

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, September 3, 2019

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call at 6:08 pm

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:

Jared Empey, City Treasurer
Chris Engels, City Clerk
Bill Ponkoney, City Attorney
Lisa Holland, Economic Development Director
Wendy Howell, Planning & Zoning Director
Nancy Stauffer, Human Resources Director
Bobby Withrow, Parks Director
Jon McDaniel, Police Chief

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:00:57)

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.

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.

A. City Council Meeting Minutes

1. Regular City Council Minutes, August 20, 2019

B. Accounts Payable Dated August 29, 2019 in the Amount \$286,381.70

C. Resolutions

1. Consideration to approve Resolution No. R60-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2019 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R33-2018.

2. Consideration to approve Resolution No. R61-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE PRESSURIZED IRRIGATION REIMBURSEMENT AGREEMENT WITH SELECT DEVELOPMENT AND CONTRACTING LLC, IN THE AMOUNT OF NINETEEN THOUSAND THREE HUNDRED THIRTY-SEVEN DOLLARS AND 00/100 (\$19,337.00).

3. Consideration to approve Resolution No. R62-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE WATER REIMBURSEMENT AGREEMENT WITH SELECT DEVELOPMENT AND CONTRACTING LLC, IN THE AMOUNT OF TWENTY-ONE THOUSAND NINE HUNDRED FORTY DOLLARS AND 00/100 (\$21,940.00).

4. Consideration to approve Resolution No. R63-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE SEWER LINE REIMBURSEMENT AGREEMENT WITH SELECT DEVELOPMENT AND CONTRACTING LLC, IN THE AMOUNT OF FIFTY-EIGHT THOUSAND THREE HUNDRED FIFTY-THREE DOLLARS AND 96/100 (\$58,353.96).

5. Consideration to approve Resolution No. R66-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE DEED OF PUBLIC UTILITIES EASEMENTS GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FROM VIPER INVESTMENTS, LLC.

D. Final Plats

1. Consideration to approve Case No. 19-04-FP (Final Plat) for Arbor Ridge Subdivision No. 6.
2. Consideration to approve Case No. 19-07-FP (Final Plat) for Merino Cove Subdivision.

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

5. Community Reports or Requests:

None

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

- A. Public Hearing and consideration to approve Annual Appropriation Ordinance No. 2019-31 and Resolution No. R64-2019 – Jared Empey, City Treasurer ACTION ITEM
(Timestamp 00:01:22)

City Treasurer Jared Empey presented the FY20 budget. He noted nothing had changed since they adopted the tentative budget and stood for questions.

Mayor Stear complimented Mr. Empey on the clean and easy budget process that year.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

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

1. Consideration to approve Ordinance No. 2019-31

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING ON SEPTEMBER 30, 2020; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-31. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-31. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

2. Consideration to approve Resolution No. R64-2019

A RESOLUTION OF THE CITY OF KUNA, IDAHO CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO LEVY, AS PART OF THE GENERAL TAX LEVY ADOPTED PURSUANT TO ORDINANCE NO. 2019-31, FOREGONE PROPERTY TAXES.

Council President Buban-Vonder Haar moved to approve Resolution No. R64-2019. 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. Public Hearing and Consideration to approve R65-2019 – Bill Gigray, City Attorney**
ACTION ITEM
(Timestamp 00:05:34)

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

- MAKING CERTAIN FINDINGS;
- ADOPTION OF THE KUNA RURAL FIRE DISTRICT CAPITAL IMPROVEMENTS PLAN- FINAL JANUARY 2018-AMENDED JUNE 2019 ("CAPITAL IMPROVEMENTS PLAN AMENDED JUNE 2019");
- DIRECTING THE CITY CLERK;
- SETTING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar moved to table the public hearing and consideration to approve R65-2019 until the September 17, 2019 City Council Meeting. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Economic Development Update – Lisa Holland, Economic Development Director**
(Timestamp 00:07:22)

Economic Development Director Lisa Holland updated Council on what had been accomplished in the last year with Economic Development and some goals for the upcoming year. She stood for questions.

Mayor Stear added Ms. Holland had been very busy and was keeping him up to date on a daily basis. He welcomed Council to make suggestions and, if they came up with suggestions later on, they could send them in.

Ms. Holland invited the Council Members to meet with her 1 on 1 as well.

Council President Buban-Vonder Haar was concerned about businesses' staying power once they came into Kuna. They had so many good businesses leave and wondered if there was any way they could better support local businesses.

Ms. Holland said that was a high priority for her as well and reviewed some ideas she had for that.

Mayor Stear felt a good thing with that subject was they were hearing from businesses that they were so busy they didn't need any help with marketing. He thought the market was good and they had some good, strong companies. Ms. Holland was out there talking to them and, as they heard of any issues, she would go out to see what the City could do.

