

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, July 2, 2019

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bob Bachman, Public Works Director
Jared Empey, City Treasurer
Chris Engels, City Clerk
Bill Gigray, City Attorney
Lisa Holland, Economic Development Director
Wendy Howell, Planning & Zoning Director
Nancy Stauffer, Human Resources Director
Bobby Withrow, Parks Director
Troy Behunin, Planner III
Sam Weiger, Planner I

2. *Invocation: Jim Bollin, Kuna Seventh Day Adventist*

3. *Pledge of Allegiance: Mayor Stear*

4. *Consent Agenda:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:02:09)

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, June 18, 2019

B. Accounts Payable Dated June 27, 2019 in the Amount \$255,456.94

C. Resolutions

1. Consideration to approve Resolution No. R48-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO
PROVIDING FOR THE ADOPTION OF FEDERAL FUNDS MANAGEMENT
POLICIES & PROCEDURES.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-07-AN & 18-05-ZC for Bodahl-Stiner.

**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. Ada County Sheriff's Office Budget Presentation – Jon McDaniel, Kuna Police Chief
(Timestamp 00:02:58)

Kuna Police Chief Jon McDaniel presented some data from the first quarter of the last 3 years. Patrol calls had almost doubled since 2017. He compared officer-initiated calls and calls for services from Kuna citizens. Kuna Police was definitely staying more proactive with the community. They wanted to use good discretion as well as a lot of education to keep the community safe. They were interacting a lot with the community to help build that trust. He reviewed their response times and was happy to report they were staying in that 2 minutes and 40 seconds range. He reviewed the budget request for fiscal year 2020 with a potential 3% COLA. The County Commissioners hadn't made a determination yet. The budget also included 2 additional officers. It would allow shifts to have two deputies on which set them up for success as the community grew. Chief McDaniel stood for questions.

Mayor Stear thought something that had increased the call volume was the citizens were more comfortable with calling the police.

Chief McDaniel agreed. They did outreach to encourage the citizens to call and he appreciated the public's trust.

B. Ada County Prosecutors Office Budget Presentation – Steve Rutherford
(Timestamp 00:07:09)

Tamara Kelly, Deputy Prosecutor for the Ada County Prosecutors Office, presented the request for \$54,000 for fiscal year 2020. The County was going to a flat rate. They did consider the number of misdemeanors and infractions the City of Kuna had in the past year. Starting that fall, they would likely start looking at the City of Kuna in combination with other contract cities they had. They were contracted with the City of Star and in contract negotiations with Garden City. If they did take the contract with Garden City it was likely they would ask the courts to put all of the contracts in front of the same judge and there would be two prosecutors to handle all of the contracts. The \$54,000 was, in part, Kuna's share of that contract but they also looked at the number of crimes filed. There were 234 misdemeanor and infractions the previous fiscal year and it was the same for the last fiscal year. The cost of living was factored in as well. It was for prosecution services and included probation violations, motions for contempt for anyone who did not complete the terms of their criminal case, victim witness coordinators, the restitution department, declined cases, and domestic violence cases. She stood for questions.

C. J&M Sanitation Budget Presentation – Chad Gordon
(Timestamp 00:11:28)

Chad Gordon, J&M Sanitation, stated their CPI rate increased 2.9% for the fiscal year for 2020 based on the western CPI. Everything had increased to some extent but major categories included fuel, landfill, and insurance. He stood for questions.

D. Allumbaugh House Budget Presentation – Wyatt Schroeder
(Timestamp 00:12:17)

Wyatt Schroeder from Allumbaugh House presented the request for the fiscal year of 2020. He thanked Kuna for being a partner and reviewed data on Allumbaugh House Services and community benefits. He stood for questions.

Mayor Stear thought it was important to note there was never an empty bed. People were using it a lot and it had been very helpful. He asked Mr. Schroeder to address how it worked for people who kept coming back.

Mr. Schroeder explained on average Allumbaugh House saw about 13% recidivism which was incredibly successful. He thought a main reason for that was the Terry Reilly Health Service team really focused on making sure the referral case

management services were there. Terry Reilly, with the level of respect they had, was well known throughout continual care for folks with homelessness issues, working with their mental health crisis teams, and anyone else to make sure they had that long-term care. Also, half the money came from Behavioral Health so all this went all the way to the state level to make sure it was comprehensive care for those leaving Allumbaugh.

Council thanked him for his presentation.

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

- A. Public Hearing and Consideration to approve Resolution No. R43-2019, Amending Public Records Request Fees – Chris Engels, City Clerk ACTION ITEM**
(Timestamp 00:19:07)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO, AMENDING AND REFORMING PUBLIC RECORDS REQUEST FEES SET IN RESOLUTION R86-2017 TO INCREASE THE ATTORNEY REVIEW AND REDACTION FEES TO BE CHARGED FOR PUBLIC RECORDS REQUESTS SUBMITTED TO THE CITY OF KUNA AND PROVIDING AN EFFECTIVE DATE.

