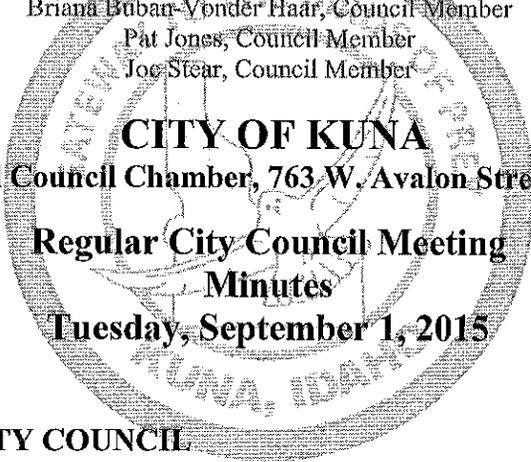


CITY OFFICIALS

W. Greg Nelson, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Joe Stear, Council Member



Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

**Regular City Council Meeting
Minutes
Tuesday, September 1, 2015**

7:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Pat Jones
Council Member Joe Stear

CITY STAFF PRESENT:

John Marsh, City Treasurer
Chris Engels, City Clerk
Wendy Howell, P & Z Director
Bob Bachman, Facilities Manager
Bobby Withrow, Parks Supervisor
Gordon Law, City Engineer

Richard Roats, City Attorney (excused)

2. Invocation: Stan Johnson, Kuna Life Church

3. Pledge of Allegiance: Mayor Nelson

4. Consent Agenda:
(Timestamp 00:01:21)

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 Old Business or as instructed by the City Council.

A. City Council Meeting Minutes:

- 1. Regular City Council Minutes August 18, 2015**

B. Accounts Payable Dated August 27, 2015 in the Amount of \$227,667.35

C. Alcohol Licenses:

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.

D. Findings of Facts and Conclusions of Law:

1. Linder Farms:

- a. Approve the release of Case No. **08-05-SUP** (Special Use Permit) and **08-08-DA** (Development Agreement); Linder Farms Agri-tainment. A request from Randy and Sherrie Feist in connection with Linder Farms
- b. Approve Resolution R54-2015 authorizing the release of Case No. **08-08-DA** (Development Agreement); Linder Farms Agri-tainment. A request from Randy and Sherrie Feist in connection with Linder Farms

2. Profile Ridge:

- a. Approve Case No. **15-01-ZC** (Zone Change) & **07-03-DA** (Modification/Release) **Profile Ridge Rezone**, A rezone and a Development Agreement Release request for the south ½ of the Profile Ridge Subdivision
- b. Approve Resolution R55-2015 authorizing the release of Case No. **07-03-DA** (Development Agreement); Profile Ridge (South ½). A request from Iron Mountain Real Estate

Council Member Stear moved to approve the consent agenda as presented. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

5. Citizen's Reports or Requests:

6. Public Hearings: (7:00 p.m. or as soon thereafter as matters may be heard.)
(Timestamp 00:01:58)

A. Annual Appropriation Budget for Fiscal Year Ending September 30, 2016 – John Marsh, City Treasurer

City Treasurer John Marsh summarized the total amount of the Fiscal Year 2016 budget is \$14,675,810.

Council President Cardoza asked for a reminder what the agency fund is.

Mr. Marsh explained it is a holding account for funds that need to be sent out. Currently the monies in the fund are from the Ridley's project for a sidewalk pathway from Kay St. to Ridley's property along Deer Flat Rd.

1. Public Hearing for Annual Appropriation for FYE 2016

Support: None

Neutral: None

Against: None

2. *First Reading* of Ordinance No 2015-15 Annual Appropriation for FYE 2016

Consideration to waive three readings
Consideration to approve ordinance

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, APPROPRIATING THE SUM OF \$14,675,810 TO DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF KUNA FOR SAID FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY; SPECIFYING THE OBJECTS AND PROPOSED EXPENSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING AN EFFECTIVE DATE.

Council Member Stear moved to waive three readings of Ordinance No. 2015-15. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0

Council Member Stear moved to approve Ordinance No. 2015-15. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0

7. **Business Items:**

(Timestamp 00:09:19)

- A. Consideration to approve Case No.15-03-FP, approving a Final Plat for the Sorrel Subdivision, in accordance with Kuna City Subdivision Code – Troy Behunin, Senior Planner

Senior Planner Troy Behunin reviewed the matter. All conditions have been met for a re-plat within Sadie Creek #1.

Mr. Behunin stood for questions.

Council Member Jones asked specifically where it was and was it the original townhome lots.

Mr. Behunin said it is for the sweat equity homes that have been previously discussed with Council.

Council Member Jones asked if there was a control to be sure the project was completed.

Mr. Behunin indicated it had been addressed and there was a commitment from the group.

