada County, I don't really have a lot to say about it at this time. We're going to be meeting with the county commissioners and try to bring them up to date. They weren't in on the initial plan, since there are two new commissioners. We'll be trying to bring them up to date and have a meeting here in the near future to go over everything with them. **C/Gealy:** Was Ada County Development Services represented on the committee. I thought they were, I thought I saw them there. Would you want to review the sections that they mentioned and see if there are some goals that we could identify to include with respect to the preservation of farmland in those areas? **Wendy Howell:** I'm just going to read a statement for the focus on main agricultural and industrial have area. Kuna may be viewed by the County as a major ag industrial hub in the valley, but that is a limited view of how Kuna sees its own future. Residents and businesses would like strong commercial employment services and housing choices, as well as industrial and ag uses. These are elements that we endeavor to balance in the Comprehensive Plan and reflect in the Future Land Use Map. While the City is limited in the mechanisms that it can employ to preserve ag lands, there are numerous policies in the plan related to both agricultural and industrial development including some very specific implementation actions about how to move this forward. My guess is the plan is likely one of the most forward-thinking examples of policies and actions related to ag preservation and food security in the entire state of Idaho. I wonder if the same expectation has been set for Kuna's neighboring jurisdictions. We need to look through all the bits and pieces to determine our direction. **C/Gealy:** When you talked about the overpass, there was some conversation in the plan about working with the Union Pacific Railroad to try to bring a rail transportation hub to

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Kuna. That's been something that we've talked about for a long time. It's been totally off the table for a long time. Union Pacific said they will be going through Kuna, but not stopping. Is that something that's changing? **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director. What we're doing now is taking what's in the Comp Plan and trying to move forward with creating an Economic Development Strategy that would complement what we've done in the Comp Plan. We've had some initial conversations with UP about the potential of engaging a partnership. They have a program that helps if you have 200 acres or more in an industrial area. If you've got some developers that area interested in moving forward with creating an industrial development, they can partner with you to promote those sites. That doesn't mean that there's a specific plan in action of a rail park or any sort of thing happening yet. It's something we're looking into as part of our Economic Development Strategic Plan. We'd like to pursue at least what might be possible there. There's a lot of long-term planning, a lot of infrastructure planning that would have to happen first, but we have hopes that this can be something that we can talk about in the future. **C/Hennis:** These were several letters that Jace had indicated in the back that had issues, but they were more City-oriented, City website-oriented or services oriented. It wasn't anything specific to do with the Comp Plan. These were good items for us to work on, but not for the Comp Plan. **C/Hennis:** I'm not necessarily opposed to recommending to the City Council about making that a mixed-use parcel at Deer Flat and Meridian. I'm not sure about this other request, because it would in fact just be in the middle of a low-density. He's just singling out a certain parcel without a real direction other than specific for his use. I think that one, at that point, when there is an intended use, maybe he could do a Comp Plan Amendment. I don't think that's necessarily something I would recommend at this time. **C/Gealy:** I would suggest that we make that whole section mixed-use, the one at Kuna and Eagle. I'm looking at his map, and it's a southeast corner. Not what he's outlined in red, but that whole section. Make that all mixed-use, because that would be a continuation of the mixed-use that we have here. The only question would be would we want to modify the whole piece to mixed use? **C/Young:** There's a subdivision here that's an R-2 subdivision. You're putting a potential mixed-use commercial directly next to a low-density housing. **C/Gealy:** My understanding is that mixed-use can be almost anything. It can be low-density, high-density, or medium-density. **Wendy Howell:** The way we've been instructed and the direction we're going with mixed-use is two distinct, different uses. Commercial housing, commercial industrial, not just one house type versus another. Multifamily and single-family is all housing. **C/Gealy:** On all the parcels that are designated as mixed-use, does everything have to have two uses? **Jace Hellman:** Yes. Every piece, the intention is a mixed-use is to be identified to accomplish two or more uses, whether that's commercial industrial, commercial residential, or industrial residential which doesn't go over well, but could happen. **C/Gealy:** Does it preclude the possibility of a single use? **Jace Hellman:** For a while, with our old Comp Plan, we did allow that, and there's been some projects where they had mixed-use as a future land use. People just said that they will do an R-6 on it. Our goal is to move away from that and actually have mixed development that people can live in and work in. One, that will reduce the number of cars off the roads. People are within walking distance of jobs. Two, it will bring more commercial and different types of housing, because it's encouraging multiple uses. The goal is to be steadfast at a minimum of two different uses. Multiple uses can creep in, where you're at three or four, and you do an entire mixed complex of uses. It's pretty steadfast at two minimum, or that's the intention. **C/Hennis:** I just don't like the aspect of taking that whole portion and making it a mixed-use underneath on top of the development that's been there. **C/Gealy:** That is the dilemma with the Future Land Use Map. It's a guide. **C/Hennis:** We've already got that preexisting, nothing over here. We're giving something to somebody that has a possibility versus people that are already living there. **C/Young:** I kind of tend to agree that this should stay a lower density than the possibilities that mixed-use gives right next to an R-2 zone. On the flip side, as Dana mentioned on the parcel on the northwest corner of Deer Flat and Meridian with that commercial versus mixed-use, mixed-use is inappropriate for that corner, as is Commercial is appropriate for that corner. I don't have a hard time with the mixed-use and changing that here other than in the future. Next, there's 50 of these that you hodge-podge your way through the map. That was my biggest concern, but with this specific parcel again, I don't have any trouble with it being mixed-use. **C/Hennis:** My feeling on this is that, you know, this one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian,

