

OFFICIALS
Joe Stear, Mayor
Greg McPherson, Council President
Chris Bruce, Council Member
Vacant Position, Council Member
John Laraway, Council Member



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

City Council Meeting
MINUTES
Tuesday, August 16, 2022

6:00 P.M. REGULAR CITY COUNCIL

For questions, please call the Kuna City Clerk's Office at (208) 387-7726.

ALL ITEMS ON THE KUNA CITY COUNCIL AGENDA ARE CONSIDERED ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE CITY COUNCIL.

1. Call to Order and Roll Call

(Timestamp 00:00:07)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear
Council President McPherson
Council Member Chris Bruce
Council Member Vacant
Council Member John Laraway

CITY STAFF PRESENT:

Marc Bybee, City Attorney
Chris Engels, City Clerk
Jared Empey, City Treasurer
Mike Fratusco, Kuna Police Chief
Doug Hanson, P & Z Director
Nancy Stauffer, HR Director
Bobby Withrow, Parks Director
Morgan Treasure, Economic Development Director

2. Invocation

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:22)

4. Consent Agenda: ACTION ITEMS

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.

(Timestamp 00:00:38)

A. Regular City Council Meeting Minutes Dated August 2, 2022

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at (208) 387-7726. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 387-7726 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

B. Accounts Payable Dated August 11, 2022, in the amount of \$3,749,607.35

C. Final Plats

1. 22-07-FP Fossil Creek No. 1

<http://kunacity.id.gov/DocumentCenter/View/8136/22-07-FP-Fossil-Creek-No-1-Staff-Packet-PDF>

D. Findings of Facts and Conclusions of Law

1. Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 22-01-V (Variance) – Merlin Cottages

<http://kunacity.id.gov/DocumentCenter/View/8137/Merlin-Cottages-FCOs-City-Council-PDF>

E. Resolutions

1. Resolution R50-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT FROM FALCON CREST CLUB PARTNERS, LLC.

2. Resolution R51-2022

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT FROM FALCON CREST HOLDINGS, LLC.

3. Resolution R54-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR GRAN PRADO SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF TWENTY-ONE THOUSAND, ONE HUNDRED EIGHTY-NINE DOLLARS AND FORTY-EIGHT CENTS (\$21,189.48) PURSUANT TO THE TERMS OF SAID AGREEMENT.

4. Resolution R55-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR GRAN PRADO SUBDIVISION NO. 2; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF FIFTY-NINE THOUSAND, SEVEN HUNDRED AND SEVENTY DOLLARS AND ZERO CENTS (\$59,770.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

5. Resolution R56-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR GRAN PRADO SUBDIVISION NO. 3; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF ONE HUNDRED AND SIXTY-SEVEN THOUSAND, TWO HUNDRED AND SIXTY-FIVE DOLLARS AND ZERO CENTS (\$167,265.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

6. Resolution R57-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR CASPIAN SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF TWENTY-TWO THOUSAND, FOUR HUNDRED AND TWENTY-THREE DOLLARS AND ZERO CENTS (\$22,423.00) PURSUANT TO THE TERMS OF SAID AGREEMENT.

7. Resolution R58-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR CASPIAN OFFSITE; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF ONE HUNDRED AND SEVENTY-EIGHT THOUSAND, SEVEN HUNDRED AND SEVENTY-EIGHT DOLLARS AND SIXTY CENTS (\$178,778.60) PURSUANT TO THE TERMS OF SAID AGREEMENT.

8. Resolution R59-2022

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PRESSURIZED IRRIGATION, SEWER, AND WATER FACILITIES CONSTRUCTION REIMBURSEMENT AGREEMENT FOR MADRONE HEIGHTS SUBDIVISION NO. 1; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND AUTHORIZING THE CITY TREASURER TO PAY DB DEVELOPMENT, LLC THE AMOUNT OF ONE HUNDRED AND SIX THOUSAND, ONE HUNDRED AND FORTY-SIX DOLLARS AND SEVENTY CENTS (\$106,146.70) PURSUANT TO THE TERMS OF SAID AGREEMENT.

