

## OFFICIALS

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



## CITY OF KUNA

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

### City Council Meeting AGENDA Tuesday, July 5, 2016

#### 6:00 P.M. REGULAR CITY COUNCIL

1. **Call to Order and Roll Call**
2. **Invocation:** Chris Bent, Calvary Chapel
3. **Pledge of Allegiance:** Mayor Stear
4. **Consent Agenda:**

*All 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 21, 2016

#### B. Accounts Payable Dated June 30, 2016 in the Amount of \$323,571.96

#### C. Alcohol Licenses:

#### D. Resolutions

#### E. Findings of Fact and Conclusions of Law

1. 16-03-AN (Annexation) – Patrick and Lisa Lee

Granting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with an 'R-4' (Residential) zoning designation.

2. 16-01-AN (Annexation) and 16-01-CPM (Comp Plan Map amendment)

A request from Scott Stanfield to annex approximately 6.70 acres into the city of Kuna with an R-12 zone, and amend the Comprehensive Plan Map for said parcel, from Medium Density to High Density Residential.

**5. Community Reports or Requests:**

- A.** Mike Smith and David Gronbeck, Kuna Economic Development Committee – Discussion on proposed partnership for a possible rodeo/fair ground.

The Kuna Economic Development Committee proposes for discussion the interest of Council on a possible rodeo/fairground area on city property on Meadow View or other possible locations.

- B.** Presentation of Fiscal Year Ending September 30, 2015 Annual Audit – Cassie Zattiero - Bailey & Company, Chtd. CPAs

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

- A.** Consideration to Approve R16-2016 Amending City Parks and City Public Property Fee Schedules – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R26-2015 TO AMEND THE RENTAL FEES FOR THE SENIOR CENTER ON THE CITY PARK AND CITY PUBLIC PROPERTY PARK USE FEE SCHEDULE, AND PROVIDING AN EFFECTIVE DATE.

**7. Business Items:**

- A.** Consideration to Approve 16-03-LLA (Lot Line Adjustment) and 16-03-LS (Lot Split) for Sergey Oleynik – Trevor Kesnor, Planner II

Applicant seeks approval for a Lot Line Adjustment to correct an existing fence and accessory structure (shed) encroachment on the subject parcel from the adjacent southern property. Applicant also seeks Lot Split approval to create three lots from the subject parcel which has been verified by Planning and Zoning staff as an original parcel.

- B.** Consideration to Approve Resolution No. R47-2016 – Approving JUB Engineering, Inc. for Professional Services for Downtown Revitalization, Phase 1 – Chris Engels, City Clerk

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION PHASE 1, AS OUTLINED IN EXHIBIT B - CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE 1 SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE, AND EXHIBITS A AND C; AND AUTHORIZING THE MAYOR TO

EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

- C. Discussion with City Council regarding annual evaluation of J&M Sanitation inflationary rate increase. – John Marsh, City Treasurer

**8. Ordinances:**

- A. Consideration to Approve Ordinance No. 2016-18 – Ardell Estates Subdivision No. 1 - Annexation into the Kuna Municipal Irrigation District

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314417420, AND REFERRED TO AS ARDELL ESTATES SUBDIVISION NO. 1, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

- B. Consideration to Approve Ordinance No. 2016-19 – Greyhawk Subdivision No. 5 - Annexation into the Kuna Municipal Irrigation District

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING GREYHAWK SUBDIVISION NO. 5, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

- C. Consideration to Approve Ordinance No. 2016-20 – Patagonia Subdivision No. 1 - Annexation into the Kuna Municipal Irrigation District

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF PARCEL S1407347110, AND REFERRED TO AS PATAGONIA SUBDIVISION NO. 1, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

- D.** Consideration to Approve Ordinance No. 2016-21 – Arbor Ridge Subdivision No. 3 - Annexation into the Kuna Municipal Irrigation District

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314131520, AND REFERRED TO AS ARBOR RIDGE SUBDIVISION NO. 3, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE

- E.** Consideration to Approve Ordinance No, 2016-22 – Ensign Subdivision - Annexation into the Kuna Municipal Irrigation District

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS ENSIGN SUBDIVISION, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

- F.** Consideration to Approve Ordinance No. 2016-23 – Journeys End Subdivision No. 1A - Annexation into the Kuna Municipal Irrigation District

*Consideration to waive three readings*  
*Consideration to approve ordinance*  
*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF PARCEL R0615252032, AND REFERRED TO AS JOURNEYS END SUBDIVISION NO. 1A, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

- G.** Consideration to Approve Ordinance No. 2016-24 – Lee Annexation (16-03-AN) into the City of Kuna

*Consideration to waive three readings*  
*Consideration to approve ordinance*  
*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R0615251450 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.

**9. Mayor/Council Discussion Items:**

**10. Announcements:**

**11. Executive Session:**

**12. Adjournment:**



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## CITY OF KUNA

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

### City Council Meeting MINUTES Tuesday, June 21, 2016

#### 6:00 P.M. REGULAR CITY COUNCIL

##### 1. Call to Order and Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Joe Stear  
 Council President Pat Jones  
 Council Member Richard Cardoza  
 Council Member Briana Buban-Vonder Haar  
 Council Member Greg McPherson

**CITY STAFF PRESENT:** Richard Roats, City Attorney  
 Chris Engels, City Clerk  
 Wendy Howell, P & Z Director  
 Gordon Law, City Engineer  
 John Marsh, City Treasurer  
 Bob Bachman, Fleet/Facilities Director

##### 2. Invocation: None

##### 3. Pledge of Allegiance: Mayor Stear

##### 4. Consent Agenda:

*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 7, 2016

##### B. Accounts Payable Dated June 16, 2016 in the Amount of \$373,450.34

C. Alcohol Licenses:

D. Resolutions

E. Findings of Fact and Conclusions of Law

1. 16-02-AN (Annexation) Gerald & Evelyn Butler/Jayne Butler

Annexation of approximately 1.145 acres parcel located at 7945 S. Linder Road into the City of Kuna with a 'C-1' (Commercial) zoning designation

Council President Jones asked about the expense for the benches and bike posts; he wanted to be sure the costs are covered.

City Clerk Chris Engels responded that part of the funding for the benches is from sponsorships and part of the funding came from Greenbelt grants, as was budgeted.

Council President Jones asked that the ledger be modified to reflect that.

Ms. Engels said she would work with City Treasurer John Marsh on that.

Council President Jones asked the number of sponsors and if they were listed on the city website.

Ms. Engels said she couldn't give him a number off the top of her head and that the website will be updated.

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

5. **Community Reports or Requests:**

*(Timestamp 00:02:48)*

A. Ada County Prosecutor's Fiscal Year 2017 Budget Request – Tamera Kelly, Deputy Prosecutor

Tamera Kelly had not arrived yet. Mayor Stear moved on to item 5. B.

*(Timestamp 00:18:50)*

Deputy Prosecutor Tamera Kelly apologized for being late. She reviewed the request for this year of \$50,793.68. The request is less than last year. She explained the staff and services available. There are about eight and a half (8 ½) prosecutors in the magistrate division that prosecute misdemeanors, one (1) person is part time. That division includes a domestic violence court that Ada County participates in and has for about twelve (12) years. Any domestic violence case that takes place in Kuna would automatically be filed into the domestic violence court. That case would then have a pre trial conference or hearing within a week after bail is set by a judge. The goal of that court is a fast resolution because of the nature of domestic violence. It is

a treatment focused court. It is rare for jail time or a fine to be given to a defendant in the first sentencing hearing. The goal is to have the defendant pay their money towards treatment or their families at that time.

Ms. Kelly explained that Ada County's request does not include support staff, so the request is just for attorney salaries. It does not include victim/witness coordinators that participate in Kuna City cases that involve a crime of violence that is a misdemeanor and some theft cases. It does not include probation violations that happen in disposed of or resolved cases. It does not include work that they do on cases that the Sherriff's Office has asked them to review but they decline. It does not include contempt of court cases that they do for the City of Kuna. She said that Ada County appreciates and enjoys the contract they have with the City of Kuna. She pointed out that last year the topic of fine revenue collection came up and that number did not go up by much this year. She explained that it is what the judges are sentencing; fines are dictated by the judge no matter what is suggested. They also have no control over how fines are paid. She stood for questions.

Council President Jones said he was pleased to see the revenue collection had gone up and thanked Ms. Kelly.

Ms. Kelly added that Ada County increased the starting attorney salary last year and it could go up again next year.

Council President Jones clarified that they were not asking for that this year.

Ms. Kelly said that is correct.

Council member Cardoza and Mayor Stear thanked Ms. Kelly for her monthly reports.

**B. Kuna City Police Fiscal Year 2017 Budget Presentation- Police Chief Justin Dusseau (Timestamp 00:03:09)**

Kuna Police Chief Justin Dusseau presented his fiscal year 2017 budget. He discussed the quality of employees that serve Kuna. He isn't asking for any new personnel. It won't be necessary this year. In the future there may be a need for a code enforcement officer. The employees for the Kuna Police Department include Chief Dusseau, 2 Sergeants, 8 deputies, 2 detectives, an administrative assistant, and 3 school resource officers.

Chief Dusseau reviewed the details of the budget including what it would be if a Cost of Living Increase (COLA) was added in. He explained that, in most areas, the budget would decrease, but equipment would remain the same and support services would increase. Overall, the budget would be less than last year's budget unless the COLA was added in. The Kuna Police Department has to fall in line with what Ada County Sherriff's Office decides and they have not decided about adding in the COLA, but Chief Dusseau is hoping they do. He stood for questions.

Council Member Cardoza asked why the shared service credits go up with the COLA. He wanted to know why it doesn't go up more.

Chief Dusseau said, when the COLA goes in, it increases personnel costs, which increases the shared services credit. He will research it more to give a more detailed answer.

Council Member Cardoza asked Chief Dusseau to elaborate on the Support Services.

Chief Dusseau explained there is a State and Federal mandate that all crimes be recorded. There are a number of records technicians that are recording and reporting all crimes to the State and Federal levels. There is also a crime analysis unit that keeps track of crime trends in order to target issues. They also keep track of proactive and reactive police work. Support Services handles a number of administrative things, such as; finances, HR, and records retention. There is also a training component for deputies. By letting the Sheriff's Office handle much of the clerical work, his staff can have more time to be on the street fighting crime.

Council Member Cardoza asked if the Support Services line item should go up with the COLA as well, since it is mostly clerical work.

Chief Dusseau said it is his understanding that the COLA would fall only on those who work directly in Kuna.

Mayor Stear commented on the fact that the budget actually decreases by about \$20,000 and when the COLA is added in it only goes up about \$13,000 or so.

Council President Jones commented Chief Dusseau's dedication to keeping the community safe. He asked about how the surrounding cities operate with regards to Ada County.

Chief Dusseau said they contract, the same as Kuna.

Council President Jones said he found it interesting that Ada County contracts are half the price of city owned entities. He also commented that tax payers are paying less per person than they were four (4) years ago and even with an increase will still be paying less. He appreciates that.

Council member Cardoza asked if the projected \$84 per person was without the COLA.

Chief Dusseau said yes.

Mayor Stear thanked Chief Dusseau for his presentation.

Tamera Kelly had arrived during Chief Dusseau's presentation. Mayor Stear returned to item 5. A at the end of the presentation.

(Timestamp 00:18:50)

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

(Timestamp 00:24:03)

Mayor Stear asked if any of the people who came in after the sign-up sheet was collected would like to sign up.

Some did.

**A. Consideration to approve 16-03-AN (Annexation) Patrick and Lisa Lee – Trevor Kesner, Planner II**

Applicants request approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with an 'R-4' (Residential) zoning designation.

Planner Trevor Kesner reviewed the details of the case and indicated all requirements have been met. A neighborhood meeting was held. Five (5) people attended and the greatest concern was that neighboring properties would not be required to annex. They would like to stay under Ada County's jurisdiction. Staff and the Planning and Zoning Committee recommend approval with the conditions as stated in the reported. Mr. Kesner said the applicant was present if Council had any questions for them. He stood for questions.

Council President Jones wanted it to go on record that Council would never force annexation on anyone. He wanted to be sure the applicants understood the fees.

Mr. Kesner responded that they are aware. The Septic Ordinance Revision that occurred recently has provisions that they can continue on their existing septic system until such time that it is no longer viable. At that point they would be able to hook up.

Mayor Stear opened the public hearing.

Support: Lisa Lee signed up but didn't wish to speak.

Neutral: None

Against: None

Mayor Stear closed the public hearing.

**Council President Jones moved to approve 16-03-AN (Annexation). Seconded by Council Member Buban-Vonder Haar. Approved by the following roll call vote:**

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

**Voting No: None**

**Motion carried 4-0.**

- B.** Consideration to approve 16-01-AN (Annexation) and 16-01-CPM (Comp Plan Map amendment) – Troy Behunin, Senior Planner  
(Timestamp 00:31:07)

A request from Scott Stanfield to annex approximately 4.70 acres into the city of Kuna with an R-12 High Density Residential zoning, and amend the Comprehensive Plan Map for said parcel, from Medium Density Residential to High Density Residential in preparations to develop the site as a multi-family project.

Greg Bullock, 504 Bayhill Dr. Nampa, Id 83686, a full partner with Scott Stanfield on this project presented the project. Mr. Stanfield was on vacation but did provide the narrative that was submitted to Council. Mr. Bullock reviewed other developments that he and his wife have developed and the successes of them. He provided a background of the current project location. He thanked the Planning & Zoning Staff and Senior Planner Troy Behunin for their hard work and the Planning & Zoning Commission for their unanimous recommendation of approval. Mr. Bullock said that page three (3), paragraph F of the staff report is really the meat of the merits of the project. It outlines how this type of housing will bring vitality and life to the community and tries to reach the goal of the Fair Housing Act. He then outlined the need for this type of housing.

Mr. Bullock addressed an exhibit that was submitted after the Agenda Packet was sent out. It was a group of articles from a periodical put out by Idaho Housing and Finance that explain the growing rental demand and who is renting.

Mr. Bullock went on to say that they had read the conditions for approval recommended by staff and are agreeable to all of them.

He addressed the misnomers of multi-family units causing blight in a city. He said that is not entirely true. There are beautiful floor plans out there that would be a great addition to any city.

He stood for questions.

Senior Planner Troy Behunin thanked Mr. Bollock and said it has been a pleasure working with him. He summarized the annexation and comp plan map amendment. All the notification requirements have been met. The applicants have supplied everything asked of them. Staff would like to say that this project is surrounded by county subdivisions on the west and north sides and city subdivisions on the east and south, so this really is a good candidate for an in-fill development. Staff and the Planning and Zoning Commission recommend approval. He had nothing further to add and apologized for the late exhibit submission. He stood for questions.

Mayor Stear opened the public hearing.

Support:

Brent King, 10501 N. Cayuse Boise, Id 83714, represents his mother, Margie King, who owns the property. She was unable to be there because she lives in a nursing home. He and his family had been on the property for some time and he has watched the growth around the property for years. He feels it is a good candidate for this type of project due to that growth. His mother was consulted on this and she is thrilled that the property will be cleaned up and used for a good purpose. He stood for questions.

Jeanette Bullock did not wish to testify.

Steve Mountjoy did not wish to testify.

K. Mountjoy did not wish to testify.

Neutral:

Brian Fouts did not wish to testify

Against:

Rebecca Meredith, 528 Chipmunk Ct. Kuna, Id 83634, lives across the street from the property in question. She said she is not necessarily opposed; she just has concerns about traffic based on the number of units she saw listed. The intersection at Deer Flat and Linder backs up past that property in the mornings. She feels a multi-family unit does not fit the area. The load on the schools is also a concern.

Mayor Stear closed the public hearing.

Council President Jones asked if a fence surrounding the property would be required.

Mr. Behunin responded that, at this moment, they do not have an application for a final plat, which does require a fence; however, he believes the applicant is planning to put up a fence.

Council President Jones asked if that meant the applicant would have to put up a six (6) ft. fence if they apply for a final plat.

Mr. Behunin said yes.

Council President Jones confirmed with Mr. Behunin all the agencies, including the fire department and the school district, received notice.

Mr. Behunin said yes.

Council President Jones confirmed that Ada County Highway District (ACHD) had no issues with this and that if they did the applicant would be willing to work with them.

Mr. Behunin said yes.

Council President Jones said he is also concerned about traffic. He thinks that once the Linder/Deer Flat intersection gets redone it will relieve the traffic issues. He is also concerned about school buses stopping on arterial roadways.

Council President Jones asked Mr. Bollock if he would object to putting a tree lined berm along the entire northern and eastern borders instead of only halfway along the north border.

Mr. Bollock said he would not object to that at all as long as the number of trees was within reason. He did show the neighbor to the north the possible lay outs and the neighbor would prefer the more open concept of the multi-family plan. He also stated that ACHD has said they are well below the traffic impact with this project. Another fact is that the City will get to participate in the planning of this project versus a single family home project.

The neighbor to the north, Brian Fouts, wanted to be sure that Mr. Bollocks comments were not taken as him being for the project. He is actually opposed to the project but chose the lesser of two (2) evils.

Council President Jones asked Parks Director Bobby Withrow if the park directly south of the property is City owned.

Mr. Withrow answered no. The only City owned park near there is the farm park on the corner of Linder and Deer Flat.

**Council President Jones moved to approve 16-01-AN (Annexation) and 16-01-CPM (Comp Plan Map amendment) with the conditions stated in the Planning and Zoning Report. Seconded by Council Member Buban-Vonder Haar. Approved by the following roll call vote:  
Voting Aye: Council Members Jones, Buban-Vonder Haar, and McPherson  
Voting No: Council Member Cardoza  
Motion carried 3-1.**

- C. Consideration to approve Ordinance No. 2016-12 and Resolution No. R45-2016 Park Impact Fee – Bobby Withrow, Parks Director and Richard Roats, City Attorney  
(Timestamp 01:02:41)

1. Public Hearing on Ordinance No. 2016-12 Park Impact Fees

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING THE CITY OF KUNA'S MUNICIPAL CODE BY ADDING A NEW TITLE, ENTITLED "DEVELOPMENT FEES" AND CREATING A NEW CHAPTER ENTITLED "PARK IMPACT FEES"; SETTING FORTH ITS AUTHORITY, FINDINGS, PURPOSE, DEFINITIONS, EXEMPTIONS, CALCULATION OF DEVELOPMENT FEES AND METHODOLOGY, DEVELOPER'S ELECTION FOR PAYMENT, SCHEDULE FOR CALCULATION OF FEES, PROCEDURE TO CALCULATE FEES, EXEMPTION FROM FEES, CALCULATING INDIVIDUAL FEES, DETERMINING EXTRAORDINARY IMPACTS, CERTIFICATION OF FEES, CREDITS AND REIMBURSEMENTS, DETERMINING REFUNDS, COLLECTION AND ADMINISTRATION OF IMPACT FEES INCLUDING DEPOSITS AND TRUST FUND ACCOUNTING, USE OF DEVELOPMENT FEES, APPEALS PROTESTS AND MEDIATION OF FEE DISPUTES, PERIODIC REVIEWS, CONSIDERATION OF DEVELOPMENT IMPACT FEE COMMITTEE REVISIONS TO ORDINANCE, ENFORCEMENT AND COLLECTION OF FEES, CERTAIN MISCELLANEOUS PROVISIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Parks Director Bobby Withrow presented the Park Impact Fees. He explained how the fees were decided. Based on the fees, the value of properties, and the acreage of properties, the building permits come out to \$939 per permit. He stood for questions.

Council Member Cardoza asked how that cost compares to surrounding cities.

Mr. Withrow said it is \$400 less than the next community.

Mr. Withrow added that the Park Impact Fee Committee had two (2) meetings to which developers and contractors were invited. None showed. Some contractors and developers did speak to committee members and were not opposed to the Park Impact Fee. The Park Impact Fee Committee is recommending the full amount.

City Attorney Richard Roats presented the legal aspects of the Park Impact Fee. He feels that based on feedback, or lack thereof, people are in favor of this. He reminded Council of the process the City has gone through in figuring out what to do with pocket parks and creating parks that are more beneficial to the citizens of Kuna.

Council Member Cardoza asked if the funds can be used for a recreation district.

Mr. Roats responded that, if a recreation district was formed and this was used as part of the funding, the funding would have to be allocated in compliance with the statute. The recreation district and taxing ability would have to be looked at as a possible supplement.

Council Member Cardoza asked about the credits listed on page fifteen (15) of The Park Impact Fee Ordinance. He wanted to know how a credit would be issued to an individual who is not a developer. He wanted to know if there was a difference in credit based on lot sizes.

Mr. Roats responded that there is no change in the credit for differences in lot sizes.

Council Member Cardoza asked if a contractor would have to pay the impact fee for that lot or will they have met that requirement in credits.

Mr. Roats said they will have met that requirement in credits. A notation will be made that the fee has been given as a credit with that lot.

Council Member Cardoza clarified that the credit goes with the lot, not the developer individually; it is collectively appraised for each lot.

Mr. Roats said if that is how the formula is worked out during that transaction, yes.

Council President Jones asked for clarification on building permit fees. He wanted to know if a single family home would pay the same as a 4plex.

Mr. Roats said each unit in the 4plex would pay the same as a single family home.

Mayor Stear opened the public hearing.

Support: None

Neutral: None

Against: None

Mayor Stear closed the public hearing.

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

**Council Member Buban-Vonder Haar moved to waive the three (3) readings of Ordinance No. 2016-12. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-12. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-12. Seconded by Council Member McPherson. Motion carried 4-0.**

2. Public Hearing and consideration to approve Resolution No. R45-2016 Park Impact Fee Study

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE CITY OF KUNA, IDAHO PARK IMPACT FEE AND CAPITAL IMPROVEMENTS PLAN

**Council Member Buban-Vonder Haar moved to approve Resolution R45-2016. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Motion carried 4-0.**

## **7. Business Items:**

*(Timestamp 01:18:43)*

- A. Resolution R40-2016 Park Use Agreement – Richard Roats, City Attorney

City Attorney Richard Roats explained that changes were made to include all park properties. He stood for questions.

Council Member Buban-Vonder Haar noted a correction to page nine (9) of ten (10) of the redline version. Section nine (9) has a reference to park instead of property.

Mr. Roats wanted to clarify a change to section three (3) requested by Council President Jones.

Council President Jones said he wanted something in section three (3) that stated no goods could be sold at an event that has had the fees waived.

Mr. Roats said ok.

Council President Jones asked if the Senior Center would be considered public property.

Mr. Roats said yes and it is handled separately from parks.

Council President Jones was concerned the wording in the ordinance would include the Senior Center in the park use agreements.

Council Member Buban-Vonder Haar suggested changing the wording in the ordinance to City parks and associated amenities.

Mr. Roats confirmed those changes would work with Parks Director Bobby Withrow and City Clerk Chris Engels.

Council Member Cardoza stated there is some ambiguous information where the resolution says Bernie Fisher Park and then states performing a community service at any city park.

Mayor Stear clarified that the printed agenda has an error. There is a corrected version on Council's tablets.

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PARK USE AGREEMENT FOR BERNIE FISHER PARK WHERE THE FEE IS WAIVED IN CONSIDERATION OF THE NON-PROFIT ENTITY PERFORMING A COMMUNITY SERVICE AT A CITY PARK AND THE EVENT IS FREE AND OPEN TO THE GENERAL PUBLIC; AND AUTHORIZING THE CITY CLERK TO SIGN THE PARK USE AGREEMENT FORM.

**Council Member Buban-Vonder Haar moved to approve Resolution R40-2016 with the changes noted. Seconded by Council President Jones. Motion carried 4-0.**

- B.** Resolution R44-2016 Approve Agreement with B&A Engineers for Lake Hazel Sewer Trunk Design – Gordon Law, City Engineer  
(Timestamp 01:23:32)

City Engineer Gordon Law explained that this agreement is for the design of the sewer trunk lines across Mason Creek in the vicinity of Lake Hazel Road east of Linder and north of Lake Hazel. In this particular project there are two (2) crossings of Mason Creek, both of which have to be drilled through the labor rock to get across, making this project a little complicated. The price of the proposal was about

\$35,000. It is his recommendation that Council approve this contract. He did note that this project was budgeted for this fiscal year. The amount set aside was \$800,000, including the lift station. He stood for questions.

Council President Jones asked if the project was still within budget.

Mr. Law said yes.

Council Member Cardoza asked if the location was imposing on the agreement Kuna has with Meridian to stay out of anything north of Lake Hazel.

Mr. Law explained that this project was still in Kuna's area.

Council Member Cardoza wanted to confirm that this would not cause a problem with Meridian.

Mr. Law said he couldn't say if it would or not, but it is not being done to snatch properties that were part of that dispute. It only deals with property already annexed into Kuna.

Council Member Cardoza asked if this would jeopardize the City's comprehensive plan that is under review with Ada County.

Mr. Law said no, because it involves already annexed property.

RESOLUTION AWARDDING CONTRACT FOR CONSULTING SERVICES TO B & A ENGINEERS, INC. IN THE AMOUNT OF \$35,995.00 FOR DESIGN OF THE LAKE HAZEL SEWER TRUNK PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

**Council Member Buban-Vonder Haar moved to approve Resolution R44-2016. Seconded by Council Member McPherson. Motion carried 4-0.**

- C. Resolution R46-2016 Approve Agreement with Keller Associates for Preparation of Sewer Lift Station Controls and Equipment Standards – Gordon Law, City Engineer

City Engineer Gordon Law explained that this agreement is part of the previous items project. It has elements that will apply to the new lift stations that will need to be constructed over the next couple of years; a uniform set of controls and control standards for the lift stations. Keller Associates is most familiar with controls Kuna has used in the past and Mr. Law asked them to prepare a standardized set of controls that would apply to the Memory Ranch Lift Station that is already in progress as well as future lift stations. This proposal is for \$19,500. It is his recommendation that this is approved. It will apply to Lake Hazel at the start but will extend to all the other lift stations constructed from here on.

RESOLUTION AWARDING CONTRACT FOR CONSULTING SERVICES TO KELLER ASSOCIATES IN THE AMOUNT OF \$19,500.00 FOR PREPARATION OF CONTROL AND EQUIPMENT STANDARDS FOR SEWER LIFT STATIONS; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

**Council Member Buban-Vonder Haar moved to approve Resolution R46-2016. Seconded by Council Member McPherson. Motion carried 4-0.**

## 8. Ordinances:

- A. Consideration to Approve Ordinance No. 2016-17 Annexing Certain Real Property for Gerald and Evelyn Butler  
(Timestamp 01:29:00)

*Consideration to waive three readings*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R1693860270 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.

Mayor Stear stated that this property was brought before the Council at the last Council Meeting.

**Council Member Buban-Vonder Haar moved to waive the three (3) readings of Ordinance No. 2016-17. Seconded by Council Member McPherson. Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-17. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-17. Seconded by Council Member McPherson. Motion carried 4-0.**

**B. *Third Reading of Ordinance No. 2016-09A Amending Ordinance No. 2016-09 to Modify and Re-Number Certain Sections***  
*(Timestamp 01:31:07)*

*Consideration to approve ordinance*

*Consideration to approve a summary publication of the ordinance*

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING ORDINANCE NO. 2016-09- THE KUNA CITY MUNICIPAL UTILITIES SYSTEM BILLING CODE TO MODIFY, DELETE AND RE-NUMBER CERTAIN SECTIONS, SPECIFICALLY: SECTION 7-7-6a ENTITLED “THIRD PARTY BILLING AGENT” TO ALLOW THE CITY TO PROVIDE THE FORM FOR THE THIRD PARTY AGENT; SECTION 7-7-6b ENTITLED “SECONDARY RECIPIENT OF BILLS” TO PROVIDE FOR AN ONLINE BILLING PROCESS WHEN AVAILABLE, METHODS OF TRANSMISSION OF THE SHUT OFF WARNING TO SECONDARY RECIPIENTS OF BILLS AS SET UP BY ACCOUNT OWNER; SECTION 7-7-9 ENTITLED “INDIGENCY ASSISTANCE” TO CLARIFY THAT THE PROGRAM IS AVAILABLE ONLY IF THE FUNDS ARE APPROPRIATED BY THE CITY COUNCIL; SECTION 7-7-12 ENTITLED “LATE FEE” TO PROVIDE THAT THE LATE FEE WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED BY THE FIFTEENTH (15TH) OF THE MONTH FOLLOWING THE BILL’S ORIGINAL DUE DATE; SECTION 7-7-13 ENTITLED ACCOUNT SHUT OF WARNING” TO ADD SEPARATE NOTICE ALSO BEING PROVIDED BY AUTOMATED DIALER; SECTION 7-7-14 ENTITLED “ACCOUNT SHUT OFF” TO PROVIDE AN EFFECTIVE DATE ON OR AFTER NOVEMBER 16, 2016 FOR SHUTOFFS OF ACCOUNTS TWO (2) BILLING CYCLES PAST DUE; SECTION 7-7-15 ENTITLED “ACCOUNT TURN ON- WATER SERVICE” TO PROVIDE AN EFFECTIVE DATE ON OR AFTER NOVEMBER 16, 2016 FOR ACCOUNT WATER TURN ON SERVICE AND CHARGES INCLUDE ALL CHARGES OR FEES THAT HAVE ACCRUED SINCE THE LAST BILL; SECTION 7-7-16 ENTITLED “NOTICE OF SHUT OFF-WATER SERVICE” TO PROVIDE THAT NOTICE OF SHUT OFF MAY BE TRANSMITTED BY ELECTRONIC DELIVERY OR AUTOMATED DIALER IN LIEU OF POSTING ON THE PROPERTY; DELETING SECTION 7-7-17 ENTITLED “PAYMENT ARRANGEMENTS”; DELETING SECTION 7-7-18 ENTITLED “HARDSHIP ARRANGEMENTS”; RENUMBERING THE REMAINING SECTIONS; AND CHANGING THE EFFECTIVE DATE TO AUGUST 31, 2016.

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-09A. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Motion carried 4-0.**

**Council Member Buban-Vonder Haar moved to approve summary publication of Ordinance No. 2016-09A. Seconded by Council Member McPherson. Motion carried 4-0.**

**9. Mayor/Council Discussion Items:**

*(Timestamp 01:35:00)*

Council President Jones wanted to follow up on the creation of a City of Kuna Facebook Page.

City Clerk Chris Engels said staff is in the process of merging all Facebook Pages.

Council President Jones asked if a resolution was needed to do that.

Mayor Stear asked City Attorney Richard Roats if one was needed.

Mr. Roats said no.

Council Member Cardoza asked about the progress of the new city hall.

Mayor Stear responded that all the paperwork is in the process of getting signed. As soon as the City is allowed to start spending money on it Facilities Director Bob Bachman will get started.

Council Member Cardoza asked if everything was still within the time frame that will satisfy the owner of the building.

Facilities Director Bob Bachman said he believes so.

Council Member Cardoza asked if the City owned the property yet.

Mayor Stear said not exactly. Certain steps had to happen in order to make the owner, Greg Nelson, the only signature required instead of Mr. Nelson and the owners of Three Amigos. The document stating that only Mr. Nelson needs to sign the sale documents has come in. The next step is to sign documents.

Council Member Cardoza said the property site is becoming an eye sore and he would like it cleaned up as soon as possible.

Mayor Stear said Parks Director Bobby Withrow is itching to get over there.

Council Member Cardoza asked about the dead grass south west of the roundabout.

Parks Director Bobby Withrow said there was a miscommunication about the sprinklers. It is being fixed.

Council Member Cardoza asked if the turf was salvageable.

Mr. Withrow said yes.

Council Member Cardoza asked about bushes for the roundabout. Gravel is being put in and he wanted to know if it will have to be removed in order to get the bushes in.

Mr. Withrow said they are waiting to see how the roundabout looks without bushes. There is concern that bushes will make it look too cluttered and cover the Welcome to Downtown sign. As for the gravel, it would not have to be removed.

Council Member Cardoza asked City Engineer Gordon Law why the roundabout is so low to the ground compared to the other roads.

Mr. Law said he thinks it is a drainage issue.

Mayor Stear said he talked to the engineer of the project and found out there are very large drain beds down into that roundabout. Due to the large amounts of water shed on all the streets surrounding it, it had to be designed that way.

Council Member Cardoza complimented Mr. Withrow on the iron fence he installed around Bernie Fisher Park.

Mayor Stear confirmed that doing the fence in house saved the City close to \$30,000.

Council Member Cardoza thanked Mr. Withrow for the work he put into the Park Impact Fee as well.

**10. Announcements:**

**11. Executive Session:**

**12. Adjournment:** 7:44 pm

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Customer Service Specialist*

*Date Approved: CCM 07.01.2016*

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 6/17/2016-6/30/2016

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	4107623-000	4294	<u>REPLACEMENT COUPLER FOR GREENBELT, P KAUFMAN, PARKS, JUNE 16</u>	06/07/2016	50.47	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 4107623-000:						50.47	.00					
1461	2M COMPANY, INC.	4107937-000	4329	<u>REPLACEMENT PARTS FOR SYSTEM MAINTENANCE AT ARBOR RIDGE, P KAUFMAN, PI, JUNE 16</u>	06/15/2016	137.71	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 4107937-000:						137.71	.00					
1461	2M COMPANY, INC.	4108033-000	4348	<u>BATTERY OPERATED CLOCK FOR SYSTEM MAINTENANCE, DANSKIN LIFTSTATION, P KAUFMAN, WATER, JUNE 16</u>	06/17/2016	99.50	.00	20-6140 MAINT. & REPAIR BUILDING	0	6/16		
Total 4108033-000:						99.50	.00					
1461	2M COMPANY, INC.	4108094-000	4391	<u>HUNTER NODE - BATTERY OPERATED CLOCKS FOR VALVES BY SKATE PARK, B.WITHROW, PARKS, JUN.'16</u>	06/20/2016	164.67	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 4108094-000:						164.67	.00					
1461	2M COMPANY, INC.	4108471-000	4388	<u>REPLACEMENT COUPLINGS AND SOLENOIDS FOR WINCHESTER PARK AND STOCK, P.KAUFMAN, JUN.'16 - PARKS</u>	06/28/2016	109.23	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		



City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				ARBOR RIDGE PARK, JUNE 16	06/26/2016	90.50	.00	01-6212 RENT-EQUIPMENT	1004	6/16		
	Total B-251979:					90.50	.00					
1463	A COMPANY, INC.	B-251980		RENTAL HITECH RESTROOM, CN#CC1054, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, EOW, FARM PARK, JUNE 16	06/26/2016	90.50	.00	01-6212 RENT-EQUIPMENT	1004	6/16		
	Total B-251980:					90.50	.00					
	Total A COMPANY, INC.:					508.67	.00					
<b>ALLOWAY ELECTRIC CO</b>												
1087	ALLOWAY ELECTRIC CO	40279	4316	REPAIRING STREETLIGHT ON S TEN MILE AND W AVALON, POLE #1563-K, D CROSLEY, JUNE 16	06/22/2016	475.00	.00	01-6142 MAINT. & REPAIR-EQUIPMENT	1002	6/16		
	Total 40279:					475.00	.00					
	Total ALLOWAY ELECTRIC CO:					475.00	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	36469		LAB TESTS, COLIFORM BACTERIA, WATER, MAY 16	05/31/2016	216.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	5/16		
	Total 36469:					216.00	.00					
1	ANALYTICAL LABORATORIES	36470		LAB TESTS, SEWER, MAY 16	05/31/2016	1,719.90	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
	Total 36470:					1,719.90	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ANALYTICAL LABORATORIES:						1,935.90	.00					
<b>BAILEY ENGINEERING, INC.</b>												
1812	BAILEY ENGINEERING, INC.	6730		<u>LIFT STATION DESIGN MEMORY RANCH, G LAW, SEWER, JUNE 16</u>	06/23/2016	950.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1049	6/16		
Total 6730:						950.00	.00					
1812	BAILEY ENGINEERING, INC.	6736		<u>LIFT STATION DESIGN MEMORY RANCH, G LAW, SEWER, JUNE 16</u>	06/23/2016	4,640.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1049	6/16		
Total 6736:						4,640.00	.00					
Total BAILEY ENGINEERING, INC.:						5,590.00	.00					
<b>BHS SPECIALTY CHEMICALS</b>												
512	BHS SPECIALTY CHEMICALS	70853	4307	<u>3 BARRELS OF CHEMFLOC POLYMER, T.SHAFFER, JUN.'16</u>	06/23/2016	2,362.50	.00	<u>21-6150 MAINT. &amp; REPAIRS - SYSTEM</u>	0	6/16		
Total 70853:						2,362.50	.00					
Total BHS SPECIALTY CHEMICALS:						2,362.50	.00					
<b>BOERGER, LLC</b>												
1805	BOERGER, LLC	34000846	4117	<u>3 SETS OF O RINGS, MOUNTING SET WHICH COVER 2 HEAD SCREWS, T PLUGS, 50 MIL SEALING COMPOUND, MULTI TOOL, PUMP #1 REPAIR, M NADEAU, SEWER, APR 16</u>	06/01/2016	469.86	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
Total 34000846:						469.86	.00					
Total BOERGER, LLC:						469.86	.00					
<b>BONNEVILLE BLUEPRINT SUPPLY, INC.</b>												

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 6/17/2016-6/30/2016

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	625 /2	4168	ARCHIVAL SCANS OF OLD ROLL PLAN SETS FOR ARCHIVE, MOBILE MAPPING, & GIS, M.BORZICK, MAY'16 - WATER	05/09/2016	69.81	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	5/16		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	625 /2	4168	ARCHIVAL SCANS OF OLD ROLL PLAN SETS FOR ARCHIVE, MOBILE MAPPING, & GIS, M.BORZICK, MAY'16 - SEWER	05/09/2016	69.81	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	5/16		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	625 /2	4168	ARCHIVAL SCANS OF OLD ROLL PLAN SETS FOR ARCHIVE, MOBILE MAPPING, AND GIS, M.BORZICK, MAY'16 - P.I	05/09/2016	26.58	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	5/16		
Total 625 /2:						166.20	.00					
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						166.20	.00					
<b>BRADY INDUSTRIES OF IDAHO LLC</b>												
1240	BRADY INDUSTRIES OF IDAHO LLC	5129659	4326	1 CS ROLL PAPER TOWELS, CITY HALL, JUNE 16, ADMIN	06/17/2016	16.37	.00	01-6025 JANITORIAL	0	6/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5129659	4326	1 CS ROLL PAPER TOWELS, CITY HALL, JUNE 16, P&Z	06/17/2016	5.86	.00	01-6025 JANITORIAL	1003	6/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5129659	4326	1 CS ROLL PAPER TOWELS, CITY HALL, JUNE 16, WATER	06/17/2016	15.23	.00	20-6025 JANITORIAL	0	6/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5129659	4326	1 CS ROLL PAPER TOWELS, CITY HALL, JUNE 16, SEWER	06/17/2016	15.23	.00	21-6025 JANITORIAL	0	6/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5129659	4326	1 CS ROLL PAPER TOWELS, CITY HALL, JUNE 16, PI	06/17/2016	5.86	.00	25-6025 JANITORIAL	0	6/16		
Total 5129659:						58.55	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						58.55	.00					