Council President Cardoza asked if the issue with the width of the streets has been resolved.

Mr. Behunin replied it has been resolved.

Mayor Nelson asked if this project group assists people that otherwise would not be able to buy a home.

Mr. Behunin responded he was not sure. They are anticipating a second project in Kuna. It is a good infill project.

Council President Cardoza asked if 10% went to open space.

Mr. Behunin reminded Council the PUD requirements were waived a few months ago. There is less than 10% open space.

Council Member Stear moved to approve the release of Case No. 15-03-SUP. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

B. Consideration to Approve Resolution R45-2015 amending lease agreement with Boise Disc Golf LLC – Chris Engels, City Clerk
(Timestamp 00:15:14)

City Clerk Chris Engels reviewed the changes to the original lease agreement.

Ms. Engels stood for questions.

Mayor Nelson asked if Chief Dusseau had anything to report regarding the Kuna Disc Golf case.

Police Chief Justin Dusseau reported there have been several leads. Some of the property has been located at a Pawn Shop. The case is still under investigation.

A RESOLUTION OF THE CITY OF KUNA, IDAHO WAIVING THE REMAINING LEASE PAYMENTS PAYABLE PURSUANT TO THE LEASE AGREEMENT WITH BOISE DISC GOLF, LLC (LESSEE) TO LEASE PROPERTY AT 415 W. 2ND STREET, KUNA, IDAHO FOR A CONCESSION STAND

Council Member Stear moved to approve Resolution R45-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Member Buban-Vonder Haar, Council Member Stear

Voting No: Council President Cardoza, Council Member Jones

**Breaking the tie: Mayor Nelson, Aye
Motion carried 3-2.**

- C. Consideration to Approve Resolution R53-2015 Authorizing the Assignment of a certain number of Osprey Ridge Development sewer connections – Gordon Law, City Engineer
(Timestamp 00:18:38)

City Engineer Gordon Law explained a similar matter was before Council about a year ago. As part of the development process, the developers pre-purchased 306 EDUs and then the project didn't move forward. 206 of those EDUs have been previously approved by Council to be re-assigned. The remaining 100 were in the possession of two different owners. All owners involved have since come to terms. This is an acknowledgement by the city that the sale is acceptable and the buyer can use them on any project serviced by the treatment plant.

Mayor Nelson asked for clarification that the sale didn't conflict with the bank.

Mr. Law said these were accounted for with the bank so no, there is no conflict.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE ASSIGNMENT OF A CERTAIN NUMBER OF OSPREY RIDGE DEVELOPMENT SEWER CONNECTIONS NOW OWNED BY ROY E. STEPHENSON, A MARRIED PERSON (34% INTEREST), MICHAEL TOOMEY, TRUSTEE OF THE ALBION ENTERPRISES, INC. DEFINED BENEFIT PLAN TRUST (50% INTEREST) AND WILLIAM R. STURGEON, TRUSTEE OF BUSINESS SERVICES RETIREMENT PLAN (16% INTEREST) ("ASSIGNOR") TO DBTV AGRICULTURAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("ASSIGNEE") AND JOINTLY REFERRED TO HEREIN AS THE ("PARTIES").

**Council Member Stear moved to approve Resolution R53-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- D. Consideration to Approve Resolution R56-2015 Authorizing Voluntary Leave Transfers – John Marsh, City Treasurer
(Timestamp 00:21:15)

City Treasurer John Marsh updated Council that this was the issue discussed at a previous executive session.

Mr. Marsh stood for questions.

Council Member Buban-Vonder Haar asked for clarification on the portion referring to leave time transfers converting to equivalent units on a monetary basis.

Mr. Marsh explained if a donor's hourly wage is different than the recipient's hourly wage, converting the time units to dollars ensures the recipient is receiving the full value of the donor's transfer.

Council Member Jones asked for clarification; it is a dollar to dollar donation.

Mr. Marsh responded; yes.

Council Member Jones asked if this will be included in the Personnel Manual.

Mr. Marsh responded a reminder had been sent to the City Attorney to have this incorporated in the manual. Mr. Marsh will send a follow up reminder as well.

Council Member Buban-Vonder Haar asked if Council President Cardoza needed a summary of what had been discussed in executive session.

Council President Cardoza responded; no.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO PROCESS VOLUNTARY LEAVE TIME TRANSFERS FOR A CURRENT CITY EMPLOYEE ON MEDICAL LEAVE.

**Council Member Stear moved to approve Resolution R56-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- E. Consideration to Approve Resolution R57-2015 Approve Consultant Services Agreement with Keller Associates to Remodel Butler Well House and Piping
(Timestamp 00:26:17)

City Engineer Gordon Law didn't have anything further to add to his memo.

Mr. Law stood for questions.