Motion To: Approve the Consent Agenda

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Further Discussion: None

Approved by the Following Roll Call Vote:

Voting Aye: Council Members Bruce, Laraway, McPherson

Voting No: None

Absent: None

Motion Passed: 3-0-0

5. External Reports:

6. Public Hearings:

Public Hearing Process: Items begin with the presentation of the project by staff for up to 15 minutes. The applicant is then allowed 10 minutes to present their project. Members of the public are allowed up to 3 minutes each, to address City Council with testimony restricted to the matter at hand. After all public testimony, the applicant is allowed 5 minutes for rebuttal.

City Council members may ask questions throughout the public hearing process.

Once the public hearing is closed, no further testimony or comments are heard.

City Council may move to continue the application to a future meeting or approve or deny the application.

(Timestamp 00:01:20)

A. F.Y. 2023 Budget Hearing – Ordinance 2022-24 -Jared Empey, City Treasurer ACTION ITEM

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023, PROVIDING FOR FINDINGS, PROVIDING FOR THE ADOPTION OF A BUDGET AND THE APPROPRIATION OF EXPENDITURE OF SUMS OF MONEY TO DEFRAY THE NECESSARY EXPENSES AND LIABILITIES OF THE CITY OF KUNA, IN ACCORDANCE WITH OBJECT AND PURPOSES AND IN THE CERTAIN AMOUNTS HEREIN SPECIFIED FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING ON SEPTEMBER 30, 2023; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY OF THE CITY OF KUNA AND PROVIDING FOR AN EFFECTIVE DATE AND THE FILING OF A CERTIFIED COPY OF THIS ORDINANCE WITH THE IDAHO SECRETARY OF STATE, THE ADA COUNTY CLERK, AND THE IDAHO STATE TAX COMMISSION.

Jared Empey, City Treasurer reviewed the Budget for F.Y. 2023 and stood for questions.

Open Public Hearing

Receive evidence

Consideration to close evidence presentation and proceed to deliberation

David Spzlett, Kuna Resident gave several warnings or alerts regarding the budget.

Mr. Spzlett left the meeting immediately after testifying and council was unable to ask or answer questions.

Motion To: Close Evidence presentation and proceed to deliberation

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

Motion To: Waive three readings of Ordinance 2022-24

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

Motion To: Approve Ordinance 2022-24 F.Y. 2023 Budget

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting Aye: McPherson, Bruce, Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

8. Business Items:

(Timestamp 00:12:16)

A. 22-01-LLA 455 N Marteeson and 432 N Locust – Jessica Reid, Planner II ACTION ITEM

Kerry and Renee Sagar request approval to adjust the lot line between their two (2) adjacent parcels; 455 N Marteeson and 432 N Locust. The subject sites have a zoning designation of R-6 (Medium Density Residential) and are located just north of W 4th Street (APNs: R8360000005, R8360000125), within Section 23, Township 2 North, Range 1 West.

<http://kunacity.id.gov/DocumentCenter/View/8138/22-01-LLA-455-N-Marteeson-Staff-Packet-PDF>

Jessica Reid, Planner II, Planning and Zoning reviewed the lot line adjustment and stood for questions.

Council Member Laraway asked about the RV Parking being personal or commercial.

Jessica Reid responded.

Motion To: Approve 22-01-LLA (Lot Line Adjustment) 455 N Marteeson and 432 N Locust

Motion By: Council President McPherson

Motion Seconded: Council Member Laraway

Voting No: None

Absent: None

Motion Passed: 3-0-0

- B. Financial Results, Quarterly Report – Jared Empey, City Treasurer
(Timestamp 00:15:42)

<http://kunacity.id.gov/DocumentCenter/View/8139/Budget-Detail-PDF>

Jared Empey, City Treasurer, reviewed the Quarterly Report and stood for questions.

9. Ordinances:

10. Executive Session:

10. Mayor/Council Announcements:

11. Adjournment: 6:28 P.M.



Joe L. Stear, Mayor

ATTEST:



SENIOR DEPUTY CLERK
Chris Engels, City Clerk

Minutes prepared by Nathan Stanley, Deputy City Clerk
Date Approved: CCM 09.06.2022

