



OFFICIALS

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

CITY OF KUNA
Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

City Council Meeting
MINUTES
Tuesday, March 3, 2020

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

(Timestamp 00:02:26)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear - Absent
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
Lisa Holland, Economic Development Director
Wendy Howell, Planning & Zoning Director
Nancy Stauffer, Human Resources Director
Ariana Welker, Deputy City Clerk
Doug Hanson, Planner I

2. Invocation: None

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS *(Timestamp 00:03:19)*

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. Regular City Council Meeting Minutes, February 18, 2020

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.

B. Accounts Payable Dated February 27, 2020 in the amount of \$295,298.34

C. Final Plat:

Consideration to approve Case No. 20-01-FP (Final Plat) for Winfield Springs
Subdivision No. 5

Council Member Cardoza asked Public Works Director Bob Bachman about the pond at Sutter's Mill and the \$60,000 going into it.

Mr. Bachman explained it was a budgeted pressurized irrigation pond upgrade. By the time it was done it would end up being about \$3,000 to \$4,000 over budget but they were able to increase the capacity from about 500,000 gallons to 1.2 million gallons so it was a pretty big improvement on that pond.

Council Member Cardoza asked about a ladder built by the Kuna Machine Shop that was \$514.

Mr. Bachman explained it was for a wet well for a sewer lift station. It would have been made of aluminum or stainless steel because of the elements it would be in.

Council Member Cardoza asked about a payment of \$230.18 to an individual that was in an altercation with a City truck.

Mr. Bachman explained the previous fall an employee had an accident when he was working in a tight area throwing rocks out of a hole. He accidentally hit a truck that pulled up behind him with a rock as he was throwing. It was bad timing. This was just paying the rest of the damages.

Council Member Cardoza thought something like that had already been fixed.

Mr. Bachman said the bid amount originally paid was not all of the damage. This was the remaining balance.

Council Member McPherson moved to approve the consent agenda. Seconded by Council Member Christensen. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried: 4-0

5. Community Reports or Requests:

None

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

None

7. **Business Items:**

- A. Consideration to approve Case No. 20-01-TE (Time Extension) – Doug Hanson, Planner I
ACTION ITEM
(Timestamp 00:06:29)

A Team Land Consultants is requesting time extension approval for Merlin Point Subdivision No. 2 Final Plat (Ada County Assessor Parcel Nos. R0615254601 and S1324449005).

Planner I Doug Hanson presented the staff report and stood for questions.

Council Member McPherson moved to approve 20-01-TE (Time Extension). Seconded by Council Member Christensen. Motion carried: 4-0.

- B. *Follow up from February 18, 2020.* Budget Expenses and Revenue breakdown for Discussion and Direction on potential Kuna ICA Rodeo, City Ad Hoc Committee, and Support – Chris Engels, City Clerk and Matt Askew, ICA President ACTION ITEM
(Timestamp 00:08:12)

Council President Buban-Vonder Haar stated there was a request to table this to the next meeting as all the folks involved with this were absent due to illness.

Council Member McPherson moved to table Discussion and Direction on potential Kuna ICA Rodeo, City Ad Hoc Committee, and Support to the March 17, 2020 City Council Meeting. Seconded by Council Member Christensen. Motion carried: 4-0.

- C. Consideration to approve Resolution No. R21-2020 – Wendy Howell, Planning & Zoning Director ACTION ITEM
(Timestamp 00:08:47)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE PROJECT PRIORITY LIST TITLED “CITY OF KUNA 2020 PRIORITIZATION REQUEST FORM” AS THE CITY OF KUNA, IDAHO’S OFFICIAL TRANSPORTATION PROJECT PRIORITY LIST FOR THE ADA COUNTY HIGHWAY DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT SAID PROJECT PRIORITY LIST TO THE ADA COUNTY HIGHWAY DISTRICT; AND REPEALING ALL PREVIOUS TRANSPORTATION PROJECT PRIORITY LISTS.

Planning & Zoning Director Wendy Howell reviewed the memo regarding the proposed 2020 Transportation Priority List and stood for questions.

Council Member McPherson moved to approve Resolution No. R21-2020. Seconded by Council Member Christensen. Motion carried: 4-0.