City Clerk Chris Engels explained the fee change and stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

City Attorney Bill Gigray stated he was working with the City Clerk on this and reviewed the Public Records Law.

Council President Buban-Vonder Haar stated everything staff said made sense as did the fee.

Council President Buban-Vonder Haar moved to close evidence presentation and approve Resolution No. R43-2019 and close the Public Hearing. Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Public Hearing for Resolution No. R46-2019 and Consideration to approve Ordinance No. 2019-20, Amending Temporary Mobile Vendor Permit Fees and Durations – Chris Engels, City Clerk ACTION ITEM
(Timestamp 00:23:30)

City Clerk Chris Engels reviewed the proposed changes to Temporary Mobile Vendor Permitting and the associated fees. She stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Mayor Stear stated this was kind of a clean-up thing.

Council President Buban-Vonder Haar moved to closer the evidence presentation. Seconded by Council Member McPherson. Motion carried 4-0.

- I.** Consideration to approve Ordinance No. 2019-20

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 9 TITLED TEMPORARY MOBILE VENDOR'S PERMIT:

- REDEFINING TEMPORARY; AND
- PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND
- UPDATING APPLICATION AND LICENSE INFORMATION; AND
- CLARIFYING VENDOR RESTRICTIONS; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar asked how Council felt about waiving three readings.

Council was fine with waiving the three readings.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-20. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-20. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2019-20. Motion carried 4-0.

2. Consideration to approve Resolution No. R46-2019

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING AND REFORMING THE TEMPORARY MOBILE VENDOR PERMIT FEES SET IN RESOLUTION R66-2014 TO INCREASE THE THIRTY (30) DAY PERMIT FEE AND ESTABLISH ONE HUNDRED EIGHTY (180) DAY AND THREE HUNDRED SIXTY (360) DAY PERMIT FEES AND PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar moved to approve Resolution No. R46-2019. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Public Hearing for Resolution No. R47-2019 and Consideration to approve Ordinance No. 2019-21, Amending Business License Fees and Renewal Options – Chris Engels, City Clerk ACTION ITEM
(Timestamp 00:28:16)

City Clerk Chris Engels reviewed the proposed changes to Business Licensing, adding three- and five-year licensing options, and stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council President Buban-Vonder Haar moved to closer the evidence presentation and proceed to deliberation. Seconded by Council Member McPherson. Motion carried 4-0.

I. Consideration to approve Ordinance No. 2019-21

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO
AMENDING KUNA CITY CODE TITLE 3 CHAPTER 4 TITLED GENERAL
LICENSE PROVISIONS:

- PROVIDING FOR MORE LICENSE DURATION OPTIONS; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-21. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-21. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2019-21. Seconded by Council Member McPherson. Motion carried 4-0.

2. Consideration to approve Resolution No. R47-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO
AMENDING AND REFORMING FEES FOR BUSINESS LICENSES ISSUED
BY THE CITY OF KUNA, IDAHO SET IN RESOLUTION NO. R37-2016 TO
INCLUDE ONE (1), THREE (3), AND FIVE (5) YEAR OPTIONS AND
SETTING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar moved to approve Resolution No. R47-2019. Seconded by Council Member McPherson. Motion carried 4-0.

D. Public Hearing and Consideration to approve 19-01-AN (Annexation) – Troy Behunin, Planner III ACTION ITEM
(Timestamp 00:31:32)

Joe Guido requests 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.

Planner II Troy Behunin reviewed the application and staff report. He shared some of the neighbors were concerned about the request for R-2 zoning. They thought the applicant might put two houses on that property. Mr. Behunin explained R-2 was the lowest zoning the City of Kuna had so they couldn't choose anything less than that. Also, City Code only allowed for one dwelling unit per lot other than some instances such as mother-in-law quarters. The applicant's intention was to provide a single lot with one single family home at this time. If he did want to split the lot, he would have to go through a re-subdivision process which included a public hearing. A condition in the packet recommended by the Planning & Zoning Commission was that it be limited to just one house. He stood for questions.

Council Member McPherson asked if the rest of the subdivision had any intention to annex into the City.

Mr. Behunin replied not at that time but with every annexation in that subdivision more homeowners would be afforded that opportunity if they so choose.

Council President Buban-Vonder Haar noted the Planning & Zoning Commission's decision had the specific recommendation but she did not see it listed in the recommended conditions of approval in the Staff memo. She asked if staff was recommending it or not.

Mr. Behunin stated staff would support it. It was included in the staff memo in the paragraph before the recommended conditions of approval under the Planning & Zoning recommendation.