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PLANNING & ZONING COMMISSION**

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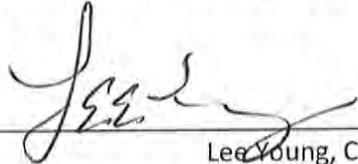
one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian, we're trying to provide some diversity along that core. A mixed-use might allow us a better diversity along that core, instead of just putting all commercial. We can throw some other diversities into there. I think that might be something where that's a designation that we might want to at least, because it's not saying this parcel out at Eagle and Kuna couldn't be that way. It would be one that would have to be a Comp Plan Map Change. That would have to be specifically, doesn't mean that we're denying anything. It just means that it's just an extra step that we'd have to do once they figure out what they want to do. I think that along the corridor, it makes sense. We have a lot of mixed-use, but it makes sense to me along the corridor there with what we're talking about, and not trying to become an Eagle Road as much. **C/Gealy:** Each application that comes before us on a future land use map in an area where the Future Land Use Map designates mixed-use would need to include at least two uses. **Jace Hellman:** Correct. The code and the ordinance are still in the works, so we're fixing out the fine details of what that will look like exactly. The intention is for two or more uses identified with the application. **C/Hennis:** It would make sense to me for a large parcel. **Jace Hellman:** Correct, and we're also adding a mixed-use zone. It's not going to be like a mixed-use where they pick C-1 and R-6. There would be a legitimate mixed-use zone and legitimate uses allowed within that mixed-use zone. **C/Gealy:** Some of the smaller parcels could perhaps have some flexibility, correct? **Jace Hellman:** Yes, and that's something we'd have to look at whether it's just two smaller parcels next to each other and they do more of a regional concept plan that gives them that mixed-use. There might be that flexibility for that as well. **C/Gealy:** We might do ourselves some favors if we provide that kind of flexibility. My feeling is that there's been a lot of public input and a lot of opportunity for public input. At the same time, this is a public hearing. This is also an opportunity for public input. It may be that in the future we'll get 50 of these piece parts. I think that if that happens in a public hearing, then we deal with each one that we get. There's been a lot of opportunity. This is one more opportunity. There will be an opportunity at City Council. I think that's a good thing. **Jace Hellman:** Even though they did close the public hearing, this will go to City Council again. This isn't the only public hearing opportunity that we'll have on this.

Commissioner Hennis motions to recommend approval to City Council of the Envision Kuna Comprehensive Plan with the additions discussed tonight; With a map change at the northwest corner of Meridian and Deer Flat Road to a mixed-use parcel for that 42 acres. Commissioner Damron seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Wendy I. Howell, Planning and Zoning Director
 Kuna Planning and Zoning Department

received
4.23.19



Megan M. Leatherman, MCRP
Director

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Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting
Strategic Planning

Ada County Commissioners
Diana Lachiondo, First District
Rick Visser, Second District
Kendra Kenyon, Third District

ADA COUNTY
Development Services Department

April 15, 2019

Mayor Joe Stear,
City of Kuna,
736 W Avalon St
PO Box 13
Kuna, ID 83634
Sent Via E-mail

Re: Ada County's Comments to the Envision Kuna – Comprehensive Plan

Dear Mayor Stear and City Council:

Thank you for this opportunity to participate in, and comment on, the City of Kuna's Draft Comprehensive Plan Update, *Envision Kuna*. As you are aware, Ada County has a new Board of County Commissioners, and they are interested in collaborating with you and their regional partners in ensuring that your goals are met along with the region's.

My team has participated in this process from the beginning. I would like to again compliment your staff for a robust public outreach effort for this update. From the beginning of this update, we continue to believe that Kuna is uniquely situated to emerge as a major agricultural/industrial hub in the Treasure Valley, and this update provides a great opportunity to maximize that potential.

Mayor Stear, we are very much reassured to hear your commitment to working with other regional elected officials for "preservation of farmland." Preservation of agricultural lands is important to us because of the many roles that it plays in Ada County and our neighbors – generating jobs, providing other economic benefits, enhancing regional food security, supporting local food access, contributing to rural character and quality of life to name a few. The draft Envision Kuna Comprehensive Plan is a document that guides the future actions of the City. And yet, we noticed very few proposed objectives under "Economically Diverse and Vibrant", "Healthy and Safe" or "Connected" goal areas that carry forward your vision.

Per Idaho Code 67-6508, this draft Comprehensive Plan will guide future land use development within the City's area of jurisdiction. Of the total 51,011 acres within the City's Area of Impact (A and B), approximately 35,500 acres are currently receiving agricultural exemptions. However, only 6,212 acres are proposed as an Agriculture land use designation on the proposed "Future Land Use Map." We are wondering how you are planning on addressing this loss of

83% agricultural land in the future.

Currently, pursuant to *Ada County 2025 Comprehensive Plan and County Ordinance 862-863*, the County has adopted Kuna's Comprehensive Plan from 1998 for the Area of City Impact A (ACI-A) and the Ada County Comprehensive Plan for the Area of City Impact B (ACI-B). Per Idaho State Code 67-6526, this unique arrangement was negotiated because the proposed ACI at the time would have pre-maturely expanded urban and suburban types of land uses in rural areas, extending demands for public facilities, services and utilities in Ada County's remote locations.