**BUREAU OF OCCUPATIONAL LICENSE**

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 6/17/2016-6/30/2016

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Page: 6

Jun 30, 2016 03:36PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1091	BUREAU OF OCCUPATIONAL LICENSE	062116		<u>UPGRADE WWC1 LICENSE/ANDREW COOK, SEWER, JUNE 16</u>	06/21/2016	25.00	25.00	<u>21-6075_DUES &amp; MEMBERSHIPS</u>	0	6/16	06/21/2016	
Total 062116:						25.00	25.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						25.00	25.00					
<b>BUTLER ACTUATOR SERVICES</b>												
1811	BUTLER ACTUATOR SERVICES	46	4330	<u>TROUBLESHOOT 1 AUMA ACTUATOR; PROCESS BLDG #1, T SHAFFER; JUNE '16</u>	06/14/2016	425.00	.00	<u>21-6142_MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
Total 46:						425.00	.00					
Total BUTLER ACTUATOR SERVICES:						425.00	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	88878	4360	<u>3 BX PAPER, 1 EA BLUE AND BLACK STICK PENS, 1X1.5 POST IT NOTES, ADMIN, JUNE 16</u>	06/21/2016	30.57	.00	<u>01-6165_OFFICE SUPPLIES</u>	0	6/16		
1795	BUYWYZ LLC	88878	4360	<u>3 BX PAPER, 1 EA BLUE AND BLACK STICK PENS, 1X1.5 POST IT NOTES, P&amp;Z, JUNE 16</u>	06/21/2016	10.93	.00	<u>01-6165_OFFICE SUPPLIES</u>	1003	6/16		
1795	BUYWYZ LLC	88878	4360	<u>3 BX PAPER, 1 EA BLUE AND BLACK STICK PENS, 1X1.5 POST IT NOTES, WATER, JUNE 16</u>	06/21/2016	28.41	.00	<u>20-6165_OFFICE SUPPLIES</u>	0	6/16		
1795	BUYWYZ LLC	88878	4360	<u>3 BX PAPER, 1 EA BLUE AND BLACK STICK PENS, 1X1.5 POST IT NOTES, SEWER, JUNE 16</u>	06/21/2016	28.41	.00	<u>21-6165_OFFICE SUPPLIES</u>	0	6/16		
1795	BUYWYZ LLC	88878	4360	<u>3 BX PAPER, 1 EA BLUE AND BLACK STICK PENS, 1X1.5 POST IT NOTES, PI, JUNE 16</u>	06/21/2016	10.93	.00	<u>25-6165_OFFICE SUPPLIES</u>	0	6/16		
1795	BUYWYZ LLC	88878	4360	<u>1 THUMB DRIVE, ADMIN, CLERKS, JUNE 16</u>	06/21/2016	4.31	.00	<u>01-6165_OFFICE SUPPLIES</u>	0	6/16		



City of Kuna

Payment Approval Report - City Council Approval

Report dates: 6/17/2016-6/30/2016

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				FOR SAILOR SHORES MEADOEWS	06/24/2016	44.00	44.00	20-4507 WATER TOKEN SALES - BULK WATER	0	6/16	06/27/2016	
Total 062416:						44.00	44.00					
1423	CASH	06292016PC		REPLENISH PETTY CASH - REFUNDED 10 WATER TOKENS FOR SAILOR SHORES MEADOWS. J.MARSH. JUN.'16	06/29/2016	10.00	.00	20-4507 WATER TOKEN SALES - BULK WATER	0	6/16		
Total 06292016PC:						10.00	.00					
Total CASH:						54.00	44.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	7466	4354	TROUBLESHOOTING AND REPAIRS ON PUMP AND VALVE IN THE PROCESS BUILDING. MBR1. T.SHAFFER. SEWER. JUN.'16	06/17/2016	487.45	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
Total 7466:						487.45	.00					
147	CUSTOM ELECTRIC, INC.	7473	4361	WORKED ON WIRING AT 10 MILE LIFT STATION. T.FLEMING. SEWER. JUN.'16	06/20/2016	262.74	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total 7473:						262.74	.00					
Total CUSTOM ELECTRIC, INC.:						750.19	.00					
<b>FERGUSON WATERWORKS #1701</b>												
219	FERGUSON WATERWORKS #1701	0634183	4269	PARTS FOR REPAIRS ON WATER LINE AT CRENSHAW ST. T.FLEMING. MAY'16 - WATER	05/31/2016	89.85	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	5/16		
Total 0634183:						89.85	.00					



City of Kuna

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Report dates: 6/17/2016-6/30/2016

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				JUNE 16	06/22/2016	188.25	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/16		
376	G & R AG PRODUCTS, INC.	1207993-01	4366	TANK CLEANER, PARKS. B WITHROW, JUNE 16	06/22/2016	18.30	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 1207993-01:						206.55	.00					
Total G & R AG PRODUCTS, INC.:						206.55	.00					
<b>HD SUPPLY WATERWORKS LTD</b>												
63	HD SUPPLY WATERWORKS LTD	F455596	4322	V 4 PRO-RATED RADIOS. R JONES, WATER, JUNE 16	06/14/2016	837.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	6/16		
Total F455596:						837.00	.00					
63	HD SUPPLY WATERWORKS LTD	F528740	4324	L 22 42 RING AND LID, UTILITY PUMP, R JONES, WATER, JUNE 16	06/14/2016	406.61	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total F528740:						406.61	.00					
63	HD SUPPLY WATERWORKS LTD	F622978	4289	6 EA 3/4 WATER METERS, FOR INSTALLATION, J MORPHIN, WATER, JUNE 16	06/07/2016	1,127.28	.00	20-6020 CAPITAL IMPROVEMENTS	0	6/16		
Total F622978:						1,127.28	.00					
63	HD SUPPLY WATERWORKS LTD	F643846	4301	SUPPLIES FOR NEW PI LINE, SADDLE, BALL VALVE, COMPRESSION FITTINGS, INSERTS, BRASS T, BRASS BUSHINGS, 815 MARTEESON, J.COX, P.I	06/09/2016	499.26	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/16		
Total F643846:						499.26	.00					

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63	HD SUPPLY WATERWORKS LTD	F666186		6 NEPTUNE HYDRANTS, C DEYOUNG, WATER, JUNE 16	06/14/2016	1,127.28	.00	20-6020 CAPITAL IMPROVEMENTS	0	6/16		
Total F666186:						1,127.28	.00					
63	HD SUPPLY WATERWORKS LTD	F669668	4350	2 HYDRANT METERS TO LEASE OUT TO CONTRACTORS, T FLEMING, WATER, JUNE 16	06/21/2016	1,067.22	.00	20-6175 SMALL TOOLS	0	6/16		
63	HD SUPPLY WATERWORKS LTD	F669668	4350	2 HYDRANT METERS TO LEASE OUT TO CONTRACTORS, T FLEMING, SEWER, JUNE 16	06/21/2016	406.56	.00	21-6175 SMALL TOOLS	0	6/16		
63	HD SUPPLY WATERWORKS LTD	F669668	4350	2 HYDRANT METERS TO LEASE OUT TO CONTRACTORS, T FLEMING, PI, JUNE 16	06/21/2016	1,067.22	.00	25-6175 SMALL TOOLS	0	6/16		
Total F669668:						2,541.00	.00					
63	HD SUPPLY WATERWORKS LTD	F677318	4362	INJECTION COILS FOR BUTLER WELL, C.DEYOUNG, WATER, JUN.'16	06/15/2016	1,000.60	.00	20-6020 CAPITAL IMPROVEMENTS	1038	6/16		
Total F677318:						1,000.60	.00					
Total HD SUPPLY WATERWORKS LTD:						7,539.03	.00					
<b>HOCOCHAN HOLDINGS, INC.</b>												
1619	HOCOCHAN HOLDINGS, INC.	AR461410		MONTHLY COPYCARE INCL PARTS, LABOR, TONER, B&W, ADMIN, JUNE 16	06/10/2016	22.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		MONTHLY COPYCARE INCL PARTS, LABOR, TONER, B&W, P&Z, JUNE 16	06/10/2016	7.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		MONTHLY COPYCARE INCL PARTS, LABOR, TONER, B&W, WATER, JUNE 16	06/10/2016	20.71	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/16		

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1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR, TONER, B&amp;W, SEWER, JUNE 16</u>	06/10/2016	20.71	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR AND TONER, PI, JUNE 16</u>	06/10/2016	7.97	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR AND TONER, COLOR, ADMIN, JUNE 16</u>	06/10/2016	44.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR AND TONER, COLOR, P&amp;Z, JUNE 16</u>	06/10/2016	16.08	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR AND TONER, COLOR, WATER, JUNE 16</u>	06/10/2016	41.80	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR AND TONER, COLOR, SEWER, JUNE 16</u>	06/10/2016	41.80	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461410		<u>MONTHLY COPYCARE, INCL PARTS, LABOR AND TONER, COLOR, PI, JUNE 16</u>	06/10/2016	16.08	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
Total AR461410:						240.38	.00					
1619	HOCOCHAN HOLDINGS, INC.	AR461566		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 06-01-16 TO 06-30-16, ADMIN, JUNE 16</u>	06/10/2016	98.98	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461566		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 06-01-16 TP 06-30-16, P&amp;Z, JUNE 16</u>	06/10/2016	35.35	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461566		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 06-01-16 TO 06-30-16, WATER, JUNE 16</u>	06/10/2016	91.91	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	6/16		
1619	HOCOCHAN HOLDINGS, INC.	AR461566		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 06-01-16 TP 06-30-16, SEWER, JUNE 16</u>	06/10/2016	91.91	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		

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1619	HOCOCHAN HOLDINGS, INC.	AR461566		<u>MONTHLY COPIER LEASE, MX4110N, MXM503N, 06-01-16 TP 06-30-16, PI, JUNE 16</u>	06/10/2016	35.35	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
Total AR461566:						353.50	.00					
Total HOCOCHAN HOLDINGS, INC.:						593.88	.00					
<b>HOME DEPOT CREDIT SERVICES</b>												
29	HOME DEPOT CREDIT SERVICES	590782	4296	<u>QUICK SHADE, TARP, DUCT TAPE, WATER COOLERS, RANGER PROGRAM, N PURKEY, PARKS, JUNE 16</u>	06/07/2016	155.21	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1004	6/16		
Total 590782:						155.21	.00					
Total HOME DEPOT CREDIT SERVICES:						155.21	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - ADMIN</u>	06/16/2016	169.31	.00	<u>01-6290 UTILITIES</u>	0	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - SENIOR CENTER</u>	06/16/2016	323.34	.00	<u>01-6290 UTILITIES</u>	1001	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - ST.LIGHTS</u>	06/16/2016	6,481.86	.00	<u>01-6290 UTILITIES</u>	1002	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - P &amp; Z</u>	06/16/2016	34.02	.00	<u>01-6290 UTILITIES</u>	1003	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - PARKS</u>	06/16/2016	686.36	.00	<u>01-6290 UTILITIES</u>	1004	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - WATER</u>	06/16/2016	9,309.89	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - SEWER</u>	06/16/2016	18,833.09	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	6/16		
38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - FARM</u>	06/16/2016	14,789.92	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/16		

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38	IDAHO POWER CO	06162016I		<u>ELECTRIC SERVICE FOR JUNE 2016 - P.I</u>	06/16/2016	14,973.77	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	6/16		
Total 06162016I:						65,601.56	.00					
Total IDAHO POWER CO:						65,601.56	.00					
<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	986447-A	4308	<u>AD #1473157 LG. LEGAL NOTICE, 06-05-AN - AUSTAD ANNEXATION, T.KESNER, P &amp; Z</u>	06/15/2016	56.06	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/16		
Total 986447-A:						56.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	986447-B		<u>AD# 1473290. LEGAL PUBLICATION, ORDINANCE 2016-16 AMENDING KCC5-1-6-2 - COMMENCEMENT OF CONSTRUCTION, JUN.'16</u>	06/15/2016	81.96	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/16		
1802	IDAHO PRESS TRIBUNE, LLC	986447-B		<u>AD# 1473532. LEGAL PUBLICATION, ORDINANCE 2016-14. ANNEXATION, JUN.'16</u>	06/15/2016	50.14	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/16		
1802	IDAHO PRESS TRIBUNE, LLC	986447-B		<u>AD# 1473533. LEGAL PUBLICATION, ORDINANCE NO. 2016-11. AMENDING BUSINESS LICENSE CODE, C.ENGELS, JUN.'16</u>	06/15/2016	66.42	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	6/16		
1802	IDAHO PRESS TRIBUNE, LLC	986447-B		<u>AD# 1473535. LEGAL PUBLICATION, ORDINANCE NO. 2016-15. REZONING PARCEL, JUN.'16</u>	06/15/2016	45.70	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/16		
Total 986447-B:						244.22	.00					
Total IDAHO PRESS TRIBUNE, LLC:						300.28	.00					
<b>IDAHO RURAL WATER ASSOC</b>												
33	IDAHO RURAL WATER ASSOC	5800	4371	<u>WATER CERTIFICATION REVIEW I &amp; II FOR R.JONES, WATER, JUN.'16</u>	06/23/2016	220.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	6/16		

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33	IDAHO RURAL WATER ASSOC	5800	4371	<u>WATER CERTIFICATION REVIEW I &amp; II FOR R.JONES, PI, JUN.'16</u>	06/23/2016	55.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	6/16		
Total 5800:						275.00	.00					
33	IDAHO RURAL WATER ASSOC	5801	4231	<u>WATER LAW TO YOU CLASS IN OCTOBER, D CROSLEY, WATER, MAY 16</u>	06/23/2016	88.00	.00	<u>20-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	6/16		
33	IDAHO RURAL WATER ASSOC	5801	4231	<u>WATER LAW TO YOU CLASS IN OCTOBER, D CROSLEY, PI, MAY 16</u>	06/23/2016	22.00	.00	<u>25-6265 TRAINING &amp; SCHOOLING EXPENSE</u>	0	6/16		
Total 5801:						110.00	.00					
Total IDAHO RURAL WATER ASSOC:						385.00	.00					
<b>INTEGRINET SOLUTIONS, INC.</b>												
1595	INTEGRINET SOLUTIONS, INC.	92640		<u>SERVER PERFORMANCE, STATUS MONITORING, PRO ACTION SERVICE, JUNE 16, ADMIN</u>	06/15/2016	255.22	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92640		<u>SERVER PERFORMANCE, STATUS MONITORING, PRO ACTION SERVICE, JUNE 16, P&amp;Z</u>	06/15/2016	91.15	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92640		<u>SERVER PERFORMANCE, STATUS MONITORING, PRO ACTION SERVICE, JUNE 16, WATER</u>	06/15/2016	236.99	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92640		<u>SERVER PERFORMANCE, STATUS MONITORING, PRO ACTION SERVICE, JUNE 16, SEWER</u>	06/15/2016	236.99	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92640		<u>SERVER PERFORMANCE, STATUS MONITORING, PRO ACTION SERVICE, JUNE 16, PI</u>	06/15/2016	91.15	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		

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Total 92640:						911.50	.00					
1595	INTEGRINET SOLUTIONS, INC.	92785		<u>SET UP COMPUTER FOR NEW HIRE, A BARKULIS, ADMIN, JUNE 16</u>	06/19/2016	82.73	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92785		<u>SET UP COMPUTER FOR NEW HIRE, A BARKULIS, WATER, JUNE 16</u>	06/19/2016	2.11	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92785		<u>SET UP COMPUTER FOR NEW HIRE, A BARKULIS, SEWER, JUNE 16</u>	06/19/2016	2.11	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
1595	INTEGRINET SOLUTIONS, INC.	92785		<u>SET UP COMPUTER FOR NEW HIRE, A BARKULIS, PI, JUNE 16</u>	06/19/2016	1.05	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
Total 92785:						88.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						999.50	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196511		<u>NATURAL GAS CONSUMPTION, SR CTR, 05-11-16 TO 06-13-16, JUNE 16</u>	06/14/2016	55.38	.00	01-6290 UTILITIES	1001	6/16		
Total 4821351965111661316S:						55.38	.00					
37	INTERMOUNTAIN GAS CO	482537058511		<u>NATURAL GAS CONSUMPTIONS 05-11-16 TO 06-13-16, CITY HALL, ADMIN JUNE 16</u>	06/14/2016	6.03	.00	01-6290 UTILITIES	0	6/16		
37	INTERMOUNTAIN GAS CO	482537058511		<u>NATURAL GAS CONSUMPTIONS 05-11-16 TO 06-13-16, CITY HALL, P&amp;Z JUNE 16</u>	06/14/2016	2.16	.00	01-6290 UTILITIES	1003	6/16		
37	INTERMOUNTAIN GAS CO	482537058511		<u>NATURAL GAS CONSUMPTIONS 05-11-16 TO 06-13-16, CITY HALL, WATER JUNE 16</u>	06/14/2016	5.62	.00	20-6290 UTILITIES EXPENSE	0	6/16		

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37	INTERMOUNTAIN GAS CO	482537058511		NATURAL GAS CONSUMPTIONS 05-11-16 TO 06-13-16, CITY HALL, SEWER JUNE 16	06/14/2016	5.62	.00	21-6290 UTILITIES EXPENSE	0	6/16		
37	INTERMOUNTAIN GAS CO	482537058511		NATURAL GAS CONSUMPTIONS 05-11-16 TO 06-13-16, CITY HALL, PI JUNE 16	06/14/2016	2.16	.00	25-6290 UTILITIES EXPENSE	0	6/16		
Total 4825370585111661316C:						21.59	.00					
Total INTERMOUNTAIN GAS CO:						76.97	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	06102016-061		SANITATION RECEIPT TRANSFER 06/10/16-06/16/16	06/17/2016	55,159.03	55,159.03	26-7000 SOLID WASTE SERVICE FEES	0	6/16	06/17/2016	
230	J & M SANITATION, INC.	06102016-061		SANITATION RECEIPT TRANSFER 06/10/16-06/16/16 - LESS FRANCHISE FEE	06/17/2016	-5,449.71	-5,449.71	01-4170 FRANCHISE FEES	0	6/16	06/17/2016	
Total 06102016-06162016:						49,709.32	49,709.32					
230	J & M SANITATION, INC.	062416		SANITATION RECEIPT TRANSFER 06-17-16 TO 06-23-16, JUNE 16	06/24/2016	30,717.75	30,717.75	26-7000 SOLID WASTE SERVICE FEES	0	6/16	06/24/2016	
230	J & M SANITATION, INC.	062416		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE 06-17-16 TO 06-23-16, JUNE 16	06/24/2016	-3,034.91	-3,034.91	01-4170 FRANCHISE FEES	0	6/16	06/24/2016	
Total 062416:						27,682.84	27,682.84					
Total J & M SANITATION, INC.:						77,392.16	77,392.16					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0101538		KUNA MAIN STREET TAP GRANT MATCHING, C.ENGELS, JUN.'16	06/11/2016	5,000.00	.00	40-6020 CAPITAL IMPROVEMENTS	1010	6/16		

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Total 0101538:						5,000.00	.00					
1236	J-U-B ENGINEERS, INC.	0101576		KUNA DOWNTOWN REVITALIZATION GRANT WRITING, PROFESSIONAL SERVICES, C.ENGELS, JUN.'16	06/14/2016	1,193.00	.00	40-6020 CAPITAL IMPROVEMENTS	1010	6/16		
Total 0101576:						1,193.00	.00					
Total J-U-B ENGINEERS, INC.:						6,193.00	.00					
<b>KC TOOL SUPPLY</b>												
240	KC TOOL SUPPLY	562043	4328	HOLE SOCKET KIT, DRILL BIT INDEX, IMPACT DRILL, DRILL, CORDED DRILL, (4) BATTERIES, CHARGES, REPLACEMENT TOOLS THAT WERE BURNT UP, J COX, WATER, JUNE16	06/14/2016	655.20	.00	20-6175 SMALL TOOLS	0	6/16		
240	KC TOOL SUPPLY	562043	4328	HOLE SOCKET KIT, DRILL BIT INDEX, IMPACT DRILL, DRILL, CORDED DRILL, (4) BATTERIES, CHARGES, ETC. J COX, PI, JUNE16	06/14/2016	163.80	.00	25-6175 SMALL TOOLS	0	6/16		
Total 562043:						819.00	.00					
240	KC TOOL SUPPLY	562190	4390	BANDSAW BLADES FOR FENCE AROUND PARK, REPLACEMENT SAWSALL BLADES FOR PARK REPAIRS, 20V 3/8 WRENCH FOR PARK REPAIRS, CUTOFF WHEELS FOR FENCE AROUND PARK, B.WITHROW, PARKS, JUN.'16	06/16/2016	199.53	.00	40-6020 CAPITAL IMPROVEMENTS	1022	6/16		
240	KC TOOL SUPPLY	562190	4390	SAWZALL, BLADES, BATTERY ADAPTER, B.WITHROW, PARKS, JUN.'16	06/16/2016	226.00	.00	01-6175 SMALL TOOLS	1004	6/16		
Total 562190:						425.53	.00					

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Total KC TOOL SUPPLY:						1,244.53	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	061616		<u>2016 PRESSURE IRRIGATION PIPELINE PROJECT, GOIRI STREET PI, G LAW, JUNE 16</u>	06/16/2016	2,657.50	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1052	6/16		
Total 061616:						2,657.50	.00					
429	KELLER ASSOCIATES, INC.	215099-000		<u>PROFESSIONAL SERVICES 05- 01-16 TO 05-31-16, KUNA WELL HOUSE #3 REMODEL.</u>	06/14/2016	1,425.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1037	6/16		
Total 215099-000:						1,425.00	.00					
Total KELLER ASSOCIATES, INC.:						4,082.50	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A83333	4363	<u>1 EA 2X4 LUMBER, TO ASSIST WITH CONCRETE FOR PARK SHELTERS, B WITHROW, PARKS, JUNE 16</u>	06/21/2016	4.76	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1024	6/16		
Total A83333:						4.76	.00					
499	KUNA LUMBER	B89376	4395	<u>2"X4"S, 2"X6"S, MFD, PAINT, METAL SHEETING, NUTS &amp; BOLTS, CONCRETE, SUPPLIES FOR BUILDING A SHELTER AT SADIE CREEK, B WITHROW, JUN.'16 - PARKS</u>	06/29/2016	977.02	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1024	6/16		
Total B89376:						977.02	.00					
499	KUNA LUMBER	B89633	4396	<u>CONCRETE AND HEX SCREWS FOR THE FENCE AROUND BERNIE FISHER PARK, B.WITHROW, JUN.'16 - PARKS</u>	06/29/2016	159.49	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1022	6/16		

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Total B89633:						159.49	.00					
499	KUNA LUMBER	B89904	4384	3 BAGS OF CONCRETE, FOR STEP STONES W/RANGERS, N.PURKEY, JUN.'16	06/28/2016	9.27	.00	01-6265 TRAINING & SCHOOLING	1004	6/16		
Total B89904:						9.27	.00					
499	KUNA LUMBER	C2722	4113	FACADE IMPROVEMENTS, HI FIVE GRANT, DOWNTOWN REVITALIZATION, PAINT, ALUMINUM FLAG BRACKET, HANGING BASKETS, C ENGELS, APR 16	06/07/2016	493.62	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	1010	6/16		
Total C2722:						493.62	.00					
Total KUNA LUMBER:						1,644.16	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	465	4353	4 X 4 POSTS FOR THE AWNINGS FOR SEGO PRAIRIE AND SADIE CREEK, B.GILLOGLY, PARKS, JUN.'16	06/08/2016	763.00	.00	40-6020 CAPITAL IMPROVEMENTS	1024	6/16		
Total 465:						763.00	.00					
Total KUNA MACHINE LLC:						763.00	.00					
<b>KUNA TRUE VALUE HARDWARE</b>												
43	KUNA TRUE VALUE HARDWARE	154344	4304	DRILL BIT, 5/16 NUT DRIVER, POWER STRIP FOR MOVIE SET UP, WASHERS, CONCRETE ANCHORS FOR MOVIE IN PARK SIGNS, POLY COUPLER, TRASH BAGS, CLAMPS, B WITHROW, PARKS, JUNE 16	06/15/2016	85.13	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 154344:						85.13	.00					

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43	KUNA TRUE VALUE HARDWARE	154669	4358	LAG BOLTS, WASHERS, QUICK LINK, WASHER NUTS, LOCK NUTS, BATTERY FOR CLOCKS, MARKING PAINT FOR BROKEN SPRINKLERS, 1/5 POLY PLUG FIX IN MAIN PARK, P.KAUFMAN, JUN.'16	06/22/2016	57.68	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
43	KUNA TRUE VALUE HARDWARE	154669	4358	CONCRETE EDGER, 3/16 DRILL BIT, P.KAUFMAN, JUN.'16	06/22/2016	15.57	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 154669:						73.25	.00					
Total KUNA TRUE VALUE HARDWARE:						158.38	.00					
<b>KUNA WELDING</b>												
46	KUNA WELDING	2774	4184	3-3FT SECTIONS, COLD ROLL STEEL, HANDLES FOR GI IRRIGATION BOXES, J MORFIN, IR, MAY16	05/10/2016	7.74	.00	25-6115 MAINT & REPAIR-SYSTEM-GRAVITY	0	5/16		
Total 2774:						7.74	.00					
Total KUNA WELDING:						7.74	.00					
<b>LEXIS NEXIS MATTHEW BENDER</b>												
256	LEXIS NEXIS MATTHEW BENDER	83945016		ID CODE 16 SUPPLEMENTS PKG/INDEX/ 3 VOLS, JUNE 16, ADMIN	06/15/2016	62.91	.00	01-6202 PROFESSIONAL SERVICES	0	6/16		
256	LEXIS NEXIS MATTHEW BENDER	83945016		ID CODE 16 SUPPLEMENTS PKG/INDEX/ 3 VOLS, JUNE 16, P&Z	06/15/2016	319.05	.00	01-6202 PROFESSIONAL SERVICES	1003	6/16		
256	LEXIS NEXIS MATTHEW BENDER	83945016		ID CODE 16 SUPPLEMENTS PKG/INDEX/ 3 VOLS, JUNE 16, WATER	06/15/2016	26.96	.00	20-6202 PROFESSIONAL SERVICES	0	6/16		
256	LEXIS NEXIS MATTHEW BENDER	83945016		ID CODE 16 SUPPLEMENTS PKG/INDEX/ 3 VOLS, JUNE 16, SEWER	06/15/2016	13.48	.00	21-6202 PROFESSIONAL SERVICES	0	6/16		

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256	LEXIS NEXIS MATTHEW BENDER	83945016		ID CODE 16 SUPPLEMENTS PKG/INDEX/ 3 VOLS. JUNE 16, PI	06/15/2016	26.96	.00	25-6202 PROFESSIONAL SERVICES	0	6/16		
Total 83945016:						449.36	.00					
Total LEXIS NEXIS MATTHEW BENDER:						449.36	.00					
<b>LOW'S READY MIX, INC.</b>												
211	LOW'S READY MIX, INC.	381623	4368	5 YDS CONCRETE FOR TWO PARK SHELTERS, NICHOLSON AND SADIE CREEK PARKS, B WITHROW, PARKS, JUNE 16	06/22/2016	530.95	.00	40-6020 CAPITAL IMPROVEMENTS	1024	6/16		
Total 381623:						530.95	.00					
Total LOW'S READY MIX, INC.:						530.95	.00					
<b>LYNCH OIL, INC.</b>												
1670	LYNCH OIL, INC.	32360	4331	1500G OF NON ETHANOL UNLEADED GASOLINE @\$2.4235/G, T SHAFER, NWWTP, JUNE 16	06/16/2016	3,645.11	.00	21-6300 FUEL	0	6/16		
Total 32360:						3,645.11	.00					
Total LYNCH OIL, INC.:						3,645.11	.00					
<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	00032490	4351	5' FIRE HOSE FOR WATER METER: T FLEMING; JUNE '16, WATER	06/17/2016	20.66	.00	20-6175 SMALL TOOLS	0	6/16		
196	METROQUIP, INC.	00032490	4351	5' FIRE HOSE FOR WATER METER: T FLEMING; JUNE '16, SEWER	06/17/2016	20.66	.00	21-6175 SMALL TOOLS	0	6/16		
196	METROQUIP, INC.	00032490	4351	5' FIRE HOSE FOR WATER METER: T FLEMING; JUNE '16, PI	06/17/2016	7.85	.00	25-6175 SMALL TOOLS	0	6/16		

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Total 00032490:						49.17	.00					
Total METROQUIP, INC.:						49.17	.00					
<b>MILLIPORE CORPORATION</b>												
1421	MILLIPORE CORPORATION	7627032	4319	Q-GARD PURIFICATION CARTRIDGE, PROGARD PRETREATMENT PACK, PHOTOOXIDATION UV LAMP, QUANTUM POLISHING CARTRIDGE, BACTERICIDAL UV LAMP, PHOTOOXIDATION UV LAMP MONITOR, VENTER FILTER FOR PE TANK, MILLIPAK EXPRESS 40 FILTER, REPLACE CONSUMABLES ON DEIONIZ	06/14/2016	3,105.79	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total 7627032:						3,105.79	.00					
Total MILLIPORE CORPORATION:						3,105.79	.00					
<b>MISCELLANEOUS VENDORS</b>												
285	MISCELLANEOUS VENDORS	062216		REIMBURSE CERTIFICATION EXAM EXPENSE, M FISETTE, SEWER, JUNE 16	06/22/2016	92.00	92.00	21-6075 DUES & MEMBERSHIPS	0	6/16	06/24/2016	
Total 062216:						92.00	92.00					
285	MISCELLANEOUS VENDORS	062216-A		REIMBURSE CERTIFICATION EXAM EXPENSE, M MEADE, SEWER, JUNE 16	06/22/2016	97.00	97.00	01-6075 DUES & MEMBERSHIPS	0	6/16	06/24/2016	
Total 062216-A:						97.00	97.00					
285	MISCELLANEOUS VENDORS	062316		REIMBURSEMENT FOR 10" DRIP TRAYS FOR STEPPING STONE PROJECT FOR THE RANGER PROGRAM, N PURKEY, JUNE 16	06/23/2016	27.14	.00	01-6265 TRAINING & SCHOOLING	1004	6/16		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 062316:						27.14	.00					
Total MISCELLANEOUS VENDORS:						216.14	189.00					
<b>MUNICIPAL CODE CORPORATION</b>												
1488	MUNICIPAL CODE CORPORATION	00271600		<u>ANNUAL WEB HOSTING 6-1-16 TO 5-31-17, JUNE 16</u>	06/16/2016	900.00	.00	01-6202 PROFESSIONAL SERVICES	0	6/16		
Total 00271600:						900.00	.00					
Total MUNICIPAL CODE CORPORATION:						900.00	.00					
<b>PACIFIC STEEL</b>												
584	PACIFIC STEEL	5935514	4392	<u>STEEL FOR FENCE AROUND PARK, B.WITHROW, PARKS, JUN.'16</u>	06/17/2016	1,000.00	.00	40-6020 CAPITAL IMPROVEMENTS	1022	6/16		
Total 5935514:						1,000.00	.00					
Total PACIFIC STEEL:						1,000.00	.00					
<b>PAIGE MECHANICAL GROUP, INC.</b>												
1654	PAIGE MECHANICAL GROUP, INC.	13033		<u>HVAC SERVICING IN LAB, T.SHAFFER, JUN.'16 - SEWER</u>	06/09/2016	157.50	.00	21-6140 MAINT & REPAIR BUILDING	0	6/16		
Total 13033:						157.50	.00					
Total PAIGE MECHANICAL GROUP, INC.:						157.50	.00					
<b>PARAMOUNT SUPPLY COMPANY</b>												
593	PARAMOUNT SUPPLY COMPANY	369367	4302	<u>FILTERS FOR HVAC UNITS, M.NADEAU, JUN.'16 - SEWER</u>	06/14/2016	245.76	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/16		
Total 369367:						245.76	.00					

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593	PARAMOUNT SUPPLY COMPANY	372781		<u>12 EA. FILTERS FOR HVAC UNITS, T.SHAFFER, JUN.'16 - SEWER</u>	06/14/2016	81.84	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/16		
Total 372781:						81.84	.00					
Total PARAMOUNT SUPPLY COMPANY:						327.60	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	113955	4370	<u>HEAVY DUTY GREASE CALIPER/FITTING FOR GREASE GUN, JUN.'16 - PARKS</u>	06/23/2016	6.57	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/16		
Total 113955:						6.57	.00					
470	PARTS, INC.	114252	4393	<u>BLOW GUN AND ADAPTER, USED TO BLOW OUT AIR FILTERS AND BLOW OFF MOWERS, B.WITHROW, JUN.'16 - PARKS</u>	06/27/2016	24.14	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/16		
Total 114252:						24.14	.00					
Total PARTS, INC.:						30.71	.00					
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	744585		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, &amp; CEDAR), 7/1/16-7/31/16 - WATER</u>	07/01/2016	204.09	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	7/16		
1021	PEAK ALARM COMPANY, INC	744585		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, &amp; CEDAR), 7/1/16-7/31/16 - P.I</u>	07/01/2016	51.02	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	7/16		
Total 744585:						255.11	.00					



Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				PARKS	06/24/2016	199.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 37832:						199.50	.00					
Total SIGNS NOW:						199.50	.00					
<b>SPECIALTY PLASTICS &amp; FABRICATI, INC.</b>												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	66498	4349	PVC PIPE, PVC UNIONS, PVC TEES, REPAIR S ON CHLORINATORS AT LAGOONS, T.SHAFFER, JUN.'16 - SEWER	06/16/2016	108.26	.00	21-6090 FARM EXPENDITURES	0	6/16		
Total 66498:						108.26	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						108.26	.00					
<b>STAPLES BUSINESS ADVANTAGE</b>												
1292	STAPLES BUSINESS ADVANTAGE	3305838826	4325	2 PLASTIC TOTES FOR FOR PLANS, J.COULTER, JUN.'16 - BUILDING INSPECTION	06/18/2016	30.58	.00	01-6165 OFFICE SUPPLIES	1005	6/16		
1292	STAPLES BUSINESS ADVANTAGE	3305838826	4325	1 BOX SHARPIES, 3 EA. SPIRAL NOTEBOOKS, N.PURKEY, RANGER PROGRAM, JUN.'16	06/18/2016	8.86	.00	01-6265 TRAINING & SCH00LING	1004	6/16		
Total 3305838826:						39.44	.00					
1292	STAPLES BUSINESS ADVANTAGE	3305838828	4325	3 EA. 3-RING BINDERS, N.PURKEY, RANGER PROGRAM, JUN.'16	06/18/2016	10.17	.00	01-6265 TRAINING & SCH00LING	1004	6/16		
Total 3305838828:						10.17	.00					
Total STAPLES BUSINESS ADVANTAGE:						49.61	.00					
<b>TREASURE VALLEY COFFEE</b>												

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992	TREASURE VALLEY COFFEE	2160:04530076	4313	COOLER RENTAL AND 6 BOTTLES OF WATER FOR SHOP, JUN.'16	06/10/2016	42.70	.00	01-6165 OFFICE SUPPLIES	1004	6/16		
Total 2160:04530076:						42.70	.00					
Total TREASURE VALLEY COFFEE:						42.70	.00					
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA575771	4293	96 PAILS HYPOCHLORITE TABLETS PLUS TRANSPORTATION SURCHARGES, T.SHAFFER, JUN.'16 - SEWER	06/07/2016	10,366.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total NA575771:						10,366.00	.00					
1410	UNIVAR USA, INC.	NA575862	4277	ALUMINUM SULFATE, T.SHAFFER, JUN.'16 - SEWER	06/06/2016	5,079.94	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total NA575862:						5,079.94	.00					
1410	UNIVAR USA, INC.	NA576204	4357	CALCIUM HYPOCHLORITE TABS PLUS TRANSPORTATION SURCHARGES, T.SHAFFER, JUN.'16 - SEWER	06/20/2016	10,366.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total NA576204:						10,366.00	.00					
Total UNIVAR USA, INC.:						25,811.94	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	973320	4299	3 EA AVOCADO FLOAT SWITCHES, 2 PINTS ELECTRODE STORAGE SOLUTION, 1 BOX XL DISPOSABLE GLOVES, 1 EA, HACH PH BUFFER W/PH, T.SHAFFER, JUN.'16 - SEWER	06/08/2016	422.90	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		

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Total 973320:						422.90	.00					
265	USA BLUE BOOK	973376	4299	6 CONTAINERS MULTI-PURPOSE WIPES, T.SHAFFER, JUN.'16 - SEWER	06/08/2016	102.65	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
Total 973376:						102.65	.00					
265	USA BLUE BOOK	980661	4346	1 EA. ORION SEALED ELECTRODE, T.SHAFFER, SEWER, JUN.'16	06/16/2016	256.95	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
265	USA BLUE BOOK	980661	4346	1 EA. HACH FREE CHLORINE SWIFTEST DISPENSER, 1 PK. REPLACEMENT SAMPLE CELLS, 1 EA. DISPENSER REFILL, T.SHAFFER, JUN.'16 - SEWER	06/16/2016	137.70	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
265	USA BLUE BOOK	980661	4346	5 BOXES NITRILE DISPOSABLE GLOVES, T.SHAFFER, JUN.'16 - SEWER	06/16/2016	76.25	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	6/16		
265	USA BLUE BOOK	980661	4346	FREIGHT CHARGES FOR THE ELECTRODES, T.SHAFFER, JUN.'16 - SEWER	06/16/2016	14.18	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
265	USA BLUE BOOK	980661	4346	FREIGHT CHARGES FOR SWIFTEST DISPENSER, REFILLS, AND SAMPLE CELLS, T.SHAFFER, JUN.'16 - SEWER	06/16/2016	7.48	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		
265	USA BLUE BOOK	980661	4346	FREIGHT CHARGES FOR GLOVES, T.SHAFFER, JUN.'16 - SEWER	06/16/2016	4.13	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	6/16		
Total 980661:						496.69	.00					
Total USA BLUE BOOK:						1,022.24	.00					
<b>UTILITY TRAILER SALES OF IDAHO, INC.</b>												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	A192312	4374	20 EA. CROSSWALK FLAGS FOR DOWNTOWN KUNA, B. WITHROW, JUN.'16 - PARKS	06/24/2016	107.00	.00	01-6150 MAINTENANCE & REPAIRS -				

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								SYSTEM	1004	6/16		
	Total AI92312:					107.00	.00					
	Total UTILITY TRAILER SALES OF IDAHO, INC.:					107.00	.00					
<b>VICTORY STONE ENGRAVING, LLC</b>												
1490	VICTORY STONE ENGRAVING, LLC	06152016V	4394	"WELCOME TO DOWNTOWN" ROCK FOR ROUNDABOUT, B.WITHROW, PARKS, JUN.'16	06/15/2016	950.00	.00	40-6020 CAPITAL IMPROVEMENTS	1021	6/16		
	Total 06152016V:					950.00	.00					
	Total VICTORY STONE ENGRAVING, LLC:					950.00	.00					
<b>WATER DEPOSIT REFUND #10</b>												
1776	WATER DEPOSIT REFUND #10	10110.02		LARRY OLEARY, 459 W MAIN ST. WATER OVERPAYMENT	06/22/2016	74.78	.00	99-1075 Utility Cash Clearing	0	6/16		
	Total 10110.02:					74.78	.00					
1776	WATER DEPOSIT REFUND #10	10570.01		DENNIS MONTGOMERY, 368 N LINDER AVE. WATER OVERPAYMENT	06/22/2016	104.03	.00	99-1075 Utility Cash Clearing	0	6/16		
	Total 10570.01:					104.03	.00					
1776	WATER DEPOSIT REFUND #10	110720.01		ROBERT PHELPS, 381 E BOISE ST. WATER OVERPAYMENT	06/23/2016	10.20	.00	99-1075 Utility Cash Clearing	0	6/16		
	Total 110720.01:					10.20	.00					
1776	WATER DEPOSIT REFUND #10	170130.01		JAMES MOSS, 480 S MIDPINE AVE. WATER OVERPAYMENT	06/23/2016	11.45	.00	99-1075 Utility Cash Clearing	0	6/16		
	Total 170130.01:					11.45	.00					