Council Member Cardoza asked if the applicant had permission from Central Health to put more sewage into that septic tank. Mr. Behunin had said they would be using an existing septic system.

Mr. Behunin responded it was a community septic system and Central District Health was one of the agencies notified of this application. Their comments were in the packet.

Joe Guido, the applicant, explained the reasons for his request and stood for questions.

Council Member McPherson asked if it was originally just a common space lot.

Council Member Christensen asked why it was never sold as a lot like the rest of the street.

Mr. Guido explained over 25% of the ground had to be green space and the standards that had to be met when the subdivision was built.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral:

Steve Meyerpeter, 7693 S Old Farm Lane, Meridian, Idaho 83642, lived in the subdivision. He thought there had been a misunderstanding. They were not concerned with Mr. Guido's intent for the lot which was to sell. Their concern was that, since Kuna did not have an R-1 zoning, whoever purchased that lot would want to put two homes on it because it was an R-2 zone. Mr. Behunin had addressed that as well as the City staff memo and the findings of fact and Conclusions of Law. Both stated there could only be one home on the lot according to City Code and it still had to conform to the CC&Rs of the Ironhorse Subdivision. He was there to ask Council to consider that as a condition. He stood for questions.

Chris Brown, 7070 S Old Farm Lane, Meridian, Idaho 83624, supported what Mr. Meyerpeter said. They wanted Mr. Guido to be able to sell the lot but they were adamantly opposed to the R-2 designation. The lot wasn't sold because it was set aside land in a 15-year deal. That was up in December and they wanted to wait until then. They were just concerned about there being two houses. They needed it to be one house and no more.

Mayor Stear said they could stipulate that.

Mr. Brown asked why Kuna didn't have an R-1.

Mayor Stear wasn't sure why they pulled that off but he would look into it. He knew with an R-2 you could build no more than that but you could always build less.

Mr. Brown stood for questions.

Mayor Stear asked if they already stipulated in the staff report that it had to be one home only or if it needed to be part of the motion.

Council President Buban-Vonder Haar replied it had to be part of the motion.

Rebuttal: None

Mayor Stear asked City Attorney Bill Gigray if there were any problems with a city lot coming into a county subdivision and enforcing the CC&Rs.

Mr. Gigray explained CC&Rs were a condition that governed the property within the boundaries of the CC&R. The parties that had rights were the property owners not

the City or the County. As part of the staff report it established what the rules were for development within the boundaries of the CC&R.

Mayor Stear clarified because the property was within those boundaries to begin with that would not change with annexation. The CC&R would still apply.

Council President Buban-Vonder Haar stated it appeared the request was compliant with all relevant governing documents. She was fine with approving with the conditions discussed. She asked if anyone else had thoughts.

Council agreed.

Council President Buban-Vonder Haar moved to Approve Case 19-01-AN (Annexation) with the conditions of approval as listed, as well as the condition that the lot will only contain one (1) house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Discussion and Direction on Potential Convenience Fees for Electronic Payments – Jared Empey, City Treasurer and Chris Engels, City Clerk ACTION ITEM
(Timestamp 00:51:22)

City Treasurer Jared Empey explained this was something Council should keep in mind as they went through the budget process. There was an opportunity to collect a convenience fee as part of utility billing or, potentially, things like animal licenses that were collected over the counter or online. They were bringing this up because of the high increase in their bank fees. He noted, as of May, within the General Fund they had already eclipsed their budget for the year. They were at 107%. The water fund's bank fees were at 91%, sewer was at 86%, and irrigation was at 91%. This was mainly because people were using electronic payments and credit cards fairly routinely now. They were using less checks and cash. They had never charged a convenience fee before but the City's two primary payment processors had a transaction fee. Express Bill Pay charged anywhere from 34 – 44 cents for a credit card or debit card transaction. They received those funds generally within one week. With BDS, the second payment processor, they received their money the next day, however there was a \$2 limit or floor. If there was a \$10 transaction the City was automatically charged a \$2 fee or for larger transactions it was a 3.5% minimum. Those things add up quickly since people almost exclusively used a credit card or debit card. For that reason, they were asking for Council's direction; whether that was charging the full amount to recoup the cost or charge enough to partially recoup the cost.

Council President Buban-Vonder Haar asked how much it cost to process a check in terms of the City had to physically receive it, open it, and do whatever with it.

Mr. Empey had not gotten all of those costs however, for instance, to do an online bill pay transaction through Express Bill Pay was 20 cents which was about half the cost. He was not quite sure what it was through BDS. He would have to do some additional research.

Council President Buban-Vonder Haar asked if he was saying that was the cost the City was billed by whoever received the check or that was the actual cost for time spent opening it.