Per the most recent growth forecast (Reconciliation #5) by COMPASS, Kuna will need to accommodate 20,485 households to support a total population of 60,200 by 2040. Even with the most conservative land use assumptions applied to the proposed "**Future Land Use Map**", the Draft Envision Kuna Comprehensive Plan provides for land use capacity to accommodate 50,575 households and a population of 147,173. We completely respect the City's ability to plan for a little more capacity in their future land use designations than the growth demands. And yet, we also believe that 250% more capacity than needed demand would place an unnecessary burden on the County's public facilities and services including jail, court, emergency communication, coroner, emergency medical, juvenile services and many more. Also, Mixed Use is a useful concept in land use planning if used in a strategic manner to target economic development in urban centers. Having said that, the proposed "**Future Land Use Map**" applies this designation very liberally to more than 8,900 acres, which is counter-intuitive to the purpose of this designation or future land use planning. Therefore, we look forward to discussing with you how this proposal is an improvement on the 1998 Comprehensive Plan in guiding the future growth.

In the meantime, this letter is to inform you that Ada County does not support the *Envision Kuna Comprehensive Plan* as proposed. In complying with statutory requirements, Development Services staff will not be able to justify use of this (draft) Comprehensive Plan within Kuna's Area of Impact B (ACI-B) during a renegotiation process. Development Services staff looks forward to working with you to find the optimal solution for our community.

Sincerely,



Meg Leatherman, MCRP

Attachment: Chapter Level Comments

CC: Board of County Commissioners
Mitra Mehta-Cooper, Strategic Planning Manager
Wendy Howell, Planning and Zoning Director



Working together to plan for the future

January 28, 2019

Wendy Howell, Planning and Zoning Director
751 W. 4th St.
PO Box 13
Kuna Idaho 83634

Re: COMPASS Comments for Envision Kuna

Dear Ms. Howell:

COMPASS appreciates the opportunity to comment on Envision Kuna, the update to the City of Kuna's comprehensive plan. COMPASS has participated in the process to update this plan and would like to highlight how this plan can work in tandem with the *Communities in Motion 2040 2.0*, the regional transportation plan.

City of Kuna Future Land Use Map (p. 56): The updated land use designates a sizable portion of the Kuna Area of City Impact as "Mixed Use" (Figure 5). Mixed use areas, when developed well, can encourage short vehicular trips and promote bicycle and pedestrian travel. However, this flexibility also makes forecasting future travel demand difficult. COMPASS encourages the City of Kuna to prioritize Policy 3.A.1.c to "define 'mixed-use' designations in Kuna's adopted zoning code." Secondly, it is difficult to determine Medium Density Residential and High Density Residential on the City of Kuna Future Land Use Map. COMPASS would also encourage Kuna to more clearly identify the High Density Residential locations and locate these near existing public transportation service, public schools and parks, or employment centers.

Objective 4.A.3. (p. 79): COMPASS supports the City of Kuna's objective to preserve the Kuna Mora Road as a Freight /Truck Corridor. Consider also including a policy to preserve land for potential future intermodal connection/facility with the UPRR mainline if that supports the City's goals for freight.

Objective 6.D.2 (p. 117): COMPASS supports the objective to "Evaluate new forms of revenue..." Consider adding a policy to work with COMPASS to secure additional transportation funding through the COMPASS Resource Development Plan. This has been a successful approach to generating additional revenue for transportation projects.

Please contact Carl Miller at cmiller@compassidaho.org or (208) 475-2239 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Liisa Itkonen'.

Liisa Itkonen, Planning Team Lead

CM: T:\FY19\700 Services\701 Member Services\Envision Kuna\Envision Kuna Comp Plan letter.docx



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IDAHO TRANSPORTATION DEPARTMENT

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

March 27, 2019

Jace Hellman
City of Kuna, Planning and Zoning Department
751 W. 4th St.
Kuna, ID 83634

VIA EMAIL

Development Application	COMPREHENSIVE PLAN
Project Name	ENVISION KUNA – COMPREHENSIVE PLAN
Project Description	A public hearing to review the new Envision Kuna – Comprehensive Plan (text and maps). If approved, it will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the future land use map.
Applicant	City of Kuna

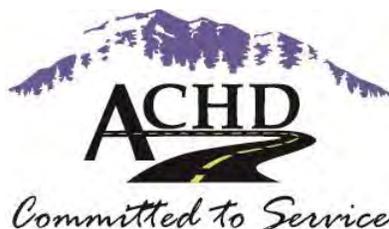
The Idaho Transportation Department (ITD) reviewed the new comprehensive plan and has the following comments:

1. ITD does not object to the new Envision Kuna – Comprehensive Plan 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,

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



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

February 26, 2019

To: Jace Hellman, via email
City of Kuna
751 W. 4th Street
Kuna, ID 83634

Subject: KUNA19-0002
City of Kuna Draft Comprehensive Plan-Request for Comment

In response to your request for comment, the Ada County Highway District has reviewed the item referenced above.

City of Kuna Draft Comprehensive Plan

Thank you for the opportunity to comment on the Kuna Comprehensive Plan and participate in the development of this important document. Based on the draft land use map submitted and the goals and objectives outlined in Goal Area 4 of the Kuna Comprehensive Plan, ACHD looks forward to working with Kuna through the *Master Street Map* and *Communities in Motion* update process to evaluate any changes proposed to the transportation network through this planning effort.