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1776	WATER DEPOSIT REFUND #10	170290.00		<u>DEREK HOLYFIELD, 1669 W YUKON DR. WATER OVERPAYMENT</u>	06/22/2016	112.05	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 170290.00:						112.05	.00					
1776	WATER DEPOSIT REFUND #10	170860.01		<u>CHRISTOPHER HARRIS, 665 S STIBNITE AVE. WATER OVERPAYMENT</u>	06/22/2016	26.49	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 170860.01:						26.49	.00					
1776	WATER DEPOSIT REFUND #10	171015.01		<u>CBH, 734 S CUPRUM AVE. WATER OVERPAYMENT</u>	06/16/2016	44.68	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 171015.01:						44.68	.00					
1776	WATER DEPOSIT REFUND #10	173150.01		<u>HAYDEN HOMES, 1429 W PENELOPE ST. WATER OVERPAYMENT</u>	06/22/2016	54.95	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 173150.01:						54.95	.00					
1776	WATER DEPOSIT REFUND #10	181960.02		<u>MICHAEL PHILLIPS, 1497 W CASTRO DR. WATER OVERPAYMENT</u>	06/28/2016	105.60	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 181960.02:						105.60	.00					
1776	WATER DEPOSIT REFUND #10	206000.02		<u>PATRICK A BOCHNAK, 205 E WYTHBURN ST. WATER OVERPAYMENT</u>	06/28/2016	133.95	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 206000.02:						133.95	.00					
1776	WATER DEPOSIT REFUND #10	221590.02		<u>CAMRON JOHNSON, 907 S PENMARK AVE. WATER OVERPAYMENT</u>	06/22/2016	89.56	.00	99-1075 Utility Cash Clearing	0	6/16		

City of Kuna

## Payment Approval Report - City Council Approval

Report dates: 6/17/2016-6/30/2016

Jun 30, 2016 03:36PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 221590.02:						89.56	.00					
1776	WATER DEPOSIT REFUND #10	260675.02		<u>DEREK G BUSBY, 2196 W STEELY CT, WATER OVERPAYMENT</u>	06/28/2016	48.87	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 260675.02:						48.87	.00					
1776	WATER DEPOSIT REFUND #10	262080.02		<u>JASON IRVIN HARWOOD, 2493 W GAINSBORO DR, WATER OVERPAYMENT</u>	06/22/2016	41.73	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 262080.02:						41.73	.00					
1776	WATER DEPOSIT REFUND #10	263030.02		<u>JEFFREY A KINSHELLA, 2568 W BURLEYWOOD PATH, WATER OVERPAYMENT</u>	06/22/2016	48.87	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 263030.02:						48.87	.00					
1776	WATER DEPOSIT REFUND #10	264400.01		<u>CBH, 1814 N ROSEDUST DR, WATER OVERPAYMENT</u>	06/28/2016	49.99	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 264400.01:						49.99	.00					
1776	WATER DEPOSIT REFUND #10	264640.02		<u>RICHARD SEELEY, 1997 N ROSEDUST DR, WATER OVERPAYMENT</u>	06/22/2016	82.70	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 264640.02:						82.70	.00					
1776	WATER DEPOSIT REFUND #10	274820.02		<u>CHERIE FOWLER, 3002 W GINGER GOLD DR, WATER OVERPAYMENT</u>	06/28/2016	195.53	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 274820.02:						195.53	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 6/17/2016-6/30/2016

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1776	WATER DEPOSIT REFUND #10	276044.01		<u>CBH, 2394 N CORKTREE WAY, WATER OVERPAYMENT</u>	06/28/2016	52.92	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 276044.01:						52.92	.00					
1776	WATER DEPOSIT REFUND #10	278052.01		<u>CBH, 2883 W PEAR APPLE ST, WATER OVERPAYMENT</u>	06/22/2016	61.18	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 278052.01:						61.18	.00					
1776	WATER DEPOSIT REFUND #10	280225.01		<u>TRADITION HOMES, 2074 N AZURITE DR, WATER OVERPAYMENT</u>	06/28/2016	56.16	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 280225.01:						56.16	.00					
1776	WATER DEPOSIT REFUND #10	290445.02		<u>IMMOBILIEN, 8517 S DANSKIN LN, WATER OVERPAYMENT</u>	06/16/2016	22.64	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 290445.02:						22.64	.00					
1776	WATER DEPOSIT REFUND #10	300490.02		<u>JESSICA GAMBLE, 2612 N DESTINY AVE, WATER OVERPAYMENT</u>	06/28/2016	221.14	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 300490.02:						221.14	.00					
1776	WATER DEPOSIT REFUND #10	310112.01		<u>COLEMAN HOMES, 9222 S COPELAND WAY, WATER OVERPAYMENT</u>	06/22/2016	65.27	.00	99-1075 Utility Cash Clearing	0	6/16		
Total 310112.01:						65.27	.00					
Total WATER DEPOSIT REFUND #10:						1,714.74	.00					
<b>WESTERN BUILDING MAINTENANCE, INC.</b>												
1499	WESTERN BUILDING MAINTENANCE, INC.	0092592-IN		<u>MONTHLY JANITORIAL SERVICES FOR JUNE, SENIOR CENTER</u>	06/24/2016	330.33	.00	01-6025 JANITORIAL	1001	6/16		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 6/17/2016-6/30/2016

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 0092592-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0092593-IN		JANITORIAL SERVICES FOR JUNE, CITY HALL - ADMIN	06/24/2016	59.46	.00	01-6025 JANITORIAL	0	6/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0092593-IN		JANITORIAL SERVICES FOR JUNE, CITY HALL - P & Z	06/24/2016	21.23	.00	01-6025 JANITORIAL	1003	6/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0092593-IN		JANITORIAL SERVICES FOR JUNE, CITY HALL - WATER	06/24/2016	55.21	.00	20-6025 JANITORIAL	0	6/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0092593-IN		JANITORIAL SERVICES FOR JUNE, CITY HALL - SEWER	06/24/2016	55.21	.00	21-6025 JANITORIAL	0	6/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0092593-IN		JANITORIAL SERVICES FOR JUNE, CITY HALL - P.I	06/24/2016	21.23	.00	25-6025 JANITORIAL	0	6/16		
Total 0092593-IN:						212.34	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0092594-IN		JANITORIAL SERVICES FOR JUNE, TREATMENT PLANT - WATER	06/24/2016	31.50	.00	20-6025 JANITORIAL	0	6/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0092594-IN		JANITORIAL SERVICES FOR JUNE, TREATMENT PLANT - SEWER	06/24/2016	31.50	.00	21-6025 JANITORIAL	0	6/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0092594-IN		JANITORIAL SERVICES FOR JUNE, TREATMENT PLANT - P.I	06/24/2016	12.00	.00	25-6025 JANITORIAL	0	6/16		
Total 0092594-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						617.67	.00					
<b>WESTERN STATES EQUIPMENT CO.</b>												
98	WESTERN STATES EQUIPMENT CO.	IN000043828		1 TRENCH BOX RENTAL, FOR WATER BREAK ON CRENSHAW, C.DEYOUNG, JUN.'16 - WATER	06/01/2016	110.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/16		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IN000043828:						110.00	.00					
Total WESTERN STATES EQUIPMENT CO.:						110.00	.00					
<b>ZAMZOWS</b>												
66	ZAMZOWS	1023356	4369	<u>THRIVE FOR THE TREES AND BUSHES IN THE CITY PARKS. J.CRUMPTON, PARKS, JUN.'16</u>	06/22/2016	93.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/16		
Total 1023356:						93.98	.00					
Total ZAMZOWS:						93.98	.00					
Grand Totals:						323,571.96	77,650.16					

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

City Treasurer: \_\_\_\_\_

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
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Report Criteria:

- Detail report.
  - Invoices with totals above \$0.00 included.
  - Paid and unpaid invoices included.
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# City of Kuna

## Findings of Fact and Conclusions of Law

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

**To:** Kuna City Council

**Case Number(s):** 16-03-AN (Annexation) *Lee Annexation*

**Location:** 80 S. Sailer Place  
Kuna, Idaho 83634

**Planner:** Trevor Kesner, Planner II

**Hearing Date:** June 21, 2016  
**Findings:** July 05, 2016

**Applicant:** Patrick and Lisa Lee  
80 S. Sailer Place  
Kuna, Idaho 83634

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- A. Course Proceedings
- B. Applicant Request
- C. Vicinity and Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Council

### A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This proposed land use action was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

#### a. Notifications

- |                           |                |
|---------------------------|----------------|
| i. Neighborhood Meeting   | March 18, 2016 |
| ii. Agencies Notified     | April 25, 2016 |
| iii. 300' Property Owners | June 6, 2016   |
| iv. Kuna, Melba Newspaper | June 8, 2016   |
| v. Site Posted            | June 12, 2016  |

### B. Applicant Request:

1. The applicant is requesting approval to annex an approximately 0.9 acre parcel located at 80 S. Sailer Place into the City of Kuna with an 'R-4' (Residential) zoning designation. The applicant intends to continue living at their residence on the subject site.

**C. Vicinity and Aerial Maps:**



**D. History:** The parcel is contiguous to City limits and is currently zoned RUT (Rural-Urban Transitional) in Ada County. The applicant’s primary residence and one (1) accessory structure are currently situated on the subject parcel. This parcel has historically been used as a residential home site.

**E. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this site as ‘Mixed Use General’. Staff views this land use request to be consistent with the approved Future Land Use Map.

2. **Surrounding Land Uses:**

<b>North</b>	RUT	Rural Urban Transitional – Ada County
<b>South</b>	RUT	Rural Urban Transitional – Ada County
<b>East</b>	RUT	Rural Urban Transitional – Ada County
<b>West</b>	R-1/R-6	Estate Residential (Ada County) / Medium Density Residential (Kuna)

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- Approx. 0.9 total acres
- RUT, Rural Urban Transitional (Ada County)
- Parcel # - R0615251450

4. **Services:**

Sanitary Sewer – Existing Private Septic System  
 Potable Water – Existing Domestic Source (well)  
 Irrigation District – Boise-Kuna Irrigation District  
 Future Pressurized Irrigation – City of Kuna (KMID)  
 Fire Protection – Kuna Fire District  
 Police Protection – Kuna City Police (Ada County Sheriff's office)  
 Sanitation Services – J&M Sanitation Services

5. **Existing Structures, Vegetation and Natural Features:** The applicant's primary residence is situated on the subject parcel. There is currently one additional outbuilding (accessory structure) on the subject parcel. The site's topography is generally flat with existing residential landscaping and sod. The applicant has not indicated any intention to develop the property in the future or use it for any other purpose other than their primary residence.
6. **Transportation / Connectivity:** The parcel is not currently improved with any curb, gutter, sidewalks, or surface drainage improvements. The site currently takes access from S. Sailer Place, and will remain the ultimate access point for the parcel. Ada County Highway District (ACHD) shall provide direction and ultimate approvals for any future street frontage improvements or access modifications.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts resulting from this application. No portion of the subject site lies within a flood zone.
8. **Agency Responses:** The following agencies returned comments: Central District Health Department (CDHD) Boise Project Board of Control (BPOC), Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file.

F. **Staff Analysis:**

The applicant requests to annex a 0.9 acre parcel into Kuna City limits as a R-4 zoning designation. The subject property has functional on-site water sources and a viable septic system. The City engineer has indicated that as long as these private services continue functioning, there will be no obligation to connect to City services.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 16-03-AN, subject to the conditions of approval.

G. **Applicable Standards:**

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

H. **Comprehensive Plan Analysis:**

The Kuna City Council accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

**GOALS AND POLICY – Property Rights**

***Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.***

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

Policy 3.1: Promote developments with a variety of lot sizes.

**GOALS AND POLICY – Land Use**

***Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.***

**I. Findings of Fact:**

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).
2. The site is physically suitable for annexation.
3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation application is not likely to cause adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
6. The existing street and utility services in proximity to the site appear to be adequate for residential use.
7. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No. 16-03-AN, this proposal complies with the Kuna Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The City Council has the authority to recommend approval or denial for the annexation application.
10. The public notice requirements were strictly adhered to and the public hearing was conducted within the guidelines of applicable Idaho State Code and Kuna City Ordinances.

**J. Conclusions of Law:**

1. Based on the evidence contained in Case No 16-03-AN, the Kuna City Council finds Case No. 16-03-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No 16-03-AN, the Kuna City Council finds Case No. 16-03-AN is consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho State Code and Kuna City Ordinances.

**K. Decision by the Council:**

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

Based on the facts outlined in staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby grants *approval* of Case No. 16-03-AN, a request for annexation from Patrick and Lisa Lee with the following conditions of approval:

1. Any future development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
  - a. Central District Health Department (CDHD).
  - b. The City Engineer shall approve the future sewer hook-ups.
  - c. The Kuna Fire District shall approve the commercial use and all building plans.
  - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and any fees due must be paid prior to the issuance of any building permits.
2. Any public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permit from the Ada County Highway District:
  - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC)
5. Submit a petition to the City (as necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
7. Applicant shall abide by all applicable federal, state and local laws and ordinances.

**DATED** this 7th, day of July, 2016.

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Joe Stear, Mayor  
City of Kuna

ATTEST:

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Chris Engles  
Kuna City Clerk



# City of Kuna

## City Council Findings of Fact & Conclusions of Law

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

To: **City Council**

File Numbers: **16-01-AN** (Annexation)  
**16-01-CPM** (Comp Plan Map amendment)

Location: NEC of Deer Flat Road & School Avenue  
 Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: June 21, 2016  
**Findings of Fact: July 5, 2016**

Applicant: **Scott Stanfield**  
 2964 Stewart Rd.  
 Kuna, ID, 83634  
 208.870.8907  
[ssanfield@mseng.us](mailto:ssanfield@mseng.us)

Owner: **Margie L. King**  
 4321 Blaine  
 New Plymouth, ID 83655

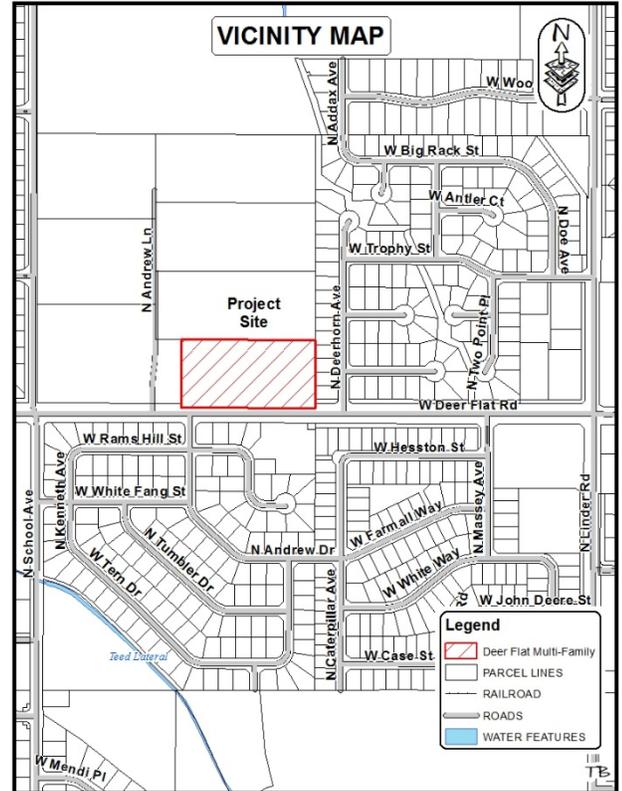


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- A. Process and Noticing
- B. Applicants Request
- C. Aerial map
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Procedural Background
- I. Findings of Fact for Council’s approval
- J. Factual Summary
- K. Comprehensive Plan Analysis
- L. Kuna City Code Analysis
- M. Conclusions of Law
- N. Recommendation of the Commission to City Council
- O. Councils’ Order of Decision & Conditions of Approval

**A. Process and Noticing:**

1. Kuna City Code 1-14-3 (KCC), states that Annexations and Comprehensive Plan Map Amendments are designated as a public hearing, with the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

**a. Notifications**

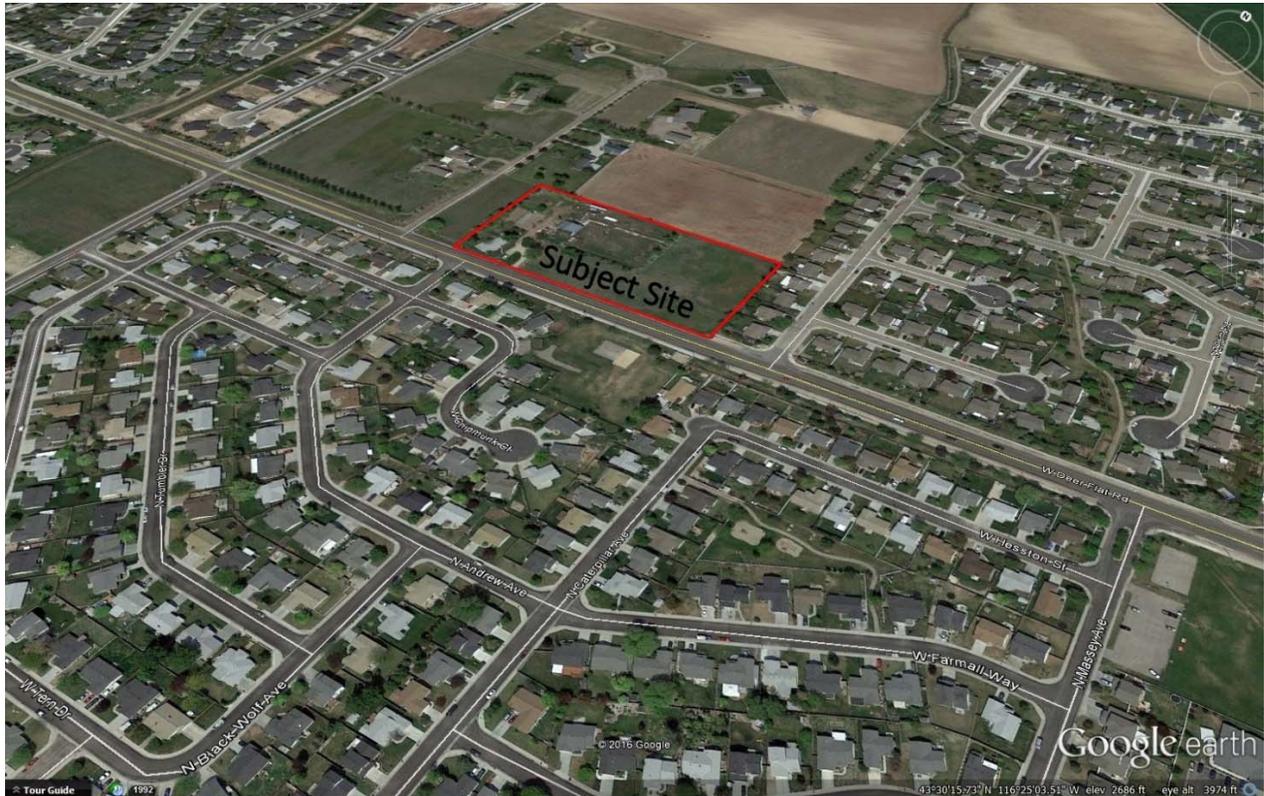
- i. Neighborhood Meeting October 14, 2015 (seven people attended)
- ii. Agency Comment Request January 28, 2016
- iii. 300’ Property Owners May 27, 2016
- iv. Kuna, Melba Newspaper June 1, 2016
- v. Site Posted June 11, 2016

**B. Applicants Request:**

**1. Request:**

The applicant, Scott Stanfield requests to annex the subject property (4.70 +/- acre) into the City limits and amend the Comprehensive Plan Map (Comp Plan Map) *designation* from Medium Density Residential to High Density Residential. The applicant requests to change the zone from RUT (Rural Urban Transition) in the County to R-12 (High Density Residential) in the City, in preparations to develop the site as a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

**C. Aerial Map:**



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**D. Site History:**

This site is a County parcel and used for small agricultural purposes and has been a rental property for many years. The site is surrounded by both City and County platted subdivisions.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation, it is not actual zoning. The Comp Plan Map identifies this site as Medium Density Residential.

**2. Surrounding Land Uses:**

<b>North</b>	RUT	Rural Urban Transition – Ada County
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	RUT	Rural Urban Transition – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 4.70 acres (approximately)
- Zoning: Rural Residential – Ada County (RUT)
- Parcel #: S1314438920

4. **Services:**

Sanitary Sewer– City of Kuna  
 Potable Water – City of Kuna  
 Irrigation District – Boise-Kuna Irrigation District  
 Pressurized Irrigation – City of Kuna (KMID)  
 Fire Protection – Kuna Rural Fire District  
 Police Protection – Kuna Police (Ada County Sheriff's office)  
 Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

There are several structures on site, including a home, large accessory building, trailers, and old sheds. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat.

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B-1, ACHD (Dawn Battles) Exhibit B-2, Boise-Kuna Irrigation Dist. (Lauren Boehlke) Exhibit B-3, Boise Project Board of Control (Bob Carter) Exhibit B-4, Central Dist. Health Dept. CDHD) Exhibit B-6, Idaho Transportation Department (ITD) Exhibit B-5. The responding agency comments are included with this case file and are included with this report.

F. **Staff Analysis:**

This annexation and Comp Plan Map amendment application involves a County parcel that is surrounded by Kuna City limits and platted City and County subdivisions. The parcel is adjacent to a minor arterial (Deer Flat Road) and all public utilities are near this site.

The applicant seeks annexation and a Comp Plan Map amendment for this parcel in order to permit development of the property for multi-family housing.

The applicant has expressed that some of the neighbors may be concerned about the project, and the applicant has responded with a written commitment to mitigate adjacent property impact associated with this request. The applicant will enhance landscaping, add berms, and place dwelling units at a maximum distance from neighboring subs, following the setback and other site design requirements.

Staff is aware this request differs from the Comp Plan Map designation. If approved, this map amendment request (from Medium Density (*up to 8 units/acre*) to High density (*12 units/acre*)), would result in an overall difference in the number of units allowed per acre, by four (4) units.

In accordance with the requirements of the Fair Housing Act, staff has reviewed the comprehensive plan. Kuna's comprehensive plan calls for and encourages a variety of housing types and income levels numerous

times. The sections of the comprehensive plan that address multi-family are included below, in Section K (comp plan analysis) of this report. The City attempts to balance all of the housing types in the City. The City believes dense development brings vitality and life to specific areas which benefit the community as a whole.

The dominant housing type for Kuna and the Treasure Valley, is single-family housing. In Kuna, single-family homes comprise more than 97% of all housing types. From 2008 until April 15, 2016 there have been zero new multi-family building permits issued, while the city has grown from roughly 13,750 residents to a recent estimate at 18,430 (from COMPASS). This indicates that while single family home sales have increased dramatically, the multi-family market has fallen considerably behind and goals of the Comp Plan are not being met.

Most multi-family projects are typically more-dense than single-family projects and do not require the same acreage in terms of overall land used. Often times, multi-family units are placed in remnant lands, or left-over lands, which is typical for in-fill style development. This helps explain why there are typically pockets of multi-family units scattered throughout the City rather than placing all of them in one or two locations with the same land mass that most single-family projects occupy. As this site is surrounded by platted subdivisions or otherwise developed land, this application should be considered a candidate for infill development.

While it is not the standard or an absolute, multi-family units are known for being closer to daily service providers and/or schools. When staff evaluates the number of existing multi-family units in Kuna, and this sites proximity to daily service providers and schools coupled with the Comprehensive Plan goals, staff supports this project and notes that it complies with a number of goals and policies listed in the Comprehensive Plan.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-01-AN and 16-01-CPM subject to the recommended conditions of approval listed in Section 'N' of this report.

#### **G. Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

#### **H. Procedural Background:**

On June 21, 2016, Council considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given. The Council voted that night to approve the annexation and Comprehensive Plan Map amendment applications as presented.

#### **I. Findings of Fact for Councils Approval:**

1. **16-01-AN and 16-01-CPM:** Based on the record contained in Case No's 16-01-AN and 16-01-CPM, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 16-01-AN and 16-01-CPM, Annexation and Comprehensive Plan Map Amendment.
2. The Kuna Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Council held a public hearing on the subject applications on June 21, 2016, to hear from the City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No's 16-01-AN and 16-01-CPM, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

**Comment:** *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

4. The Kuna Council has the authority to approve or deny these applications.

**Comment:** *On June 21, 2016, Kuna's Council voted for approval of case No.s 16-01-AN and 16-01-CPM.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Comment:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 21, 2016.*

#### **J. Factual Summary:**

This site is located near the north east corner (NEC) of Deer Flat Road and School Avenue. Applicant proposes annexation for approximately 4.7 acres into City limits with an R-12 zone. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential.

The site will take access from existing Deer Flat Road.

#### **K. Comprehensive Plan Analysis:**

The Kuna Council accepts the Comprehensive Plan components as described below:

The proposed zone change for the site is consistent with the following Comprehensive Plan components:

##### Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

##### Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

**Comment:** *The proposal follows the community vision and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City’s attorney; the Idaho Attorney General’s six criterion established to determine the potential for property taking.

**Comment:** Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a “takings” and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

**Comment:** The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.

Land Use Goals and Objectives - Section 6 - Summary:

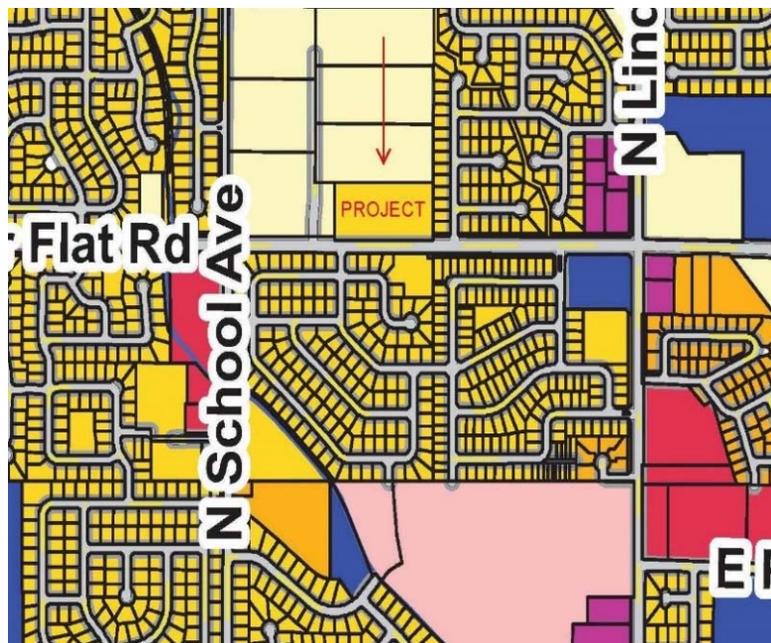
Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).



AGRICULTURAL	PROFESSIONAL OFFICE
RURAL CLUSTER	FEDERAL LAND
LOW DENSITY	NEIGHBORHOOD CENTER
MEDIUM DENSITY	NEIGHBORHOOD DISTRICT
HIGH DENSITY	WWTF
MIXED USE GENERAL***	CITY INTEREST
MIXED USE CITY CENTER	MIXED USE GENERAL WITH A MINIMUM EQUIVALENCE OF 3 UNITS PER ACRE
LIGHT INDUSTRIAL	GREEN WAY WATERWAYS
HEAVY INDUSTRIAL	GREENBELT OVERLAY
PUBLIC	
COMMERCIAL	

\*\*\* MIXED USE GENERAL EXPECTED RESIDENTIAL DENSITIES CAN RANGE FROM 2 TO 20 UNITS PER ACRE

**Legend**

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

**Comment:** *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

**Comment:** *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill style of development.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and *multi-family* residential development (Page 179).

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

**Comment:** *This application promotes sound community and urban design principles.*

**L. Kuna City Code Analysis:**

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).

**Comment:** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC*

2. The site is physically suitable for a subdivision.

**Comment:** *The 4.7 acre (approximate) project includes a request for an R-12 zone. The site appears to be compatible with the proposal.*

3. The Annexation and Comprehensive Plan Map amendment uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be annexed is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Annexation and Comprehensive Plan Map amendment applications are not likely to cause adverse public health problems.

**Comment:** *The annexation and Comprehensive Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use designation requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The applications appear to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

**Comment:** *The Annexation and Comprehensive Plan Map amendment did consider the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and this project will be connected to the Kuna City central sewer, potable and pressure irrigation water systems. The current adjacent uses are both small farms and residential uses and this site fronts a minor arterial road.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

**M. Conclusions of Law:**

1. Based on the evidence contained in Case No's 16-01-AN and 16-01-CPM, Council finds Case No's 16-01-AN and 16-01-CPM generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-01-AN and 16-01-CPM, Council finds Case No's 16-01-AN and 16-01-CPM are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**N. Recommendation of the Commission to City Council:**

On April 28, 2016, the Planning and Zoning Commission voted to recommend *approval* for Case No's 16-01-AN and 16-01-CPM, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No's 16-01-AN and 16-01-CPM, an Annexation and Comp Plan Map amendment request from Scott Stanfield, with the following conditions of approval to Council:

- Applicant shall follow all conditions outlined in the staff report.
- During Design Review process, have discussions with staff to provide amenities that will not disturb neighbors unreasonably.

**O. Councils' Order of Decision and Conditions of Approval:**

On June 21, 2016, the Kuna City Council voted to *approve* Case No's 16-01-AN and 16-01-CPM, based on the facts outlined in staff's report and the public testimony during the public hearing by City Council of Kuna, Idaho. The Council hereby *approves* Case No's 16-01-AN and 16-01-CPM, an Annexation and Comprehensive Plan Map amendment request from Scott Stanfield, with the following conditions of approval:

- Follow the conditions of approval stated in the staff memorandum and Commissions recommended conditions of approval.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    - a. The City Engineer shall approve the sewer hook-ups.
    - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
    - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
  2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    - 2.1- At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
  3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
  4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
  5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.

7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 5th, day of July, 2016,

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Joe Stear, Mayor  
Kuna City

ATTEST:

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Chris Engels  
Kuna City Clerk

**CITY OF KUNA, IDAHO**

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Report on Audited  
Basic  
Financial Statements  
and  
Supplemental Information

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For the Year Ended September 30, 2015

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

### Independent Auditor’s Report

To the Honorable Mayor  
and City Council  
Kuna, Idaho

#### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of **City of Kuna, Idaho** (the City), as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements as listed in the table of contents.

#### *Management’s Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### *Auditor’s Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the

circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of **City of Kuna, Idaho**, as of September 30, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Change in Accounting Principle***

As described in Note 12 to the financial statements, in 2015, the City adopted new accounting guidance, GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date*, which has resulted in a restatement of the net position as of October 1, 2014. Our opinions are not modified with respect to this matter.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability – PERSI, schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial

statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

#### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise **City of Kuna, Idaho's** basic financial statements. The combining nonmajor fund financial statements and the supplemental schedules of revenues by source and expenditures by object – budget and actual – General fund are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The schedules of revenues by source and expenditures by object – budget and actual – General fund have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

#### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2016, on our consideration of **City of Kuna, Idaho's** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance

*Bailey & Co.*

Nampa, Idaho  
June 22, 2016

**City of Kuna, Idaho**  
Statement of Net Position  
September 30, 2015

	Governmental Activities	Business-type Activities	Total
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 1,710,858	\$ 7,408,115	\$ 9,118,973
Prepaid Items	20,575	51,513	72,088
Receivables, Net:			
Property Taxes	51,250	0	51,250
Interest	81	352	433
Accounts	58,947	538,548	597,495
Intergovernmental	246,872	0	246,872
Capital Assets:			
Land and Construction in Progress	761,488	3,227,827	3,989,315
Buildings, Net	129,629	34,501,895	34,631,524
Equipment, Net	78,450	390,609	469,059
Improvements, Net	288,183	13,240,072	13,528,255
Total Capital Assets	<u>1,257,750</u>	<u>51,360,403</u>	<u>52,618,153</u>
Total Assets	<u>3,346,333</u>	<u>59,358,931</u>	<u>62,705,264</u>
<b>Deferred Outflows</b>			
Pension	<u>137,127</u>	<u>190,786</u>	<u>327,913</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable and Other Current Liabilities	211,904	598,432	810,336
Unearned Revenue	1,707	860	2,567
Long-Term Liabilities:			
Due Within One Year:			
Compensated Absences	64,561	109,252	173,813
Due in More Than One Year:			
Compensated Absences	15,969	37,163	53,132
Net Pension Liability	299,862	409,548	709,410
Total Liabilities	<u>594,003</u>	<u>1,155,255</u>	<u>1,749,258</u>
<b>Deferred Inflows</b>			
Pension	<u>198,988</u>	<u>263,551</u>	<u>462,539</u>
<b>Net Position</b>			
Net Investment in Capital Assets	1,257,750	51,360,403	52,618,153
Restricted for:			
Other Purposes	137,173	250,998	388,171
Unrestricted	1,295,546	6,519,510	7,815,056
Total Net Position	<u>\$ 2,690,469</u>	<u>\$ 58,130,911</u>	<u>\$ 60,821,380</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Activities  
For the Year Ended September 30, 2015

	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
<b>Primary Government:</b>							
Governmental Activities:							
General Administration	\$ 3,706,423	\$ 1,271,831	\$ 50,210	\$ 61,706	\$ (2,322,676)	\$ 0	\$ (2,322,676)
Total Governmental Activities	<u>3,706,423</u>	<u>1,271,831</u>	<u>50,210</u>	<u>61,706</u>	<u>(2,322,676)</u>	<u>0</u>	<u>(2,322,676)</u>
Business-type Activities:							
Water	1,242,433	1,930,290	0	0	0	687,857	687,857
Sewer	3,208,684	2,208,206	0	0	0	(1,000,478)	(1,000,478)
Irrigation	565,204	821,699	0	0	0	256,495	256,495
Trash	1,476,363	1,504,085	0	0	0	27,722	27,722
Total Business-type Activities	<u>6,492,684</u>	<u>6,464,280</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>(28,404)</u>	<u>(28,404)</u>
Total Primary Government	<u>\$ 10,199,107</u>	<u>\$ 7,736,111</u>	<u>\$ 50,210</u>	<u>\$ 61,706</u>	<u>(2,322,676)</u>	<u>(28,404)</u>	<u>(2,351,080)</u>

General Revenues:

Property Taxes	1,827,446	0	1,827,446
State Sources	881,466	0	881,466
Other	136,001	0	136,001
Investment Earnings	2,264	7,121	9,385
Total General Revenues and Special Items	<u>2,847,177</u>	<u>7,121</u>	<u>2,854,298</u>
Change in Net Position	<u>524,501</u>	<u>(21,283)</u>	<u>503,218</u>
Net Position, Beginning - Previously	2,540,721	58,603,501	61,144,222
Prior Period Adjustment	<u>(374,753)</u>	<u>(451,307)</u>	<u>(826,060)</u>
Net Position, Beginning - Restated	2,165,968	58,152,194	60,318,162
Net Position, Ending	<u>\$ 2,690,469</u>	<u>\$ 58,130,911</u>	<u>\$ 60,821,380</u>

The accompanying notes are an integral part of the financial statements.

**City of Kuna, Idaho**  
Balance Sheet -  
Governmental Funds  
September 30, 2015

	General	Other Governmental Funds	Total Governmental Funds
<b>Assets</b>			
Cash and Cash Equivalents	\$ 1,583,980	\$ 126,878	\$ 1,710,858
Prepaid Items	20,575	0	20,575
Receivables, Net:			
Property Taxes	51,250	0	51,250
Interest	74	7	81
Accounts	0	58,947	58,947
Intergovernmental	246,872	0	246,872
Total Assets	<u>1,902,751</u>	<u>185,832</u>	<u>2,088,583</u>
<b>Deferred Outflows</b>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u><u>\$ 1,902,751</u></u>	<u><u>\$ 185,832</u></u>	<u><u>\$ 2,088,583</u></u>
<b>Liabilities</b>			
Accounts Payable	\$ 108,248	\$ 48,492	\$ 156,740
Benefits and Wages Payable	43,361	0	43,361
Payroll Taxes Payable	11,803	0	11,803
Unearned Revenues	1,540	167	1,707
Total Liabilities	<u>164,952</u>	<u>48,659</u>	<u>213,611</u>
<b>Deferred Inflows</b>			
Unavailable Property Taxes	<u>45,051</u>	<u>0</u>	<u>45,051</u>
<b>Fund Balances:</b>			
Nonspendable	20,575	0	20,575
Restricted	0	137,173	137,173
Unassigned	1,672,173	0	1,672,173
Total Fund Balances	<u>1,692,748</u>	<u>137,173</u>	<u>1,829,921</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u><u>\$ 1,902,751</u></u>	<u><u>\$ 185,832</u></u>	<u><u>\$ 2,088,583</u></u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Reconciliation of the Balance Sheet of the Governmental  
Funds to the Statement of Net Position  
September 30, 2015

Total Fund Balances - Governmental Funds	\$	1,829,921
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Amounts reported for governmental activities in the Statement of Net Position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Land and Construction in Progress	\$	761,488	
Buildings, Net of \$312,812 Accumulated Depreciation		129,629	
Equipment, Net of \$572,806 Accumulated Depreciation		78,450	
Improvements, Net of \$200,774 Accumulated Depreciation		<u>288,183</u>	
			1,257,750

In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:

Deferred outflows related to net pension liability		137,127	
Deferred inflows related to net pension liability		<u>(198,988)</u>	
			(61,861)

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:

Compensated Absences		(80,530)	
Net Pension Liability		<u>(299,862)</u>	
			(380,392)

Property taxes receivable will be collected this year, but are not available soon enough to pay for current period's expenditures, and therefore, are unavailable in the funds.