Mr. Empey said that was what the City got billed by the payment provider.

Council President Buban-Vonder Haar clarified that was the fully loaded final cost. There was no other number that needed to be added to it get to the final cost of a check.

Mr. Empey replied if she was talking about how long it took for City employees to open the mail and make the deposit; it could be considerably greater.

Council President Buban-Vonder Haar recalled when the City was first switching over to electronic payments, they were talking about incentivizing it with a discount because there was a significant benefit to the City receiving the payments electronically. She could not recall what the benefit was though and it was before Mr. Empey's time.

City Clerk Chris Engels explained the offset was they were going to be able to bill electronically as well which would reduce the cost of postage and the cost to have BDS transmit that. She thought it was becoming somewhat of a financial burden to the budget at times. She was a proponent of a percentage or the Express Bill Pay amounts. Most of her stuff was \$10 or \$20, it was not the bigger amounts, and putting \$2 or \$1 or whatever on that amount didn't balance out; if it was 20 cents or 40 cents maybe that balanced out.

Council President Buban-Vonder Haar felt, if the City was having to pay roughly the same or up to more than that to physically process a check but they weren't charging people for that, it seemed like they were disproportionately punishing people for paying in a way that was convenient to them and the City. Her initial thought was either do it for everybody or nobody. Also, it seemed like one of the processors charged significantly less and she didn't know if they could just switch to that processor exclusively or if that wasn't an option based on how they accepted funds.

Mr. Empey explained the reason for having two providers was with BDS, although they charged larger fees, the City got their money much quicker. It was next day rather than potentially a weeks' time. In interest rate terms that was significant. Also,

Express Bill sometimes had outages which could sometimes last hours at a time so it was important to always have two providers so there weren't issues of receiving payment.

Council Member Christensen agreed with Council President Buban-Vonder Haar when it came to equating the cost involved with the convenience and the administrative sides.

Council Member Cardoza thought these bills were looked at each year and all costs were included in coming to a final fee for constituents. He always thought the true cost of administering the bill was included in the bill.

Mayor Stear asked Public Works Director Bob Bachman if any of this was included in the rate study he did.

Mr. Empey replied it was not included.

Council Member Cardoza said, if everybody went to electronic, they could probably lay off four or five people and save the City money. If they were looking at it realistically would they be saving money by getting rid of people if everybody went to automatic; would the cost be offset in a true fashion. He didn't think so. He thought in the end it would be pretty close.

Mayor Stear noted most of the time when they received checks, they came through the processing company.

Mr. Empey gave an overview on the average number of checks received and how they were received and processed.

Council Member Cardoza agreed with Council President Buban-Vonder Haar and Council Member Christensen. If there was a way to break out the true cost and find out percentage wise which was the greater of the two; add that to the cost of doing business.

Council Member McPherson saw both sides but anything in life anymore had a convenience fee. He sided with the rest of Council. It was what it was.

Mr. Empey noted a huge benefit to the City and the constituency at large was doing an online payment helped reduce shut offs because people could set up auto pay. They were more likely to do that if they did an electronic auto pay system through a credit card. That was definitely one way to reduce paying on all sides. He hoped they factored that into their consideration as well.

City Attorney Bill Gigray stated the matter was worth consideration. It could be approached in a number of ways. If these costs incurred were considered with the fees charged then they would just be in that as long as they were reasonably related

to the expense and service provided. If they decided they wanted to make a separate charge for it, they would have to be listed as a separate fee and, if they were a new charge, they would have to go through the noticing process. They could go with either option.

Mayor Stear suggested they could talk about it as they went through budget but confirmed the preference at that time was to leave it as it was.

Council directed staff to make no changes.

B. Request for Reallocation of Funds for UTV and Golf Carts – Bobby Withrow, Parks Director ACTION ITEM
(Timestamp 01:08:50)

Parks Director Bobby Withrow presented his request to Council and stood for questions.

Council President Buban-Vonder Haar asked if all golf carts were electric.

Mr. Withrow replied no, there were also gas options.

Council President Buban-Vonder Haar asked if he would consider electric instead.

Mr. Withrow said yes. They probably wouldn't be pulling anything too big so they were going towards the electric side.

Council President Buban-Vonder Haar moved to approve the reallocation of funds for the UTV and golf carts, the \$37,000.00 previously budgeted for a sweeper. Seconded by Council Member McPherson. Motion carried 4-0.

C. Discussion and Direction on Proposed Changes to Council Member Pay – Council President Buban-Vonder Haar ACTION ITEM
(Timestamp 01:11:47)

Council President Buban-Vonder Haar reviewed what she and Council Member McPherson discussed when they met. Ultimately, they thought a per meeting rate made the most sense. They laid out what that per meeting rate would be and, with the increased duties with Council President, there should be a clear job description and a different pay rate. They also discussed how important implementing a new training requirement would be. They received feedback from City Attorney Bill Gigray on how this could be structured. She noted, if they wanted to make changes that year, they would need to have them finalized and passed in an ordinance no later than August 20, 2019.