ACHD is also excited to work with Kuna to help implement many of the bike/pedestrian goals outlined in the document which are supported within our Bike Master Plan. We support the continued emphasis on the low-stress bicycle network and appreciate Kuna's continued involvement on the Bicycle Advisory Committee.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

A handwritten signature in blue ink that reads 'Dawn Battles'.

Dawn Battles
Planner
Development Services



OFFICE OF THE MAYOR

MAYOR: David H. Bieter

February 15, 2019

Joe Stear
Mayor
City of Kuna
PO Box 13
Kuna, ID 83634

Re: *Envision Kuna* Comprehensive Plan

Dear Honorable Mayor Stear,

On January 23, the City of Kuna solicited feedback regarding an update to their comprehensive plan, *Envision Kuna*. The City of Boise applauds Kuna for undertaking this process and are in full support of jurisdictions throughout the Treasure Valley creating a shared vision for the future.

Envision Kuna's six primary vision areas are very similar to those within *Blueprint Boise*, the City of Boise's comprehensive plan, and the policies supporting alternative transportation, pathways, public transportation, and other multimodal options are commendable. We encourage you to take these policies one step farther and explore ways to help fund public transportation and other regional multimodal connections. We also applaud your policies encouraging a compact and mixed-use pattern of land uses throughout the City of Kuna are also visionary and commendable.

However, we have concerns the size of the Kuna Area of City Impact and its potential impact on land use patterns over *Envision Kuna's* 20-year planning horizon. As noted within the plan, the City of Kuna's current population is almost 20,000 and COMPASS projections estimate a 2040 population of about 54,000. Kuna's current area of impact is just over 46,000 acres, which is 10-times the historical size of approximately 4,400 acres. By way of contrast, Boise's area of impact is just under 76,000 acres and accommodates a current population of around 230,000 (and is expected to accommodate a population of 332,000 in 2040). Further, the Kuna AOI is around 7,000 acres larger than the City of Meridian's, which has 2040 estimated population of 150,000 (nearly 3 times that of Kuna), and 25,000 acres larger than the City of Eagle's, which has a 2040 population estimated at 58,000 (slightly larger than that of Kuna).

The size of Kuna's area of impact and the intensity of the designated land uses far exceed the area needed to accommodate this level of growth within the 20-year planning horizon of *Envision Kuna*. We encourage you to revisit your area of city impact to create a boundary that reflects a realistic growth pattern and prevents incentives for sprawl and premature annexation.

Again, thank you for the opportunity to provide feedback on *Envision Kuna*. By working together to create a common vision for our region's success, the Treasure Valley's future is indeed bright.

Sincerely,

David H. Bieter
Mayor

cc: Tom Laws, Boise PDS
Daren Fluke, Boise PDS

Jace Hellman

From: Wendy Howell
Sent: Friday, February 15, 2019 12:09 PM
To: Jace Hellman; 'Ellen Campfield Nelson'; 'Aaron Mondada'; Lisa Bachman
Subject: FW: Kuna's Comprehensive Plan

From: Kelli Badesheim <kbadeseim@valleyregionaltransit.org>
Sent: Friday, February 15, 2019 11:47 AM
To: Wendy Howell <whowell@kunaid.gov>
Cc: Mayor Stear <mayorstear@kunaid.gov>
Subject: Kuna's Comprehensive Plan

Hi Wendy,

I'm so sad that I couldn't make the time to provide my comments to your comprehensive plan by the deadline. I did want to share them with you even if it is too late to be incorporated into the document. I really appreciate being a part of the process and was pleased with the way the plan reflects the work of the advisory committee. I'm excited about VRT's work with Kuna and look forward to seeing how the plan gets realized through our collective work.

I hope over time we can work with City of Kuna to have Valleyconnect 2.0 more integrated by reference into your plan. The maps can really help inform development and opportunities for us to engage with future developers to make the connections envisioned in the plan a reality. I was thinking of the value of this in the Housing area Goal #2. It would be great as the city is looking at affordable housing to make sure it is tied into the transit corridors we are working to build for the city.

Some of the policies seem a bit passive. For example, many of them start with "Consider". I think Kuna should be bold to state what they want from the public and their partners through more active policy statements. I do recognize that the passive policy voice was more a minority. Most of them were very clear action-oriented statements.

We would really like to work with City of Kuna to better define the transit elements of Linder Road, and had hoped to see more specific activities around coordinating on identifying transit infrastructure and opportunities for transit supportive development along that corridor.

I was happy to see the references to coordinating mobility needs for older adults and persons with disabilities. As we go forward, we are also thinking about how transportation can be a big barrier to helping young people access educational opportunities and also people accessing healthcare.

Just some food for thought. I want to prioritize getting more engaged in your processes of implementation, so think about how you might like to activate more engagement from VRT. Thanks again for all your hard work on this and forgive me for being so delayed.

Kelli

Wendy Howell

Subject: FW: Lot split
Attachments: Parcel S1315141880_LowDensityRequest.pdf

See Ana's request below, as well as an attached map showing the parcel she is referencing.

Does she need to do anything else, or will this be automatically included in the request to City Council next week?

Thanks!

Lisa M. Bachman, AICP, PCED
Planner / Project Manager
J-U-B ENGINEERS, Inc.