		<u>45,051</u>
Net Position of Governmental Activities	\$	<u><u>2,690,469</u></u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Revenues, Expenditures, and  
Changes in Fund Balances -  
Governmental Funds  
For the Year Ended September 30, 2015

	General	Other Governmental Funds	Total Governmental Funds
<b>Revenues</b>			
Property Taxes	\$ 1,828,123	\$ 0	\$ 1,828,123
Licenses and Permits	16,733	0	16,733
Grants and Contributions	95	111,821	111,916
Intergovernmental	881,466	0	881,466
Interest	1,007	1,257	2,264
Other	877,676	513,423	1,391,099
Total Revenues	<u>3,605,100</u>	<u>626,501</u>	<u>4,231,601</u>
<b>Expenditures</b>			
Current:			
General Administration	3,022,358	650,641	3,672,999
Capital Outlay	76,816	0	76,816
Total Expenditures	<u>3,099,174</u>	<u>650,641</u>	<u>3,749,815</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>505,926</u>	<u>(24,140)</u>	<u>481,786</u>
<b>Other Financing Sources (Uses)</b>			
Transfers In	0	106,355	106,355
Transfers Out	(106,355)	0	(106,355)
Total Other Financing Sources (Uses)	<u>(106,355)</u>	<u>106,355</u>	<u>0</u>
Net Change in Fund Balances	399,571	82,215	481,786
Fund Balances - Beginning	1,293,177	54,958	1,348,135
Fund Balances - Ending	<u>\$ 1,692,748</u>	<u>\$ 137,173</u>	<u>\$ 1,829,921</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Reconciliation of the Statement  
of Revenues, Expenditures, and Changes in Fund Balances  
of the Governmental Funds to the Statement of Activities  
For the Year Ended September 30, 2015

Total Net Change in Fund Balance - Governmental Funds \$ 481,786

Amounts reported for governmental activities in the Statement of Activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$ 85,316	
Depreciation Expense	<u>(58,638)</u>	
Net		26,678

Because some property taxes will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the Statement of Activities. (677)

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences	3,684	
Pension Expenditures	35,741	
Pension Contributions	<u>(22,711)</u>	
		<u>16,714</u>

Change in Net Position of Governmental Activities \$ 524,501

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Net Position -  
Proprietary Funds  
September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 2,543,218	\$ 3,206,934	\$ 1,316,462
Prepaid Items	31,385	16,539	3,589
Interest Receivable	121	153	62
Accounts Receivable, Net	114,793	204,223	52,624
Total Current Assets	<u>2,689,517</u>	<u>3,427,849</u>	<u>1,372,737</u>
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	972,971	1,964,820	290,036
Buildings, Net	741,716	32,833,444	926,735
Equipment, Net	129,774	213,107	47,728
Improvements, Net	3,648,987	7,524,900	2,066,185
Total Noncurrent Assets	<u>5,493,448</u>	<u>42,536,271</u>	<u>3,330,684</u>
Total Assets	<u>8,182,965</u>	<u>45,964,120</u>	<u>4,703,421</u>
<b>Deferred Outflows</b>			
Pension	<u>77,232</u>	<u>94,057</u>	<u>19,497</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable	123,490	99,093	24,733
Benefits and Wages Payable	27,813	31,578	7,155
Payroll Taxes Payable	5,665	7,973	1,507
Deposits from Others	256,490	0	0
Due to KeyBank LID	0	12,935	0
Unearned Revenues	0	0	860
Compensated Absences	47,019	50,027	12,206
Total Current Liabilities	<u>460,477</u>	<u>201,606</u>	<u>46,461</u>
Long-term Liabilities:			
Compensated Absences	14,731	19,526	2,906
Net Pension Liability	167,575	200,109	41,864
Total Long-term Liabilities	<u>182,306</u>	<u>219,635</u>	<u>44,770</u>
Total Liabilities	<u>642,783</u>	<u>421,241</u>	<u>91,231</u>
<b>Deferred Inflows</b>			
Pension	<u>109,795</u>	<u>126,806</u>	<u>26,950</u>
<b>Net Position</b>			
Net Investment in Capital Assets	5,493,448	42,536,271	3,330,684
Restricted	0	0	0
Unrestricted	2,014,171	2,973,859	1,274,053
Total Net Position	<u>\$ 7,507,619</u>	<u>\$ 45,510,130</u>	<u>\$ 4,604,737</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Net Position -  
Proprietary Funds (continued)  
September 30, 2015

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 90,515	\$ 250,986	\$ 7,408,115
Prepaid Items	0	0	51,513
Interest Receivable	4	12	352
Accounts Receivable, Net	166,908	0	538,548
Total Current Assets	<u>257,427</u>	<u>250,998</u>	<u>7,998,528</u>
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	0	0	3,227,827
Buildings, Net	0	0	34,501,895
Equipment, Net	0	0	390,609
Improvements, Net	0	0	13,240,072
Total Noncurrent Assets	<u>0</u>	<u>0</u>	<u>51,360,403</u>
Total Assets	<u>257,427</u>	<u>250,998</u>	<u>59,358,931</u>
<b>Deferred Outflows</b>			
Pension	0	0	190,786
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable	0	0	247,316
Benefits and Wages Payable	0	0	66,546
Payroll Taxes Payable	0	0	15,145
Deposits from Others	0	0	256,490
Due to KeyBank LID	0	0	12,935
Unearned Revenues	0	0	860
Compensated Absences	0	0	109,252
Total Current Liabilities	<u>0</u>	<u>0</u>	<u>708,544</u>
Long-term Liabilities:			
Compensated Absences	0	0	37,163
Net Pension Liability	0	0	409,548
Total Long-term Liabilities	<u>0</u>	<u>0</u>	<u>446,711</u>
Total Liabilities	<u>0</u>	<u>0</u>	<u>1,155,255</u>
<b>Deferred Inflows</b>			
Pension	0	0	263,551
<b>Net Position</b>			
Net Investment in Capital Assets	0	0	51,360,403
Restricted	0	250,998	250,998
Unrestricted	257,427	0	6,519,510
Total Net Position	<u>\$ 257,427</u>	<u>\$ 250,998</u>	<u>\$ 58,130,911</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Revenues, Expenses, and Changes  
in Fund Net Position - Proprietary Funds  
For the Year Ended September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Operating Revenues</b>			
Charges for Services	\$ 1,494,964	\$ 2,113,670	\$ 713,768
Hook Ups	271,431	0	0
Turn on Fees	18,654	0	0
Miscellaneous	145,241	94,536	107,931
<b>Total Operating Revenues</b>	<b>1,930,290</b>	<b>2,208,206</b>	<b>821,699</b>
<b>Operating Expenses</b>			
Salaries and Benefits	526,754	624,980	131,781
Contractor Services	18,352	17,785	7,376
Maintenance and Operations	379,241	813,881	265,412
Depreciation	318,086	1,752,038	160,635
<b>Total Operating Expenses</b>	<b>1,242,433</b>	<b>3,208,684</b>	<b>565,204</b>
<b>Operating Income (Loss)</b>	<b>687,857</b>	<b>(1,000,478)</b>	<b>256,495</b>
<b>Nonoperating Revenues (Expenses)</b>			
Interest Earned	1,863	2,271	2,746
<b>Total Nonoperating Revenues (Expenses)</b>	<b>1,863</b>	<b>2,271</b>	<b>2,746</b>
<b>Change in Net Position</b>	<b>689,720</b>	<b>(998,207)</b>	<b>259,241</b>
<b>Net Position - Beginning, Previously</b>	<b>7,025,482</b>	<b>46,700,218</b>	<b>4,397,339</b>
<b>Prior Period Adjustment</b>	<b>(207,583)</b>	<b>(191,881)</b>	<b>(51,843)</b>
<b>Net Position - Beginning, Restated</b>	<b>6,817,899</b>	<b>46,508,337</b>	<b>4,345,496</b>
<b>Net Position - Ending</b>	<b>\$ 7,507,619</b>	<b>\$ 45,510,130</b>	<b>\$ 4,604,737</b>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Revenues, Expenses, and Changes  
in Fund Net Position - Proprietary Funds (continued)  
For the Year Ended September 30, 2015

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Operating Revenues</b>			
Charges for Services	\$ 1,504,085	\$ 0	\$ 5,826,487
Hook Ups	0	0	271,431
Turn on Fees	0	0	18,654
Miscellaneous	0	0	347,708
<b>Total Operating Revenues</b>	<b>1,504,085</b>	<b>0</b>	<b>6,464,280</b>
<b>Operating Expenses</b>			
Salaries and Benefits	0	0	1,283,515
Contractor Services	0	0	43,513
Maintenance and Operations	1,476,363	0	2,934,897
Depreciation	0	0	2,230,759
<b>Total Operating Expenses</b>	<b>1,476,363</b>	<b>0</b>	<b>6,492,684</b>
<b>Operating Income (Loss)</b>	<b>27,722</b>	<b>0</b>	<b>(28,404)</b>
<b>Nonoperating Revenues (Expenses)</b>			
Interest Earned	56	185	7,121
<b>Total Nonoperating Revenues (Expenses)</b>	<b>56</b>	<b>185</b>	<b>7,121</b>
<b>Change in Net Position</b>	<b>27,778</b>	<b>185</b>	<b>(21,283)</b>
<b>Net Position - Beginning, Previously</b>	<b>229,649</b>	<b>250,813</b>	<b>58,603,501</b>
<b>Prior Period Adjustment</b>	<b>0</b>	<b>0</b>	<b>(451,307)</b>
<b>Net Position - Beginning, Restated</b>	<b>229,649</b>	<b>250,813</b>	<b>58,152,194</b>
<b>Net Position - Ending</b>	<b>\$ 257,427</b>	<b>\$ 250,998</b>	<b>\$ 58,130,911</b>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Cash Flows -  
Proprietary Funds  
For the Year Ended September 30, 2015

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Water</u>	<u>Sewer</u>	<u>Irrigation</u>
<b>Cash Flows From Operating Activities</b>			
Receipts from Customers	\$ 1,813,314	\$ 2,156,257	\$ 686,579
Payments to Suppliers for Goods or Services	(451,564)	(876,462)	(269,942)
Payments to Employees for Services	(511,519)	(616,188)	(130,225)
Other Receipts	145,241	94,536	107,931
Net Cash Provided (Used) by Operating Activities	<u>995,472</u>	<u>758,143</u>	<u>394,343</u>
<b>Cash Flows From Noncapital Financing Activities</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Purchases and Construction of Capital Assets	(855,735)	(492,337)	(172,301)
Interest Paid on Capital Debt	(75)	0	0
Net Cash Used by Capital and Related Financing Activities	<u>(855,810)</u>	<u>(492,337)</u>	<u>(172,301)</u>
<b>Cash Flows From Investing Activities</b>			
Interest and Dividends	<u>1,820</u>	<u>2,192</u>	<u>2,719</u>
Net Change in Cash and Cash Equivalents	141,482	267,998	224,761
<b>Cash and Cash Equivalents - Beginning</b>	<u>2,401,736</u>	<u>2,938,936</u>	<u>1,091,701</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 2,543,218</u>	<u>\$ 3,206,934</u>	<u>\$ 1,316,462</u>
<b>Displayed As:</b>			
Cash and Cash Equivalents	\$ 2,543,218	\$ 3,206,934	\$ 1,316,462
Restricted Cash	0	0	0
	<u>\$ 2,543,218</u>	<u>\$ 3,206,934</u>	<u>\$ 1,316,462</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Cash Flows -  
Proprietary Funds (continued)  
For the Year Ended September 30, 2015

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Trash</u>	<u>Well Mitigation</u>	<u>Total</u>
<b>Cash Flows From Operating Activities</b>			
Receipts from Customers	\$ 1,487,083	\$ 0	\$ 6,143,233
Payments to Suppliers for Goods or Services	(1,547,971)	0	(3,145,939)
Payments to Employees for Services	0	0	(1,257,932)
Other Receipts	0	0	347,708
Net Cash Provided (Used) by Operating Activities	<u>(60,888)</u>	<u>0</u>	<u>2,087,070</u>
<b>Cash Flows From Noncapital Financing Activities</b>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Purchases and Construction of Capital Assets	0	0	(1,520,373)
Interest Paid on Capital Debt	0	0	(75)
Net Cash Used by Capital and Related Financing Activities	<u>0</u>	<u>0</u>	<u>(1,520,448)</u>
<b>Cash Flows From Investing Activities</b>			
Interest and Dividends	<u>59</u>	<u>182</u>	<u>6,972</u>
Net Change in Cash and Cash Equivalents	(60,829)	182	573,594
<b>Cash and Cash Equivalents - Beginning</b>	151,344	250,804	6,834,521
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 90,515</u>	<u>\$ 250,986</u>	<u>\$ 7,408,115</u>
<b>Displayed As:</b>			
Cash and Cash Equivalents	\$ 90,515	\$ 250,986	\$ 7,408,115
Restricted Cash	0	0	0
	<u>\$ 90,515</u>	<u>\$ 250,986</u>	<u>\$ 7,408,115</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Cash Flows -  
Proprietary Funds (continued)  
For the Year Ended September 30, 2015

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 687,857	\$ (1,000,478)	\$ 256,495
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	318,086	1,752,038	160,635
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	25,432	44,948	(3,472)
(Increase) Decrease in Prepaid Items	(19,781)	(3,719)	(685)
(Increase) Decrease in Deferred Outflows - Pension	(60,352)	(74,382)	(15,334)
Increase (Decrease) in Accounts Payable	(34,190)	(41,077)	3,531
Increase (Decrease) in Due to KeyBank LID	0	(2,361)	0
Increase (Decrease) in Benefits and Wages Payable	22,207	16,408	3,389
Increase (Decrease) in Payroll Taxes Payable	342	1,383	84
Increase (Decrease) in Deposits From Others	2,833	0	0
Increase (Decrease) in Unearned Revenues	0	0	(23,717)
Increase (Decrease) in Net Pension Liability	73,167	90,065	18,578
Increase (Decrease) in Deferred Inflows - Pension	(20,129)	(24,682)	(5,161)
Net Cash Provided by Operating Activities	<u>\$ 995,472</u>	<u>\$ 758,143</u>	<u>\$ 394,343</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Cash Flows -  
Proprietary Funds (continued)  
For the Year Ended September 30, 2015

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Trash</u>	<u>Well Mitigation</u>	<u>Total</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 27,722	\$ 0	\$ (28,404)
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	0	0	2,230,759
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(17,002)	0	49,906
(Increase) Decrease in Prepaid Items	0	0	(24,185)
(Increase) Decrease in Deferred Outflows - Pension	0	0	(150,068)
Increase (Decrease) in Accounts Payable	(71,608)	0	(143,344)
Increase (Decrease) in Due to KeyBank LID	0	0	(2,361)
Increase (Decrease) in Benefits and Wages Payable	0	0	42,004
Increase (Decrease) in Payroll Taxes Payable	0	0	1,809
Increase (Decrease) in Deposits From Others	0	0	2,833
Increase (Decrease) in Unearned Revenues	0	0	(23,717)
Increase (Decrease) in Net Pension Liability	0	0	181,810
Increase (Decrease) in Deferred Inflows - Pension	0	0	(49,972)
Net Cash Provided by Operating Activities	<u>\$ (60,888)</u>	<u>\$ 0</u>	<u>\$ 2,087,070</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Fiduciary Net Position -  
Fiduciary Funds  
September 30, 2015

	Agency Funds
<b>Assets</b>	
Cash and Cash Equivalents	\$ 64,550
Total Assets	64,550
<b>Deferred Outflows</b>	0
<b>Liabilities</b>	
Due to Others	64,550
Total Liabilities	64,550
<b>Deferred Inflows</b>	0
<b>Net Position</b>	\$ 0

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The accompanying financial statements present the activities of **City of Kuna, Idaho** (the City), which has responsibility and control over all activities related to general operations, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters. In addition, the City's reporting entity does not contain any component units as defined by the Governmental Accounting Standards Board.

B. Basis of Presentation, Basis of Accounting

Basis of Presentation

*Government-wide Statements:* The Statement of Net Position and the Statement of Activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses - expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt) - are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

*Fund Financial Statements:* The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the city government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.
- *Well Mitigation fund.* This fund accounts for impact fees collected for addressing concerns of water shortages due to new wells.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fiduciary funds consist of two agency funds. These funds account for construction improvements and loan draw-downs for the sewer local improvement district and other funds collected and held for others. The City is responsible for ensuring that all the assets reported in these funds are used for their intended purpose. The City's fiduciary activity is reported in a separate Statement of Fiduciary Net Position.

Basis of Accounting

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet.

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable*. Prepaid items that are permanently precluded from conversion to cash.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- *Restricted.* Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Unassigned.* Balances available for any purpose.

The remaining fund balance classifications (committed and assigned) are either not applicable or no formal policy has been established to be able to utilize such classifications of fund balance. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision making authority, through a formal action. The City Council would also have the authority to assign funds or authorize another official to do so.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

Although a formal policy has not been established for committing or assigning funds, the City Council has designated certain amounts for future health and welfare purposes in the following funds:

Fund	Amount
General Fund	\$ 4,076
Water Fund	\$ 3,207
Sewer Fund	\$ 3,759
Irrigation Fund	\$ 785

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Details of restricted fund are as follows:

Fund	Purpose
Grant Fund	These are either grant awards that are restricted by the grant agreement or donations from outside parties who have placed restrictions on how funds they've donated must be spent.
Late Comers' Fund	Monies are held in a fiduciary capacity in an agency fund. Prior development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers and to the City following receipt.
Well Mitigation Fund	Prior agreements between the City and certain landowners dictate that certain future monies received by the City are to be reimbursed to the landowners should an event occur requiring use of these monies.
Water, Sewer & Irrigation Funds	There was an irrevocable standby letter of credit issued to the Ada County Highway District in the amount of \$25,000, good until January 28, 2015, related to temporary use permits. This is shared equally among the Water, Sewer, and Irrigation funds.

C. Assets and Liabilities

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A "Pooled Cash" concept is therefore used in maintaining the cash and investment accounts in the accounting records. Under this method, all cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the pooled cash and investment accounts are considered to be cash and cash equivalents. See Note 2.

Receivables

All trade and property tax receivables are shown net of an allowance for uncollectibles.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property Tax Calendar

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2015 are considered by the City as a receivable.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1, at which time the property is subject to lien.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	<u>Capitalization Policy</u>	<u>Depreciation Method</u>	<u>Estimated Useful Life</u>
Buildings and Improvements	\$5,000	Straight-Line	15 – 40 Years
Equipment and Vehicles	\$5,000	Straight-Line	5 – 15 Years

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, related deferrals, and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2015, the carrying amount of the City's deposits was \$6,682,062 and the respective bank balances totaled \$6,657,292. \$331,134 of the total bank balance was insured by the FDIC.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2015, \$6,326,158 of the City's deposits were not covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and thus were exposed to custodial credit risk. The City also keeps \$1,100 cash on hand.

The City of Kuna uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC insurance coverage limit of \$250,000:

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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2. CASH AND INVESTMENTS (continued)

- Partner with a large federally chartered bank with a solid history and strong credit worthiness rating;
- Subscribe to and monitor online rating agency reports regularly as provided by the “Big Three” rating agencies (Standard & Poor’s, Moody’s, Fitch Group);
- Monitor online FDIC information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data;
- State of Idaho law does not currently require banks to pledge collateral for uninsured public entity deposits, but it is possible. Some federal and state chartered banks will consider collateralization or similar programs on a case-by-case basis. Examples of potential programs include cash collateral arrangements, repurchase agreements, repurchase agreement sweep accounts, Certificate of Deposit Account Registry Service (CDARS), and Federal Home Loan Bank (FHLB) letters of credit. The City is currently exploring all options to ensure the best balance between risk and return.

The City does not have a formal policy limiting its exposure to custodial credit risk.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial risk for investments.

The City of Kuna uses the following procedures to mitigate the risk of loss associated with the City’s investments:

The City’s only investment resides with the Local Government Investment Pool (LGIP), a diversified investment pool comprised of funds from various Idaho government entities. The pool is managed by the Idaho State Treasurer’s Office, which has safety and preservation of principal as its primary objective for the pool. An investment in the pool is not guaranteed by the FDIC nor any other government agency and, as it is with any investment, it is possible to lose money by investing in the LGIP. The City regularly monitors the diversified portfolio of the LGIP holdings and has placed a high level of trust in the Idaho State Treasurer’s Office to effectively manage the City’s investment in the pool. The City is currently exploring all options to ensure the best balance between risk and return.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

2. CASH AND INVESTMENTS (continued)

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City voluntarily participates in the State of Idaho Investment Pool which was not rated. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. Oversight of the pool is with the State Treasurer, and Idaho Code defines allowable investments. The fair value of the City's investment in the pool is the same as the value of the pool shares. The City follows Idaho Statute that outlines qualifying investment options as follows:

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

The City's investments at September 30, 2015, are summarized below:

Investment	Fair Value	Maturity in Years	
		Less Than 1	1-5
External Investment Pool	\$ 2,500,361	\$ 2,500,361	\$ 0

At year-end, the cash and investments were reported in the basic financial statements in the following categories:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
Cash and cash equivalents	\$ 1,245,041	\$ 5,391,074	\$ 6,636,115	\$ 47,047
Investments categorized as deposits	465,817	2,017,041	2,482,858	17,503
	\$ 1,710,858	\$ 7,408,115	\$ 9,118,973	\$ 64,550

3. DUE FROM OTHER GOVERNMENTAL UNITS

Amounts due from other governmental units (State of Idaho) consist of state sales tax of \$57,385, liquor apportionment of \$28,639, and state revenue sharing of \$160,848 for a total of \$246,872.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

4. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employee after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year activity and year-end liability is as follows:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	\$ 84,214	\$ 60,877	\$ 64,561	\$ 80,530	\$ 64,561
Business-type Activities	116,023	139,644	109,252	146,415	109,252
	<u>\$200,237</u>	<u>\$200,521</u>	<u>\$173,813</u>	<u>\$ 226,945</u>	<u>\$173,813</u>

5. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan except by reason of having served on the Board. Employee membership data related to the PERSI Base Plan, as of June 30, 2015, was as follows:

Retirees and beneficiaries currently receiving benefits	42,657
Terminated employees entitled to but not yet receiving benefits	11,859
Active plan members	67,008
	<u>121,524</u>

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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5. PENSION PLAN (continued)

highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of services is 2.0% (2.3% for police/firefighters), of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2015, it was 6.79% for general employees and 8.36% for police and firefighters. The employer contribution rate as a percent of covered of covered payroll is set by the Retirement Board and was 11.32% for general employees and 11.66% for police and firefighters. The City's employer contributions were \$173,753 for the year ended September 30, 2015.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2015, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of July 1, 2015, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of July 1, 2015, the City's proportion was .0538724%.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

5. PENSION PLAN (continued)

For the year ended September 30, 2015, the City recognized pension expense of \$142,511. At September 30, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 0	\$ 85,039
Changes in assumptions or other inputs	25,836	0
Net difference between projected and actual earnings on pension plan investments	261,083	372,538
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	0	4,962
District contributions subsequent to the measurement date	<u>40,994</u>	<u>0</u>
Total	<u>\$327,913</u>	<u>\$462,539</u>

\$40,994 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2016.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2014, the beginning of the measurement period ended June 30, 2015, is 5.5 years.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

<u>Year Ended September 30,</u>	
2016	\$(73,874)
2017	\$(73,874)
2018	\$(73,874)
2019	\$ 51,715
2020	\$ (5,720)

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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5. PENSION PLAN (continued)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the July 1, 2015 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	4.25 - 10.00%
Salary inflation	3.75%
Investment rate of return	7.10%, net of investment expense
Cost-of-living adjustments	1.00%

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offsets:

- Set back three years for teachers
- No offset for male police and firefighters
- Forward one year for female police and firefighters
- Set back one year for all general employees and beneficiaries

An experience study was performed in 2012 for the period July 1, 2007 through June 30, 2011, which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2009 through June 30, 2013. The total pension liability as of June 30, 2015 is based on the results of an actuarial valuation date of July 1, 2015.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

5. PENSION PLAN (continued)

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers, and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of the System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of January 1, 2014.

Asset Class	Index	Target Allocation	Long-Term Expected Real Rate of Return
Core Fixed Income	Barclays Aggregate	30.00%	0.80%
Broad US Equities	Russell 3000	55.00%	6.90%
Developed Foreign Equities	MSCI ACWI ex USA	15.00%	7.55%
<u>Actuarial Assumptions</u>			
Assumed Inflation - Mean			3.25%
Assumed Inflation - Standard Deviation			2.00%
Portfolio Arithmetic Mean Return			8.42%
Portfolio Long-Term Expected Geometric Rate of Return			7.50%
Assumed Investment Expenses			0.40%
Long-Term Expected Geometric Rate of Return, Net of Investment Expenses			<u>7.10%</u>

Discount Rate

The discount rate used to measure the total pension liability was 7.10%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plans' net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

5. PENSION PLAN (continued)

return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the Employer's proportionate share of the net pension liability to changes in the discount rate.

The following presents the Employer's proportionate share of the net pension liability calculated using the discount rate of 7.10%, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.10%) or 1% higher (8.10%) than the current rate:

	1% Decrease (6.10%)	Current Discount Rate (7.10%)	1% Increase (8.10%)
Employer's proportionate share of the net pension liability (asset)	\$ 1,727,870	\$ 709,412	\$ (137,301)

Pension plan fiduciary net position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

6. TRANSFERS

The following transfers occurred between funds during the year ended September 30, 2015:

\$ 106,355 Transfer from the General fund to the Grant fund to track spending of restricted funds.

7. RELATED PARTY TRANSACTIONS/BALANCES

The City occasionally conducts business with Kuna Machine Shop, which was owned for part of the year by Councilman Joe Stear. Purchases made in the current fiscal year when the Councilman owned the business totaled \$2,078, which were at cost to the business. As of September 30, 2015, the Councilman no longer owned the business.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

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8. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, e) worker's compensation, i.e. employee injuries, and f) medical insurance costs of its employees. Commercial insurance policies are purchased to transfer the risk of loss for property and content damage, employee torts, and professional liabilities.

9. LEASE COMMITMENTS

The City is committed to several operating leases: one lease consists of two copiers, where the lease term of 60 months began in September 2012 at \$354/mo.; another copier lease, where the lease term of 60 months began March 2015 at \$54/mo.; and a lease for the City's postage machine, where the lease term is for 48 months and began November 2015 at \$215/mo. Lease expense for the year totaled \$6,079. Future minimum lease payments are as follows:

Year Ending September 30,	Amount
2016	7,837
2017	7,980
2018	3,732
2019	3,732
2020	791
	<u>\$ 24,072</u>

10. OTHER COMMITMENTS

The City has three credit cards with credit limits totaling \$11,000. Total available credit on the cards as of September 30, 2015, was \$9,914. The City also has a \$25,000 standby letter of credit with the Ada County Highway District. None of this credit was in use as of September 30, 2015.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

11. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2015, was as follows:

Governmental Activities:	9/30/2014	Reclass- ifications/ Prior Period Adjustment	Additions	Disposals	9/30/2015
Capital Assets Not Being Depreciated:					
Land	\$ 727,410	\$ 0	\$ 0	\$ 0	\$ 727,410
Construction in Progress	38,199	(52,570)	48,449	0	34,078
Total Nondepreciable Assets	<u>765,609</u>	<u>(52,570)</u>	<u>48,449</u>	<u>0</u>	<u>761,488</u>
Capital Assets Being Depreciated:					
Buildings	228,136	214,305	0	0	442,441
Equipment	605,002	19,900	26,354	0	651,256
Improvements	660,079	(181,635)	10,513	0	488,957
Total Depreciable Assets	<u>1,493,217</u>	<u>52,570</u>	<u>36,867</u>	<u>0</u>	<u>1,582,654</u>
Less: Accumulated Depreciation					
Buildings	192,969	104,170	15,673	0	312,812
Equipment	538,158	8,458	26,190	0	572,806
Improvements	296,627	(112,628)	16,775	0	200,774
Total Accumulated Depreciation	<u>1,027,754</u>	<u>0</u>	<u>58,638</u>	<u>0</u>	<u>1,086,392</u>
Net Depreciable Assets	<u>465,463</u>	<u>52,570</u>	<u>(21,771)</u>	<u>0</u>	<u>496,262</u>
Capital Assets - Net	<u>\$ 1,231,072</u>	<u>\$ 0</u>	<u>\$ 26,678</u>	<u>\$ 0</u>	<u>\$ 1,257,750</u>

Depreciation expense was charged to the functions of the City as follows:

General Administration	<u>\$ 58,638</u>
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**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

11. CAPITAL ASSETS (continued)

<u>Business-type Activities:</u>	<u>9/30/2014</u>	<u>Reclass- ifications/ Prior Period Adjustment</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2015</u>
<b>Capital Assets Not Being Depreciated:</b>					
Land	\$ 1,811,715	\$ 0	\$ 0	\$ 0	\$ 1,811,715
Construction in Progress	230,281	(168,356)	1,354,187	0	1,416,112
<b>Total Nondepreciable Assets</b>	<u>2,041,996</u>	<u>(168,356)</u>	<u>1,354,187</u>	<u>0</u>	<u>3,227,827</u>
<b>Capital Assets Being Depreciated:</b>					
Buildings	34,535,100	5,594,904	0	0	40,130,004
Equipment	2,351,061	(588,019)	57,087	0	1,820,129
Improvements	28,442,795	(4,838,529)	109,099	0	23,713,365
<b>Total Depreciable Assets</b>	<u>65,328,956</u>	<u>168,356</u>	<u>166,186</u>	<u>0</u>	<u>65,663,498</u>
<b>Less: Accumulated Depreciation</b>					
Buildings	1,926,212	2,356,319	1,345,578	0	5,628,109
Equipment	1,621,375	(337,728)	145,873	0	1,429,520
Improvements	11,801,802	(2,067,815)	739,306	0	10,473,293
<b>Total Accumulated Depreciation</b>	<u>15,349,389</u>	<u>(49,224)</u>	<u>2,230,757</u>	<u>0</u>	<u>17,530,922</u>
<b>Net Depreciable Assets</b>	<u>49,979,567</u>	<u>217,580</u>	<u>(2,064,571)</u>	<u>0</u>	<u>48,132,576</u>
 <b>Capital Assets - Net</b>	 <u>\$52,021,563</u>	 <u>\$ 49,224</u>	 <u>\$ (710,384)</u>	 <u>\$ 0</u>	 <u>\$ 51,360,403</u>

12. RESTATEMENT OF NET POSITION/PRIOR PERIOD ADJUSTMENT

As of October 1, 2014, the City adopted GASB Statement No. 68, *Accounting and Financial Reporting for Pensions* and GASB Statement No. 71 *Pension Transition for Contributions Made Subsequent to the Measurement Date*. The implementation of these standards requires governments to calculate and report the cost and obligations associated with pensions in their financial statements, including additional note disclosures and required supplementary information. Beginning net position was restated to retroactively report the beginning net pension liability and deferred outflows of resources related to contributions made after the measurement date. Actual and proforma amounts are not presented for prior periods, because they are not available to determine their effects.

It was also discovered that, prior to fiscal year 2015, the City had incorrectly calculated accumulated depreciation on some of the capital assets in the business-type activities. This resulted in an increase to beginning net position in the amount of \$49,224.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2015

12. RESTATEMENT OF NET POSITION/PRIOR PERIOD ADJUSTMENT (continued)

	Governmental Activities Net Position	Business-type Activities Net Position
Net Position as of September 30, 2014 - Previously	\$ 2,540,721	\$ 58,603,501
Prior Period Adjustment - Accumulated Depreciation		49,224
Pro Forma Adjustment:		
Net Pension Liability as of September 30, 2014	(170,511)	(227,739)
Deferred inflow of resources related to contributions made during the year ended September 30, 2014	(234,729)	(313,510)
Deferred outflow of resources related to contributions made during the year ended September 30, 2014	30,487	40,718
Net Position as of September 30, 2014 - Restated	\$ 2,165,968	\$ 58,152,194

13. SUBSEQUENT EVENTS

The City is in the process of acquiring a building for approximately \$800,000 with another \$200,000 planned for capital improvements. Funds for the acquisition and improvements are to come from the City's reserves. This building will be the new city hall location.

**REQUIRED SUPPLEMENTARY INFORMATION**

**City of Kuna, Idaho**  
 Schedule of Employer's Share of Net Pension Liability  
 PERSI - Base Plan\*  
 Last 10 - Fiscal Years

	<u>2015</u>
Employer's portion of the net pension liability	0.053872%
Employer's proportionate share of the net pension liability	\$ 709,410
Employer's covered-employee payroll	\$ 1,508,950
Employer's proportional share of the net pension liability as a percentage of its covered-employee payroll	47.01%
Plan fiduciary net position as a percentage of the total pension liability	91.38%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data reported is measured as of July 1, 2015.

**City of Kuna, Idaho**  
 Schedule of Employer Contributions  
 PERSI - Base Plan\*  
 Last 10 - Fiscal Years

	<u>2015</u>
Statutorily required contribution	\$ 176,218
Contributions in relation to the statutorily required contribution	<u>(173,060)</u>
Contribution (deficiency) excess	<u>\$ 3,158</u>
Employer's covered-employee payroll	\$ 1,508,950
Contributions as a percentage of covered-employee payroll	11.47%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data is reported as of September 30, 2015.

**City of Kuna, Idaho**  
 Budgetary (GAAP Basis) Comparison Schedule  
 General Fund  
 For the Year Ended September 30, 2015

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Property Taxes	\$ 1,782,619	\$ 1,782,619	\$ 1,828,123	\$ 45,504
Licenses and Permits	15,954	15,954	16,733	779
Intergovernmental	792,731	792,731	881,466	88,735
Other	792,100	792,100	878,778	86,678
Total Revenues	<u>3,383,404</u>	<u>3,383,404</u>	<u>3,605,100</u>	<u>221,696</u>
<b>Expenditures</b>				
Current:				
Salaries and Benefits	976,405	976,405	954,542	21,863
Maintenance and Operations	2,844,337	2,844,337	2,067,816	776,521
Capital Outlay	280,002	280,002	76,816	203,186
Total Expenditures	<u>4,100,744</u>	<u>4,100,744</u>	<u>3,099,174</u>	<u>1,001,570</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>(717,340)</u>	<u>(717,340)</u>	<u>505,926</u>	<u>1,223,266</u>
<b>Other Financing Sources (Uses)</b>				
Transfers In	0	0	0	0
Transfers Out	0	0	(106,355)	(106,355)
Total Other Financing Sources (Uses)	<u>0</u>	<u>0</u>	<u>(106,355)</u>	<u>(106,355)</u>
Net Change in Fund Balances	(717,340)	(717,340)	399,571	1,116,911
Fund Balances - Beginning	717,340	717,340	1,293,177	575,837
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 1,692,748</u>	<u>\$ 1,692,748</u>

**City of Kuna, Idaho**  
Notes to Required Supplementary Information  
For the Year Ended September 30, 2015

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1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Enterprise funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.
- F. The budget for the General fund is adopted on a basis consistent with generally accepted accounting principles.
- G. Budgeted amounts were not amended from the amounts originally adopted during the fiscal year ended September 30, 2015.
- H. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

**SUPPLEMENTAL INFORMATION**

**City of Kuna, Idaho**  
 Supplemental Schedule of Revenues by Source -  
 Budget (GAAP Basis) and Actual - General Fund  
 For the Year Ended September 30, 2015

	Budget	Actual	Variance
<b>Property Taxes</b>			
Property Taxes	\$ 1,777,962	\$ 1,821,225	\$ 43,263
Property Tax Interest	4,657	6,898	2,241
	<u>1,782,619</u>	<u>1,828,123</u>	<u>45,504</u>
<b>Licenses and Permits</b>			
Business Licenses	160	178	18
Liquor Licenses	5,063	5,484	421
Beer Licenses	2,650	2,500	(150)
Wine Licenses	1,800	1,800	0
Dog Licenses	5,596	5,567	(29)
Catering Permits	220	240	20
Vendor Permits	465	964	499
	<u>15,954</u>	<u>16,733</u>	<u>779</u>
<b>Intergovernmental</b>			
State Liquor Apportionment	128,458	134,179	5,721
Sales Tax Revenue Sharing - County	150,809	181,697	30,888
Sales Tax Revenue Sharing - State	513,464	565,590	52,126
	<u>792,731</u>	<u>881,466</u>	<u>88,735</u>
<b>Other</b>			
Administration Fees	49,422	76,790	27,368
Franchise Fees	248,437	269,028	20,591
Building Rental	9,620	11,940	2,320
Fine Distribution	48,000	40,021	(7,979)
Investment Interest	900	1,007	107
Miscellaneous	225,221	95,980	(129,241)
Planning and Zoning	208,400	383,003	174,603
RV Dump	2,100	914	(1,186)
Donations	0	95	95
	<u>792,100</u>	<u>878,778</u>	<u>86,678</u>
<b>Total Revenue</b>	<u>\$ 3,383,404</u>	<u>\$ 3,605,100</u>	<u>\$ 221,696</u>

**City of Kuna, Idaho**  
 Supplemental Schedule of Expenditures by Object of Expenditure -  
 Budget (GAAP Basis) and Actual - General Fund  
 For the Year Ended September 30, 2015

	Budget	Actual	Variance
<b>Salaries and Benefits</b>			
Mayor and City Council Salaries	\$ 66,000	\$ 66,247	\$ (247)
Staff Salaries	633,872	615,329	18,543
Seasonal Salaries	44,369	46,537	(2,168)
FICA	46,144	45,076	1,068
Medicare	10,791	10,542	249
Group Medical Insurance	87,766	87,896	(130)
Group Life Insurance	582	390	192
PERSI Expenditure	75,681	72,271	3,410
Workman's Compensation	11,200	10,254	946
	<u>976,405</u>	<u>954,542</u>	<u>21,863</u>
<b>Maintenance and Operations</b>			
Ada County Sheriff	1,525,148	1,525,148	0
Animal Control	57,365	57,454	(89)
Cleaning Offices	8,661	8,592	69
Contingency Fund	711,606	26,132	685,474
Contract Services	16,858	11,562	5,296
Donations Expenditure	4,500	4,500	0
Dues and Memberships	27,973	25,913	2,060
Elections	17,000	0	17,000
Legal Publications	5,093	5,960	(867)
Liability Insurance	25,870	25,090	780
Maintenance and Repair	79,664	56,282	23,382
Meetings	5,272	3,019	2,253
Miscellaneous Expenditure	54,159	12,802	41,357
Supplies	7,400	7,786	(386)
Park Maintenance	35,204	16,445	18,759
Planning and Zoning	1,050	243	807
Postage and Billing	15,745	11,427	4,318
Professional Services	65,628	106,528	(40,900)
Rent - City Hall	22,646	22,496	150
Rent - Equipment	8,882	7,496	1,386
Telephone	10,452	12,118	(1,666)

**City of Kuna, Idaho**  
 Supplemental Schedule of Expenditures by Object of Expenditure -  
 Budget (GAAP Basis) and Actual - General Fund (continued)  
 For the Year Ended September 30, 2015

	Budget	Actual	Variance
Training	6,750	7,650	(900)
Travel and Membership Dues	50	388	(338)
Unemployment	8,488	2,822	5,666
Uniforms	850	487	363
Utilities	102,900	93,866	9,034
Vehicle Expenditure	19,123	15,610	3,513
	<u>2,844,337</u>	<u>2,067,816</u>	<u>776,521</u>
Capital Outlay	280,002	76,816	203,186
Total Expenditures	<u>\$ 4,100,744</u>	<u>\$ 3,099,174</u>	<u>\$ 1,001,570</u>

**City of Kuna, Idaho**  
Combining Balance Sheet -  
Nonmajor Special Revenue Funds  
September 30, 2015

	Grant Fund	Late Comer's Fee Fund	Total
<b>Assets</b>			
Cash and Cash Equivalents	\$ 48,653	\$ 78,225	\$ 126,878
Interest Receivable	2	5	7
Accounts Receivable, Net	45,837	13,110	58,947
Total Assets	94,492	91,340	185,832
<b>Deferred Outflows</b>			
	0	0	0
Total Assets and Deferred Outflows	\$ 94,492	\$ 91,340	\$ 185,832
<b>Liabilities</b>			
Accounts Payable	\$ 37,062	\$ 11,430	\$ 48,492
Unearned Revenues	167	0	167
Total Liabilities	37,229	11,430	48,659
<b>Deferred Inflows</b>			
	0	0	0
<b>Fund Balances</b>			
Restricted	57,263	79,910	137,173
Total Fund Balances	57,263	79,910	137,173
Total Liabilities, Deferred Inflows, and Fund Balances	\$ 94,492	\$ 91,340	\$ 185,832

**City of Kuna, Idaho**  
Combining Statement of Revenues, Expenditures,  
and Changes in Fund Balances – Nonmajor Special Revenue Funds  
For the Year Ended September 30, 2015

	Grant Fund	Late Comer's Fee Fund	Total
<b>Revenues</b>			
Grants and Contributions	\$ 111,821	\$ 0	\$ 111,821
Interest	40	1,217	1,257
Other	0	513,423	513,423
Total Revenues	<u>111,861</u>	<u>514,640</u>	<u>626,501</u>
<b>Expenditures</b>			
Current:			
General Administration	160,655	489,986	650,641
Total Expenditures	<u>160,655</u>	<u>489,986</u>	<u>650,641</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>			
	<u>(48,794)</u>	<u>24,654</u>	<u>(24,140)</u>
<b>Other Financing Sources (Uses)</b>			
Transfers In	106,355	0	106,355
Transfers Out	0	0	0
Total Other Financing Sources (Uses)	<u>106,355</u>	<u>0</u>	<u>106,355</u>
Net Change in Fund Balances	57,561	24,654	82,215
Fund Balances - Beginning	(298)	55,256	54,958
Fund Balances - Ending	<u>\$ 57,263</u>	<u>\$ 79,910</u>	<u>\$ 137,173</u>

**FEDERAL REPORT**



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

**Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards***

To the Honorable Mayor  
and City Council  
Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of **City of Kuna, Idaho**, as of and for the year ended September 30, 2015, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated June 22, 2016.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered **City of Kuna, Idaho’s** internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether **City of Kuna, Idaho's** financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Bailey & Co.*

Nampa, Idaho  
June 22, 2016

**RESOLUTION NO. R16-2016  
CITY OF KUNA, IDAHO**

**CITY PARKS AND CITY PUBLIC PROPERTY FEES- AMENDING FEE SCHEDULE**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R26-2015 TO AMEND THE RENTAL FEES FOR THE SENIOR CENTER ON THE CITY PARK AND CITY PUBLIC PROPERTY PARK USE FEE SCHEDULE, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Kuna City Code Title 7, Chapter 3, Paragraph 4, provides the City Council with the authority to establish user fees for the rental of its city parks and city public property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The Kuna City Council hereby amends the rental fees for the Senior Center, and adopts the fees to be charged and collected by the City of Kuna for Rental of City parks and City Public Property, as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: This resolution shall take effect and be in force from and after its passage, approval and publication.