D. Informational Only Economic Development Update – Lisa Holland, Economic Development Director
(Timestamp 00:09:44)

Economic Development Director Lisa Holland updated Council on two pieces of legislation related to economic development that received a motion to move to the House. The first was House Bill 521 regarding a Data Center Sales Tax Exemption. Initially, she testified in front of the Revenue & Tax Committee in favor of this in general for economic development. There were 30 other states that offered a sales tax exemption to data centers because they replaced their technology equipment every 3 years which was very expensive. There were requirements for a minimum investment of \$250 million and 30 jobs. Looking into the bill further she found that it had passed the house but a caveat had been put in that anyone who used this exemption would not be put on the new construction tax rolls which was something the City of Kuna used to budget in the General Fund. Originally, she was going to ask Council if they would be interested to have Kuna's name behind the bill but she was nervous about that caveat. It was still good to have the data center exemption but it was no longer just a sales tax exemption. It limited cities from being able to capitalize on the investment of that project. It was still good to have the conversation moving forward and they would see where it went in the legislature. She just wanted Council to be aware of it.

Ms. Holland stated the second piece of legislation was the Idaho Small Employer Incentive Act called the Business Advantage which was one of two economic development incentives Idaho offered. It was just up to sunset. They were asking to change the sunset to 2030 instead of 2020. She thought it was a great piece of legislation and would love to see it go through. She believed it had passed the House already and would go on to the Senate. Hopefully it would have good support.

Ms. Holland said there was a lot of good stuff going on. If Council had an interest in talking about projects at any point, she was happy to talk about those off line. A lot of the projects stayed confidential until it was time to make a decision or go under contract. There was a lot of manufacturing interest lately which was great. She was trying to work with some land owners to rezone properties at some point in the future so more industrial land would be available.

Ms. Holland reviewed the incubator concept she had requested funds for in the last budget cycle. She went through the slideshow that was included in the Council Packet. If the City wanted to move forward with something like this, staff had some initial conversations with the school district about potentially using some of their space or grounds. It cost roughly \$6,000 a piece to put these up with lining and heating/air conditioning. It was pretty low risk because, if it didn't work out, the sheds could be sold for pretty much the same cost they were created for. It would run from May to September and potentially be available for the holiday season if there was interest. There would be 8

to 10 different small buildings to incubate some of Kuna's small businesses. It could also be coordinated to have food trucks and concerts there so it could be another downtown gathering space for people. More information would be put together about tenants so it wouldn't just be people wanting to have a garage sale in a unit. It would be people who actually created a product and there would be a diversity of products. They were calling it an incubator because the City had lots of entrepreneurial training programs and they were thinking anybody that participated in the incubator project could attend the classes for free. There were funds in the budget to move forward with this if Council was comfortable with that. Staff would talk to the school district on March 10, 2020 as well to see if they wanted to move forward in a partnership. She stood for questions.

Council President Buban-Vonder Haar asked if staff had spoken with any of the small businesses they thought would be interested.

Ms. Holland explained the City did an Entrepreneurs Bootcamp in 2019 and that was where the idea stemmed from. Attendees said they weren't ready to take the risk of investing in their own space. She had 3 or 4 businesses that would probably be interested in jumping in right away. The City hadn't advertised or promoted it but she didn't think it would be too hard to find 8 – 10 people to fill the village. Staff hadn't figured out the pricing yet but thought it would be something like \$300 a month for rent to keep it affordable. They would do a cost model to see what made the most sense.

Council President Buban-Vonder Haar thought it sounded neat.

Ms. Holland asked if Council gave their blessing to keep looking into it.

Council said yes.

Ms. Holland gave an update on the Urban Renewal Eligibility Study Draft. It was under legal review and there would be some changes. A suggestion given was to appoint board members to review the eligibility study and present it to Council because that was the typically process. She and Mayor Stear had met with some folks to make sure they understood what it meant to be a board member. They would be meeting with them again and then bring the list to Council for consideration at the next Council Meeting.

Ms. Holland noted Primary Health would be having a ground breaking March 10, 2020 at 10:00 A.M. if any Council members wanted to attend. She asked that they let her know if they were able to because she might be able to get them a shovel or have something cool for them to do.

Ms. Holland shared the City was co-hosting a marketing bootcamp with the City of Meridian. It was a great partnership to reach more small businesses. It would be on April 1, 2020 and April 8, 2020. She had flyers at the Clerk's Office and could email them to Council if they wanted.