-----Original Message-----

From: Ana M. Paz <anapaz1972@gmail.com>
Sent: Wednesday, May 15, 2019 9:08 PM
To: Lisa Bachman <lbachman@jub.com>
Subject: Lot split

[External Email]

Hello Lisa,

Can you please request that our property show low density instead of commercial for the purpose and use we are wanting our property for?

Thanks so much!

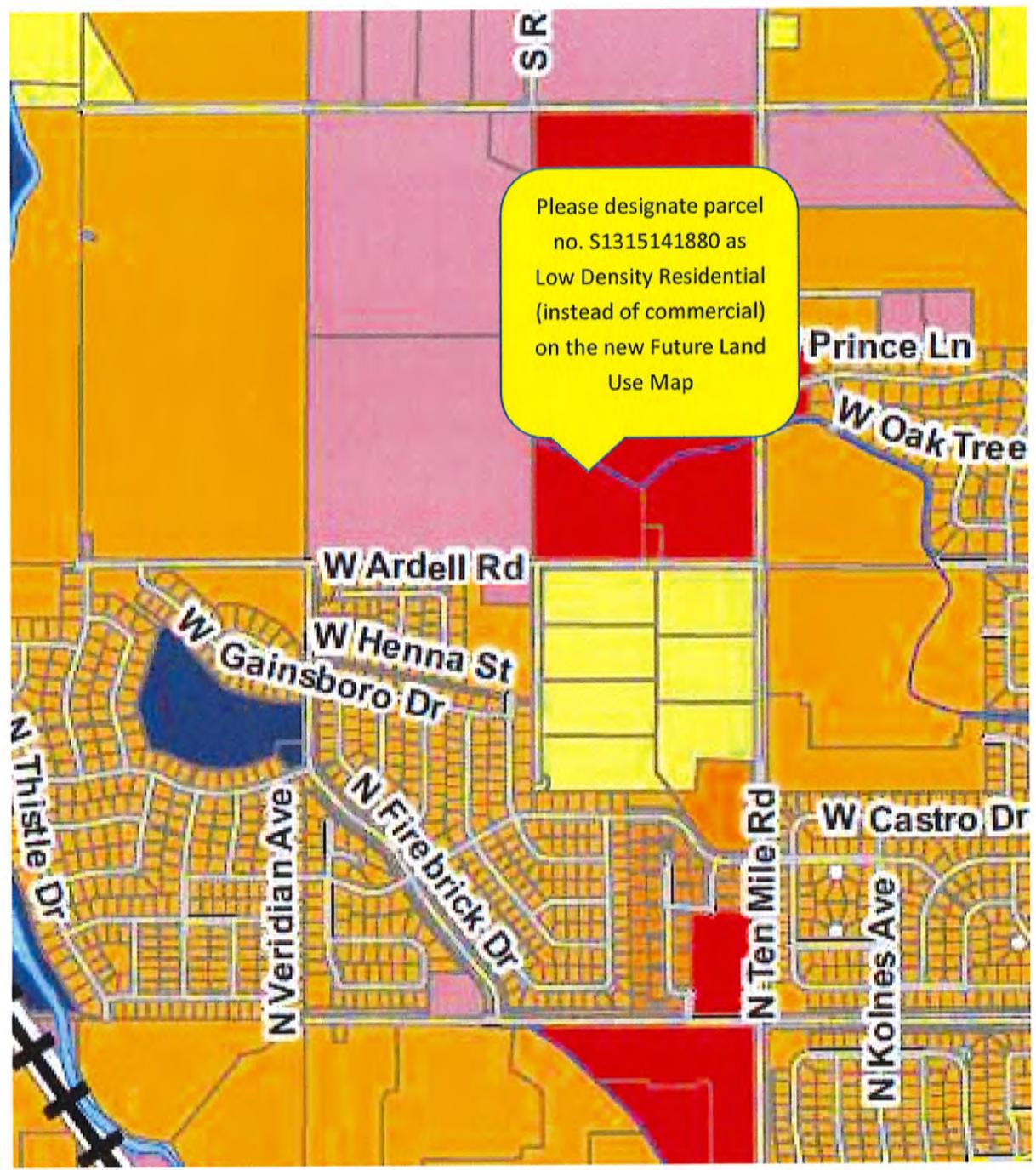
Ana M. Paz

Sent from my iPhone

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Please designate parcel
no. S1315141880 as
Low Density Residential
(instead of commercial)
on the new Future Land
Use Map

received
4.23.19

Jace Hellman

From: Chase Craig <chase@ownboise.com>
Sent: Tuesday, April 23, 2019 12:37 PM
To: Jace Hellman
Cc: Mike Smith
Subject: Comprehensive Plan - Suggested Adjustment

Good afternoon!

Thank you for your time on the phone earlier today Jace. I'm writing to request an adjustment to the comprehensive plan you are presenting at tonights meeting. Unfortunately, I am not able to attend the meeting in person.

The adjustment we are looking at in particular would be to the 22.75 acres located at 5055 E. Kuna Rd. This is just to the East of the intersection of Eagle and Kuna roads. Per the current appendices of the comprehensive plan, it shows this property as low density residential. We believe this properties highest and best use would actually be medium density residential. We also believe that this would be best for the overall comprehensive plan.