**PASSED BY THE COUNCIL** of Kuna this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED BY THE MAYOR** of Kuna this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST: \_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A TO RESOLUTION R16-2016  
CITY OF KUNA  
Fees for Rental of City Parks, Public Property and After Hours Permits  
EFFECTIVE July \_\_\_\_\_, 2016**

Note: Rental Fees are per day (0-24 hours as per rental agreement) or per hour. Rental area is depicted on Rental Agreement. Special Events may have additional charges or higher fees. Rentals are first come, first serve.

<u>Facility</u>	<u>Fee</u>
Bernie Fisher Band shell (per day)	\$10.00 up to 15 people \$25.00 up to 35 people \$50.00 up to 100 people \$100.00 over 100 people
Gazebo (per day)	\$10.00 up to 15 people \$25.00 up to 35 people \$50.00 up to 100 people
Rental for extra Picnic tables at all parks other than Bernie Fisher Park (per day)	\$25.00 for each set of 10 tables
After Hours Park Permit (per day) (any use of park after dark)	\$10.00 up to 15 people \$25.00 up to 35 people \$50.00 up to 100 people \$100.00 over 100 people
Electricity at Bernie Fisher Park or Greenbelt	\$10.00 per day
Disc Golf Course:	
Exclusive use of the disc golf course	\$200.00 per event or tournament
Non-exclusive use of the disc golf course	\$50.00 per event or tournament
Non-exclusive use for league play	\$20.00 per day
Volley Ball Court:	
Exclusive use	\$10.00 per hour
Horseshoe Pit:	
Exclusive use	\$10.00 per hour

Covered tables at parks, other than Bernie Fisher Exclusive use (per table)	\$5.00 per hour
Senior Center Additional hour or fraction thereafter	\$75.00 first two hours \$25.00 each additional hour
Facility Cleaning Fee (if facility is not cleaned after use)	\$75.00 per hour

**RESOLUTION NO. R16-2016  
CITY OF KUNA, IDAHO**

**CITY PARKS AND CITY PUBLIC PROPERTY FEES- AMENDING FEE SCHEDULE**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R26-2015 TO AMEND THE RENTAL FEES FOR THE SENIOR CENTER ON THE CITY PARK AND CITY PUBLIC PROPERTY PARK USE FEE SCHEDULE, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Kuna City Code Title 7, Chapter 3, Paragraph 4, provides the City Council with the authority to establish user fees for the rental of its city parks and city public property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: The Kuna City Council hereby amends the rental fees for the Senior Center, and adopts the fees to be charged and collected by the City of Kuna for Rental of City parks and City Public Property, as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

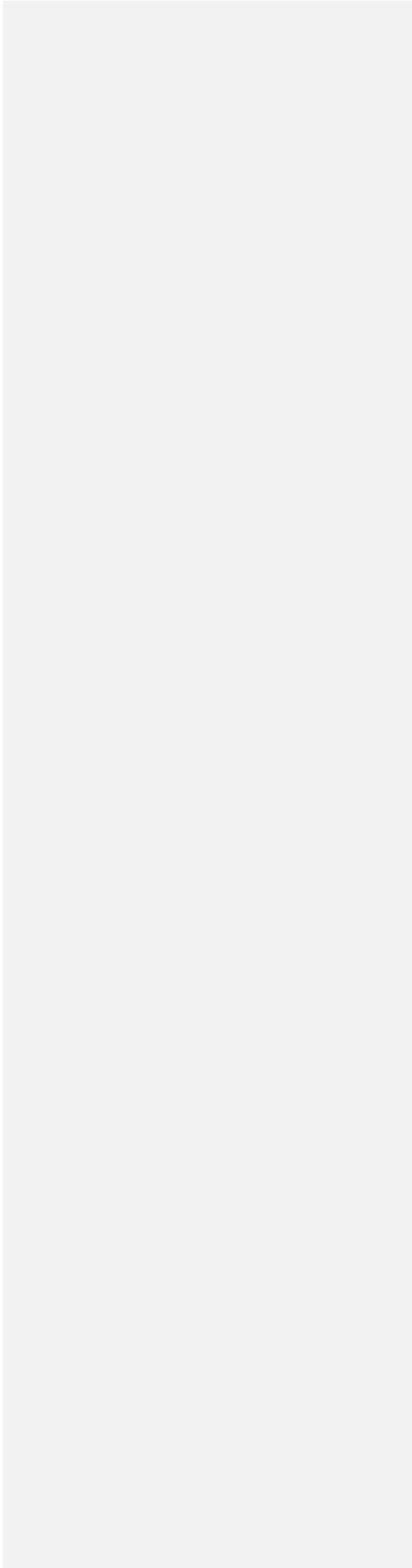
Section 2: This resolution shall take effect and be in force from and after its passage, approval and publication.

**PASSED BY THE COUNCIL** of Kuna this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**APPROVED BY THE MAYOR** of Kuna this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST: \_\_\_\_\_  
Chris Engels, City Clerk



**EXHIBIT A TO RESOLUTION R16-2016**

**CITY OF KUNA**

**Fees for Rental of City Parks, Public Property and After Hours Permits  
EFFECTIVE ~~July~~ June 7, 2016**

Note: Rental Fees are per day (0-24 hours as per rental agreement) or per hour. Rental area is depicted on Rental Agreement. Special Events may have additional charges or higher fees. Rentals are first come, first serve.

Facility	Fee
Rental fee for the Bernie Fisher Band shell (per day) or Gazebo	\$10.00 up to 15 people
	\$25.00 up to 35 people
	\$50.00 up to 100 people
	\$100.00 over 100 people
Gazebo (per day)	\$10.00 up to 15 people
	\$25.00 up to 35 people
	\$50.00 up to 100 people
Rental for extra Picnic tables at all parks other than Bernie Fisher Park (per day) other than Bernie Fisher Park	\$25.00 for up to each set of 10 tables
	\$50.00 over 10 tables
Senior Center	\$50.00 first hour
Additional hour or fraction thereafter	\$10.00 \$25.00 each additional hour
After Hours Park Permit (per day) (any use of park after dark)	\$10.00 up to 15 people
	\$25.00 up to 35 people
	\$50.00 up to 100 people
	\$100.00 over 100 people
Electricity at Bernie Fisher Park or Greenbelt rental-day	\$10.00 per
Disc Golf Course:	
Exclusive use of the disc golf course	\$200.00 per event or tournament
Non-exclusive use of the disc golf course	\$50.00 per event or tournament
Non-exclusive use for league play	\$20.00 per day
Volley Ball Court:	
Exclusive use	\$10.00 per hour
Horseshoe Pit:	
Exclusive use	\$10.00 per hour

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Covered tables at parks, other than Bernie Fisher

Exclusive use —(per table)— \$5.00 per hour

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Senior Center \$75.00 first two hours

Additional hour or fraction thereafter \$25.00 each

additional hour

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Facility Cleaning Fee (if facility is not cleaned after use) \$75.00 per hour

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# City of Kuna

## City Council Memo

763 W. Avalon St.  
Kuna, ID 83634  
Phone : (208) 922-5274  
Fax: (208) 922-5989  
Kunacity.id.gov

**To:** City Council

**Case Numbers:** 16-03-LS (Lot Split) and 16-03-LLA (Lot Line Adjustment); Sergey Oleynik

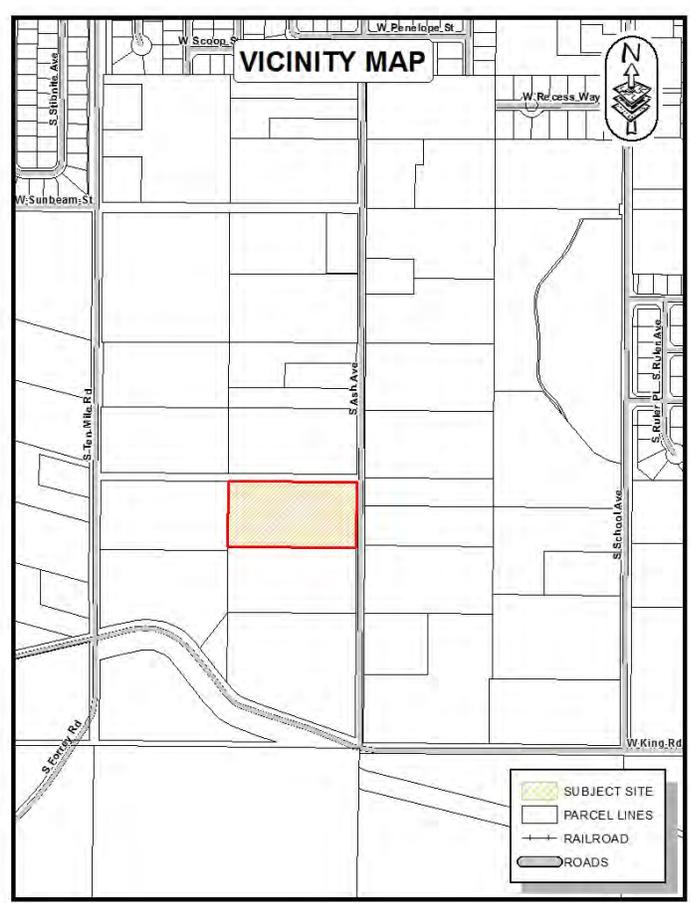
**Location:** 1271 S. Ash Ave.  
Kuna, Idaho 83634

**Planner:** Trevor Kesner, Planner II

**Meeting Date:** July 5, 2016

**Applicant:** **Sergey Oleynik**  
691 E. Sienna Creek St.  
Kuna, ID 83634  
208.440.4012  
[Siroley@hotmail.com](mailto:Siroley@hotmail.com)

**Surveyor:** **Compass Land Surveying, LLC**  
Richard Gray  
3818 E. Newby St., Ste. 103  
Nampa, ID 83687  
208.442.0115



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- A. Course Proceedings
- B. Applicant Request
- C. Aerial Map
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Decision by the Council

**A. Course of Proceedings:**

1. A Lot Split (LS) and a Lot Line Adjustment (LLA) are both designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.
  - a. Notifications
    - i. Kuna City Engineer June 20, 2016
    - ii. Kuna Fire District June 20, 2016
    - iii. Applicant Completeness Letter June 15, 2016
    - iv. Agenda July 5, 2016

**B. Applicants Request:**

1. The applicant seeks approval for a Lot Line Adjustment to correct an existing fence and accessory structure (shed) encroachment on the subject parcel from the adjacent southern property. Applicant also seeks Lot Split approval to create three lots from the subject parcel which has been verified by Planning and Zoning staff as an original parcel. The home that previously existed on the subject parcel has since been demolished and the two existing out-buildings on site are accessory only. The Lot Split, if approved, would provide the owner an opportunity to sell the newly created lots as potential future home sites.
2. The applicant has submitted all necessary documentation and materials for review.

**C. Aerial Map:**



©Copyrighted

**D. History:**

The subject parcel has historically been used as a residential home site with ancillary agricultural and/or pasturing activities. The primary residence has since been demolished and removed.

**E. General Project Facts:**

1. **Comprehensive Plan Designation:** The approved Future Land Use map indicates the subject parcel as 'P' Public zoning designation. Although this Lot Split (LS) and Lot Line Adjustment (LLA) request appears to be inconsistent with the Future Land Use Map; however, this parcel is already annexed into Kuna city limits with an existing R-4 residential zoning designation. As there are no requested changes to the current zoning designation, the Lot Split and Lot Line Adjustment would be allowable within an R-4 zone.

2. **Surrounding Land Uses:**

Direction	Current Zoning	
<b>North</b>	CBD	Rural Urban Transition (Ada County)
<b>South</b>	R-4	Low Density Residential – Kuna City
<b>East</b>	R-1 / R-6	Estate Residential (Ada County) / Medium-Low Density Residential – Kuna City
<b>West</b>	RUT	Rural Urban Transition (Ada County)

3. **Parcel Number:** R5070500805

4. **Parcel Sizes and Current Zoning:**

- Site Address: 1271 S. Ash Avenue
- Parcel Size: 4.75 acres
- Zoning Designation: R-4 (Residential District)

5. **Services:**

Fire Protection – Kuna Rural Fire District  
 Police Protection – Kuna City Police (Ada County Sheriff)  
 Sanitary Sewer– Existing Septic (*abandoned/non-viable*) – future City of Kuna  
 Potable Water – Private Well (*viability unknown*) – future City of Kuna  
 Irrigation District – Boise-Kuna Irrigation District (BKID)  
 Pressurized Irrigation – City of Kuna (KMID)  
 Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** The subject parcel is currently not improved along its South Ash Avenue frontage and contains shrubbery/trees and two accessory structures; one of which serves as a 'well-house'. The parcel's topography is generally flat with slope between 0-3%. According to the USDA Soil Survey of Ada County, the subject site has bedrock depth at > 60' feet.

7. **Transportation / Connectivity:** The subject site has not curbs, gutters or sidewalks. The site currently has two access points to a public roadway along its South Ash Avenue frontage. The existing Right-of-Way to the north of this parcel is currently unimproved and appears to be a 40 foot street section. There are no future improvements proposed to said Right-of-Way by Ada County Highway District or the City; however, future development may warrant the construction of a new local road. The applicant will be required to seek approval from Ada County Highway District in order to establish acceptable access points (driveway approaches) to the newly created parcels along the South Ash Avenue frontage. Sidewalks will be required along South Ash Avenue frontage as the newly created lots develop.

8. **Environmental Issues:** The subject site is situated within the Nitrate Priority Area (NPA) hydrologic group. Other than the parcel being situated within the NPA, staff is not aware of any other potential environmental issues, health or safety conflicts associated with this application.

#### F. **Staff Analysis:**

Staff views this proposed Lot Split and Lot Line Adjustment application to be consistent with the comprehensive plan. If approved, there will be three newly created parcels and those lots will retain their R-4 (Residential) zoning. Staff has determined that this is an original lot, and thus qualifies for a Lot Split. Although inconsistent with the approved Future Land Use map, the approved current zoning designation is supported by the surrounding uses. Staff has provided the applicant with all pertinent information regarding future development of the newly created parcels, if approved.

Staff recommends *approval* for Case No. 16-03-LS and 16-03-LLA to the Kuna City Council.

#### G. **Applicable Standards:**

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

#### H. **Comprehensive Plan Analysis:**

The City Council may accept the Comprehensive Plan components as described below:

1. The proposed Lot Split and Lot Line Adjustment are consistent with the following Comprehensive Plan components:

**GOALS AND POLICY – Property Rights**

**Goal 1:** *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.*

**Policy 1:** *As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criteria were established to determine the potential for property takings.*

**GOALS AND POLICY - Private Property Rights**

**Objective 1.2:** *Ensure that City land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.*

**Objective 1.4:** *Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure City actions do not impose a substantial and significant limitation on the use of the property.*

**GOALS AND POLICY –Land Use**

**Goal 2:** *Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.*

**I. Proposed Decision by the Council:**

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

Based on the facts outlined in staff’s report, documentation contained in the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby (approves/denies) Case No. 16-03-LS and 16-03-LLA, a Lot Split and Lot Line Adjustment request from Sergey Oleynik; (with/without) the following conditions of approval:

1. Applicant or their representative engineer-surveyor shall record the following documents:
  - a. Proposed Record of Survey (ROS).
  - b. Execute and record the necessary deeds to accomplish the new parcel boundaries as approved.
  - c. Provide copies of the **recorded ROS** and **recorded new deeds**, to the Planning and Zoning Department as evidence of compliance.
  - d. Applicant and/or Owner shall complete the aforementioned conditions **within one (1) year** of the City Council’s Order of Decision.
2. Any future development or improvements to the existing parcel or the newly created parcels must follow all codes in place at the time of the original Lot Split (LS) approval by the Kuna City Council.
3. The applicant shall adhere to all agency and staff requirements and recommendations.
4. Applicant must ensure future driveway approaches are approved and accepted by Ada County Highway District prior to recording the *lot split*, providing proper access to all parcels in sufficient widths as approved by the City engineer and the Planning and Zoning Department.
  - a. Applicant shall furnish Kuna Planning and Zoning proof of ACHD approved access points to the newly created parcels prior to recording the record of survey.
5. Applicant shall convey proper easements on the record of survey for all utilities in sufficient widths approved by the City engineer and the Planning and Zoning Department. All easement line work shall be shown on the record of survey.
6. All utilities shall be installed underground (see KCC 6-4-2-W).

7. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
8. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC). No building permits will be issued by the Planning and Zoning Department until the applicant and/or property owner can demonstrate compliance with Kuna City Code (KCC) 5-16-3-B:

(1) Sidewalks: Sidewalks shall be installed along all street frontages for each parcel created, except those parcels that are greater than two (2) acres in size. Parcels between one (1) and two (2) acres in size shall install sidewalk on a case-by-case bases, based upon Ada County Highway District and the city engineer determination. Any parcel less than one (1) acre in size shall have sidewalk along the street frontages. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.

(2) Sewer and water: Applicant shall extend public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s), or as determined by the city engineer.

a. If any of the parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a memorandum of understanding with the city that will provide, at a minimum, the following conditions:

(1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (connection plan), which plan shall include a date certain that the septic system will be properly abandoned and the connected made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the city engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the city engineer, and approved by resolution of the city council;

(2) The property owner may agree to participate in a local improvement district (that benefits the property) or other statutory or common law funding mechanism to finance city sewer infrastructure extension costs and city sewer connections fees and provide for any easements; and

(3) If the property owner fails to obtain approval for the connection plan to connect to the city sewer system within one hundred eighty (180) days of being notified, the city may make the connection and charge the owner for the costs associated with the connection and the property owner consents

to a lien upon the property for failure to pay, and the city shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.

(4) This memorandum of understanding will be recorded with the Ada County Recorder.

b. Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets central district health department's septic system requirements in existence at the time of the current application.

9. Applicant shall follow all Kuna Fire Department standards.
10. Applicant shall comply with all federal, state and local laws.

Staff Report - Oleynik  
\$ 200 7 of 30  
+ 100 (EMR)  
\$ 300



City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.kunacity.id.gov

### Lot Line Adjustment Checklist

A Lot Line Adjustment request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: Oleynik Lot Line Adj Applicant: Serge Oleynik  
16-03-LLA

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

Applicant (v)	Description	Staff (v)
✓	Completed and signed Commission & Council Review Application.	✓
→	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot line adjustment. The sketch shall include the following information: <ul style="list-style-type: none"> <li>✓ Current lot size including dimensions, square-footage and street frontage.</li> <li>✓ Proposed new location of the lot line and new dimensions, square-footages and street frontages.</li> <li>✓ Streets, surrounding land uses, etc.</li> <li>◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc, if applicable.</li> </ul>	✓

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

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

\$ 200

RECEIVED  
6.10.16



City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website: www.kunacity.id.gov

### Lot Split Checklist

A Lot Split request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: Oleynik Lot Split 16-03 -LS	Applicant: Serge Oleynik
--	--------------------------

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
→	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	Documentation the parcel is the original parcel of land held in one ownership and of record at the effective date of 12/1/77.	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
* NA	A sketch showing the proposed lot split. The sketch shall include the following information: <ul style="list-style-type: none"> <li>✓ Current lot size including dimensions, square-footage and street frontage.</li> <li>✓ Proposed lot split including the new lot lines and new dimensions, square-footages and street frontages.</li> <li>✓ Streets, surrounding land uses, etc.</li> <li>Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc.</li> </ul>	✓

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

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

RECEIVED  
6-10-16



City of Kuna  
Planning & Zoning  
Department  
P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
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### Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

#### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	16-03-LLA 16-03-LS
Project name	Oleynik Lot Split
Date Received	6.10.16
Date Accepted/ Complete	06/15/16
Cross Reference Files	16-03-LLA 16-03-LS
Commission Hearing Date	N/A
City Council Hearing Date	07/05/16

#### Contact/Applicant Information

Owners of Record: <u>Sergey Oleynik</u>	Phone Number: <u>208-440-4012</u>
Address: <u>691 Esienne Creek St</u>	E-Mail: <u>Siroley@hotmail.com</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Richard Gray</u>	Phone Number: <u>208-442-0115</u>
Address: <u>3818 Newby St - Ste 103</u>	E-Mail: _____
City, State, Zip: <u>Nampa ID 83634</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>1271 S Ash Ave Kuna ID 83634</u>	
Site Location (Cross Streets): <u>W. King Rd.</u>	
Parcel Number (s): <u>R 5070500805</u>	
Section, Township, Range: <u>Sec. 26, 2 North, 1 west</u>	
Property size: <u>4.75 Acres</u>	
Current land use: <u>R-4</u>	Proposed land use: <u>R-4 Residential</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>R-4</u>

Exhibit  
B-1

**Project Description**

Project / subdivision name: Kuna Orchard tracts

General description of proposed project / request: property line Adjustment and property Split,

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: old Garage - tack shed (accessory)

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): 2000

Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_

Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_

Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: [Signature] Date: 6/9/16

# Submittal Letter

I Sergey Oleynik would like to split my 4.75 acre parcel in to three 1.5 acre parcels in hope of future development for 3 residential houses, this property has been an eye sore for the last ten plus years, littered with debris and dead trees, Its time to change that. Splitting the property will be the beginning of that change. Further I am adjusting the property line because my neighbor has his horse shed encroaching on my property along with a fence line that is way off bounds. My neighbor and I came up with a plan to alleviate this issue, and to avoid moving his barn and fence I agreed to move the property line instead.

Sergey Oleynik - Land Owner



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, David Limesand, 1385 S. Asb.  
Name Address  
Kuna, Idaho 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Sergey Oleynik 691 Lienna Creek - Kuna  
Name Address

to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 14th day of June, 2016

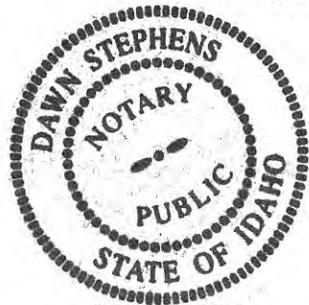
David Limesand  
Signature

Subscribed and sworn to before me the day and year first above written.

Dawn Stephens  
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: 1-17-18



Lot Split Checklist

Form 300LS

May 2010  
Page 2



DESCRIPTION FOR

PARCEL 6A OF RECORD OF SURVEY NO. \_\_\_\_\_

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6. SAID CORNER ALSO BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID RIGHT-OF WAY LINE AND EAST BOUNDARY LINE, N 89° 58' 01" W, A DISTANCE OF 638.29 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 313.07 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE NW CORNER OF SAID LOT 6;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SAID LOT 6, N 89° 58' 47" E, A DISTANCE OF 638.14 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 199,997 SQUARE FEET (4.59 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit B-3 a

DESCRIPTION FOR

PARCEL 6B OF RECORD OF SURVEY NO. \_\_\_\_\_

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE AND ALONG THE EAST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 313.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE AND EAST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 335.66 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN MARKING THE SE CORNER OF SAID LOT 6;

THENCE LEAVING SAID RIGHT-OF WAY LINE AND ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, N 89° 54' 50" W, A DISTANCE OF 638.45 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE SW CORNER OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 335.08 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WESTERLY BOUNDARY LINE, S 89° 58' 01" E, A DISTANCE OF 638.29 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 214,090 SQUARE FEET (4.91 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.

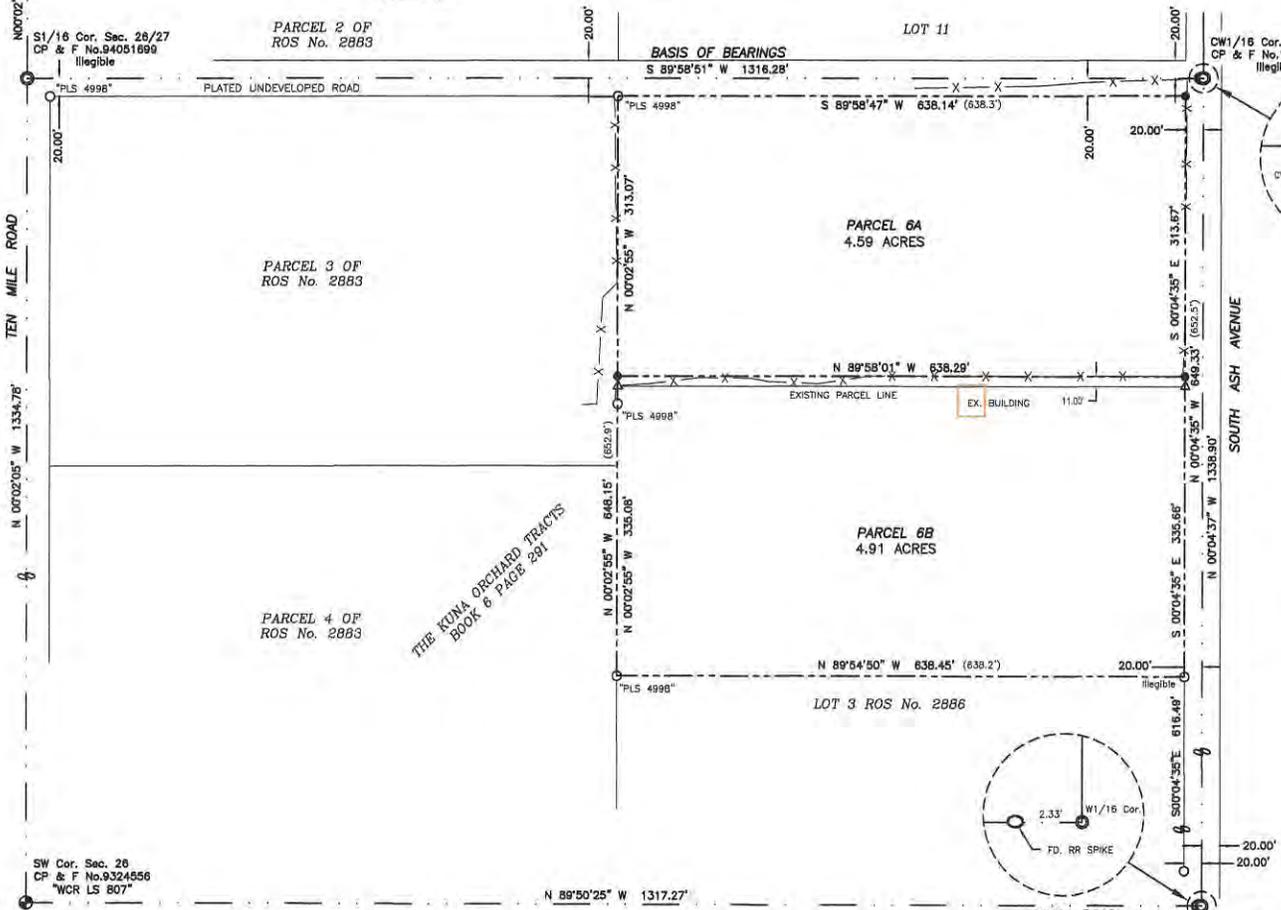
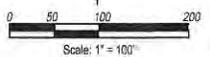


Exhibit B-3 b

# RECORD OF SURVEY

LOT 6, OF THE KUNA ORCHARD TRACTS LYING IN THE SW 1/4 OF SEC.26,  
T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO.  
2016

W1/4 Cor. Sec. 26  
CP & F No.104014757  
"1973"



### LEGEND

- ⊙ Found brass cap monument
- Found 1/2 inch dia. iron pin
- Found rail road spike
- Found 5/8 inch dia. iron pin
- ⊕ Found aluminum cap monument
- Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 7732
- △ Calculated Point
- (0.00') Record Distance
- Boundary Line
- Existing Parcel Line
- X-X- Existing Fence Line
- - - Section Line

### CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE, OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

SERGE V. OLEYNIK

### ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED,

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE, OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

DAVID L. LIMESAND

### ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BEFORE ME, THE UNDERSIGNED,

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code: 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.



Richard A. Gray P.L.S. License No. 7732

### SURVEYOR'S NOTE:

- The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.
- This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictions restrictions as it pertains to building permits, vehicle access permits or septic permits.

### CITY OF KUNA

I, THE UNDERSIGNED, STATES THAT THIS PROPERTY LINE ADJUSTMENT SURVEY IS IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF KUNA CODE.

\_\_\_\_\_  
CITY ENGINEER  
\_\_\_\_\_  
CITY CLERK

### REFERENCES:

- THE KUNA ORCHARD TRACTS RECORDED IN Bk.6 AT Pg.291.
- RECORD OF SURVEY No. 2883, ADA COUNTY RECORDS.
- RECORD OF SURVEY No. 2886, ADA COUNTY RECORDS

### CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA }  
STATE OF IDAHO } SS  
INSTRUMENT NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF MICHAEL E. MARKS  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2014.  
CHRISTOPHER D. RICH, RECORDER  
By: \_\_\_\_\_ DEPUTY

INDEX NO. 214-26-3-3-0-06-291

		SURVEY FOR:			
		<b>SERGE OLEYNIK</b> <b>LOT LINE AJUSTMENT</b> COMPASS LAND SURVEYING, PLLC 3818 E. Newby St., Suite 103 Nampa, ID 83687 Office: (208) 442-0115 Fax: (208) 327-2106			
SHEET NO.	JOB NO.	DWG NO.	SCALE	DRAWN BY:	DATE
1 OF 1	4516	4516-LLA	1"=100'	RLG	06/02/16



DESCRIPTION FOR  
PARCEL A OF RECORD OF SURVEY NO. \_\_\_\_\_

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6. SAID CORNER ALSO BEING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 103.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID RIGHT-OF WAY LINE N 89° 58' 01" W, A DISTANCE OF 638.19 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 103.07 FEET TO A FOUND 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 4998" MARKING THE NW CORNER OF SAID LOT 6;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE OF SAID LOT 6, N 89° 58' 47" E, A DISTANCE OF 638.14 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 65,967 SQUARE FEET (1.51 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit  
B-8  
a

DESCRIPTION FOR

PARCEL B OF RECORD OF SURVEY NO. \_\_\_\_\_

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS, AS ON FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO. LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., CITY OF BOISE, ADA COUNTY IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8 INCH DIAMETER IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID SW 1/4 SW 1/4 OF SECTION 26, S 89° 58' 51" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE LEAVING SAID NORTHERLY BOUNDARY AND ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE, S 00° 04' 35" E, A DISTANCE OF 20.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING THE NE CORNER OF SAID LOT 6;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 103.67 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732", SAID POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 105.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID RIGHT-OF WAY LINE N 89° 58' 01" W, A DISTANCE OF 638.24 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732" MARKING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 6;

THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 6, N 00° 02' 55" W, A DISTANCE OF 105.00 FEET TO A SET 1/2 INCH DIAMETER IRON PIN STAMPED "PLS 7732";

THENCE LEAVING SAID WESTERLY BOUNDARY LINE, S 89° 58' 01" E, A DISTANCE OF 638.19 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 67,012 SQUARE FEET (1.54 ACRES), MORE OR LESS. SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.



Exhibit B-8 b

**DESCRIPTION FOR**  
**PARCEL C OF RECORD OF SURVEY NO. \_\_\_\_\_**

JUNE 6, 2016

A PARCEL OF LAND BEING A PORTION OF LOT 6, OF THE KUNA ORCHARD TRACTS AS FILE IN BOOK 6 OF PLATS AT PAGE 291 IN THE OFFICE OF THE RECORDER ADA COUNTY IDAHO. LOCATED IN THE SW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M., BOISE, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND 5/8" IRON PIN MARKING THE CENTER WEST 1/16 CORNER OF SAID SECTION 26;

THENCE ALONG SAID 1/16 LINE SECTION 26, S 89° 58' 47" W, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF- WAY LINE OF SOUTH ASH AVENUE;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH ASH AVENUE S 00° 04' 35" E, A DISTANCE OF 228.67 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732 BEING THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF SOUTH ASH AVENUE AND THE WEST BOUNDARY OF SAID LOT 6, S 00° 04' 35" E, A DISTANCE OF 105.00 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732;

THENCE LEAVING SAID RIGHT-OF WAY LINE N 89° 58' 01" W, A DISTANCE OF 638.29 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732 ON WEST LINE OF LOT 6;

THENCE ALONG SAID WEST LINE OF LOT 6 N 00° 02' 55" W, A DISTANCE OF 105.00 FEET TO A SET 1/2" IRON PIN STAMPED PLS 7732;

THENCE S 89° 58' 47" W, A DISTANCE OF 638.24 FEET TO THE **REAL POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID PARCEL CONTAINING 67,017 SQUARE FEET (1.54 ACRES), MORE OR LESS.

SAID PARCEL IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR APPEARING ON THE LAND.

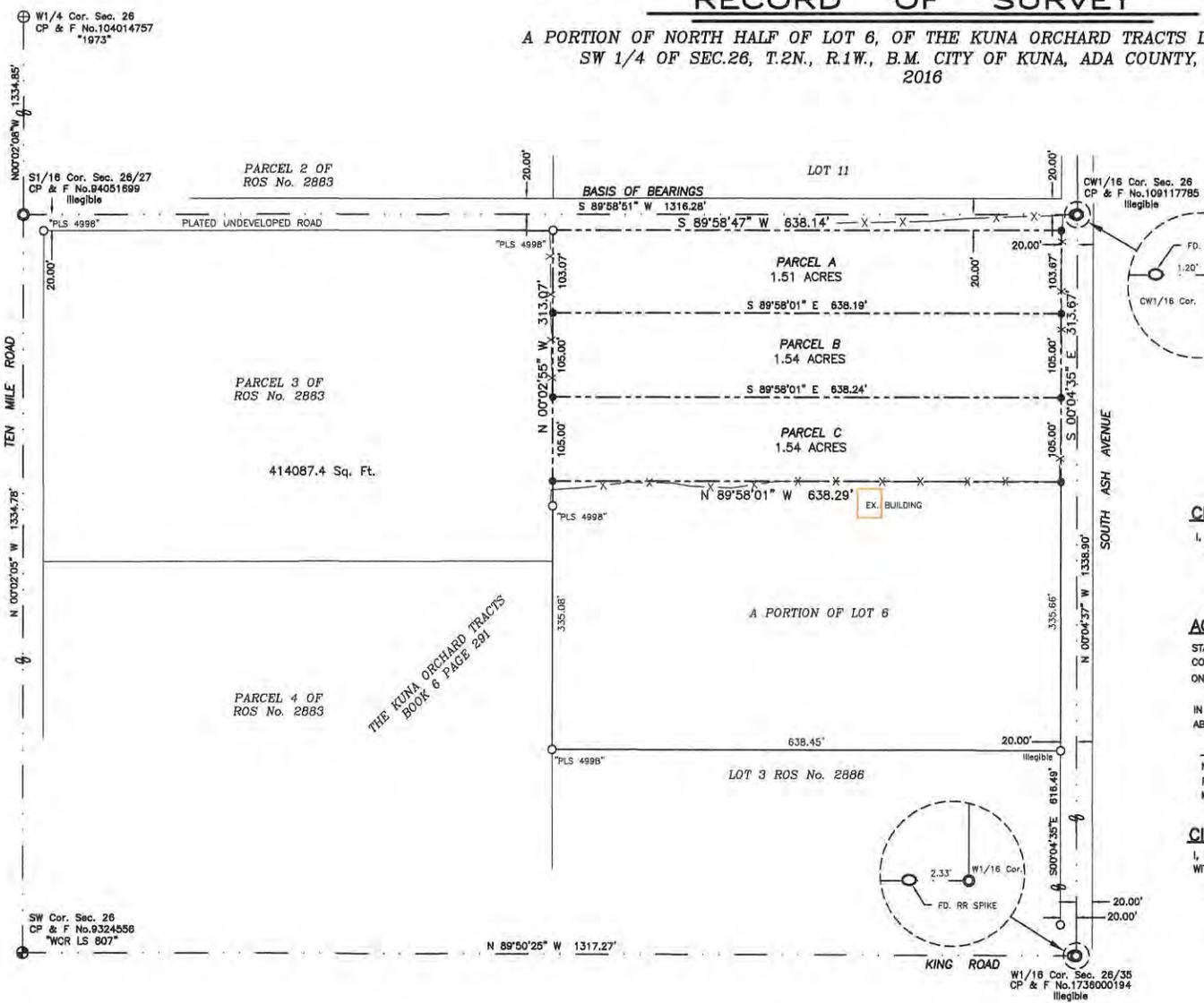
RICHARD A. GRAY P.L.S. No. 7732



Exhibit  
B-8  
c

# RECORD OF SURVEY

A PORTION OF NORTH HALF OF LOT 6, OF THE KUNA ORCHARD TRACTS LYING IN THE SW 1/4 OF SEC.26, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO. 2016



### LEGEND

- ⊙ Found brass cap monument
- Found 1/2 inch dia. iron pin
- Found rail road spike
- ⊕ Found 5/8 inch dia. iron pin
- ⊕ Found aluminum cap monument
- Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 7732
- △ Calculated Point
- Record Distance
- Boundary Line
- Existing Parcel Line
- X-X- Existing Fence Line
- - - Section Line

### CERTIFICATE OF OWNERS

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE, OWNERS OF THE REAL PROPERTY PLATTED HEREON AND THAT THIS PROPERTY LINE ADJUSTMENT IS ACCEPTABLE.

\_\_\_\_\_  
 SERGE V. OLEYNIK

### ACKNOWLEDGEMENT

STATE OF IDAHO }  
 COUNTY OF ADA }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BEFORE ME, THE UNDERSIGNED,

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

### CITY OF KUNA

I, THE UNDERSIGNED, STATES THAT THIS PROPERTY LINE ADJUSTMENT SURVEY IS IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF KUNA CODE.

\_\_\_\_\_  
 CITY ENGINEER

\_\_\_\_\_  
 CITY CLERK

### CERTIFICATE OF COUNTY RECORDER

COUNTY OF ADA }  
 STATE OF IDAHO }  
 INSTRUMENT NO. \_\_\_\_\_  
 FILED FOR RECORD AT THE REQUEST OF MICHAEL E. MARKS  
 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY  
 OF \_\_\_\_\_, 2014.  
 CHRISTOPHER D. RICH, RECORDER  
 By: \_\_\_\_\_ DEPUTY

INDEX NO. 214-26-3-3-0-06-291

SURVEY FOR:		SERGE OLEYNIK LOT SPLIT				
COMPASS LAND SURVEYING, PLLC		3818 E. Newby St., Suite 103 Nampa, ID 83687 Office: (208) 442-0115 Fax: (208) 327-2106				
SHEET NO.	JOB NO.	DWG NO.	SCALE	DRAWN BY:	DATE	REV.
1 OF 1	4516	4516-LLA	1"=100'	RLG	06/02/16	△

### REFERENCES:

- 1.) THE KUNA ORCHARD TRACTS RECORDED IN Bk.6 AT Pg.291.
- 2.) RECORD OF SURVEY No. 2883, ADA COUNTY RECORDS.
- 2.) RECORD OF SURVEY No. 2886, ADA COUNTY RECORDS

### SURVEYOR'S NOTE:

1) The recording of this Record of Survey does not enable the owners of the property shown to convey ownership based solely on this map. A written conveyance must accompany such change in ownership. This Record of Survey does not serve as a legal description for the property shown hereon.

2) This drawing does not necessarily show all of the physical features of the property. Compass Land Surveying P.L.L.C. assumes no liability for present or future compliance or noncompliance with governing jurisdictions restrictions as it pertains to building permits, vehicle access permits or septic permits.