Council Member Cardoza stated, after reading the four-page memo, he felt it was addressed to him and his absence. He wanted to address his absence and a sentence

saying it would relieve feelings of guilt a council person would have. He guessed he owed an apology if he brought extra work on the remaining Council Members by not being there. To justify the lack of guilt though, he said, when there was an issue before Council it was not uncommon for him to get in his car and drive out to the location to see what the reaction would be to the people down there. He used the development on Hubbard and Ten Mile as an example.

Council Member Cardoza felt being a good Council Member was not just reflective of coming to meetings. It was also reflective of what they did when they weren't there. Being a downtown merchant, it was probably a curse, because he did have people that walked in. His girls were instructed when someone walked in they needed to offer a soft drink or a cup of coffee. When you do that you tend to lengthen the discussion with the constituent but he did that willingly. When a Council Person wasn't there it did not mean they weren't doing their job and to isolate their pay based on attendance was very lopsided and unfair to the council person and the job they were doing. If they were doing their job properly, they were doing more than just attending meetings. He reviewed different things he had done outside of meetings with out restitution. To put conditions on their pay as being physically sitting there with a patch over their eye or a cast on their leg was very unfair to any Council Person doing their job. In one sense he apologized for not being there but in another sense, he remembered being at Council Meetings that went to 2:30 in the morning when he first got elected. Those were long and the next day he had to be to work just like everybody else.

Council Member Cardoza believed in the CE credits that should be issued to the new comers and it probably wouldn't hurt him and the other Council Members to attend those classes. He did find they were repetitious when he went. When he attended a meeting on his own, he did not have somebody to do his work and had to go back to the office until 7:00, 8:00, 9:00, 10:00, or 11:00 at night sometimes. It was not just a matter of the pay. It was a matter of fairness in those four pages. He thanked them for the time they put into it and he had no problem with the CE credits that might be required but to mandate someone's pay based on their attendance in this position was totally unfair.

Council President Buban-Vonder Haar wanted to let Council Member Cardoza know this wasn't directed at him. Overall, she felt it was important to acknowledge Council Members had to be at meetings in order for work to get done because without a quorum nothing could happen. This was partially suggested for two reasons for her. She had missed meetings for health reasons and for work travel or vacations and she did feel significant guilt, even when it was outside her control. That was why she wrote in hopefully people would feel a little less guilty on the rare occasion when they had to miss a meeting. If she recalled correctly, in the first four months of that year there was only one meeting where all four council members were present. That was not saying he was the one who was gone every time because other people, including herself, missed too. They had never had those kinds of problems before and she wasn't sure how they could best incentivize and

compensate for the primary duty of a Council Member which was voting at meetings and passing ordinances, resolutions, and the like. She fully understood there was more that went into it than that. They tried to explain the per meeting rate was not intended to only compensate for the meeting but also the prep Council Members put into it. She appreciated his feedback and hoped he knew they weren't intending to single him out.

Council Member Cardoza stated another issue that crossed his mind was they had employees working for the City that got comp time and vacation but management, and he would tier them as management, that received no fringe benefits other than retirement. They had no health insurance and had to pay that themselves. Sometimes it might be necessary for a Council Member to put their family first and they shouldn't be punished for not being there. They were elected by the people to do a job and, if they weren't doing their job, he hoped the people would take that into consideration at reelection and make sure they weren't reelected. When they allowed their employees to have better benefits than them that might be something to look at. Maybe they should give so many days per year for sick or comp. That would address the problem. He also had an issue with being on committees. That could be resolved very easily and quickly by assigning each Council Member one or two committees per their responsibilities so when they left their chair it would still have the responsibility of being on one or two committees. It would go with the chair instead of leaving it up to volunteers.

Council Member Christensen thought Council Member Cardoza brought up a lot of valid points. When it came to pay requirements shifting to per meeting, they all did more than just sit at the meetings. When it becomes based on attendance it devalues the work they put out there. A Council Member was paid a salary because, as elected officials, they were up there to do a job and if they didn't do that job and didn't attend the meetings they would be voted out. When it came to annual training requirements and new council training the challenge was to make it more of an incentive and not a punishment. When someone was elected and voting on the same thing as someone who had been on the Council for years it was not any less important. He couldn't agree to pay them less for representing their constituents because they didn't attend a class. If they could incentivize it, do that but don't punish someone. Not everyone could attend all the meetings and classes everyone else could attend if they worked a Monday through Friday 8:00 – 5:00 corporate job. He did not feel it should be based on attendance.

Mayor Stear asked if he had any suggestions on incentivizing going to trainings. There was no rush; he was just looking for direction.

Council Member Christensen had not thought about the actual incentive. He thought maybe they could continue the discussion.

Council Member McPherson stated he didn't take this position for the money; he took it to better the community and, when he missed a Council Meeting, he didn't

feel like he should be paid for it. The health thing was not directed at anyone. He had a health scare the other day and was thinking about the fact that he would have to miss meetings. He didn't feel he should be paid when he wasn't there. As for the training, that training was more important than they all realized. He didn't realize what he was getting into when he was elected as far as legalities, ex-parte communications, and all those other different things that had occurred and they had gotten in trouble for. Not knowing those things was the kind of thing that got them into the bind they were in two years ago. He understood what Council Member Christensen was saying about corporations not giving someone the time off but, as an elected official, they should know or, as a new one coming in, could see all this and know that if they run they needed do the training or they would receive less pay. They needed to realize the value in the training.

Council discussed pay per meeting, the value of training, and how that should or shouldn't affect Council pay.

Council Member Christensen wanted to think on it.

Council and staff discussed other cities' guidelines.

Mayor Stear stated when someone ran for a position, they should know what they were running for and take it upon themselves to go to trainings to learn what their job entailed and to keep the City and themselves out of trouble. That was the intention of this. It was a first draft and if everyone was in agreement, they could look it over and come back with some suggestions next time. They could go from there.

Council Member Cardoza asked City Attorney Bill Gigray what he would charge a Council Member for a class if they couldn't make it to the organized class.

Mr. Gigray suggested, if they went that route, they work out a deal as they went into the next fiscal year to have them provide such training as an adjunct to the work they already did. They could also do an in-service.

Council President Buban-Vonder Haar clarified there was an intent for Council, at the first or second meeting of the year, to set a date and possibly subject matter for training and it would happen separate or in conjunction with a Council Meeting. This would just be if, for whatever reason, a Council Member was unable to attend that training and they needed to have them do it again. Essentially it would be a Council Member reimbursing the City for the cost of having him present again something the City had already paid him to present.

Mr. Gigray felt they could work something out.

Council and staff had more discussion on how to do the training, the importance of training and council pay.

Council decided to think about it and come back with suggestions.

D. Budget Workshop – Jared Empey, City Treasurer
(Timestamp 01:48:28)

City Treasurer Jared Empey reviewed the basic elements of the budget with the idea of coming back next time with another draft, then at the first meeting of August pass the tentative budget, and then pass the final budget at the first meeting in September. He shared the following highlights:

I. General Fund:

The revenues for the next year all looked very positive. They had substantial growth. Last year property tax revenue was budgeted at \$2.6 million but it came in at about \$2.7 million. This next year it would come in at \$3.2 million. That was the initial number they got from Ada County. The reason for the huge windfall was lots of building and they had \$28 million come in from annexations. He doubled checked the numbers and most of it came from Ashton Estates and Danskin. He tried to be as realistic as possible with the numbers. In the past they had been conservative numbers however with the current economy it seemed like they could be a little less conservative in some of their estimates. Mr. Empey reviewed projections for building revenue and asked if there were any questions.

Mr. Empey reviewed the projected General Fund expenditures and noted the \$13,000 for Valley Ride for the Senior Center was included under Senior Center. He was still waiting for direction from Council on that.

Council Member Christensen asked about the increased amount budgeted for Animal Control Services.

Mayor Stear explained the Idaho Humane Society built a new facility and they would be moving to that facility but it was not big enough to do animal control so they would be operating two facilities. The rates were increasing to reflect the changes they were making. Kuna would not be getting any better services. Mayor Stear was working with other cities to try to work something out.

Council President Buban-Vonder Haar thought that with the two facilities it was supposed to make costs clearer in that private donations and funds were going to the new facility and the facility for animal control would only be run off of the funds from cities and entities engaged with that function.

Mayor Stear said that could be. He was never happy or comfortable with the numbers they presented. He and the other cities would be working with that. They really wanted to take the burden off the police officers. Somewhere there would be a cross benefit to Kuna once it was all in place.

Mr. Empey added, to answer Council Member Christensen's question, basically it was an assessment they received.

Council Member Cardoza asked if Mr. Empey had already included a COLA in staff salary and wages.

Mr. Empey replied he had. The COLA for that was 2.9% and was based on the CPI. It was the same calculation they had done year after year.

Mr. Empey noted everything else was pretty similar to previous years but one thing that had been added in was the additional staff request from Planning & Zoning. It was factored in at the full request they had received a couple months ago. Also, under General Government, P&Z, Professional Services, the \$191,000 in FY19 was for the City's electrical and plumbing contractors. Those would be moved under the Building Department. There was some restructuring so some items would be moved around. Also, a significant change in parks was a new line item call entertainment. In the past it was in Capital Projects but it didn't really fit there. There really wasn't an increase. It was just moved to its own line item so it would really reflect how it was being treated. There was also a jump in Rent Equipment for Parks. That was because of an increase in portable restrooms for new parks that weren't built out yet with permanent restrooms.

2. Grant Fund:

Mr. Empey felt it would be best to review this with the Capital Fund.

3. Late Comers Fund:

Mr. Empey reviewed what the Late Comers Fund was made up of. The fund was extremely strong so there may be some different changes coming in how that was administered and admin fees.

4. Water Fund:

This fund was extremely strong. The carryover was approximately \$7.6 million. He didn't see anything changing that.

Council Member Cardoza asked if there were any projects that were not completed and would be carried over.

Mr. Empey replied there weren't but they could review that with the Capital Fund.

5. Sewer Fund:

The Sewer Treatment plant cost \$30 million to construct and looking at it having a 30-year life, for example, they should be setting aside a million dollars every year to replace that sewer fund. Given the high cost of infrastructure related to sewer, the carryover actually decreased in the sewer fund year after year. They had budgeted at about \$4.6 million but next year it might come in at about \$3.9 million because of the high cost of sewer projects.

6. Irrigation Fund:

This was very similar to the water fund. It was healthy and continued to grow as seen by the carryover. It was very strong.

7. Solid Waste Fund:

This fund continued to act as they intended. It basically broke even every year as they planned for it to operate.

8. Park Impact Fee Fund:

This fund also continued to be strong due to strong building. They were well funded and could build out new parks.

He noted an item that would be added at the next budget meeting was the Police Impact Fee Fund. It was brought to his attention that this had to be set up under a specific fund so they would see that and exactly how much that was bringing in. He recalled the amount was \$90 per residential unit or by the square foot.

9. Capital Projects Fund:

There were quite a few capital projects that came through. He noted they should consider that since they reallocated the \$37,000 for the sweeper to the UTV and golf carts that would be removed from that current year's budget. He reviewed how the projects were laid out in the report. He noted the Picnic Tables should actually be a Priority 2.

Mayor Stear asked if this made sense to everybody. He thought Mr. Empey did a great job but it was different from what they had normally done.

Council President Buban-Vonder Haar asked Parks Director Bobby Withrow if they ever started building a restroom with the Restroom Sinking Fund.

Mr. Withrow replied they hadn't yet. They had two locations picked out, Arbor Ridge and Butler.

Council President Buban-Vonder Haar thought they had decided to go ahead with Arbor Ridge the last year.

Mr. Withrow replied they were still designing the building. Between him and Public Works Director Bob Bachman they had not had time to sit down together to design it so they could build it but they had talked about it recently. Once they got a design they were just going to carry it through all the parks. After the initial design it should be easier and simpler to put them in.

Council President Buban-Vonder Haar thought it was \$75,000 per restroom so if they budgeted for it again that year there would be enough for two which was great.

Mr. Empey stated the current CPF funds was an amount they already had and could be used for expenditures however anything over in the current year section was an amount that would have to transfer over.

Mr. Empey reviewed the Downtown Revitalization Project. They switched that to be more reflective of how the project was actually funded. A large portion would be funded through the grant fund because any expenditure was matched by funding received from the Grant Fund and the excess would be funded by the General Fund and the Capital Project Fund.

Council Member Christensen asked what a surf wave was.

Mr. Withrow asked if he had heard about the surf wave, the white-water park area, on Boise River. The group that initiated that had come out to Kuna quite a few times and was interested in getting one started on Indian Creek. The feasibility study was them talking to all of the entities and anybody that would be affected by it and see if it could be done. As for cost, the first one in Boise was about \$1.2 million and the second was \$2.2 million but they also had to divert water whereas Kuna's creek went dry for four – six months so it would be considerably less to do. It would be another aspect for people to use on the creek and bring a different variety of people to the town.

Mayor Stear asked Council what their preference was on reviewing the projects.

Council President Buban-Vonder Haar asked if all of these were included in the prior tables.

Mr. Empey explained they were. These were anything where they were making a major expenditure, building or constructing something. He figured they should have a detailed list of them and they were on the other schedules.

Council President Buban-Vonder Haar asked if all of them were considered Capital Improvements Projects.

Mr. Empey replied yes.

Council President Buban-Vonder Haar said she wouldn't necessarily consider tree removal along Indian Creek a Capital Project.

Mayor Stear clarified they were included in all the pages ahead so anything they didn't do would come out of the budget. He asked how Council would like to proceed.

Mr. Empey stated this was just a draft and, if they had other questions, they could email him.

Council thanked Mr. Empey.

8. Ordinances:

A. Consideration to approve Ordinance No. 2019-22 ACTION ITEM (Timestamp 02:23:28)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE TITLE 3 CHAPTER 3 SECTION 3 TITLED LICENSE REQUIREMENTS AND EXEMPTIONS:

- REPLACING LANGUAGE IN 3-3-3-A-1 TO REMOVE EXEMPTIONS FOR CERTAIN ORGANIZATIONS AND ALLOW EXEMPTIONS FOR CHARITABLE ORGANIZATIONS AS WAIVED BY THE CITY CLERK; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Mayor Stear explained staff requested this item be tabled to a date yet to be determined so they could further review the ordinance.

Council President Buban-Vonder Haar moved to table Ordinance No. 2019-22 to a date to be determined in the future. Seconded by Council Member McPherson. Motion carried 4-0.

B. Consideration to approve Ordinance No. 2019-23 ACTION ITEM (Timestamp 02:24:25)

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

- REPEALING SECTION 18 OF CHAPTER 1 OF TITLE 3 KUNA CITY CODE; AND
- AMENDING CHAPTER 1 OF TITLE 3 KUNA CITY CODE REGARDING ALCOHOLIC BEVERAGES LICENSES MAKING TECHNICAL CHANGES; AND PROVIDING FOR APPROVAL BY THE CITY COUNCIL OF NEW

- APPLICATIONS AND RENEWAL APPLICATIONS WITH A CHANGE OF LICENSED LOCATION; AND
- PROVIDING FOR APPROVAL OR DENIAL BY THE CITY CLERK OF A RENEWAL APPLICATION WITH NO CHANGE OF LICENSED LOCATION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Mayor Stear stated this was intended to avoid the situation they had with Albertson and Walgreens. These could be done at a staff level because, generally, they were pretty well vetted by the time they got to the City since they had gone through the state and the county already.

City Clerk Chris Engels added new ones would still come to Council as well as any footprint changes but straight renewals with no changes to the footprint that had already been through the state and county would be done administratively.

Council President Buban-Vonder Haar said that made sense.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-23. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-23. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2019-23. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Consideration to approve Ordinance No. 2019-24 ACTION ITEM
(Timestamp 02:27:18)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NOS. S1315120800 & S1315120700 OWNED BY THISTLE FARM, LLC/BLACKSTOCK, SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT

COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar stated this was just affecting the annexation they already approved.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-24. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-24. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

9. Mayor/Council Announcements:

(Timestamp 02:28:49)

Mayor Stear stated they had been trying to work out a Joint School District and Council Meeting. They were looking at a September date if that worked for anyone. It would be nice if the entire Council could make it.

Council President Buban-Vonder Haar asked if there was a specific date.

Ms. Engels said they asked for September 10, 2019 and requested that Planning & Zoning staff be at the meeting as well.

Planning & Zoning Director Wendy Howell said that was a Planning & Zoning Commission scheduled meeting.

Council President Buban-Vonder Haar asked if they were saying it wouldn't work to do it on a night the school district already had a meeting so they were going to have to come to Council.

Ms. Engels replied Wendy Johnson from the school district proposed for the first meeting Council go to the school district on their meeting night and that Planning & Zoning staff accompany them and then sometime in January there would be another meeting where they would come to Council prior to a Council Meeting.

Council President Buban-Vonder Haar clarified they were reestablishing a recurring meeting schedule.

Ms. Engels replied yes; they were requesting to do it roughly twice a year.

Mayor Stear asked if they wanted Planning & Zoning to be at all the meetings.

Ms. Engels replied they made the request for the first one.

Council and staff discussed having Planning & Zoning staff at the meeting and how the meeting would work.

Ms. Engels would email Ms. Johnson to ask if the City could host the first meeting to better accommodate staff or see what they could figure out.

Mayor Stear noted the Kuna School District made a comment on the Guido annexation and he thought they had done a nice job. He reviewed the information they provided.

Mayor Stear shared Popsicles with the Mayor was the next day, Wednesday, July 3, 2019, from 1:00 PM to 3:00 PM and the grand opening would be at 1:00 PM.

10. Executive Session:

None

11. Adjournment: 8:33 PM



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 07.16.2019*



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CITY OF KUNA

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SIGN-UP SHEET

July 2, 2019 – City Council, Public Hearing

Case Name: Joseph & Kathryn Guido Annexation

- 1. Case Type: Applicants 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 S. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

Case No.: 19-01-AN (Annexation).

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

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column has rows for Testify/Not Testify checkboxes and handwritten names/addresses (e.g., Mark + Cindy Curtis, Terri Meyerpeter, Steve Meyerpeter, Joe Guido, Kathryn Guido, Marilyn + Chris Brown).

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