Currently, the suggested map would go directly from low density residential to mixed use, which could be anything from commercial to retail and even to high density residential. We believe it would be beneficial to go from low density residential, which is the property east of the subject property, to medium density residential (the property we are suggesting) and then to mixed use would be a better transition for the community.

Can you please confirm receipt and let me know if you have any questions? Also, we would love it if you could you please present this suggestion at the meeting tonight.

Thank you and let me know if you have any questions or need clarificaiton!

Chase Craig

Team Leader | **Own Boise**

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208.284.0829

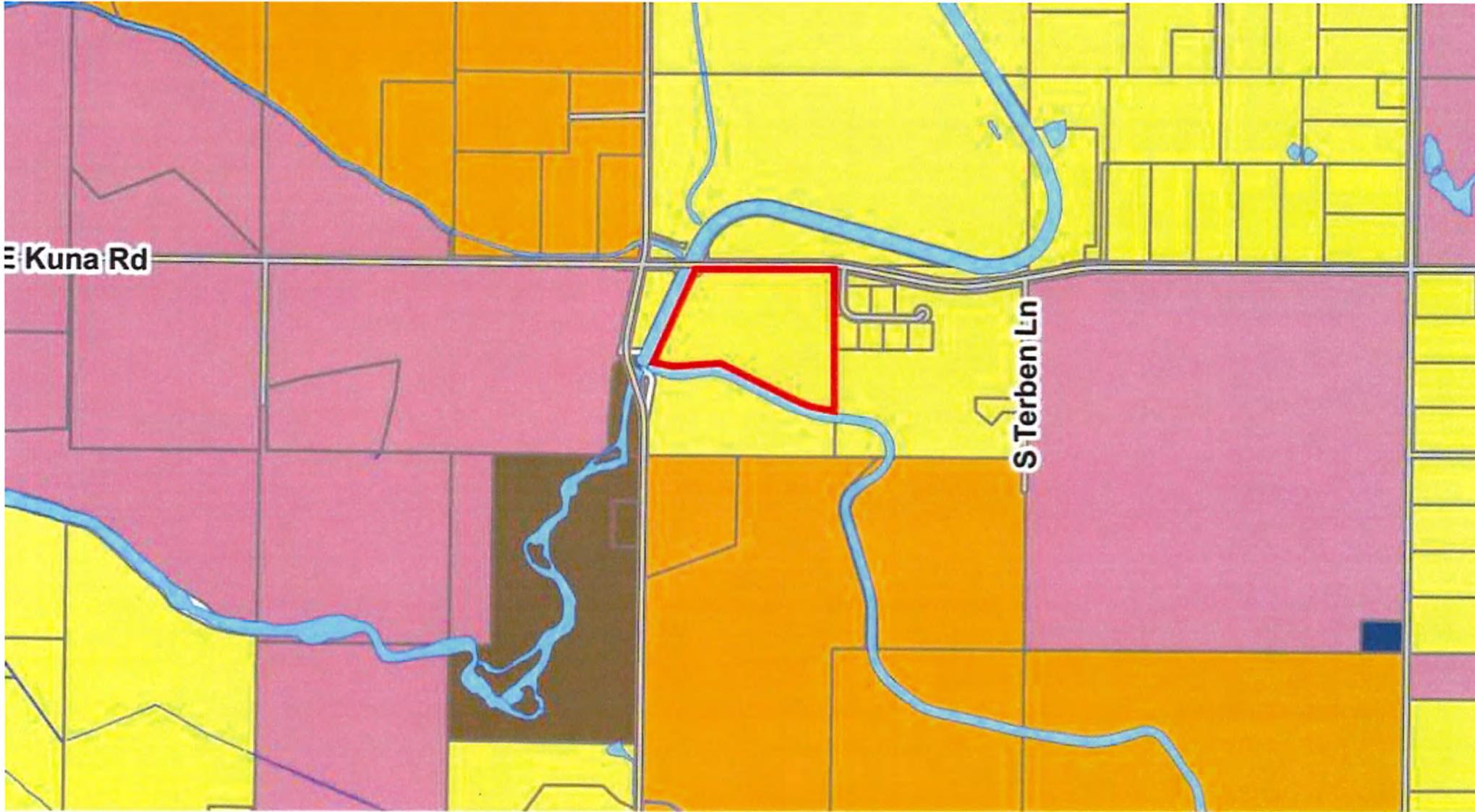
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Jace Hellman

From: Wendy Howell
Sent: Friday, January 25, 2019 9:24 AM
To: 'Aaron Mondada'; 'Ellen Campfield Nelson'; Lisa Bachman
Cc: Jace Hellman
Subject: FW: Feedback on Envision Kuna draft plan

From: Cheryl Richards <cherylrichards@gmail.com>
Sent: Friday, January 25, 2019 8:40 AM
To: Wendy Howell <whowell@kunaid.gov>
Subject: Feedback on Envision Kuna draft plan

Hello,

Thank you for allowing citizens the opportunity to continue to respond to the comprehensive plan. First, I want to acknowledge that this was an extreme effort and I appreciate that you are asking and considering the public in this process. Many of the goals seem to be with good intent behind them. I have both questions and comments to the plan.