Council President Cardoza asked about the engineer fee being around 10%. He thought most were around 6%.

Mr. Law explained that for a straight line project or repetition in the project, fees run around 7%. This one is 11% because of the complexity of the project.

Council President Cardoza said it looked like the project was contained to one vicinity.

Mr. Law explained; Well 3 is inside the well house and needs to get out, Well 11 is outside the well house and needs to get in. Both need to be attached to a blow off

line and also attached to the fill line. All of those lines are in one spot and that is what complicates the project.

Council President Cardoza asked if Well 11 will be potable water and Well 3 will remain pressurized irrigation water.

Mr. Law responded the primary use of Well 11 water will be potable; the primary use of Well 3 water will be for irrigation. The ability to dump Well 3 water into the potable system is maintained but would only happen in an extreme emergency.

RESOLUTION AWARDDING CONTRACT FOR CONSULTING SERVICES TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$45,400.00 FOR DESIGN OF MODIFICATIONS TO BUTLER WELL HOUSE AND PIPING PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE WATER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

**Council Member Stear moved to approve Resolution R57-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

F. Update of August Construction Report (*no action required*) – Gordon Law, City Engineer
(*Timestamp 00:31:47*)

City Engineer Gordon Law indicated quite a few of the projects for the year have been accomplished. The 2016 projects have begun. He would like Council to be aware of one item. During the summer months contractor's prices go up. Considering this fact, he is looking into change ordering one of the sewer projects into a previous contract to save on costs. He is discussing this possibility with the contractor for the Deerhorn sewer line.

Council Member Stear asked if, as the economy gets better and contractors are busier, do we have trouble getting bids.

Mr. Law responded there are times he has only received one bid.

Mayor Nelson said things are getting better in the valley and that does cause trouble getting contractors.

Council Member Jones asked if the Orchard sidewalk timeline is on schedule.

Mr. Law responded he hasn't seen the report from ACHD with the results of the bid yet.

City Clerk Chris Engels said the bids have come in significantly higher due to the time of the year. ACHD has chosen to wait on the project until the prices come down.

- G. Update of City Employee Health Benefits (*no attachment*) –John Marsh, City Treasurer
(*Timestamp 00:37:05*)

City Treasurer John Marsh provided an update of the last staff meeting. Mercer was able to attend and there were good questions. The goal is to find insurance that provides affordable dependent coverage. The next step will be to update health applications. After those are completed, estimates will be provided. Benchmarking will be done after that and it will be provided at the September 15, 2015 meeting with a recommendation.

Mr. Marsh stood for questions.

Council President Cardoza said everything he has read indicates a 25% - 45% increase.

Mr. Marsh said that our current provider Regence has stated we could see a 10 % increase. It depends on what the bids come back at. Hopefully, Select Health, the other provider we are looking at, will not increase. Insurance costs are skyrocketing again. The priority is to get on an affordable plan that will also include a wellness plan.

Mayor Nelson asked if wellness was covered.

Mr. Marsh explained under the ACA, each provider has to provide a certain level of wellness. It does cover a lot of preventative care and testing. Female tests are covered without meeting the deductible. A more structured wellness plan that the city can direct and hold employees accountable to is something to add on after establishing a solid foundation of benefits.

Council Member Jones asked if all city staff had been invited to the staff meeting with Mercer.

Mr. Marsh said it was open to all staff. There was a fair amount of staff in attendance and questions were asked.

Council Member Stear asked if a representative from the insurance came to the meeting.

Mr. Marsh said that Mercer was in attendance. They are the insurance broker representatives for the city.

8. Ordinances:

9. Mayor/Council Discussion Items:

Council Member Jones said he noticed on Facebook the city is getting a movie theater.

Mayor Nelson confirmed that was correct. There is also a frozen yogurt shop coming to Kuna.

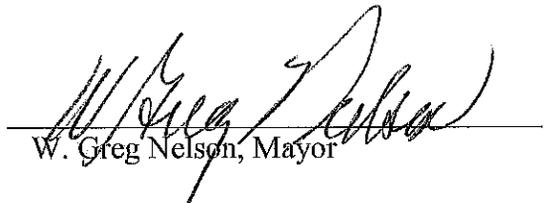
Mayor Nelson said Tom Basabe from Simplot called and asked if there was a siding in town. There is a large piece of equipment that needs to be unloaded by crane and taken to the plant site. The city will ask for permission from Union Pacific to put it on the spur as soon as we hear back from him.

10. Announcements:

11. Executive Session:

12. Adjournment:

Council Member Stear moved to adjourn the meeting at 7:49 p.m. Seconded by Council President Cardoza.


W. Greg Nelson, Mayor

ATTEST:


Chris Engels, City Clerk

*Minutes prepared by Dawn Stephens
Date Approved: CCM 09.15.2015*