Council Member Cardoza asked what happened to the brewery.

Ms. Holland replied they did not find the inventory they were looking for so they crossed Kuna off their list for the moment but they said they would come back to Kuna if other products became available. That was a big challenge for Kuna. There weren't a lot of available buildings so they had to bring in their own equipment and build. They were getting there but it was definitely on her short list.

Council President Buban-Vonder Haar asked for an update on Rice Works.

Ms. Holland replied she didn't have a set date yet but thought they were getting closer.

Council Member Christensen asked what was going in next to the Snake River Bar and Grill.

Ms. Holland said the spaces were spoken for but she could not say yet who was going into those spaces.

Council thanked Ms. Holland.

8. Ordinances:

- A. Third Reading and Consideration to approve Ordinance No. 2019-22 ACTION ITEM
(Timestamp 00:16:40)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO:

- AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND
- AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Mayor Stear noted no comments had been received regarding this.

Council President Buban-Vonder Haar recalled City Attorney Bill Gigray had said some of the changes were reflective of language he had used in other jurisdictions which made her hopeful it was the right fit. They had talked about a concern regarding local organizations and whether that should be expanded. The fact that no one made any comments in the six weeks made her think it was not a huge issue. She

was fine with moving forward with the changes as proposed and seeing how it worked. If needed they could come back and fix any problems.

City Clerk Chris Engels commented the community was well versed in the Solicitors Code up to and including that when the Census began to roll at and people were going to homes, citizens were asking for their City licenses. The community in general was supportive of the City knowing who was coming to their doors.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-22. 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. 2019-22. Seconded by Council Member McPherson. Motion carried 4-0.

**B. Consideration to approve Ordinance No. 2019-29 ACTION ITEM
(Timestamp 00:20:29)**

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. S1303141900 OWNED BY JEFFERSON WASHBURN 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-8 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. 2019-29. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-29. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

C. Consideration to approve Ordinance No. 2019-30 ACTION ITEM
(Timestamp 00:22:13)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NOS. S1418233650 & S1418234000 OWNED BY GO FOR IT, LLC, PARCEL NOS. R7534260350 & R7534260218 OWNED BY SELECT DEVELOPMENT, LLC, PARCEL NO. R7534260155 OWNED BY JANE C. GOLDEN, AND PARCEL NO. R7534260400 OWNED BY SANDSTONE FARMS, LLC, 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 CLASSIFICATIONS 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 moved to waive three readings of Ordinance No. 2019-30. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-30. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

D. Consideration to approve Ordinance No. 2019-32 ACTION ITEM
(Timestamp 00:24:12)

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL AND THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1323212410 OWNED BY NSDF, LLC SITUATED WITHIN THE COPORATE LIMITS OF THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING C-1 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. 2019-32. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-32. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

**E. Consideration to approve Ordinance No. 2019-33 ACTION ITEM
(Timestamp 00:25:32)**

A MUNICIPAL REZONE ORDINANCE OF THE CITY COUNCIL AND THE CITY OF KUNA;

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- REZONING CERTAIN REAL PROPERTY, TO WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1301336320 OWNED BY KUNA SCHOOL DISTRICT NO. 3, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; AND
- RESPECTIVELY ESTABLISHING PUBLIC 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. 2019-33. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-33. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

F. Consideration to approve Ordinance No. 2019-34 ACTION ITEM
(Timestamp 00:26:54)

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. 2019-34. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-34. 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.

G. Consideration to approve Ordinance No. 2019-35 ACTION ITEM
(Timestamp 00:28:21)

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. R4313530015 OWNED BY COTTONWOOD CROSSING FARM, LLC 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-2 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. 2019-35. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-35. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

9. Mayor/Council Announcements:

(Timestamp 00:29:51)

Mayor Stear said they had a great meeting with the School District that night and was happy to get that going again.

Council President Buban-Vonder Haar asked Parks Director Bobby Withrow to add something about park amenities that was more searchable to the website. She gave the example of searching for basketball courts and all the sites with basketball courts come up.

Parks Director Bobby Withrow replied they could do that. He would work with City Clerk Chris Engels on it.

Council President Buban-Vonder Haar added there had also been a request for an overall map of the Disc Golf Course.

Mr. Withrow responded they were working on getting that done.

Council President Buban-Vonder Haar reminded everyone the Mayor's Table was coming up.

10. Executive Session:

None

11. Adjournment: 6:38 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 09.17.2019





CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5546
Fax: (208) 922-5989 • www.kunacity.id.gov

PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.
September 3, 2019

**Ordinance No. 2019-31 - Annual Appropriations
and Resolution No. R64-2019 – General Tax Levy**

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
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CITY OF KUNA

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PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.
September 3, 2019

Amended Kuna Rural Fire District Capital Improvements Plan Resolution No. R65-2019

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
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