Council President Buban-Vonder Haar asked if there was a cost associated for attendees.

Ms. Holland replied yes. They offered a small speaker fee so to cover that it would be \$15 to attend an individual session, \$25 to attend both, or \$20 for chamber members to attend both. They offered a small chamber member discount.

Council thanked Ms. Holland.

- E.** Request for \$2,300 from Contingency to Purchase Additional Caselle License – Chris Engels, City Clerk ACTION ITEM
(Timestamp 00:20:59)

City Treasurer Jared Empey explained the need for an additional Caselle License and stood for questions.

Council Member McPherson moved to approve the expenditure of \$2,300 from Contingency to purchase an additional Caselle License. Seconded by Council Member Christensen. Motion carried: 4-0.

8. Ordinances:

- A.** Consideration to approve Ordinance No. 2020-13 ACTION ITEM
(Timestamp 00:22:37)

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

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

Consideration to waive three readings
Consideration to approve

Council Member McPherson moved to waive three readings of Ordinance No. 2020-13. Seconded by Council Member Christensen. 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 Member McPherson moved to approve Ordinance No. 2020-13. Seconded by Council Member Christensen. 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. 2020-14 ACTION ITEM
(Timestamp 00:24:27)

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 ENDURANCE HOLDINGS LLC.; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; AND
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; AND
- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve

Council Member McPherson moved to waive three readings of Ordinance No. 2020-14. Seconded by Council Member Christensen. 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 Member McPherson moved to approve Ordinance No. 2020-14. Seconded by Council Member Christensen. 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. 2020-15 ACTION ITEM
(Timestamp 00:25:55)

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

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

Consideration to waive three readings
Consideration to approve

Council Member McPherson moved to waive three readings of Ordinance No. 2020-15. Seconded by Council Member Christensen. 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 Member McPherson moved to approve Ordinance No. 2020-15. Seconded by Council Member Christensen. 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 00:27:11)

Council Member Cardoza asked Public Works Director Bob Bachman what was happening

with the building the City had been planning to purchase from the Ada County Highway District (ACHD).

Mr. Bachman explained nothing was really happening at the moment. ACHD wanted to do a trade but there wasn't really anything the City could trade with an equal value. They had talked about a portion of the 20 acres but the discussion was currently that it would be more valuable to keep that. It was a situation where they would have to wait until they came across the right opportunity. He and Parks Director Bobby Withrow had discussed the possibility of an opportunity to bring that back to ACHD now that the Helen Zamzows Park was being built but they were basically at a stalemate.

Council Member Cardoza asked if there was anything out at the farm they would trade for.

Mr. Bachman said the problem was they wanted something on Meridian Road. It was not a closed conversation; there just hadn't been much conversation the last several months and they hadn't come across a good opportunity yet. ACHD didn't want to outright sell yet either because they really needed a storage facility for rock, equipment, and other items.

Council Member Cardoza noted the Zamzow property was 20 acres. He asked if it would be to the City's advantage to take part of that to turn into a storage facility so they could abandon the lease with ACHD.

Mr. Bachman didn't want to speak out of turn with Mr. Withrow not there but they had looked at that a little. That park was getting pretty tight with amenities already. He thought there was a future opportunity coming up that might make more sense.

City Attorney Bill Gigray wanted to make sure it was noted in the record he would be asking the Clerk to add parcel numbers to the ordinance summaries. There was a legal description in the ordinance, which was fine, but when they were published it needed to be clear what parcels were being annexed. He would talk to Mr. Bachman in the future. The summaries should be referring to the parcel numbers not the owners.

Deputy City Clerk Ariana Welker explained these types of ordinances were published in whole, except for the maps, so the parcel numbers were included in the publications.

Council Member Cardoza asked about the House Bill on taxation he thought was sponsored by Monk.

Mr. Gigray thought he was referring to House Bill 409. It had passed the House and was going to the Senate. Then it would go to Committee and then come out of Committee. He hadn't checked on it that day and wasn't sure where it was at. He asked Economic Development Director Lisa Holland if she knew anything about it.

Ms. Holland said staff was following it closely. Last she heard it was going to Committee and they might be trying to tweak some things before it went forward but had not gotten a specific update either.

10. Executive Session:

None

11. Adjournment: 6:31 P.M.



Joe L. Stear, Mayor

ATTEST:



Chris Engels, City Clerk



*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 03.17.2020*