### CERTIFICATE OF SURVEYOR

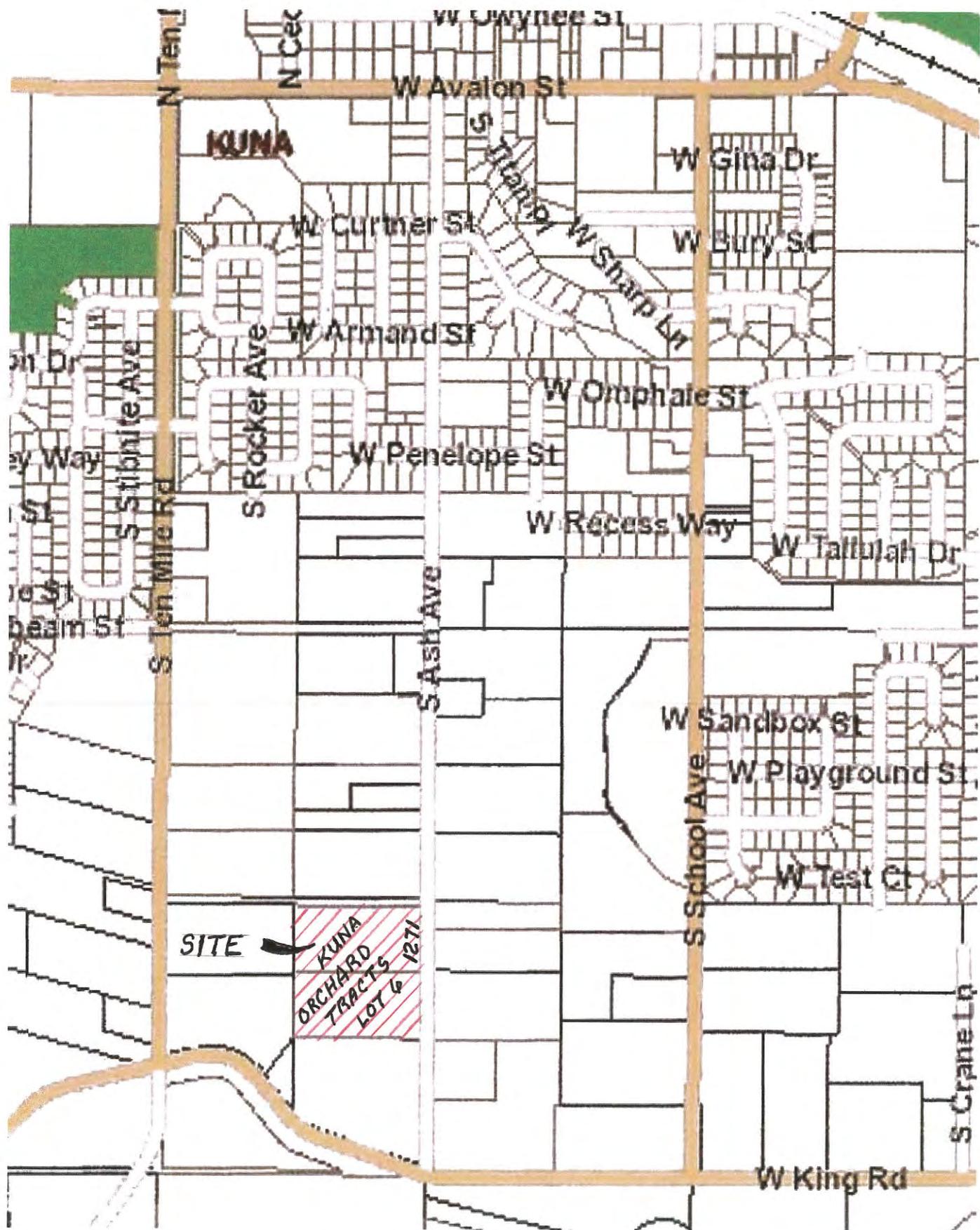
I, Richard A. Gray do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this Record of Survey correctly represents a survey made by me or under my direct supervision in conformance with Idaho Code: 31-2709, 1947 and accepted procedures of land surveying. I further certify that I have complied with Title 55, Chapter 16, Idaho Code.

Richard A. Gray



P.L.S. License No. 7732

Exhibit  
 B-7



SITE  
 KUNA  
 ORCHARD  
 TRACTS  
 LOT 6 12-11

VICINITY MAP  
 N.T.S.

Exhibit  
 B-6



AFTER RECORDING MAIL TO:

Serge V. Oleynik  
1726 S Luker Road  
Kuna, ID 83634

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT

**WARRANTY DEED**

File No.: 4101-2119224 (NR)

Date: July 12, 2013

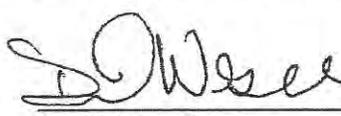
For Value Received, **David Woodmansee and Bobbi Woodmansee, Husband and Wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Serge V. Oleynik, a married man as his sole and separate property**, hereinafter referred to as Grantee, whose current address is **1726 S Luker Road, Kuna, ID 83634**, the following described premises, situated in **Ada County, Idaho**, to wit:

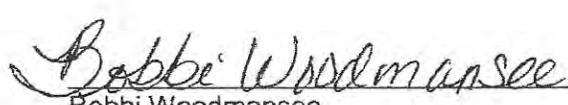
**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

**THE NORTH HALF OF LOT 6 OF KUNA-ORCHARD TRACTS, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 6 OF PLATS AT PAGE 291, RECORDS OF ADA COUNTY, IDAHO.**

APN: **R5070500805**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

  
\_\_\_\_\_  
David Woodmansee

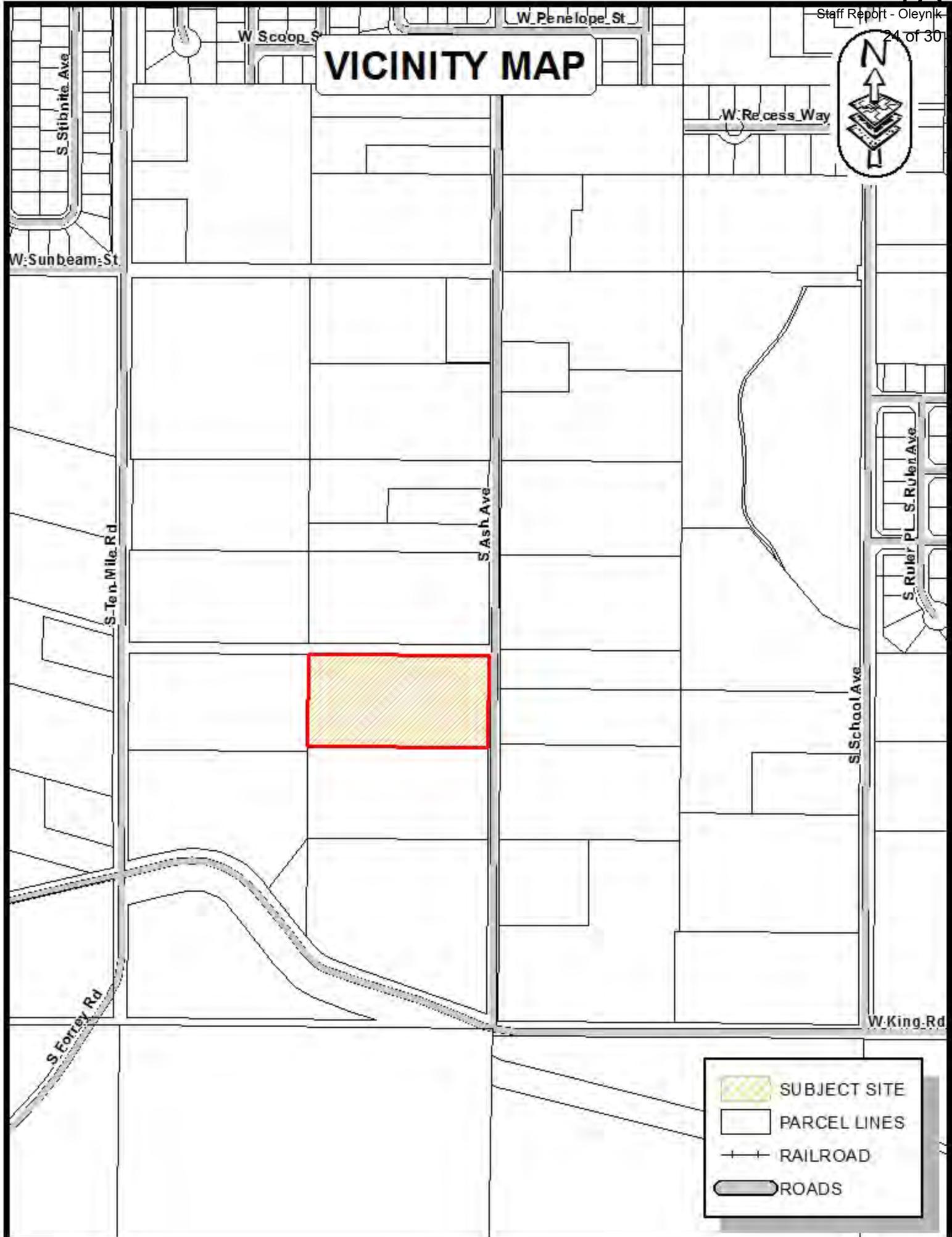
  
\_\_\_\_\_  
Bobbi Woodmansee





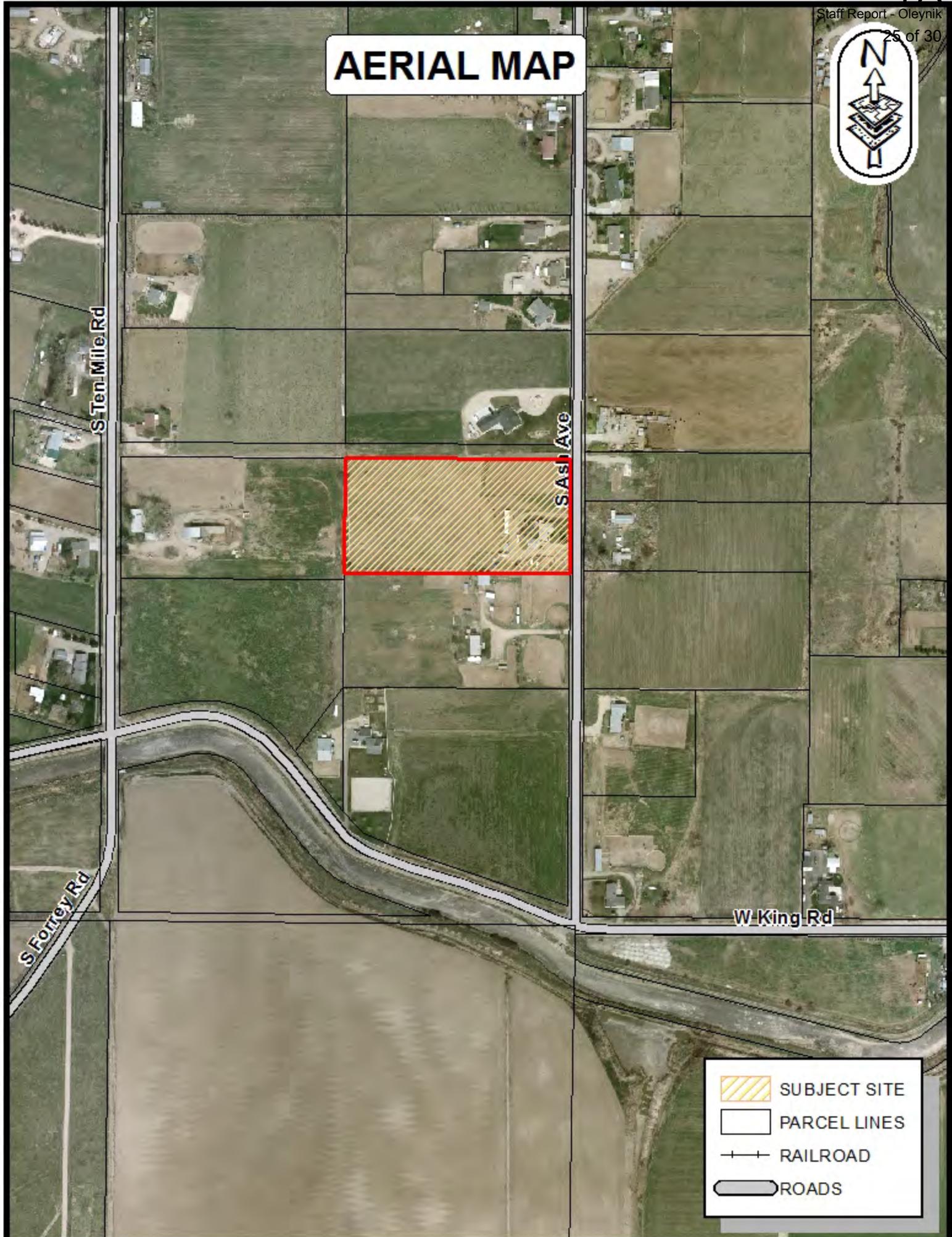


# VICINITY MAP



	SUBJECT SITE
	PARCEL LINES
	RAILROAD
	ROADS

# AERIAL MAP



S Ten Mile Rd

S Asht Ave

W King Rd

S Forrey Rd

	SUBJECT SITE
	PARCEL LINES
	RAILROAD
	ROADS



## City of Kuna

PO Box 763 ▪ 763 W Avalon St ▪ Phone: 208.922.5274 ▪ [www.kunacity.id.gov](http://www.kunacity.id.gov)

June 15, 2016

Sergey Oleynik  
691 E. Sienna Creek St.  
Kuna, ID 83634

### Completeness Letter

**RE: Oleynik Property Annexation: 1271 S. Ash St., Kuna, ID (APN #R5070500805)**

Dear Applicant,

Kuna Planning and Zoning staff has reviewed the submitted Lot Line Adjustment and Lot Split application for the property referenced above, and has determined the application is complete at this time. The City Council public hearing date for your case is tentatively set for July 5<sup>th</sup>, 2016.

Please refer to case **#16-03-LLA and #16-03-LS** (Oleynik) in all future correspondence regarding these Lot Line Adjustment and Lost Split applications.

#### Fees

The following application fees have already been paid:

Lot Line Adjustment Fees:	\$200.00 + \$100 Engineering Fees
Lot Split:	\$200.00
Total Paid:	<b>\$500.00 (06/09/16)</b>

Please feel free to contact me if you have any questions.

Thank you,

Trevor Kesner  
Planner II  
City of Kuna  
(208) 387-7731

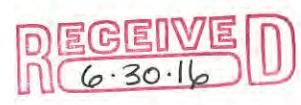
Cc: File; David Limesand



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.gov](http://www.kunacity.gov)

GORDON N. LAW  
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731  
Email: [glaw@kunaid.gov](mailto:glaw@kunaid.gov)



---

## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law  
Kuna City Engineer

RE: 1271 S. Ash Street  
Lot Split, Lot Line Adjustment  
16-03-LS, 16-03-LLA

DATE: June 28, 2016

---

The City Engineer has reviewed the lot split request of the above applicant dated June 20, 2016. It is noted that this proposal will create three buildable residential lots from the original parcel. The original parcel is not developed, is situated in a nitrate priority area and does not have water sewer or PI within 300 feet. Accordingly, the City Engineer provides the following comments:

### 1. Sanitary Sewer System

- a) The nearest sewer main is located 2180 feet north in Ash Street.
- b) The nitrate priority area referenced above means that nitrate levels in the ground water are elevated and that reliance on septic systems may make the levels higher. Infants are at risk from high nitrate.
- c) The property lies within the Ten Mile Lift Station sewer shed discharging to the South Wastewater Treatment Plant which has sufficient capacity for this project.
- d) Septic Systems
  - 1) KCC 5-16-4.B.2.a provides: *"If the city engineer determines that the subject property will not receive public sewer service in the foreseeable future due to an extraordinary physical constraint, the property owner may be permitted to install a septic system. An example of an extraordinary physical constraint would be extension of a public sewer line across Indian Creek where the benefit is limited to a single-family residential property."* **In this situation there is no "extraordinary physical constraint"**.
  - 2) KCC 5-16-4.B.2.b provides: *"If the city engineer determines that the property will not receive public sewer service within ten (10) years due to a non-extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive (as determined by the city engineer and approved by resolution of the city council) in relation to the costs of the development of the*

*property, the property owner may be permitted to install a septic system as an interim for sewer service until the public sewer service becomes available." The City Engineer does not*

**conclude sewer will not be extended within 10 years.**

- 3) Regardless of the City Engineer's findings, no septic system can be installed unless a permit is also issued by Central District Health.
- 4) KCC 5-16-3.B.2.b also provides: "*Parcels located in the Kuna Nitrate Priority Area shall not be split without connecting to city sewer and water. A waiver of this subsection may be allowed when the applicant provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, the drinking water supply meets all drinking water standards, and meets central district health department's septic system requirements in existence at the time of the current application.*" **If the treatment system can meet this condition, a waiver may be provided.**
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.
- f) The current sewer treatment connection fee is \$4,326 and sewer interceptor fee is \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application.

## 2. Potable Water System

- a) The nearest water main is located 2000 feet north in Ash Street.
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  - 1) It is recommended this application be conditioned to require connection to the City water system when access to water is reasonably available (available within 300 feet) or if the alternative water supply cannot meet all water quality standards.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk lines need to be constructed.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

## 3. Pressure Irrigation

- a) The original parcel is not connected to the City Pressure Irrigation System. Pressure irrigation is not available within a reasonable distance from the property with the nearest pressure irrigation main 1970 feet north in S. Ash Street.
- b) Relying on City drinking water for irrigation purposes is contrary to City Code (6-4-21) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to rely on irrigation water from surface and private water rights until City Pressure Irrigation is available within a reasonable distance (300 feet).

- c) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. The master plan does not designate any 10-12" trunk lines on the property frontage.
- d) The property is subject to connection fees at the time of connection.
- e) At the time of connection a petition for inclusion in the municipal irrigation system and agreement to the pooling of water rights for billing purposes will be required.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.

#### 4. Grading, Gravity Irrigation Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of the on-site private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the proposed development. The map must include a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within the proposed development. Open and piped facilities should be noted.
- d) The map should include any proposed changes to the systems.

#### 5. General

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

#### 6. Public Works Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of municipal sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and the exact length is unknown.

#### 7. Right-of-Way

Sufficient full and half width right-of-way on local streets shall be provided and developed pursuant to City and ACHD standards. Ash Street right-of-way appears to be sub-standard width adjacent to this property. The site does not front on any section and quarter lines for arterial and collector streets and providing of deeded right-of-way to the extent of the frontage on classified streets is not applicable.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- b) The site lacks existing sidewalk, but sidewalks are to be provided except as noted in KCC 5-16-3.B.1 (*Sidewalks shall be installed along all street frontages for each parcel created, except those parcels that are greater than two (2) acres in size. Parcels between one (1) and two (2) acres in size shall install sidewalk on a case-by-case bases, based upon Ada County Highway District and the city engineer determination. Any parcel less than one (1) acre in size shall have sidewalk along the street frontages. Where sidewalks are required, the owner shall submit engineering drawings, contractor's estimates, and submit for construction plan review.*) **The City Engineer recommends providing sidewalk is a condition of development.**
- c) The site lacks existing curb and gutter and City Code does not provide direction on the matter.

## 8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings of any public facilities will be required before occupancy is granted.

## 9. Property Description

- a) A proposed Record of Survey has been provided by the applicant.

## 10. Lot Line Adjustment

The City Engineer has reviewed the Lot Line Adjustment request of the above applicant(s) dated June 20, 2016. It is understood this lot line adjustment is an attempt by the property owner to split his property into three parcels instead of one and eliminate an encroachment. The following comments are provided:

- a) The applicant's proposal does not appear to affect existing public roads or easements or to adversely compromise the ability to expand or extend them in the future.
- b) The applicant's proposal does not appear to affect publicly maintained utilities or to adversely compromise the ability to expand or extend them in the future.

The City Engineer concludes there is not a reason from a public works perspective to provide further comment on this part of the application.



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Telephone (208) 922-5546

Email: [CEngels@kunaID.gov](mailto:CEngels@kunaID.gov)

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## MEMORANDUM

TO: Mayor Stear and Council

FROM: Chris Engels, City Clerk

RE: Downtown Revitalization – Selection of Engineering Services for Downtown Kuna design from RFP.

DATE: July 1, 2016

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The request is to consider Resolution R47-2016

In May, the City issued a Request for Proposal (RFP) to procure the Engineering Services for downtown design as approved in R39-2016. The RFP was published in accordance with the Community Development Block Grant guidelines and closed on June 9, 2016 at 4:00 pm.

The City received two responses to the RFP, JUB Engineering and Kittleson & Associates. JUB Engineering was the successful respondent based on the proposal submitted and the interview. The scorers were city staff, Chris Engels, Richard Roats and Troy Behunin along with COMPASS Director of Planning Sabrina Minshall. The scores were unanimous.

The cost for the services is \$186,516.00 as defined by the RFP and in accordance with guidelines required by the various funding sources which include Idaho Department of Commerce Community Development Block Grant (CDBG), Transportation Management Area/Transportation Alternatives Program (TMA/TAP) Federal-aid funds, and local funding from the City of Kuna, and Ada County Highway District (ACHD).

The estimated cost including the Engineering, Construction Engineering and Inspection, Grant Administration for the CDBG and actual Construction for Phase 1 on the downtown revitalization project is \$1,050,120.00

Thank you,  
Chris Engels

**RESOLUTION NO. R47-2016  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE PROFESSIONAL SERVICES AGREEMENT WITH JUB ENGINEERING, INC. FOR THE DOWNTOWN REVITALIZATION PHASE 1, AS OUTLINED IN EXHIBIT B - CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE 1 SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE, AND EXHIBITS A AND C; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.**

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

Section 1. The PROFESSIONAL SERVICES AGREEMENT with JUB Engineering, Inc. including the terms as contained in the Exhibit B, CITY OF KUNA, DOWNTOWN REVITALIZATION PROJECT, PHASE 1 SERVICES, SCOPE OF SERVICES, SCHEDULE, AND BASIS OF FEE and Exhibits A and C, in substantially the format, as attached hereto as EXHIBIT A is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorize and approved for on behalf of the City of Kuna, Idaho.

**PASSED BY THE COUNCIL** of Kuna, Idaho this \_\_\_ day of July 2016.

**APPROVED BY THE MAYOR** of Kuna, Idaho this \_\_\_ day of July 2016.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

## CITY OF KUNA, IDAHO PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

### 1. IDAHO COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING PROVISIONS:

Provisions outlined in Exhibit "A" Idaho Community Development Block Grant (ICDBG) Agreement between Owner and Design Professional shall be included in its entirety as a part of this professional services agreement.

### 2. SCOPE OF WORK:

*KUNA* engages *CONTRACTOR* to perform services as identified and explained on Exhibit "B" Scope of Services, Schedule, and Basis of Fee. See Exhibit "C" Construction Phase Services for services during the construction phase of the project.

It is understood and agreed by the parties that the services of the *CONTRACTOR* do not include any of the following: the disbursement or accounting of funds distributed by *KUNA*'s financial officer, legal advice, fiscal audits, or assistance with activities not related to the ICDBG project.

### 3. KUNA'S RESPONSIBILITIES:

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

### 4. CONTRACTOR'S RESPONSIBILITIES:

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit "A" and Exhibit "B"**.

### 5. RISK ALLOCATION:

*KUNA* agrees that *CONTRACTOR* is not responsible for damages arising directly or

indirectly from any delays for causes beyond *CONTRACTOR*'s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or *KUNA*'s contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

**6. PAYMENT:**

*KUNA* agrees to pay *CONTRACTOR* for its services rendered under this Agreement a lump sum amount of **\$186,516.00** for said services rendered from for the Project. The parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein.

**7. RIGHT OF CONTROL:**

*KUNA* agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

**8. INDEPENDENT CONTRACTOR RELATIONSHIP:**

*CONTRACTOR* is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

**9. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:**

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by *KUNA* on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR*'s income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

**10. LICENSES AND LAW:**

*CONTRACTOR* represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

**11. FRINGE BENEFITS:**

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health,

or other fringe benefit plans of *KUNA*.

**12. WORKER'S COMPENSATION:**

*CONTRACTOR* shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

**13. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:**

*CONTRACTOR* shall supply, at *CONTRACTOR's* sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

**14. EFFECTIVE DATE:**

This contract shall be completed on or before December 31, 2016.

**15. WARRANTY:**

*CONTRACTOR* warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

**16. INDEMNIFICATION AND INSURANCE PROVISIONS:**

*CONTRACTOR* agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless *KUNA*, its officers, employees, and *KUNA*-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR's* negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.
2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions ~~ally~~ covered by *CONTRACTOR's* general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at *KUNA's* option), and hold harmless *KUNA*, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR's* (or *CONTRACTOR's* subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which *CONTRACTOR* is not legally liable.

Without limiting *KUNA's* right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.

2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide *CONTRACTOR* thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. *CONTRACTOR* shall immediately provide notice to *KUNA* in such an event.

*KUNA* is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA*'s best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

*KUNA*, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with *KUNA*. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR*'s responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, *KUNA* may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
  - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
  - B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies *KUNA* may have and is not the exclusive remedy for *CONTRACTOR*'s failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which *CONTRACTOR* may be held responsible for payments of damages to persons or property resulting from *CONTRACTOR*'s, or its subcontractor's, negligent performance of the work covered under this Agreement.

**17. NON-WAIVER:**

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

**18. CHOICE OF LAW:**

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

**19. ENTIRE AGREEMENT:**

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

**20. SEVERABILITY:**

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

**21. ATTORNEY FEES:**

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement shall be in accordance with state law.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

KUNA:

CONTRACTOR:

\_\_\_\_\_

By \_\_\_\_\_

*KUNA*

*Brian Smith  
J-U-B ENGINEERS, Inc.  
250 S. Beechwood Ave. No. 201  
Boise, Idaho 83709*

Joe Stear  
Mayor

Its \_\_\_\_\_

*Area Manager*

ATTEST:

WITNESS:

\_\_\_\_\_

\_\_\_\_\_  
*(Signature of Witness or Notary Public)*

Chris Engels  
City Clerk

Form and content approved by \_\_\_\_\_, as attorney *KUNA*.



**J-U-B ENGINEERS, Inc.  
AGREEMENT FOR PROFESSIONAL SERVICES**

**City of Kuna  
Downtown Revitalization Project  
Phase 1 Services  
Exhibit "B" – Scope of Services, Schedule, and Basis of Fee**

This Agreement for Professional Services, dated July 5, 2016, between J-U-B ENGINEERS, INC. and the City of Kuna (CLIENT or City) shall include the attached Scope of Services for the design phase of this project. This project is funded through a variety of sources which include an Idaho Department of Commerce Community Development Block Grant (CDBG), Transportation Management Area/Transportation Alternatives Program (TMA/TAP) Federal-aid funds, and local funding from the City of Kuna, and Ada County Highway District (ACHD).

Two phases are intended for Kuna's downtown revitalization project. Phase 1 consists of: Avenue C / Main Street to Avenue E / 4<sup>th</sup> Street. Phase 2 consists of: Avenue C / Main Street to Avenue A / Main Street. Several Engineering tasks will be completed initially including: survey, drainage design, and environmental evaluation. This Scope covers the design of Phase 1, and the construction of Phase 1. This Scope does not include the design or construction of Phase 2.

**PART 1 - SCOPE OF SERVICES**

**A. PROJECT UNDERSTANDING**

J-U-B ENGINEERS will develop the bidding documents for the construction of City streetscapes for Phase 1 on Main Street between Avenue C and Avenue D (both north and south side of the street), Main Street from Avenue D to Avenue E (North side of the street), and Avenue E from Main Street to 4<sup>th</sup> Street (East side of the street). Phase 2 of this proposed work from Avenue C to Avenue A on Main Street must wait for funding availability.

The tasks outlined in this scope of services focus on preliminary design, final design, and delivery of bid documents for Phase 1. Tasks for construction engineering services will also be completed under this contract:

- Task 1 – Project Management and Meetings
- Task 2 – Preliminary Design
- Task 3 – Environmental
- Task 4 – Public Involvement
- Task 5 - Final Design / Plans Specifications, and Estimate (PS&E)
- Task 6 – Bid/Construction Support Services

**Assumptions**

This scope of work is based on the following project assumptions:

- The City of Kuna will advertise this project and open bids from Contractors.
- The project will be completed in US Customary Units using AutoCAD Civil 3-D 2011;
- The project will utilize Idaho Standards for Public Works Construction (ISPWC) standard drawings and construction specifications and standard ISPWC pay item designations for construction items where applicable. Ada County Highway District (ACHD) supplemental specifications will be utilized when needed. Special provisions will be used as necessary for more project specific pay items;
- Plans will be completed on standard J-U-B title block / border and NOT on an ITD title block. Plans will not include pay item summary sheets or a clearance summary sheet;
- Plan submittals to the City will occur at 1) 50% (Preliminary Design); 2) Final Design / PS&E. A Charter will be completed to satisfy Federal-aid requirements. A formal concept report will **not** be prepared for this project (per TMA/TAP);
- Geotechnical recommendations will be based on typical pavement section recommendations confirmed by ACHD. The Geotechnical subconsultant will evaluate the use of the typical section approved for the nearby roundabout project. Geotechnical report will be used for drainage design;
- All work will be completed within existing right of way as provided by City and ACHD documentation; no formal right of way plans will be required for this project and all improvements will be within the right-of-way;
- No potable water or sewer improvements will be included in the construction package;
- Environmental documentation will satisfy the Federal Highway Administration (FHWA). FHWA funds will be utilized during construction.
- A separate environmental document, under a separate contract, will be developed for approval by the Idaho Department of Commerce per the Community Development Block Grant (CDBG) requirements;
- Subsurface Utility Exploration may be included in the work plan, if necessary. For the purposes of preliminary design, as-built drawings provided by the City and utility companies within the corridor will be used;
- It is anticipated that drainage improvements will be limited to within the existing project limits and that no “off-site” drainage improvements will be designed or constructed as a part of this scope of services.
- The design of Phase 1 will be in general conformance with the concept plan and renderings shown in the Kuna Downtown Revitalization Plan.

#### **B. SCOPE OF SERVICES TO BE PROVIDED BY J-U-B**

J-U-B’s scope of services under this Agreement is limited to the following tasks.

#### **TASK 1 – PROJECT MANAGEMENT AND MEETINGS**

##### **Tasks**

- a. **Kickoff Meeting:** J-U-B will prepare for and conduct a kick-off meeting with City staff, along with ITD and ACHD staff, for the purpose of discussing the project approach and obtaining information that may be available from the City, ITD and ACHD, reviewing project schedule, etc. The kick-off meeting is an initial step for this project to give all parties an understanding of the project goals, issues, and concerns prior to beginning design efforts.

- This meeting will focus on discussing in detail the goals and issues associated with the project, reviewing previously completed studies and engineering efforts in the downtown corridor, obtaining as-built drawings from the City, discussing lines of communication, as well as identifying other pertinent issues associated with this project. The intent of this meeting is to review the project scope, schedule and budget and to develop consensus from all team members.
- b. **Council Meeting:** Project Manager and Client/Funding Manager will attend a council meeting to discuss preliminary design prior to beginning final design. J-U-B will prepare two (2) exhibits and a project write-up, provide technical background information, and answer questions specific to the project. It is anticipated that one (1) council meeting is required during the design phase of the project.
- c. **Utility Research Meeting:** Prepare agenda and conduct meeting with appropriate City utility divisions or Public Utility Companies to gather record drawings, field knowledge and any historical data available. Record minutes and incorporate research into design.
- d. **Progress Meetings:** Facilitate progress meetings with the City staff to discuss project status, provide task order status summaries, present deliverables, and receive direction from the City. It is anticipated that four (4) progress meetings will be required during the preliminary and final design phase of the project.
- e. **Coordination with ACHD and ITD (Design Reviews):** Meetings with the Ada County Highway District and the Idaho Transportation Department to discuss project status, timeline, property owner coordination, existing utility coordination and design standards. It is anticipated that Two (2) progress meetings are required. One (1) in the primarily in the design phase and one (1) in the final design phase of the project.
- f. **Design Review Meetings:** J-U-B will attend a preliminary design and final design review meeting with the City staff, ITD and ACHD to discuss project specific comments. It is anticipated that two (2-hour) meetings will be included as a part of this task. J-U-B's project manager and project engineer will attend each of the design review meetings.
- g. **Monthly Update with Staff:** Prepare monthly project updates including; job to date invoicing summary, percent complete, cost estimate updates and exhibit.
- h. **Project Management, Administration and Tracking:** Prepare updated project schedule according to tasks 1-6 with milestones, project management, and coordination with the project team and Public Works staff. Monitor team progress, action item lists, task deadlines, items needed from City; provide documentation, permitting milestones, and critical path items as needed.

**Deliverables:**

- Kick-off meeting minutes;
- Utility research meeting minutes;
- Progress meeting minutes will be distributed via e-mail to team members within three (3) business days;

- Summary of design review comments including written resolution of each comment;
- Council exhibits and write-up for council meeting

## TASK 2 – PRELIMINARY DESIGN

### Tasks

- a. **Initial Site Walk Through** - J-U-B team members, project stakeholders, and key staff personnel from the City and ACHD will walk the project to further identify potential issues in the field and discuss concerns or past issues the City or ACHD may have within the corridor. These issues are anticipated to include drainage, impacts to adjacent properties, utilities, etc.

J-U-B will prepare, invite attendees, conduct, and document the meeting.

### Deliverables:

- Kick-off meeting agenda and minutes.
- b. **Obtain Preliminary Utility Information and Mapping** - J-U-B will provide utility companies (i.e. power, gas, cable, telephone) with formal notification of Phase 1 of the project, including authorization to make design engineering expenditures. J-U-B will also request that utility companies provide the City with current plans of their facilities located within the proposed project limits for Phase 1. The utility companies will also be notified of the future work for Phase 2.

### Deliverables:

- Copies of the Utility Submittal Letters;
  - Copies of information and documents received from utilities;
- c. **Develop Base Mapping/Existing Surface** - J-U-B will conduct a detailed field survey and topographic base mapping of the downtown project limits for Phase 1 and a light topo for Phase 2 described on page 1 of this scope of services. The following elements will be located within the existing right-of-way:
- Roadway cross sections every 50 feet, including centerline, edge of travel lane, edge of pavement, curb, gutter and sidewalk, drainage features, utilities, building stoops (Finish floor elevations), existing street monumentation and right of way markers, utilities (marked by City), etc.;
  - Building corners, door entrances, threshold elevations;
  - Intersection curb returns;
  - Visible utilities and utilities identified from Digline markings;
  - Trees larger than 2-inch diameter trunk size;
  - Signs;
  - Driveways and other road intersections;
  - Other significant improvements within said right-of-way areas;

- Centerline and paint lines;

The final drawing of the mapping area in AutoCAD format will include:

- One-foot contour interval map;
- Existing features located during the survey;
- Estimated location of existing right-of-way lines based on City provided data.

J-U-B will coordinate with Digline and City crews to mark the horizontal location of existing utilities. Existing utilities identified from as-built and field topographic survey will be included in the project base map. Property owner / parcels will be included on the base map based on information provided by the County Assessor. Acquisition of right-of-way is not expected. A formal record of survey is not anticipated or included as a part of this scope of services.

**Deliverables:**

- Develop Base Maps for Preliminary Design;
- Data will be incorporated into plan sheets and DTM surface

**d. Refine Project Charter**

Using the planning documents developed by the City, J-U-B will author the Charter detailing the design standards such as:

- Typical Section,
- Design Speed,
- Design Vehicle,
- Current and Future Traffic Volumes,
- Project Description,
- Define the Purpose and Need.

J-U-B will coordinate with ACHD and City for approval of the Charter.

**Deliverables:**

- Approved Charter
- Copy of Charter to ITD for Approval.

**e. Analyze/Assess Existing Hydraulic Conditions**

Drainage patterns and hydraulics along Main Street and Avenue D will be evaluated early in the design process to identify potential problem areas. Information from the kick-off meeting site visit pertaining to drainage/hydraulics will be reviewed to further identify potential drainage design improvements and/or issues related to the proposed roadway improvements. Drainage design criteria for the project will be developed and reviewed with the City.

J-U-B will develop a preliminary layout for the drainage design for Main Street, including new storm drain pipe, catch basins, etc. Preliminary Drainage plans will be evaluated for Phase 1 and accommodate Phase 2 expansion for grading.

Drainage computations will be completed in accordance with City roadway development guidelines and ACHD recommendations.

**Assumptions:**

- All drainage improvements will be within the project limits;
- No “off-site” drainage improvements will be designed or constructed unless directed by the City as an additional scope of services.

**Deliverables:**

- Drainage computations in accordance with City roadway development guidelines;
- Preliminary drainage estimate included in the Engineer’s Estimate

**f. Develop Preliminary Design Plans**

Based on input received from the City and key stakeholders, in addition to the field evaluation and preliminary utility and drainage design, J-U-B will develop the preliminary curb and gutter horizontal and vertical alignment. The preliminary design will be completed in accordance with ISPWC/ACHD standards, the AASHTO Green Book, and MUTCD requirements.

Turning movements will be evaluated at intersections to determine if “bulb-out” features can be accommodated while not inhibiting design vehicle turning capabilities.

Permanent signing / traffic control patterns are not anticipated to change as a result of this project. Existing stop control conditions at the intersections within the project limits will remain.

Pedestrian level lighting plans will be developed showing the proposed light locations.

Decorative sidewalk areas / brick paver areas will be identified on the preliminary design plans, and locations for landscaping areas will be delineated on the plans. J-U-B’s Landscape Architects will coordinate with the City and develop a conceptual layout of landscaping (trees, planting beds, etc.) and irrigation plans for the delineated areas. J-U-B will identify and show water service, irrigation conduit and controller locations on the project plans. Alternate irrigation sources and innovative irrigation solutions will be considered.

Preliminary demolition plans will be prepared showing removal limits and outlining any removal items to be completed by City forces as “in-kind”. J-U-B will perform an internal QC review of the preliminary plans and assemble the documents for distribution for the preliminary design review meeting.

**Preliminary Design Plan Sheet Estimate**

1 – Title Sheet / Sheet Index

1 – General Notes Sheet

- 1 – Legends Sheet
- 1 – Total Ownership / Survey Control Map
- 3 – Demolition / Removal Sheets
- 3 – Drainage Plans
- 1 – Typical Sections
- 5 – Plan & Profile Sheets
- 3 – Landscaping Plans
- 1 – Electrical/Lighting plan
- 1 – Irrigation Water Supply plan
- 21 – Total Sheets

**g. Calculate Preliminary Roadway Quantities**

Preliminary quantities for each anticipated item will be calculated to allow for preliminary construction cost estimate development. Quantities will be itemized based on **ISPWC** standard pay item nomenclature. Estimated quantities for “in-kind” work to be completed by the City will also be developed as a part of this task.

**h. Develop Preliminary Construction Cost Opinion**

A preliminary engineer’s opinion of probable construction cost will be developed based on quantities developed throughout preliminary design. The cost opinion will include contingencies associated with a 50% level plan set. A summary of the preliminary cost opinion for Phase 1 will be submitted to the City for review as a part of the 50% design review meeting.

**Deliverables:**

- Preliminary Engineer's Cost Opinion

**TASK 3 – ENVIRONMENTAL**

**Overview**

This task will be to prepare one environmental document for review and approval by ITD, which is a requirement of using federal funds through FHWA. There will be a separate environmental document prepared under a separate contract for approval by the Idaho Department of Commerce, a requirement of the CDBG funding. Each review agency has dissimilar requirements, so two (2) documents and two (2) separate approvals are needed.

**Tasks**

- a. Cultural Resources** - J-U-B will work with a Cultural Resources consultant, Arrowrock Architects, PLLC, to prepare a Cultural Survey as required by ITD and FHWA. The purpose of the report will be to obtain environmental clearance for the project from the State Historic Preservation Office (SHPO). The Cultural Report will include both phases of the project.

- b. **Environmental Evaluation (EE) Report** – J-U-B will prepare an EE report in ITD’s format. This task includes the preparation of the EE form, Hazardous Materials Review, and Storm Water Evaluation. A narrative will be prepared that will summarize the environmental resources within the project area, potential impacts, and permitting requirements. This task is limited to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE. J-U-B will prepare and submit to appropriate agencies for review and approval. This task will be completed during the preliminary design phase.
- c. **Biological Evaluation (BE)** – J-U-B will prepare a BE as required by ITD and FHWA. The BE will be prepared for both phases of the project. The purpose of the BE is to evaluate biological resources and potential environmental impacts. Due to the nature of the proposed project, this scope of work assumes a No Effect finding.
- d. **Environmental Re-Evaluation (RE) Report** – J-U-B will prepare a RE report to note any project changes since preliminary design. This task will be completed as part of the PS&E package. J-U-B will prepare required forms and a brief narrative noting any project changes, environmental commitments, and/or any change in permitting requirements. This task is limited to two (2) versions of the RE: (1) Draft, and (2) Final RE. J-U-B will prepare and submit to appropriate agencies for review and approval.

### **Assumptions**

- No Effect Finding for Cultural and Biological Resources
- No Cultural or Biological work will be developed for Phase 2
- No 404 permit is anticipated, therefore, it is not included in this scope of work
- No Archaeological work is included in this scope of work

### **Deliverables**

- Approved BE and Cultural Report for Phase 1 only. If any impacted cultural resources are identified and mitigation is required, an additional services contract would be necessary.
- Approved EE and RE:
  - Up to three (3) versions of the EE: (1) Draft, (2) Final Draft and (3) Final EE
  - Up to two (2) versions of the RE: (1) Draft, and (2) Final RE

## **TASK 4 – PUBLIC INVOLVEMENT**

### **Overview**

This purpose of this task is to address community outreach that is early, continuous, and meaningful during this project. Activities listed here will provide public awareness and involvement to reflect the community’s vision in the project.

### **Tasks**

- a. **Public Involvement Plan** - The Langdon Group (TLG) will prepare a draft Public Involvement Plan, including tools and techniques to engage the public and a schedule of outreach activities. The draft plan will be submitted for approval to the client.
- b. **Property Owner Consultations** - TLG will conduct one-on-one consultations with each of the adjacent downtown property owners and tenants to identify access and utility needs, as well as address any questions or concerns. TLG will conduct these consultations prior to design. TLG will then meet with each property owner a second time after the design is

- complete to review proposed improvements specific to each property, as well as share information regarding the schedule and anticipated impacts.
- c. **Project Mailings** - TLG will write, design, and mail up to three (3) project-information pieces. We anticipate developing a newsletter as the first mailing at project initiation, a postcard to announce the public meeting, and a final newsletter to announce next steps.
  - d. **Public Open House** - TLG will prepare and attend one (1) Public Open House. TLG will prepare all materials in relation to the open house, placing meeting flyers in strategic locations around town, sign-in sheets, comment forms, displays, and set-up and tear-down of the meeting. The Langdon Group will also prepare a Public Open House Summary that includes all public comments.
  - e. **Design Committee** – TLG will convene and facilitate a design committee to review designs and provide feedback to the project team.
  - f. **Stakeholder Coordination and Database** - TLG will provide a point of contact (phone and email) for the public to assist in answering questions and addressing project concerns. The Langdon Group will create a stakeholder database for the project that includes documentation of all public involvement/stakeholder contact.
  - g. **Summary of Public Involvement Activities** - TLG will prepare a Summary Report of all public involvement activities, including the Stakeholder Summary and Public Meeting Summary.

#### Assumptions

- City will produce a list of Design Committee members, key stakeholders and mailing list.
- City will arrange for a location to hold the public Open House.

#### Deliverables

- Public Involvement Plan.
- Stakeholder database.
- Up to three (3) mailers.
- Up to six (6) displays for Open House.
- Public Involvement Summary Report.
- Design Committee Meeting Notes.

### TASK 5 – FINAL DESIGN / PS&E

#### Tasks

- a. **Utility Company Coordination** - J-U-B will coordinate with affected utilities within the corridor based on information obtained from preliminary design and will incorporate information received from utility companies into the project design. Utility plans will show the location of existing utilities and any proposed relocations that will be required as a part of the roadway improvements. These utility plans will be forwarded to the utility companies for their review and verification that the utilities are accurately depicted. It is anticipated

that these plans will also be used by the utility companies in preparing “in-house” construction documents for relocating their respective utilities in Phase 1.

**Deliverables:**

- Written minutes of conversations with utility companies;
- Copies of the Draft Utility Plan Submittal Letters;
- Copies of information and documents received from utilities.

- b. Drainage Design** - The preliminary drainage evaluation will be expanded and included in final design report for Phase 1. It is anticipated that all drainage in the corridor will be handled through catch basins and piping and connect to existing piping that conveys the storm water runoff off site or directed to subsurface discharge facilities. Catch basins and storm drain piping will be sized based on drainage runoff computations and shown on the roadway construction plans.

**Deliverables:**

- Finalized drainage report sealed by a licensed professional engineer;

**c. Develop Final Design Plans**

Based on input and comments received from the Preliminary Design Review, City and key stakeholders, the Final Design Plans will move into 100% Plans, Specs & Estimate for bidding. Bid pay items matching ISPWC Standards will be used on the plan sheets to identify pay item requirements for construction.

- **Roadway Plan and Profile Design** - Final roadway plan and profiles will be developed based on input / design comments received from the City on the preliminary design plans submitted as a part of Design Phase 1 tasks. Roadway design will include final horizontal alignment and curb vertical profile data.

Design features including connection requirements to existing commercial driveways, curb/gutter horizontal and vertical profiles, sidewalks, etc. will be included on the construction documents.

- **Signing and Pavement Marking** - for the roadway and intersections will be prepared in accordance with ITD and MUTCD standards and recommendations and included on the roadway plans. Plans will include station and offset for sign locations, striping limits, striping symbols, and striping details.
- **Intersection / ADA Grading Design** - There are three (3) street intersections within the Main Street corridor that may include bulb-outs, ADA, and other detailed improvements. Detailed plan view drawings of each of these intersections will be prepared at a larger scale to show curb returns, horizontal geometry, and detailed vertical transition requirements to match existing surface conditions of the approach streets. Horizontal and vertical control including finish grades, station and offset for the transitions / curb returns will be shown. It is anticipated that detail drawings will include one intersection per sheet resulting in three (3) detail sheets (Intersections of Main Street with Avenue C, Avenue D, and Avenue E).
- **Finalize Typical Sections** - Based on input received from the City and public involvement, and recommendations the typical roadway sections will be finalized

and included in the construction documents. The typical sections will include dimensional details for the proposed roadway structural section (i.e. pavement section thickness) as well as curb and gutter, and sidewalk configurations within the corridor.

- **Develop Construction Detail Sheets** - J-U-B will prepare construction detail sheets for non-standard construction items that are not included within the ISPWC or ITD standard details. These items are anticipated to include streetscape items (i.e. pavers, decorative concrete), lighting pole foundations, conduit connection details, weatherproof outlet boxes, etc.
- **Electrical / Lighting** - This task includes the preparation of electrical/lighting plans for Phase 1 of the downtown corridor area. Conduit and water service connection locations for irrigation and electrical wiring will be shown. The electrical plan will show conduit locations, conductor size requirements, pedestrian light locations, and an electrical line diagram.
- **Irrigation Water Supply Plans**- Detailed landscaping and irrigation plans will be included in the construction documents. J-U-B will coordinate with the City to finalize locations for irrigation water supply line connection points and controllers.
- **Construction Traffic Control Plans** - Construction traffic control plans including construction phasing requirements will be prepared by J-U-B for review and approval by the City as a part of this task. Limits of road closure, detours, locations of traffic delineators, and details will be included within the construction plans.
- **Erosion and Sediment Control Plan** - J-U-B will prepare an erosion and sediment control plan and template to be included in the construction documents. The plan will include Best Management Practices (BMP) for protecting existing drainage features, locations for fiber wattle installations, concrete clean-out locations, BMP details, etc. Assumption: A SWPPP will not be required.

#### **Final Design Plan Sheet Estimate**

- 1 – Title Sheet / Sheet Index
- 1 – General Notes Sheet
- 1 – Legends Sheet
- 1 – Total Ownership / Survey Control Map
- 3 – Demolition / Removal Sheets
- 3 – Drainage Plans
- 3 – Drainage Details
- 1 – Typical Sections
- 5 – Plan & Profile Sheets
- 3 – Intersection Plan Grading Sheets
- 3 – Landscaping Plans
- 1 – Electrical/Lighting plan

- 1 – Irrigation Water Supply plan
- 3 – Construction Traffic Control
- 2 – Erosion and Sediment Control Plan
- 32 – Total Sheets

- d. **Calculate Construction Quantities** - Bid pay item roadway quantities will be calculated for inclusion with the bid form. Pavement section quantities will be calculated from the typical sections. Pay items will generally conform to ISPWC designated bid items and supplemented with special provision bid items as needed.

**Deliverables:**

- Excel Spreadsheet printout summarizing bid items and quantities
  - Roadway quantity support computations
- e. **Prepare Contract Documents & Supplemental Specifications** - The project will be designed using ISPWC standard construction specifications for technical specifications and bid documents. Contract documents will include;
- Advertisement for Bids
  - Instruction to Bidders
  - Bid Form and Bid Bond
  - Standard Form Agreement
  - Performance and Payment Bonds
  - Notice of Award
  - Notice to Proceed
  - General Conditions
  - Supplemental Conditions
  - Etc.

Supplemental specifications will be completed for “non-standard” construction items that are not found within the ISPWC construction specifications.

**Deliverables:**

- Supplemental Specifications
  - Final contract documents
- f. **Prepare Opinion of Probable Construction Cost** - An estimated opinion of probable construction cost will be prepared and submitted to the City for review as a part of the final design package.

**Deliverables:**

- Excel spreadsheet printout showing bid item quantities, unit prices, and a summary of the estimated opinion of probable construction cost for the project.
- g. **Internal QC/QA Review** - The assembled final design package will receive a quality control check by J-U-B design experts. Redline changes will be discussed and modifications made to the plans, specifications, and estimate as needed and documentation will occur in the project file.

**Deliverables:**

- None
- h. Assemble and Submit Final Design Package for Advertisement** - The final PS&E package will be submitted to the City for approval and advertisement. The package will include plans, specifications and construction estimate as well as items typically included in a construction resident's file for use by the City / Inspectors during construction administration.

**Deliverables:**

- Plans (11"x17" – 3 Copies);
- Plans (pdf format);
- Specifications (paper and pdf format);
- Estimate (paper and pdf format);
- Erosion and Sediment Control Conceptual Narrative;
- Electronic pdf copy of relevant design and PS&E data.

**TASK 6 – BID/CONSTRUCTION SUPPORT SERVICES****Tasks**

- a. Bid Administration Services** - J-U-B will work with the City for project administration services including: advertising the project, maintaining a bidder's list, conducting a pre-bid meeting, distributing the bid package to bidders, and opening bids. The City will award the project. As requested, J-U-B will provide support services which may include responding to bidder's questions; preparing addenda to distribute; and attending the pre-bid meeting and the bid opening. J-U-B will review the bids and provide recommendation to City Council for bid approval and award as well as provide necessary notice of award documentation, gathering of insurance and bonding certificates, and notice to proceed documents necessary to begin construction.

**Assumptions:**

- The Owner will supervise and complete bid advertising
  - The Owner will conduct the Bid Opening
- b. Construction Phase Support** - J-U-B will provide the following construction phase support services:
- Project Meetings:
    - Preconstruction Conference: J-U-B will arrange and conduct the pre-construction conference with the contractor, CITY, and agencies. Meeting minutes will be transmitted electronically within (24-hrs) or one working day. Meeting elements include: coordination, agenda, facilitation, questions and minutes.
    - Construction Meetings: Hold construction progress meetings with the Contractor. Both J-U-B's construction engineer and RPR will attend. At these meetings, the Contractor will provide project schedules updates (monthly) and short-term look-ahead schedules detailing the activities planned for the

following weeks. For the purpose of estimating fees, (12) construction meetings are anticipated.

- Public Involvement: The Langdon Group's public involvement plan throughout construction will include:
  - Contract requirements for Contractor provided public coordination.
  - Pre-project fliers and door-to-door meetings with impacted owners.
  - One-point-of-contact at The Langdon Group for public comments or concerns.
  - One-point-of-contact and regular communication with City project manager. Our approach is clear communications chain with J-U-B PM, City PM at all times. Any changes in budget or schedule will be forwarded to the City's PM for input and approval.
- Shop Drawing and Product Data Reviews: J-U-B will review shop drawing and product data submittals for compliance with the design and contract documents.
- Construction Administration: J-U-B will review in coordination with the CITY claims, change order and work directive preparation, address questions or RFI's, respond to public questions or concerns, and other construction administration activities. Emergency contact information will be provided for after hours.
- Pay Application Documentation: J-U-B will review completed quantities in pay applications submitted by the Contractor and recommend payment to the CITY's Project Manager. This will include substantial and final completion pay applications.
- Observation and Documentation: J-U-B's RPR shall provide periodic observations during the roadway reconstruction. J-U-B shall promptly notify the CITY's Project Manager via phone call or meeting if observed non-compliant work.
  1. Pre-Construction video of existing conditions will be provided to the CITY on a (1) DVD.
  2. Observe and confirm required inspections and testing as specified in the contract documents.
  3. Observe sample and test locations when present on-site.
  4. General site review and progress reporting
  5. Verify the products used are the approved products including; concrete and asphalt.
  6. Observe Contractor's corrections of observed non-compliant work and communicate the results to the CITY's Project Manager.
  7. Observation Documentation: J-U-B will prepare observation reports on CITY forms recording Contractor hours on the site, weather conditions, equipment (inactive, active) on the project field orders, or known changed conditions, site visitors, daily activities, decisions, observations in general, and specific observations in more detail, such as observed testing procedures. Reports shall be sent via Email to the CITY Project Manager. Photos will be taken as appropriate.

- Close-out Procedures: 1) J-U-B will conduct a walk through with the CITY and prepare a preliminary punch list of remaining items prior to issuing substantial completion and submit to the CITY’s Project Manager. 2) J-U-B will perform a walk-through with the CITY and Contractor to develop a final punch list of remaining items and subsequently review completion of final punch list items and other final completion documentation with the CITY’s Construction Manager/Engineer. 3) Verify Contractor’s inspections and testing reports and their results for conformance with the Contract Documents and advise the CITY Construction Manager/Engineer accordingly. 4) Provide a one-page summary including: before/after pictures, budget, schedule and project highlights.
- Limitation of Authority: J-U-B shall not:
  1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including “or-equal” items).
  2. Exceed limitation of J-U-B’s authority as set forth in the Task Order and Professional Services Term Agreement
  3. Undertake any of the responsibilities of the Contractor(s) or suppliers.
  4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences, or procedures of construction or of the Work, unless such advice or directions are specifically required by the Contract Documents.
  5. Advise on, issue directions regarding, or assume control over safety practices, precautions, and programs in connection with the activities or operations of the CITY or Contractor.
  6. Participate in specialized field or laboratory tests or inspections conducted by others, except as specifically authorized.
  7. Accept shop drawings or submittals from anyone other than the CITY.
  8. Authorize the CITY to occupy the Work in whole or in part.
  9. Act as the construction Contractor’s Quality Control manager or superintendent.
  10. Approve the suitability of by-passing pumping or dewatering plans.

Deliverables:

- One (1) paper set of related construction administrative documents,
- Three (3) Paper sets of 11”x17” As-built drawings
- One (1) electronic set of pdf copies to CITY Project Manager. Electronic copies of field reports/diaries and testing reports as provided by the Contractor.
- AutoCAD Drawings
- All PDF project files organized according to: PM, Design, Bid and CE&I.

**PART 2 - SCHEDULE OF SERVICES**

The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task	Task	Anticipated Schedule
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Number		
1-5	Preliminary and Final Design, Phase 1. Light Survey, and conceptual drainage plan for Phase 2.	Schedule will be in accordance with the City of Kuna's contract schedule.  Final Design Approval, 3/31/17
6	Bid/Construction Phase Support, Phase 1	Ongoing throughout bid and construction phase

See the attached schedule, developed to produce bid documents in spring 2017 for substantial completion anticipated by Kuna Days (August 2017).

### PART 3 - BASIS OF FEE

The CITY shall pay J-U-B for the identified Basic Services as follows:

1. For Lump Sum fees:
  - a. The portion of the Lump Sum amount billed for J-U-B's services will be based upon J-U-B's estimate of the percentage of the total services actually completed during the billing period.

### COMPENSTATION

The CITY will pay J-U-B for its services and reimbursable expenses on a not to exceed basis of the total listed below.

Task Number	Task Name	Fee Type	Amount
Tasks 1	Project Management and Meetings	PM	\$ 15,632
Tasks 2-5	Preliminary Design, Geotechnical, Environmental, Pubic Involvement, Final Design / PS&E	DESIGN / PI	\$ 106,386
Task 6	Construction Support Services	CE&I	\$ 64,498
		TOTAL (Lump Sum N.T.E.)	\$ 186,516

Owner: City of Kuna, Idaho

Design Professional: J-U-B ENGINEERS, Inc.

### Exhibit "A"

#### Idaho Community Development Block Grant (CDBG) Agreement Attachment between Owner and Design Professional

1. Time of Performance

The Design Professional's schedule for preparing and delivering shall be as follows:

- Draft Bidding Documents and Drawings for review by applicable regulatory agencies and Owner within \_\_\_\_\_ calendar days of the execution of the agreement between the Owner and Design Professional.

2. Environmental Mitigation Measures

The Design Professional will design the project to comply with mitigation measures as established and identified in the CDBG environmental review completed in accordance with 24 CFR Part 58.

3. Clean Air and Water (contracts in excess of \$100,000)

The Design Professional shall comply with applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 USC 1857h-4 transferred to 42 USC 7607), section 508 of the Clean Water Act (33 USC 1368) , Executive Order 11738, and Environmental Protection Agency regulations (40 CFR part 15).

4. Energy Efficiency

The Design Professional shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163 codified at 42 USCA 6321 et. seq.).

5. Presentation to Idaho Economic Advisory Council

No expenses of travel costs and presentation materials incurred by the Design Professional for the Economic Advisory Council presentation are considered reimbursable expenses.

6. Ownership of Document

All drawings, specifications, studies, and other material prepared under this contract shall be the property of the Owner and at the termination or completion of the Design Professional's services shall be promptly delivered to the Owner. The Design Professional shall have no claim for further employment or additional compensation as a result of exercise by the Owner of its full rights of ownership. It is understood, however, that the Design Professional does not represent such data to be suitable for re-use on any other project or for any other purpose. If the Owner re-uses the subject data without the Design Professional's written verification, such reuse will be at the sole risk of the Owner without liability to the Design Professional.

7. Debarment

The Design Professional by executing this contract certifies that neither it nor any firm, corporation, partnership or association in which it has a substantial interest is designated as an ineligible firm by the Comptroller General of the United States pursuant to Section 5.6(b) of the Regulations of the Secretary of Labor, Part 5 (29 CFR, Part 5).

8. Reports and Information

The Design Professional will maintain accounts and records, including personnel, property and financial records, adequate to identify and account for all costs pertaining to this contract and such other records as may be deemed necessary by the Owner to ensure proper accounting for all project funds, both federal and non-federal shares. These records will be made available for audit purposes to the Owner or its authorized representative, and will be retained for three (3) years after the expiration of this contract.

9. Access to Records

It is expressly understood that the Design Professional's records relating to this contract will be available during normal business hours for inspection by the Owner, the Department, the U.S. Department of Housing and Urban Development, the U.S. Comptroller General, Office of Inspector General, and, when required by law, representatives of the State of Idaho.

10. Employee-Employer Relationship

The contracting parties warrant by their signature that no employer-employee relationship is established between the Contractor and the Owner by the terms of this contract. It is understood by the parties hereto that the Design Professional is an independent contractor and as such neither it nor its employees, if any, are employees of the Owner for purposes of tax, retirement system or social security (FICA) withholding.

11. Design Professional's Insurance

The Design Professional warrants that it has obtained, and will maintain at its expense for the duration of this Contract, statutory worker's compensation coverage, employer's liability and comprehensive general liability insurance coverage for its principals and employees for the services to be performed hereunder. The comprehensive general liability insurance shall have, at a minimum, a coverage limit of at least one million dollars (\$1,000,000) per occurrence.

12. Conflict of Interest

The Design Professional warrants that it presently has no interest and will not acquire any interest, direct or indirect, in the CDBG project that would conflict in any manner or degree with the performance of its services hereunder. The Design Professional further covenants that, in performing this contract, it will employ no person who has any such interest. Should any conflict of interest, as defined by the CDBG Administrative Rules, arise during the performance of this contract, it will be disclosed and managed according to the CDBG rules.

13. Modification and Assignability of Contract

This contract contains the entire agreement between the parties, and no statements, promises

or inducements made by either party or agents of either party, that are not contained in the written contract, are valid or binding. This contract may not be enlarged, modified or altered except upon written agreement. The Design Professional may not sub-contract or assign its rights (including right to compensation) or duties arising hereunder without the prior written consent of the Owner and the Idaho Department of Commerce. Any sub-contractor or assignee will be bound by all of the terms and conditions of the Agreement.

14. Section 109 of the Housing and Community Development Act of 1974

The Design Professional will comply with the following provision: No person in the United States may, on the grounds of race, color, national origin or sex, be excluded from participation in, be denied the benefits of or be subjected to, discrimination under any program or activity funded in whole or in part, with the funds made available under this title. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973 will also apply to any such program or activity.

15. Section 3 of the Housing and Urban Development Act of 1968

The Design Professional will ensure that, to the greatest extent feasible, opportunities for training and employment arising in connection with this CDBG assisted project will be extended to lower income project area residents. Further, the Design Professional will, to the greatest extent feasible, utilize business concerns located in or substantially owned by residents of the project area in the award of contracts and purchase of services and supplies.

16. Minority Business Enterprise

Consistent with the provisions of Executive Order 11246 and OMB Circular A-102, Attachment O, the Design Professional will take affirmative steps to ensure minority businesses are used when possible as sources of supplies, equipment, and construction and services. Additionally, the Design Professional must document all affirmative steps taken to solicit minority businesses and forward this documentation along with the names of the minority sub-contractors and suppliers to the Owner upon request.

17. Nondiscrimination

The Design Professional will not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideas, gender, age, marital status, physical or mental handicap or national origin.

**DOWNTOWN REVITALIZATION PROJECT, PHASE 1 SERVICES**  
**CITY OF KUNA**  
**WORK-HOUR ESTIMATE**  
 Exhibit "C"

JUB Project #: 10-16-080  
 Kuna Project #xx-xxxx

PART 1	TASK NO.	Approximate Billable Hourly Rate	Principal Engineer	Project Manager	Planner/Env Lead	Public Facilitator	Senior Designer	Drafter/Design Engineer	Landscape Architect	Survey Technician	Licensed Surveyor	Construction Observer	Clerical	Subconsultant or Direct Expenses	Task Totals* Total
			\$198.00	\$160.00	\$134.00	\$90.00	\$118.00	\$88.00	\$127.00	\$85.00	\$133.00	\$94.00	\$50.00		
<b>Task 1 - Project Management and Meetings</b>															
a.	Kickoff Meeting			2	2	2									\$768
b.	City Council Meeting (1) Assumed			2	2										\$588
c.	Utility Research Meeting (1) Assumed			2	2										\$588
d.	Progress Meeting (4) Assumed			6	4			4							\$1,848
e.	Coordination with ACHD/ITD (2) Assumed			4	4			4							\$1,528
f.	Design Review Meetings (2) Assumed			8	8										\$2,352
g.	Monthly Update to Staff (4) Assumed			4									4		\$840
h.	Project Management, Administration and Tracking			40		8									\$7,120
<b>Task 1 Total:</b>			<b>0</b>	<b>68</b>	<b>22</b>	<b>10</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>\$0</b>	<b>\$15,632</b>
<b>Task 2 - Preliminary Design</b>															
a.	Initial Site Walkthrough			4				4							\$992
b.	Obtain Preliminary Utility Information and Mapping							4							\$352
c.	Develop Base Mapping/Existing Surface														
	<i>Research</i>									3	3				\$654
	<i>Notices</i>														\$0
	<i>Control Survey</i>									18	2			\$225	\$2,021
	<i>Locate Monuments</i>									16	3			\$225	\$1,984
	<i>Topographic Survey</i>							24		40	2			\$1,275	\$7,053
	<i>Base Mapping</i>							16			1				\$1,541
	<i>Survey Control Map</i>									10	2				\$1,116
d.	Refine Project Charter							8							\$704
e.	Analyse/Assess Existing Hydraulic / Pvmt Conditions			4				8						\$13,985	\$15,329
f.	Develop Preliminary Design Plans														\$0
1	<i>Title Sheet / Sheet Index</i>			2				6							\$848
1	<i>Total Ownership / Survey Control Map</i>			2				6							\$848
3	<i>Demolition / Removal Sheets</i>			2				18							\$1,904
3	<i>Drainage Plans</i>			8			8	24							\$4,336
1	<i>Typical Sections</i>			2				6							\$848
5	<i>Plan and Profile Sheets</i>			5			4	20							\$3,032
3	<i>Landscaping Plans</i>			2				18	16						\$3,936
1	<i>Electrical/Lighting Plan</i>			2				2						\$2,500	\$2,996
1	<i>Irrigation Water Supply Plan</i>			4				8							\$1,344
g.	Calculate Preliminary Roadway Quantities			2				8							\$1,024
h.	Develop Preliminary Construction Cost Opinion			2				4							\$672
<b>Task 2 Total:</b>			<b>0</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>184</b>	<b>16</b>	<b>87</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>\$18,210</b>	<b>\$53,534</b>
<b>Task 3 - Environmental</b>															
a.	Cultural Resources				4									\$7,300	\$7,836
b.	Environmental Evaluation (EE) Report				16										\$2,144
c.	Biological Evaluation (BE)				16										\$2,144
d.	Environmental Re-Evaluation (RE) Report				8										\$1,072
<b>Task 3 Total:</b>			<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$7,300</b>	<b>\$13,196</b>

PART 1		Principal Engineer	Project Manager	Planner/Env Lead	Public Facilitator	Senior Designer	Drafter/Design Engineer	Landscape Architect	Survey Technician	Licensed Surveyor	Construction Observer	Clerical	Subconsultant or Direct Expenses	Task 29 of 30 Totals* Total
TASK NO.	Approximate Billable Hourly Rate	\$198.00	\$160.00	\$134.00	\$90.00	\$118.00	\$88.00	\$127.00	\$85.00	\$133.00	\$94.00	\$50.00		
<b>Task 4 - Public Involvement</b>														
a.	Public Involvement Plan		2		8									\$1,040
b.	Property Owner Consultations		2		16									\$1,760
c.	Project Mailings		1		4									\$520
d.	Public Open House		4	4	8									\$1,896
e.	Design Committee		2		6									\$860
f.	Stakeholder Coordination and Database				4									\$360
g.	Summary of Public Involvement Activities				4									\$360
<b>Task 4 Total</b>		<b>0</b>	<b>11</b>	<b>4</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$6,796</b>
<b>Task 5 - Final Design / PS&amp;E</b>														
a.	Utility Company Coordination / Pot Holes						8							\$704
b.	Drainage Design		4			4	8							\$1,816
c.	Develop Final Design Plans													
1	Title Sheet / Sheet Index		2				4							\$672
1	General Notes Sheet		2				4							\$672
1	Legends Sheet						4							\$352
1	Total Ownership / Survey Control Map		2				4							\$672
3	Demolition / Removal Sheets		2				12							\$1,376
3	Drainage Plans		4				12							\$1,696
2	Drainage Details		4		4		12							\$2,168
1	Typical Sections						4							\$352
5	Plan and Profile Sheets		4			8	20							\$3,344
3	Intersection Plan Grading Sheets		2			8	10							\$2,144
5	Signing and Pavement Marking Plans		2			2	16							\$1,964
3	Landscaping Plans		2				8	16						\$3,056
1	Electrical/Lighting Plan		2				2					\$1,000		\$1,496
1	Irrigation Water Supply Plan		2				2							\$496
2	Construction Traffic Control		2		4		16							\$2,200
2	Erosion and Sediment Control Plan		2		4		16							\$2,200
d.	Calculate Construction Quantities						4							\$352
e.	Contract Documents & Supplemental Specifications		8			4						16		\$2,552
f.	Opinion of Probable Construction Costs		2			4								\$792
g.	Internal QC/QA Review	4												\$792
h.	Assemble and Submit Final Design Package for Advertisement		2			4						4		\$992
<b>Task 5 Total:</b>		<b>4</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>166</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>\$1,000</b>	<b>\$32,860</b>
<b>Task 6 - Bid/Construction Support Services</b>														
a.	Bid Administration Services													
	Prep and Attend Pre-Bid Meeting		4		2		2							\$996
	Bid Administration - Respond to Bidders Questions		16				20							\$4,320
	Bid Opening and Award Assistance		4				8							\$1,344
b.	Construction Support Services													
	Project Meetings													
	Preconstruction Conference		4				2				2			\$1,004
	Progress Meetings (12 assumed)		24								12			\$4,968
	Public Involvement				50									\$4,500
	Shop Drawing / Product Submittal Reviews		8				16							\$2,688
	Construction Admin. Assistance, Questions, RFI Review, Claims		16				8							\$3,264
	Pay Application Documentation Review													
	Review (3) Pay App.		3								3			\$762
	Review Substantial Completion, Final Pay App.		3								2			\$668
	Observation and Documentation													
	Project observation		10								360			\$35,440

PART 1		Principal Engineer	Project Manager	Planner/Env Lead	Public Facilitator	Senior Designer	Drafter/Design Engineer	Landscape Architect	Survey Technician	Licensed Surveyor	Construction Observer	Clerical	Subconsultant or Direct Expenses	Task 30 of 30 Totals* Total
TASK NO.	Approximate Billable Hourly Rate	\$198.00	\$160.00	\$134.00	\$90.00	\$118.00	\$88.00	\$127.00	\$85.00	\$133.00	\$94.00	\$50.00		
	Project Close-out													
	<i>Preliminary Punchlist and Walk Through</i>		2								6			\$884
	<i>Final Punchlist and Walk Through</i>		2								6			\$884
	<i>Review and Assemble Close-out Documentation</i>		2				8				8	4	\$800	\$2,776
<b>Task 6 Total</b>		<b>0</b>	<b>98</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>64</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>399</b>	<b>4</b>	<b>\$800</b>	<b>\$64,498</b>

Task 1 - Project Management and Meetings	\$15,632
Task 2 - Preliminary Design	\$53,534
Task 3 - Environmental	\$13,196
Task 4 - Public Involvement	\$6,796
Task 5 - Final Design / PS&E	\$32,860
<b>Task 1-5 Subtotal:</b>	<b>\$122,018</b>
Task 6 - Bid/Construction Support Services	\$64,498
<b>Task (LS NTE):</b>	<b>\$186,516</b>

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**CITY OF KUNA**  
**PO BOX 13 KUNA, ID 83643 \* 763 AVALON \* PH. 208.922.5546 \* FAX 208.922.5989 \***  
**JMARSH@KUNAID.GOV**

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**TO:** MAYOR STEAR AND MEMBERS OF KUNA CITY COUNCIL  
**FROM:** John Marsh – Kuna City Treasurer  
**SUBJECT:** **PROPOSED SOLID WASTE RATE INCREASE FYE 2017**  
**DATE:** 6/30/2016

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#### SUMMARY DISCUSSION

The City has received a request from J&M Sanitation to consider an annual increase in solid waste rates based upon inflation over the past year.

The proposed increase calculation process mirrors the process of prior years:

- Evaluation of the Consumer Price Index (CPI) for all urban consumers within the West Region (Alaska, Arizona, California, Hawaii, Idaho, Nevada, Oregon, Washington) as published by the United States Department of Labor – Bureau of Labor Statistics.
- The prior inflationary increase granted to J&M Sanitation was calculated through May, 2015 at 1.67%. The increase proposed for FYE 2017 is calculated from May, 2015 through May, 2016 and is 1.50%. The inflation chart is attached.
- The effect of the proposed increase is provided in the attached chart.

The proposed rate increase would take effect with the solid waste billing which would occur on or about October 1, 2016.

Pending City Council approval, a public hearing will be scheduled for Tuesday August 2, 2016 preceded by two publications in the *Kuna-Melba News* which will occur July 14 and 21, 2016.

#### ACTIONS REQUESTED OF CITY COUNCIL

Discussion. Approval to move forward with publication and scheduling of the public hearing.

Thank You,

John Marsh  
Kuna City Treasurer

## Consumer Price Index - All Urban Consumers Original Data Value

Series Id: CUUR0400SA0, CUUS0400SA0

### Not Seasonally Adjusted

Area: West urban

Item: All items

Base 1982-84=100

Period:

Years: 2005 to 2016

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2005	194.5	195.7	197.1	198.6	198.8	198.0	198.6	199.6	201.7	202.6	201.4	200.0	198.9	197.1	200.7
2006	201.7	202.7	203.8	205.3	206.9	206.4	206.7	207.5	207.8	207.1	206.3	206.2	205.7	204.5	206.9
2007	207.790	208.995	210.778	212.036	213.063	212.680	212.542	212.406	212.920	213.917	214.904	214.733	212.230	210.890	213.570
2008	215.739	216.339	218.533	219.437	221.009	223.040	223.867	222.823	222.132	221.034	217.113	214.685	219.646	219.016	220.276
2009	215.923	217.095	217.357	217.910	218.567	219.865	219.484	219.884	220.294	220.447	219.728	219.307	218.822	217.786	219.857
2010	219.989	220.179	220.809	221.202	221.417	221.147	221.331	221.523	221.384	221.708	221.671	222.081	221.203	220.790	221.616
2011	223.149	224.431	226.558	227.837	228.516	228.075	227.805	228.222	229.147	229.195	228.771	228.117	227.485	226.428	228.543
2012	228.980	229.995	232.039	232.561	233.053	232.701	231.893	233.001	234.083	234.966	233.206	232.029	232.376	231.555	233.196
2013	232.759	234.595	235.511	235.488	235.979	236.227	236.341	236.591	237.146	237.000	236.153	236.096	235.824	235.093	236.555
2014	236.707	237.614	239.092	239.808	241.350	241.616	241.850	241.660	241.920	241.650	240.220	239.095	240.215	239.365	241.066
2015	238.318	239.748	241.690	242.302	244.227	244.332	245.040	244.737	244.257	244.341	243.749	243.434	243.015	241.770	244.260
2016	244.600	244.821	245.404	246.589	247.885										

### J&M Inflation Rate History

FYE 2015: Inflation Rate November 2014 through May 2015 for J&M:

1.67%

FYE 2016: Inflation Rate May, 2015 through May, 2016 for J&M:\*

\*\*\*proposed\*\*\*

1.50%

1.50 % proposed

\* Data only available through May, 2016 as of the date of this calculation (6/27/16)

## J&M Proposed Sanitation Fee Schedule FYE 2017

### RESIDENTIAL

	Current Rate/Month	Increase Request	Requested Rate/Month
Regular 1 - 95 gal trash cart	\$20.33	1.50%	<b>\$20.63</b>
Regular 2 - 95 gal trash carts	\$22.52	1.50%	<b>\$22.86</b>
Regular 3 - 95 gal trash carts	\$24.71	1.50%	<b>\$25.08</b>
Regular 4 - 95 gal trash carts	\$26.94	1.50%	<b>\$27.34</b>
Regular 5 - 95 gal trash carts	\$29.08	1.50%	<b>\$29.52</b>
Regular 6 - 95 gal trash carts	\$31.31	1.50%	<b>\$31.78</b>
Senior Citizen 1 - 95 gal trash cart	\$15.45	1.50%	<b>\$15.68</b>
Senior Citizen 2 - 95 gal trash carts	\$17.69	1.50%	<b>\$17.96</b>
Senior Citizen 3 - 95 gal trash carts	\$19.83	1.50%	<b>\$20.13</b>
Carry Out/Drive-In 1 - 95 gal trash cart	\$26.43	1.50%	<b>\$26.83</b>
Carry Out/Drive-In 2 - 95 gal trash cart	\$28.67	1.50%	<b>\$29.10</b>
Carry Out/Drive-In 3 - 95 gal trash cart	\$30.86	1.50%	<b>\$31.32</b>

### COMMERCIAL

	Current Rate/Month	Increase Request	Requested Rate/Month
Commercial 1 - 95 gal trash cart	\$26.33	1.50%	<b>\$26.72</b>
Commercial 2 - 95 gal trash carts	\$28.57	1.50%	<b>\$29.00</b>
Commercial 3 - 95 gal trash carts	\$30.70	1.50%	<b>\$31.16</b>
Commercial 4 - 95 gal trash carts	\$32.94	1.50%	<b>\$33.43</b>
<b>Dumpster (permanent) 1x/wk</b>			
3 Yard	\$101.67	1.50%	<b>\$103.20</b>
6 Yard	\$159.22	1.50%	<b>\$161.61</b>
8 Yard	\$219.61	1.50%	<b>\$222.90</b>
<b>Dumpster (permanent) 2x/wk</b>			
3 Yard	\$159.22	1.50%	<b>\$161.61</b>
6 Yard	\$318.23	1.50%	<b>\$323.00</b>
8 Yard	\$378.82	1.50%	<b>\$384.50</b>
<b>Dumpster (permanent) 3x/wk</b>			
3 Yard	\$219.61	1.50%	<b>\$222.90</b>
6 Yard	\$439.21	1.50%	<b>\$445.80</b>
8 Yard	\$499.20	1.50%	<b>\$506.69</b>
<b>Dumpster (permanent) 4x/wk</b>			
8 Yard	\$625.27	1.50%	<b>\$634.65</b>
<b>Dumpster (temporary)</b>			
Delivery Fee	\$39.65	1.50%	<b>\$40.24</b>
Monthly Rental	\$24.65	1.50%	<b>\$25.02</b>
Pickup Fee	\$42.70	1.50%	<b>\$43.34</b>
<b>Compactor 1x/week</b>			
4 Yard	\$422.95	1.50%	<b>\$429.29</b>
6 Yard	\$603.92	1.50%	<b>\$612.98</b>
<b>Compactor 2x/week</b>			

4 Yard	\$841.10	1.50%	<b>\$853.72</b>
6 Yard	\$1,202.35	1.50%	<b>\$1,220.39</b>
<b>Other Commercial</b>			
Commercial 2 -95 gal trash carts 2x/wk	\$57.14	1.50%	<b>\$58.00</b>
KSD school dumpsters	\$6,031.75	1.50%	<b>\$6,122.23</b>
Commercial 3 yard every other week	\$81.34	1.50%	<b>\$82.56</b>
Commercial dump 2 ea. 3 yrd 3x week (9) owners(White Barn)	\$48.80	1.50%	<b>\$49.53</b>
Commercial 3 yrd split 1x week (2) owners	\$50.84	1.50%	<b>\$51.60</b>
Commercial 3 yrd 2x week (2) owners	\$78.30	1.50%	<b>\$79.47</b>
Commercial 8 yrd 1x week (6) owners (Art Ct)	\$36.60	1.50%	<b>\$37.15</b>
Commercial 6 yrd 2x week (2) owners	\$53.07	1.50%	<b>\$53.87</b>

**MISCELLANEOUS**

	Current Rate/Month	Increase Request	<b>Requested Rate/Month</b>
Excess pickup (general household)	Varies by amount		
Temporary dumpster delivery	\$39.65	1.50%	<b>\$40.24</b>
Temporary dumpster rent	\$24.65	1.50%	<b>\$25.02</b>
Temporary dumpster pickup	\$42.70	1.50%	<b>\$43.34</b>
Large Freon (annual clean-up event only)	\$10.17	1.50%	<b>\$10.32</b>
Large non-Freon (large item or refrigerator w/no Freon)	\$11.18	1.50%	<b>\$11.35</b>
Lid lock installation (one-time fee)	\$50.84	1.50%	<b>\$51.60</b>

(Space above reserved for recording)

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**ORDINANCE NO. 2016-18**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314417420, AND REFERRED TO AS ARDELL ESTATES SUBDIVISION NO. 1, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5<sup>th</sup> day of July 2016.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR WATER RIGHTS ON**  
**ARDELL ESTATES SUBDIVISION NO. 1**

A Parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of said Section 14, thence N89°56'20"E, 2,617.11 feet along the northerly boundary of the southeast quarter of said Section 14 to a point on the westerly right-of-way of North Linder Road, which bears N89°56'20"W, 25.00 feet to the east quarter corner of said Section 14, thence S00°20'30"E, 456.58 feet along the westerly right-of-way of North Linder Road to the **Point of Beginning**:

Thence continuing S00°20'30"E, 504.41 feet along the westerly right-of-way of North Linder Road to the northerly boundary of Rockgate Subdivision as shown in Book 88 of Plats at Pages 10118 through 10120 records Ada County, Idaho;

Thence S89°50'45"W, 1,368.23 along the northerly boundary of said Rockgate Subdivision;

Thence N20°51'56"W, 172.13 feet;

Thence N14°06'32"W, 51.30 feet;

Thence N05°53'19"W, 86.64 feet;

Thence N89°50'45"E, 110.43 feet;

Thence N47°21'43"E, 66.63 feet;

Thence N89°50'45"E, 203.06 feet;

Thence S85°40'37"E, 63.71 feet;

Thence S82°42'17"E, 192.20 feet;

Thence S85°33'27"E, 63.72 feet;

Thence N89°04'19"E, 64.00 feet;

Thence S89°19'43"E, 60.01 feet;

Thence N89°50'45"E, 357.50 feet;

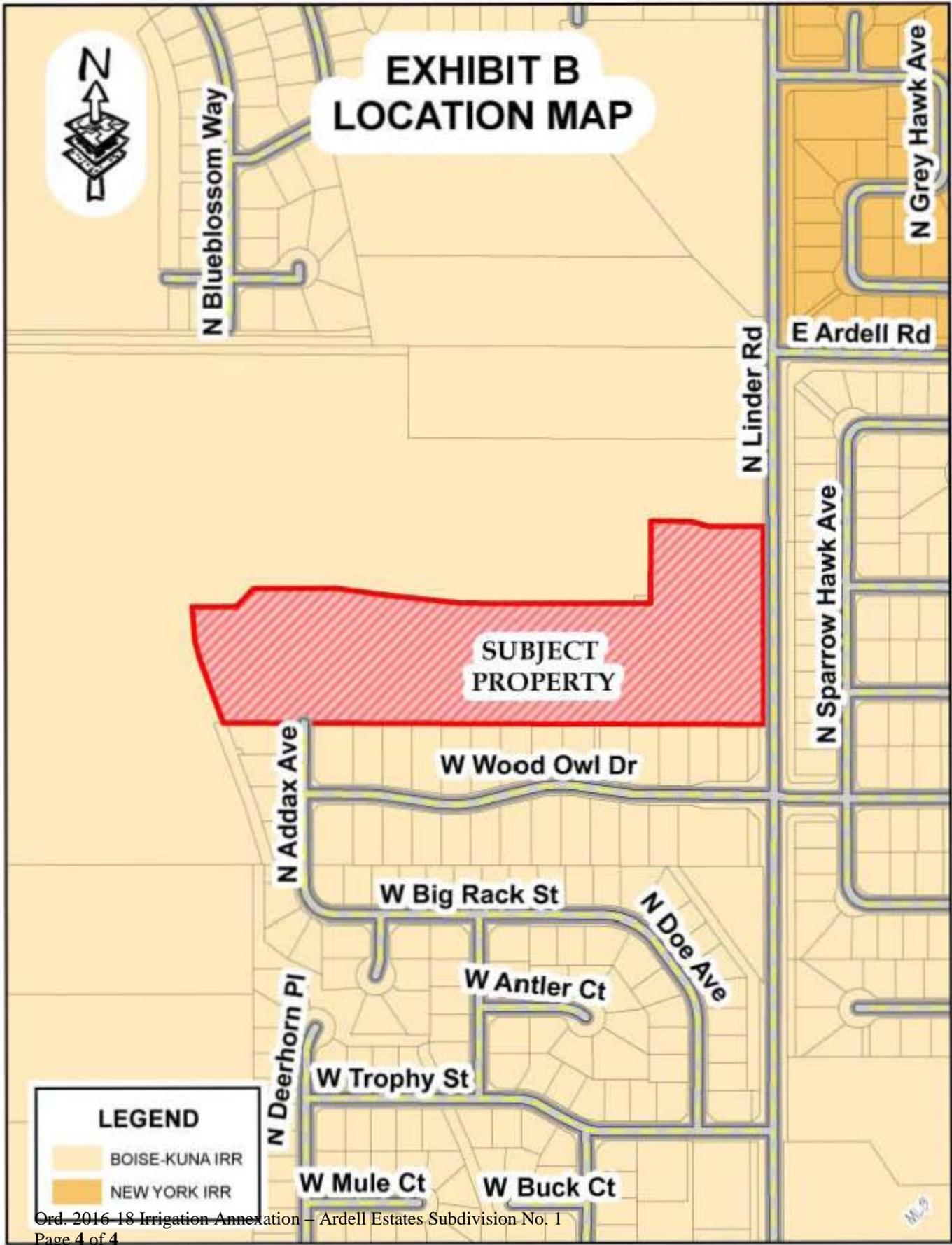
Thence N00°20'24"W, 210.00 feet;

Thence N89°50'45"E, 102.50 feet;

Thence S75°33'30"E, 51.71 feet;

Thence N89°39'36"E, 134.89 feet along to the **Point of Beginning**.

Comprising 11.62 Acres, more or less.





## B & A Engineers, Inc.

Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Phone. 208-343-3381 Facsimile 208-342-5792

June 30, 2016

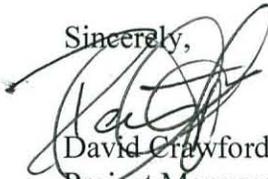
**Kuna City**  
**Planning Department**  
763 W. Avalon St.  
Kuna, Idaho 83634

Subject: **Ardell Estates Subdivision No. 1**  
**Water rights annexation**

City of Kuna:

Pursuant to Kuna City Code, on behalf of the owner, as its agent, we request that all surface irrigation water rights available for 11.62 acres of land more or less, comprising Ardell Estates Subdivision No 1 be transferred to the City of Kuna for use in its pressure irrigation system.

Sincerely,



David Crawford  
Project Manager  
B&A Engineers, Inc.

(Space above reserved for recording)

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## ORDINANCE NO. 2016-19

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING GREYHAWK SUBDIVISION NO. 5, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real property be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A and shown on the map in Exhibit B.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5<sup>th</sup> day of July 2016.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A  
LEGAL DESCRIPTION FOR WATER RIGHTS ON  
GREYHAWK SUBDIVISION No. 5**

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 13, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North boundary line of said Section 13 South 88°54'57" East, 1322.37 feet to the E1/16 corner of said Section 13;

thence along the East boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, the East boundary line of Greyhawk Subdivision No. 3, as filed in Book 108 of Plats at Pages 15090-15098, records of Ada County, Idaho South 00°20'19" West, 1476.20 feet to the Southeast corner of said Greyhawk Subdivision No. 3, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of the W1/2 of the NE 1/4 of said Section 13 South 00°20'19" West, 277.20 feet;

thence leaving said East boundary line North 88°52'06" West, 478.97 feet;

thence North 72°52'42" West, 10.39 feet;

thence South 10°33'20" West, 105.03 feet;

thence South 12°21'29" West, 50.02 feet;

thence 36.23 feet along the arc of a non-tangent curve to the right, said curve having a radius of 365.00 feet, a central angle of 05°41'13" and a long chord of 36.21 feet which bears North 76°21'15" West;

thence South 22°21'46" West, 6.09 feet;

thence South 89°27'42" West, 13.77 feet;

thence South 22°24'51" West, 15.21 feet;

thence 29.08 feet along the arc of a curve to the left, said curve having a radius of 75.00 feet, a central angle of 22°13'02" and a long chord of 28.90 feet which bears South 11°18'20" West;

thence North 74°17'03" West, 51.11 feet;

thence North 89°48'11" West, 105.75 feet;

thence North 00°11'49" East, 60.00 feet;

thence North 89°48'11" West, 105.00 feet;

thence South 78°53'13" West, 50.99 feet;

thence North 89°48'11" West, 105.00 feet;

thence North 00°11'49" East, 193.45 feet;

thence North 29°35'22" East, 52.94 feet;

thence North 17°19'32" East, 109.80 feet to a point on the exterior boundary line of Greyhawk Subdivision No. 4 as filed in Book 109 of Plats at Pages 15482-15484, records of Ada County, Idaho;

thence along said exterior boundary line the following 4 course and distances:

thence South 63°06'16" East, 378.58 feet;

thence North 26°53'44" East, 106.81 feet;

thence North 03°50'20" West, 56.37 feet;

thence North 20°47'32" East, 109.49 feet to a point on the exterior boundary line of said Greyhawk Subdivision No. 3;

thence along said exterior boundary line the following 5 course and distances:

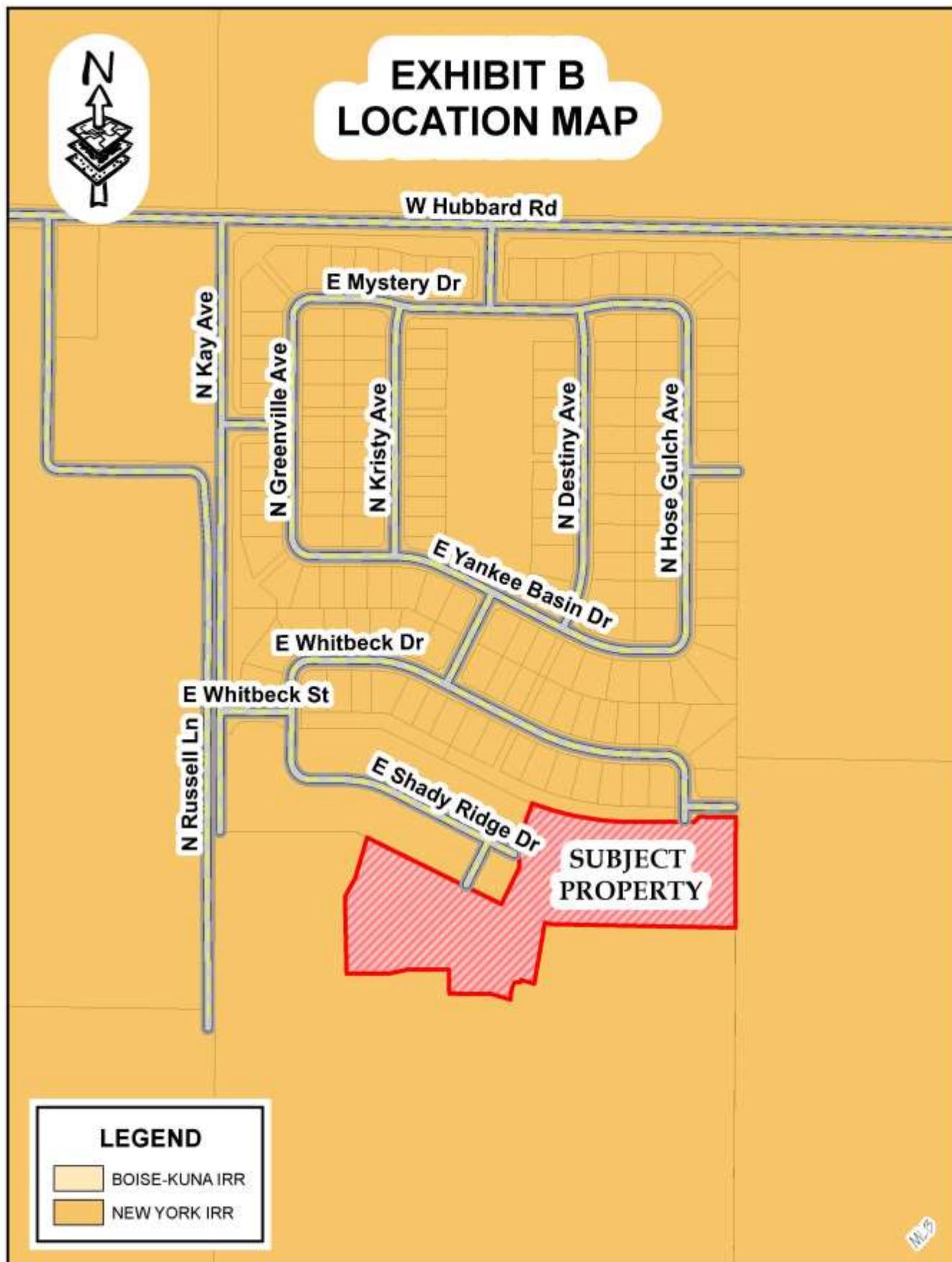
thence 250.49 feet along the arc of a non-tangent curve to the left, said curve having a radius of 730.00 feet, a central angle of 19°39'38" and a long chord of 249.26 feet which bears South 79°02'17" East;

thence South 88°52'06" East, 117.57 feet;

thence North 88°01'12" East, 50.04 feet;

thence North 45°20'17" East, 18.38 feet;

thence South 89°39'43" East, 92.01 feet to the **REAL POINT OF BEGINNING**.  
Containing 6.35 acres, more or less.



May 18, 2016

City of Kuna  
Attn: Gordon Law, City Engineer  
6950 N. Ten Mile Rd.  
Meridian, ID 83642

**RE: Greyhawk No 5 Subdivision Annexation into KMID**

Dear Gordon:

I am submitting a request to annex the property hereafter known as Greyhawk Subdivision No 5 into the Kuna Municipal Irrigation District (KMID). The property is generally located south of phase 4 of Greyhawk. The annexation is shown in the attached Exhibit A.

My understanding this will pool the water rights for a portion of Ada County tax parcel S1313131670 for delivery purposes by the City of Kuna. Exhibit A is a legal description of the area in Greyhawk Subdivision No 5 will irrigate said subdivision using the City of Kuna PI system under this request.

Sincerely,

Jerry Hess  
Owner



Project: Greyhawk Subdivision No 5  
Contract: KENT BROWN  
Address: 3161 E SPRINGWOOD DR MERIDIAN ID 83642  
Phone: 208-871-6842  
Email: kentlkb@gmail.com

(Space above reserved for recording)

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**ORDINANCE NO. 2016-20**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF PARCEL S1407347110, AND REFERRED TO AS PATAGONIA SUBDIVISION NO. 1, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to New York Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5<sup>th</sup> day of July 2016.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR WATER RIGHTS ON**  
**PATAGONIA SUBDIVISION NO. 1**

A parcel located in the SE ¼ of the SW ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼ of the SW ¼, from which an Aluminum Cap monument marking the southwest corner of said Section 7 bears N 89°27'26" W a distance of 2557.55 feet;

Thence N 89°27'26" W along the southerly boundary of said SE ¼ of the SW ¼ a distance of 334.50 feet to a point;

Thence leaving said southerly boundary N 0°34'15" E a distance of 25.00 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Hubbard Road and the **POINT OF BEGINNING**;

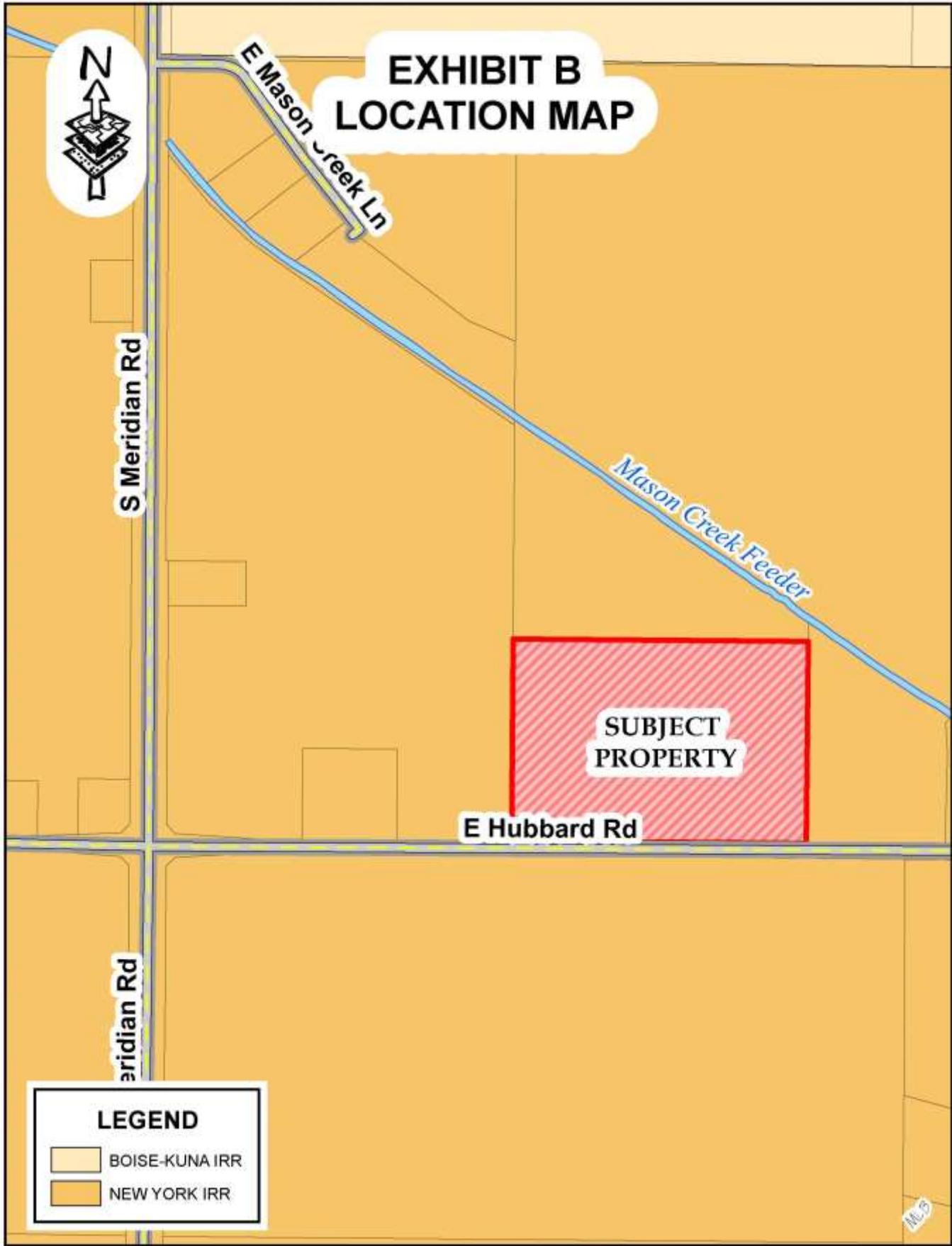
Thence N 89°27'26" W along said northerly right-of-way, being 25.00 feet north of and parallel to the southerly boundary of said SE ¼ of the SW ¼, a distance of 994.88 feet to a 5/8 inch diameter iron pin on the westerly boundary of said SE ¼ of the SW ¼;

Thence N 0°21'14" E along said westerly boundary a distance of 673.50 feet to a 5/8 inch diameter iron pin;

Thence leaving said westerly boundary S 89°27'26" E a distance of 997.43 feet to a 5/8 inch diameter iron pin;

Thence S 0°34'15" W a distance of 673.50 feet to the **POINT OF BEGINNING**.

This parcel contains 15.40 acres.



March 12, 2016

City of Kuna  
Attn: Gordon Law, City Engineer  
6950 N. Ten Mile Rd.  
Meridian, ID 83642

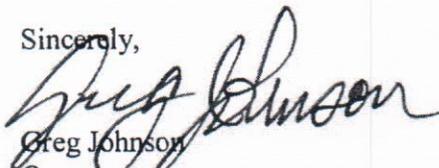
**RE: Patagonia Subdivision No. 1 Annexation into KMID**

Dear Gordon:

I am submitting a request to annex the property hereafter known as Patagonia Subdivision No 1 into the Kuna Municipal Irrigation District (KMID). The property is generally located northside of E Hubbard Road approximately 1200 feet east of Meridian Road. The annexation is approximately 15.40 acres as shown on the attached Exhibit A.

My understanding this will pool the water rights of Ada County tax parcel S1407347110, 15.40 acres more or less for delivery purposes by the City of Kuna. Exhibit A is a legal description of the area in Patagonia Subdivision No 1 will irrigate said subdivision using the City of Kuna PI system under this request.

Sincerely,



Greg Johnson  
Owner

Project: Patagonina Subdivision No 1  
Contract: KENT BROWN  
Address: 3161 E SPRINGWOOD DR MERIDIAN ID 83642  
Phone: 208-871-6842  
Email: kentlkb@gmail.com

(Space above reserved for recording)

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**ORDINANCE NO. 2016-21**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314131520, AND REFERRED TO AS ARBOR RIDGE SUBDIVISION NO. 3, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5<sup>th</sup> day of July 2016.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR WATER RIGHTS ON**  
**ARBOR RIDGE SUBDIVISION NO. 3**

A portion of the southwest quarter of the northeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence  $S00^{\circ}19'50''E$ , 2,643.85 feet along the centerline of Linder Road and the easterly boundary of the northeast quarter of said Section 14 to the southeast corner of the northeast quarter of said Section 14; thence  $S89^{\circ}56'26''W$ , 925.14 feet along the southerly boundary of the northeast quarter of said Section 14; thence continuing  $S89^{\circ}56'20''W$ , 89.86 feet along the southerly boundary of the northeast quarter of said Section 14; thence  $N10^{\circ}49'45''W$ , 49.80 feet; thence  $S80^{\circ}54'11''W$ , 75.91 feet; thence  $S89^{\circ}56'20''W$ , 436.11 feet to the **Point of Beginning**:

Thence continuing  $S89^{\circ}56'20''W$ , 586.00 feet;

Thence  $N00^{\circ}03'40''W$ , 108.00 feet;

Thence  $N09^{\circ}51'21''E$ , 50.76 feet;

Thence  $N00^{\circ}03'40''W$ , 100.00 feet;

Thence  $N31^{\circ}39'14''E$ , 82.29 feet;

Thence  $N00^{\circ}03'40''W$ , 72.00 feet;

Thence  $N19^{\circ}19'17''W$ , 163.06 feet;

Thence  $N00^{\circ}09'48''W$ , 228.00 feet;

Thence  $N04^{\circ}20'40''E$ , 50.14 feet;

Thence  $N00^{\circ}06'15''E$ , 100.00 feet;

Thence  $S89^{\circ}53'45''E$ , 140.00 feet;

Thence  $N58^{\circ}24'58''E$ , 66.38 feet;

Thence  $S77^{\circ}55'12''E$ , 69.12 feet;

Thence  $N58^{\circ}24'58''E$ , 150.00 feet to the southerly boundary of Arbor Ridge Subdivision No. 1 as shown in Book 96 of Plats Pages 10269 through 12074 Records, Ada County, Idaho;

Thence S31°35'02"E, 276.98 feet, continuing along the said southerly boundary of Arbor Ridge Subdivision No. 1;

Thence S43°49'25"W, 51.67 feet;

Thence 220.07 feet along a curve deflecting to the right, having a radius of 400.00 feet, a central angle of 31°31'22", a long chord bearing of S15°49'21"E, and a long chord distance of 217.31 feet;

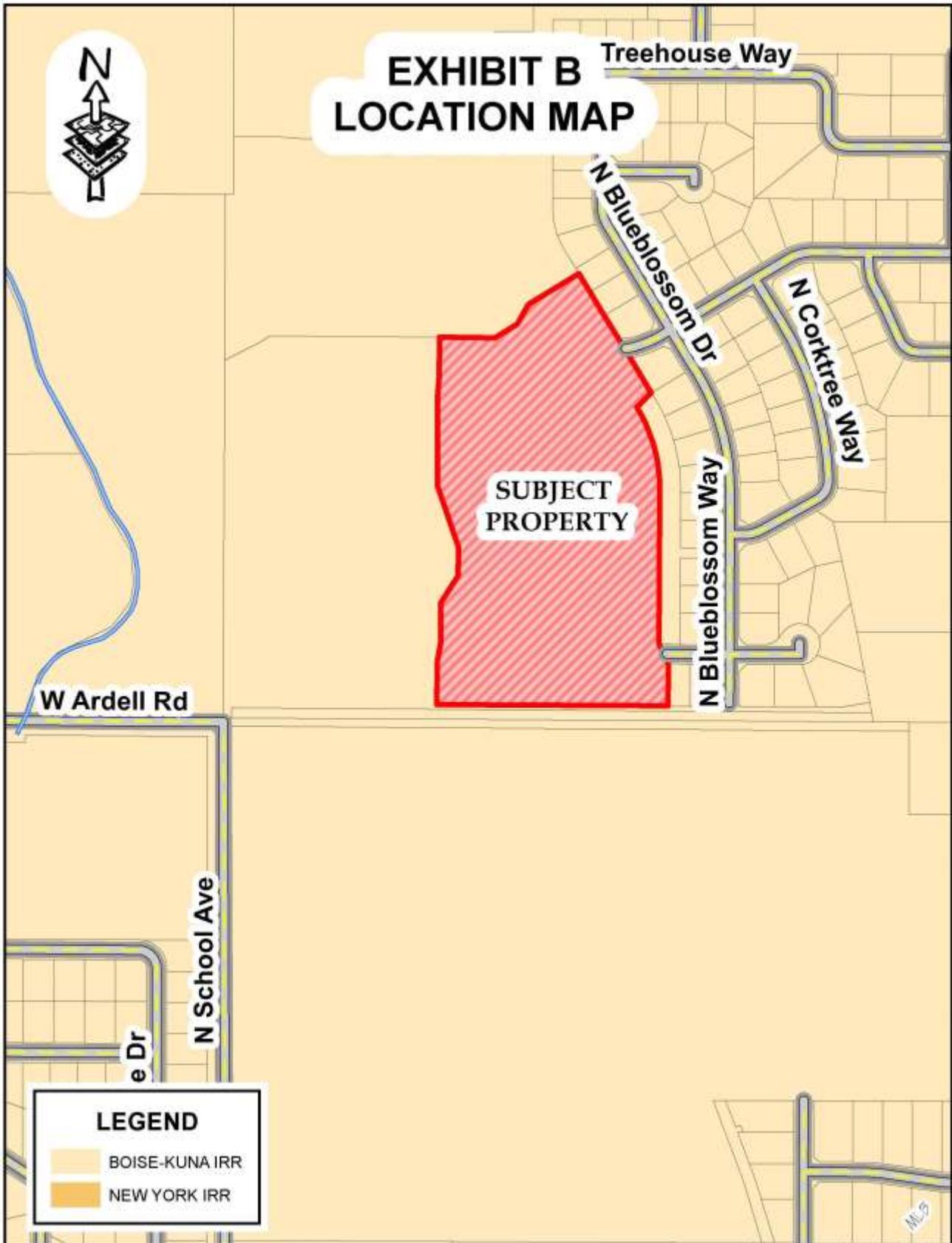
Thence S00°03'40"E, 389.63 feet;

Thence S25°42'08"E, 55.46 feet;

Thence S00°03'40"E, 108.00 feet to the **Point of Beginning**.

Comprising 11.81 acres more or less

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**B & A Engineers, Inc.**  
Consulting Engineers & Surveyors  
5505 W. Franklin Rd. Boise, Id. 83705  
Phone. 208-343-3381 Facsimile 208-342-5792

June 30, 2016

**Kuna City**  
**Planning Department**  
763 W. Avalon St.  
Kuna, Idaho 83634

**Subject: Arbor Ridge Subdivision No. 3**  
**Water rights annexation**

City of Kuna:

Pursuant to Kuna City Code, on behalf of the owner, as its agent, we request that all surface irrigation water rights available for 11.81 acres of land more or less, comprising Arbor Ridge Subdivision No. 3 be transferred to the City of Kuna for use in its pressure irrigation system.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Crawford', is written over the typed name.

David Crawford  
Project Manager  
B&A Engineers, Inc.

(Space above reserved for recording)

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**ORDINANCE NO. 2016-22**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING THE REAL PROPERTY DESCRIBED IN EXHIBIT A AND EXHIBIT B, AND COMMONLY REFERRED TO AS ENSIGN SUBDIVISION, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby are annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A and shown in Exhibit B.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5<sup>th</sup> day of July 2016.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A  
LEGAL DESCRIPTION FOR WATER RIGHTS ON  
ENSIGN SUBDIVISION**

Know all men by these presents: That Emmett Partners, LLC, a limited liability company, is the owner of the property described as follows:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.31 feet;

Thence along the East-West centerline of said Section 24 North 88°50'19" West, 65.01 feet to a point on the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69);

Thence along said West right-of-way line North 00°22'43" East, 372.02 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said West right-of-way line North 89°37'17" West, 143.12 feet;

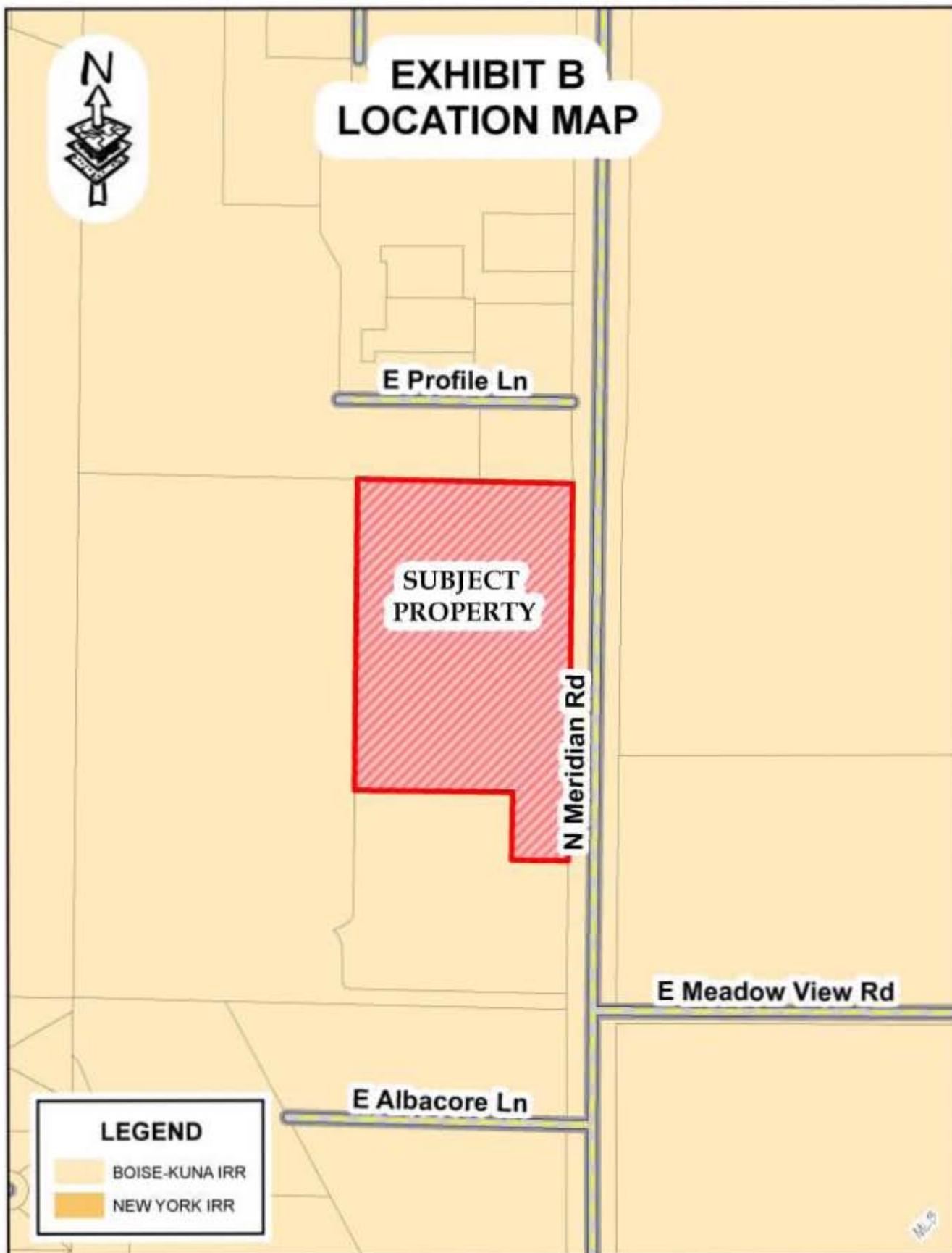
Thence North 00°22'49" East, 170.45 feet;

Thence North 89°37'17" West, 401.88 feet;

Thence North 00°22'43" East, 787.93 feet to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 545.03 feet to a point on said West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69);

Thence along said West right-of-way line South 00°22'43" West, 952.45 feet to the **REAL POINT OF BEGINNING**.  
Containing an area of 10.38 acres, more or less.



(Space above reserved for recording)

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**ORDINANCE NO. 2016-23**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF PARCEL R0615252032, AND REFERRED TO AS JOURNEYS END SUBDIVISION NO. 1A, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5<sup>th</sup> day of July 2016.

CITY OF KUNA  
Ada County, Idaho

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR WATER RIGHTS ON**  
**JOURNEYS END SUBDIVISION NO. 1A**

A re-subdivision of a portion of Lot 4 of Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 25 bears South 88°39'09" East, 2667.49 feet:

thence along the North-South centerline of said Section 25 South 00°23'58" East, 332.27 feet;

thence leaving said North-South centerline South 88°41'31" East, 20.01 feet to the NW corner of said Lot 4, said point being the **REAL POINT OF BEGINNING**;

thence along the North boundary line of said Lot 4 South 88°41'31" East, 283.97 feet;

thence leaving said North boundary line South 01°19'52" West, 21.41 feet;

thence South 88°41'31" East, 205.44 feet;

thence South 01°18'29" West, 88.50 feet;

thence South 08°15'41" East, 61.86 feet;

thence South 01°18'29" West, 83.00 feet;

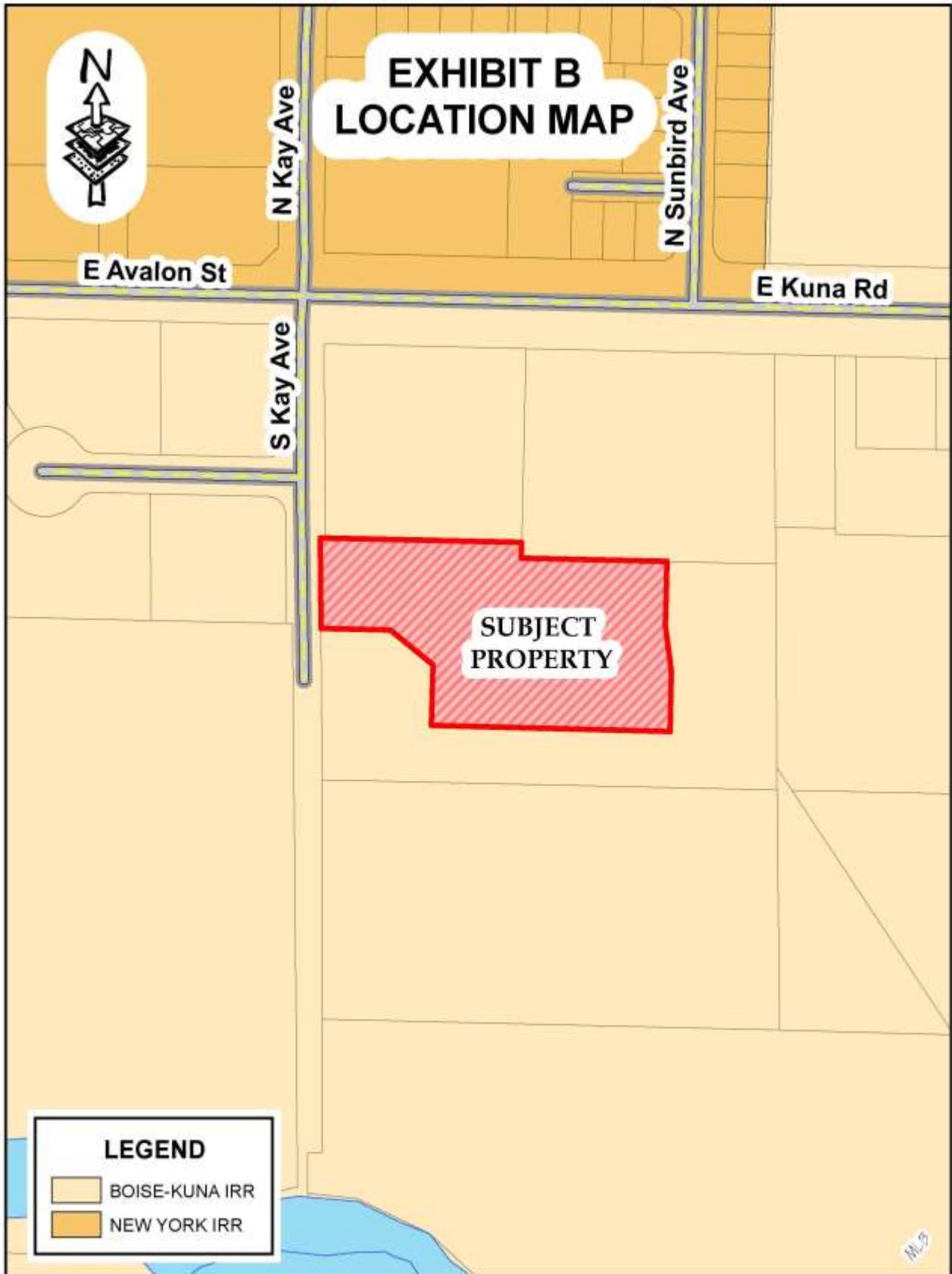
thence North 88°41'31" West, 337.00 feet;

thence North 01°18'29" East, 83.00 feet;

thence North 51°24'13" West, 76.67 feet;

thence North 88°41'31" West, 97.98 feet to a point on the East right-of-way line of S. Kay Avenue;

thence along said East right-of-way line North 00°23'58" West, 124.51 feet to the **REAL POINT OF BEGINNING**.  
Containing 2.32 acres, more or less.



(Space above reserved for recording)

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**KUNA CITY ORDINANCE NO. 2016-24**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. R0615251450 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.**

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on May 24, 2016, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on June 14, 2016) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-4; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on June 21, 2016, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on July 5, 2016) where it determined that the requested annexation should be granted with a zoning classification R-4; and

WHEREAS, the zoning classification of R-4 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **R0615251450**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-4, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-4 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 5th day of July, 2016.

CITY OF KUNA  
Ada County, Idaho

---

Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

**EXHIBIT A****PATRICK AND LISA LEE ANNEXATION**

## Legal Description

Tract B of that certain survey filed in Book E of Surveys at Page 216 and recorded as Instrument No. 8110596, records of Ada County, Idaho, and being more particularly described as follows:

That portion of Lot 2 in Block 09 of the amended plat of Avalon Orchard Tract, according to the official plat thereof, filed in Book 06 of Plats at page 254, official records of Ada County, Idaho, more particularly described as follows:

Commencing at a bras cap monument in the Northwest corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence along the centerline of State Highway 69

South 89°14'00" East, a distance of 2, 618.78 feet to a found 5/8 inch steel pin; thence continuing

South 89°14'100" East, a distance of 24.43 feet to a found ½ inch steel pin; thence continuing

South 89°14'00" East, a distance of 1,300.39 feet to a set P.K. Nail; thence

South 0°53'26" East, a distance of 331.30 feet to a point; thence

South 89°14'00" East, a distance of 20.00 feet to a steel pin, said pin being the **Real Point of Beginning**; thence

South 89°14'100" East, a distance of 361.02 feet to a steel pin; thence

North 0°02'39" West, a distance of 42.27 feet to a steel pin; thence

North 24°52'18" West, a distance of 48.54 feet to a steel pin; thence

North 45°42'55" West, a distance of 37.95 feet to a steel pin; thence

North 89°14'00" West, a distance of 315.14 feet to a steel pin; thence

South 0°53'26" East, a distance of 112.20 feet to the **Real Point of Beginning**.

Said parcel contains 0.9 acres, more or less.

**EXHIBIT B  
LOCATOIN MAP**



N Sunbird Ave

E Kuna Rd

S Sailer Pl