1 - I live south of the railroad tracks and have been concerned for quite some time about the canal overpass on Swan Falls Road. How will this overpass be changed and expanded? It is highly used (and will continue to be) and not safe as a pedestrian or cyclist crossing. I'm uncertain from your plan how this will be addressed to make it better rather than just maintain; it's current condition is not good. I would also like to see an overpass from Luker Road connecting over the railroad tracks, but I recognize this is likely a challenge with the railroad and anyone owning surrounding properties. It is a necessary development considering the amount of housing you anticipate increasing in this area.

2 - I previously read a number of comments on the original survey regarding not making Meridian Road like Eagle Road. With the number of commercial use areas planned along Meridian Road, you WILL turn it into Eagle Road regardless of the speed limit. Commercial use properties would be better served throughout the community and split also on Ten Mile more fairly. I know a lot of thought has went into this plan, however, it appears the concerns over Meridian Road are being dismissed and downplayed. My commute time is already 25 minutes and I don't commute into Boise. The majority of my time is spent on Meridian Road. I'm very concerned about this not being well supported in the long term and the end result being exactly what the community has said they don't want.

3 - I'm alarmed at the amount of agricultural land that is being encroached upon. I moved to Kuna because I wanted a good mix of land including agricultural land. Yet I see community members trying to force out agricultural properties such as the dairy farm by the school, failing to recognize that those are important functions in our society and our food source. Your plan to have an educated workforce isn't bad, except there needs to be a balance with support for agricultural jobs that are vital to the functioning of the economy, which requires the appropriate level of agricultural land. The plan seems imbalanced in this area.

4 - I have not had much interaction with the local city government, and I hope this will change. I want to mention here that I submitted a request on the city site back in August of 2018 regarding the dog park at Sadie Creek Park. There was no way to easily submit the request so it ended up in the graffiti section. However I never received a response on that safety request. So I will reiterate my concerns here. This dog park is a safety hazard to those using the pond, especially with children. If someone needs to have their dog fenced-in to control them, then having the dog park next to a pond where dogs and children regularly swim is not a good solution. It sends mixed messages and causes a safety hazard for people and other dogs when uncontrolled dogs are not maintained around the pond. This problem has increased as

more people use the dog park. I hesitate to even go there because of this, and we LOVE the pond! We want the pond to stay near are home (this has been such a great and unexpected amenity!). I would like the dog park removed and placed in a different park where there is not a swimming area. I also look forward to the actions of good customer service as outlined in your goals. The lack of acknowledgement of my request and no response to it makes me feel like the city is not concerned about the safety of my children. Animal Control can only do so much in these instances. We need the the city's help to find a better strategic location for this park.

Thank you for your time and consideration.

Cheryl Richards

Greetings,

With the cooperation and willingness of the Kuna City Zoning and Planning Department, I propose that the ENVISION KUNA PLAN add at least one more Goal to their document. It could be fit into any/many of the Goal sections already existing, as an action plan. And of course reworded as needed.

THE NEW GOAL: The creation of a 'Kuna City Lighting Ordinance' will be added to Kuna City Code book, designed to avoid and reduce light pollution, while clearly explaining lighting expectations for the developers, planners and community. Careful attention to lighting in our region will protect our health, our safety, our environment and will improve the lives of the living organisms within it (people, animals, plants). With this attention to light and with good planning, we will retain some of the 'rural', smaller town qualities of our region - the qualities and considerations that keep and attract people to Kuna.

Details as to why I feel this Goal is needed:

When reading the Envision Kuna Plan, most the emphasis to me seems to be on development. It is very well done and I realize much time, great effort and community input has created it.

However, to me, there doesn't seem to be much to convince me that you hope to protect a little bit of Kuna the way it is - unique, semi-rural, with special places to the south (river, dark skies, protected birds, crop land, recreation and farm animals). I ask that you throw us 'a bone'. A bone to those who have lived in Kuna for years or moved to Kuna because of its small town, rural, simple life style vibe. Give us comfort that we won't look like Las Vegas or even Eagle Road as we grow. Put something in your Goals that assure us that we won't be excessively 'LIT UP', and that Kuna leaders will protect our sleep, health, peace and our skies from light pollution.

Although the city codes do have some good lighting requirements and suggestions throughout, it is difficult to find them and many have not been added to or refined, as we experience new situations during Kuna's rapid growth. Without clarity and/or a complaint, they are hard to enforce. I have been paying attention to lighting details for quite a while.

This new Ordinance will become the primary source of information, so that lighting considerations can be to easily referred to during the development application, review,

approval, public hearing, building and enforcement stages. It should address all the general considerations of lighting, such as color, intensity, purpose, direction, shielding, timers, sensors etc.. and should serve to teach and instruct us of current best lighting methods.

To complete the ordinance and lighting code development, more detailed lighting requirements will be needed (or revised) in various sections of the existing Kuna Code Book, so that the best lighting practices will be used in all project needs (signs, roads, parks, zones etc..)

The ordinance's focus should be to promote environmentally responsible, well designed and safe lighting for our region and the organisms living within it (humans, animals, plants). With the objective of shining light only where it is needed; to use only enough light to see well; and to turn off lights when they aren't needed.

The outcome will be that our region will be better protected from the health, environmental, and safety issues that arise when lighting is not being paid attention to as the city grows. Our night skies, water ways, farms and animal sanctuaries will be better protected.

If you have any questions, suggestions or concerns, I am very interested in helping to reduce light pollution, so please contact me.

Thank you for the work you have done for this plan and on committees.

I will appreciate your careful consideration of my requests for the new Goal and Ordinance to control and reduce light pollution as we grow. I will also greatly appreciate the actions that will be required by the Planning and Zoning Departments to get a lighting ordinance and more code details in place, to better protect those living in the Kuna region.

Sincerely,

Cindy Giesen
1363 S. Ash Avenue
Kuna, Idaho 83634

Jace Hellman

From: P. J. Piper <piperpj@hotmail.com>
Sent: Sunday, January 20, 2019 4:42 PM
To: Wendy Howell; Jace Hellman
Subject: Kuna's Future

Hello,

I've been a Kuna resident for 2 1/2 years. My husband and I drove the whole valley from Emmett to Mountain Home and Star to Melba before we chose Kuna. It's a wonderful, friendly, and lovely town.

There are a couple of things that need to be addressed. The first is the need for a stoplight at the intersection of Kay and Avalon. There have been wrecks and near misses there when people try to get to the medical facilities, businesses, or Walgreen's. Another concern is Deer Flat road. There is enough traffic there to warrant 5 lanes and sidewalks especially with the new subdivision being built and the high school students who walk along the road.

The other things that you listed in the paper seem appropriate to our growing community. Thank you for keeping us in the loop.

Sincerely,
PJ Piper
piperpj@hotmail.com

**RESOLUTION NO. R42-2019
CITY OF KUNA, IDAHO**

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

- **REFORMING AND AMENDING THE CITY OF KUNA’S MUNICIPAL SERVICES PAYMENT POLICY; AND**
- **PROVIDING A SHORT TITLE; AND**
- **SETTING FORTH FINDINGS, INTENT AND RECITALS; AND**
- **DIRECTING THE CITY CLERK; AND**
- **SETTING AND EFFECTIVE DATE.**

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kuna:

PART I: Reforming and Amending the City of Kuna’s MUNICIPAL SERVICES PAYMENT POLICY, as follows:

Section 1 – SHORT TITLE:

- 1.1** This Policy shall be known and referred to as the “City of Kuna Municipal Services Payment Policy” (the “Policy”).

Section 2 – FINDINGS, INTENT AND RECITALS:

- 2.1** The City of Kuna (the “City”), is a municipal corporation organized and existing under the laws of the State of Idaho; and
- 2.2** the City Council is authorized and empowered, pursuant to Sections 50-301 and 50-302, Idaho Code, to exercise all powers and perform all functions of local self-government in city affairs by making such resolutions as may be expedient to maintain the good government and welfare of the City; and
- 2.3** The City Council has exercised its authority, pursuant to Section 50-1030 to construct, improve, better, operate and maintain a water system, sewerage System and recreational facilities (“Municipal Services”) within the City; and
- 2.4** The City Council is required pursuant to Section 50-1032 to prescribe and collect reasonable rates, fees, tolls or charges (“Municipal Charges”) for its Municipal Services in order to provide that such Municipal Services shall be and always remain self-supporting; and

- 2.5** In circumstances where Municipal Charges payment, by or on behalf of a Municipal Services Account Holder (“Account Holder”), is tendered in the form of a check which is dishonored, Municipal Services are then continued without payment due to the delay that occurs when the notice of dishonor is received from the institution holding the Account Holder’s checking account; and
- 2.6** In circumstances where Municipal Services are disconnected, due to the Account Holder’s failure to pay Municipal Charges for three (3) months or more, there is a loss of Municipal Services revenue and additional city expense in the administrative process of the disconnection of Municipal Services; and
- 2.7** In order that Municipal Services to always remain self-supporting, the City Council herein reforms and amends its City of Kuna Municipal Services Payment Policy as herein provided for acceptable methods and options and to require payment by cash, Cashier’s Check credit or debit card or money order on Accounts for which payment was tendered by a dishonored check or where Municipal Services have been disconnected within the past twelve (12) months.

Section 3 - The following payment methods are acceptable for use by Account Holders for the payment of Municipal Charges:

- 3.1** Check except this method is not available to Account Holders for Accounts for which payment has been tendered by a dishonored check or where Municipal Services have been disconnected within the past twelve (12) months.
- 3.2** Electronic check payment (required to have a valid checking, savings, or money market account and the account holder must provide the routing number, financial account number and financial institution name).
- 3.3** Credit or debit card payment (Visa, MasterCard, Discover, or American Express).
- 3.4** Western Union.
- 3.5** Money order.
- 3.6** Cash.
- 3.7** Cashier’s check or other form of payment guaranteed by a bank, credit union or other Federal or State regulated financial institution.

Section 4 - The following are payment options which are acceptable for use by Account Holders for the payment of Municipal Charges:

- 4.1** **Payment On Line:** Payments can be made 24-hours a day, 7 days a week by using the City of Kuna Municipal Services Payment website using Visa, MasterCard or Discover credit or debit card or by using a checking, savings or money market account.

- 4.2 Payment by Phone:** Payments can be made on phone by contacting Municipal Services.
- 4.3 Payment by Mail:** Payments may be mailed to Municipal Services in the form of personal or business check, money order and cashier's check.
- 4.4 Payment In Person:** Payments can be made in person.

PART II: Directing the City Clerk

The Clerk is hereby directed to retain this Resolution in the official records of the City; and to provide a certified copy of this resolution to the City Attorney.

PART III: Effective Date

This resolution shall be in full force and effect after its passage, approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of June, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of June, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk