

**OFFICIALS**  
Joe Stear, Mayor  
Chris Bruce, Council President  
Greg McPherson, Council Member  
Matt Biggs, 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, November 19, 2024**

**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 00:00:35)*

**COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear - Present  
Council President Chris Bruce - Present  
Council Member John Laraway - Present  
Council Member Matt Biggs - Present  
Council Member Greg McPherson - Present

**CITY STAFF PRESENT:**

Marc Bybee, City Attorney  
Jared Empey, City Treasurer  
Mike Fratusco, Kuna Police Chief  
Adam Wenger, Public Works Director  
Doug Hanson, P & Z Director  
Bobby Withrow, Parks Director  
Morgan Treasure, Economic Development Director  
Nancy Stauffer, Human Resource Director  
Nathan Stanley, City Clerk

**Mayor Stear** All right welcome and this is the time and place for the City Council meeting for the City of Kuna. We'll go ahead and call this meeting to order; and Nathan, would you take the roll please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Here.

**City Clerk Nathan Stanley** Council Member Biggs.

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.

**Council Member Biggs** Here.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Here.

**City Clerk Nathan Stanley** Mayor Stear.

**Mayor Stear** Here.

**2. Pledge of Allegiance:** Mayor Stear

*(Timestamp 00:00:58)*

**Mayor Stear** And if you'll join me for the Pledge of Allegiance.

**Multiple Speakers** I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

**Mayor Stear** Thank you.

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Consideration to Amend the Agenda

*(Council must move to amend the agenda per IC 74-204(4)(b))*

Add item 7.B. Consideration to approve Resolution R73-2024 Approving Avalon and Kay award to Knife River Corporation-Mountain West. Morgan Treasure, Economic Development Director.

*(Timestamp 00:01:22)*

**Mayor Stear** First item is consideration to amend the agenda.

**Council President Bruce** I make a motion that we approve the consideration to amend the agenda, adding item 7B.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to add item 7B to the agenda. Is there any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? Motion carries.

(Timestamp 00:01:33)

**Motion To:** Amend The Agenda By Adding Item 7.B. Consideration To Adopt Resolution 73-2024

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

### **3. 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 00:01:53)

**A.** Regular City Council Meeting Minutes Dated November 06, 2024

**B.** Accounts Payable Dated November 13, 2024, in the amount of \$1,326,635.03

**C.** Final Plats

1. Case No. 24-15-FP (Final Plat) Madron Heights Sub. No. 3

**D.** Decision and Reason Statement

1. Case No. 24-01-DA MOD (Development Agreement Modification) Napa Vineyards.

**E.** Resolutions

1. Resolution R72-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE STATEWIDE COPIER AND PRINTER CONTRACT EQUIPMENT PLACEMENT FORM WITH DEX IMAGING SYSTEMS.

2. Resolution R52A-2024

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE FIXED ASSET POLICY SECTIONS 2.5.3 REGARDING FIXED ASSET CAPITALIZATION AMOUNT AND 4.1 REGARDING THE SCHEDULE OF FIXED ASSET DEPRECIATION; AND

AUTHORIZING THE MAYOR TO SIGN SAID DOCUMENT; AND  
AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND  
PROVIDING AN EFFECTIVE DATE.

**Mayor Stear** Next item is a consent agenda.

**Council President Bruce** I make a motion that we approve the consent agenda, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion's made and seconded to approve the consent agenda, is any further discussion on that motion? Nathan, would you poll the Council, please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 00:01:59)*

**Motion To:** Approve The Consent Agenda, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

#### 4. Public Comment

(Timestamp 00:02:22)

**Mayor Stear** That takes us to public comment. I had one person sign up for public comment. Is there anybody else who wishes to address the Council that didn't get a chance to sign in? All right, Michael Rocco, you may have the floor, Sir.

**Michael Rocco** Mr. Mayor, City Council. Historian St. Simon commented on countries in doubt stated, 'in organic periods Men are busy building and critical periods they are busy destroying.' I come before you with an aching heart fiercely of fighting off a sense of apathy and hopelessness, helplessness for the quality of life in our small city of 30,000. I left my beautiful rural New Jersey town due to excessive taxation. My property taxes were \$12,000 annually, which was actually below the average, of which 95% was allocated to the schools. This lived experience has made me sensitive to school levies. I will say that I met with the school... the Kuna School District today and was very educational for me and beneficial.

My wife and I moved to the great and free State of Idaho for family proximity, cost of living and conservative values. Shortly after moving here, I resolved to be an active contributing citizen. I currently serve as the President of My HOA and of the Boise Area Pickleball Association. I've chosen to become familiar with the Kuna Food Bank. I've also been attending the Kuna City Council meetings and Planning & Zoning meetings for well over a year. It is here in the Kuna City Government and its processes involved that has left me feeling overwhelmed. Just last week, the Planning & Zoning Commission in a split decision, approved annexation for 13 acres across from the High School, of which 5 acres annex for R-12 high density housing. One Commissioner, reason he had no choice but to approve based on the city comprehensive plan, future land use designation, and various... dealing with various agencies like ACHD.

In our community, there appears to be a groundswell of frustration and feelings that troubled times have come through our small town. Overcrowded schools, traffic challenges and serious accidents discourage and frighten people. They feel defeated when they see public information on the website posts the latest budget is 2023 or under the transparency category, the most current department reports are 2021. I am so grateful for you, Mr. Mayor, and City Council Members. I have witnessed you collectively giving of your time to help make Kuna a great city. I am especially grateful for some personal time that each of you have allocated to me to learn and to make me a more informed citizen. I pray that you and your families are blessed for your service. My closing comment is we must do better, slow the growth, and hope that we are not in the critical periods of being busy destroying. Thank you.

**Council President Bruce** Thank you.

**Council Member Biggs** Thank you.

**Mayor Stear** Thank you. So is there anybody else who wished to address the Council? If you want to, I'll have you sign in.

**Keith Hartman** Yeah. *[Inaudible]*

**Mayor Stear** Yeah, I'll just have you sign your name on the sheet.

**Keith Hartman** I'm sorry.

**Mayor Stear** No need to apologize, it's all fine.

**Keith Hartman** It's my first meeting.

**Council Member McPherson** Don't make it your last. We like company.

**Keith Hartman** I'll be here.

**Mayor Stear** Thank you. And Keith Hartman, you may have the floor, Sir.

**Keith Hartman** Well, thank you. I moved here 15 years ago from Seattle area. I moved here because my wife and I came through here and we liked the community. The small-town effect of it and that's why we moved here. I'd like to be part of the community. I'd just like to say shortly I've witnessed different communities that I've lived in different States and that has grown properly and forgive me, that have grown a lot and with growth comes to issues. And we all know what they are. Since I've been here in 15 years, I've noticed a lot of those issues coming up and I believe, my opinion, that we are growing too fast. The many wrecks on Meridian Ave., that's one factor of it. I've seen places that were wholesome grow into rotten with growth in the issues comes gangs, drugs, traffic, taxation, many things like that. That destroys the wholesome community. And I've seen it happen and when it happens, it happens fast and then it's too late.

So I'd like to have the Council Members and who all is involved take that into consideration. We do... I understand there's city politics and everything involved, and we may want more growth and more revenue. But at the same time, same thing, that may destroy us. And I would just like to state that I would like more control over growth. And one thing that... Now see, I'm ignorant. I don't know a lot about the law and changing them. But I realize that the laws, the way they're written now, allow. I think I understand this, I may be wrong allow, not contractors, but the big people that developers to pay low impact fees. That in other states, they pay much more. So I'm thinking well, we can have laws changed. I know that I've been told that that you all are bound by the law to go along with this. But I've seen. No Councilman tell people 'we'll try to change the law.' I don't know how to do that. I'm going to. I'm going to try. I know that when I lived in the Seattle area, there was a citizen that really got involved in this and he was able to have laws introduced to the State Senators or Congressmen and he did do a lot of good. So I would just like to state that I oppose the massive growth that we've had. I've already recognized since I've been here in 15 years, the growth and the issues that have come with it. So I'd like to go on record.

**Mayor Stear** Okay.

**Council President Bruce** Thank you, Sir.

**Keith Hartman** Thank you very much.

**Mayor Stear** If you get a chance one of these days, swing by and we'll visit.

**Keith Hartman** Yeah, Yeah great, Because like I say, I'm very ignorant. I haven't taken the time to do this. I've had a stroke So I can't really my vocabulary is terrible.

**Mayor Stear** Now you did fine if you would, though, if you would just state your name and address for the record for the recording.

**Keith Hartman** Okay, for the record, my name is Keith Hartman. I live at 1252 W Avalon St. here in Kuna.

**Mayor Stear** All right. Alright, thank you much. I'll look forward to meeting with you.

**Keith Hartman** Thank you.

**Council Member Biggs** Thank you.

## 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 00:12:24)*

- A. Case No. 24-02-AN (Annexation) Wimer Annexation: Powderhorn – Troy Behunin, Senior Planner. Applicant requests Annexation of 41.50 acres into Kuna City Limits applying the R-6 zone to the property. This site is located in Section 11, Township 2 North, Range 1 West (APN; S1311427800). – *Tabled from the November 6, 2024 City Council Meeting ACTION ITEM*

*Open Public Hearing*

*Receive evidence*

*Consideration to close evidence presentation and proceed to deliberation*

*(Timestamp 00:12:24)*

**Mayor Stear** All right, and that takes us to public hearings case number 24-02-AN, Troy.

**Senior Planner Troy Behunin** Good evening, Mr. Mayor, and Members of the Council. For the record, Troy Behunin, Development Services, Kuna, Idaho, Senior Planner. The application before you this evening is strictly for annexation, 24-02-AN. If the developer or the landowner would like to pursue any kind of development in the future, they'd have to come back through the public hearing process. But tonight's public hearing is only about the annexation. They are requesting to annex 41.50 acres into the city limits and they are seeking the R-6 zone, which is

the medium-density residential. Staff has reviewed the proposed annexation for qualification and also with compliance with Kuna City Code, The Future Land Use Map, and Idaho State Statutes, and finds that it does meet the requirements listed in in the in those codes. Staff does recommend that if the Council approves this application for annexation that the applicant be subject to the conditions of approval listed out in the staff memo. The applicant is here this evening and they do have a presentation and I will be here for any questions that you might have.

**Mayor Stear** All right, questions for Troy? All right not yet.

**Council President Bruce** Thank you, Troy. You got it right the first time, Development Services.

**Senior Planner Troy Behunin** It was 50/50 and I went really slow.

**Mayor Stear** All right, yes. If the applicant would like to step forward and state your name and address for the record, please.

**Kelli Black, Bailey Engineering** Kelli Black, Bailey Engineering, 1119 E State St. Eagle, ID 83616, representing Trilog Development for Powderhorn. We are requesting, *get to page 2 here...* We are requesting annexation of Powderhorn. The subject site is 41 1/2 acres located on the southeast corner of School Ave. and Mason Creek. The Future Land Use Map has this designated as medium density residential. Surrounding land uses include medium density residential to the north, the east, and the south. Low density residential is designated on the county parcels to the west. We are requesting an R-6 zoning district, which is a medium density zone. The subdivision to the north is zoned R-6 and the subdivision to the south is zoned R-4. Sites to the east and the west are County Rural-Residential. I also have a few aerial views of the site that I wanted to show. This view looks north from Hubbard Rd. You can see how the site includes land that will be the location of the future School Ave. which will connect Hubbard Rd. to Mason Creek Rd. And here's another view of the site and you can see the Denali Heights subdivision on the south, right here. And then lastly, I just wanted to show this portion, which is the southern portion of the site where it connects to Hubbard Rd. Next, I wanted to talk about schools and the mitigation provided by this developer. The developer has contributed 2 sites for use as future schools. In addition, the developer has donated funds to help with school programs. That is all I have. Thank you for your consideration of annexation and zoning of Powderhorn. I will stand for questions.

**Mayor Stear** All right, questions?

**Council Member Biggs** Yes, ma'am. Sorry, Kelli Black. The school programs, can you elaborate on that?

**Kelli Black, Bailey Engineering** Yes. Yes, it was a cash donation. I believe it was used for the CTE program at Swan Falls high school.

**Council Member Biggs** CTE.

**Kelli Black, Bailey Engineering** Yeah, the career technical.

**Council Member Biggs** Thank you.

**Mayor Stear** Okay, further questions?

**Council Member Laraway** I got one.

**Mayor Stear** Yes, go ahead.

**Council Member Laraway** I know this is just an annexation, but I guess I have questions about on the School Rd. entrance off of Hubbard.

**Kelli Black, Bailey Engineering** Yes.

**Council Member Laraway** I know for a fact that road is not very wide and I see and I know these PowerPoints are misleading, but it really looks like some of that road goes into the Denali Subdivision.

**Kelli Black, Bailey Engineering** Thank you for the question. Yes, when they overlay the color coding, it sort of gets skewed a bit, but the fence line is the boundary of the Denali Heights Subdivision. And then to the West is the boundary for this property and from there we have 50 feet to work with. And so we have enough room to match up with the southern portion of School Ave. that's on the south of Hubbard Rd. What we don't have is the landscape buffer that we would have at the northern part.

**Council Member Laraway** That's what I was gonna ask. Are you a going to go into Perfect Ln. any or is that?

**Kelli Black, Bailey Engineering** We cannot go into Perfect Ln. It is a part of the CC&R's for that subdivision, the county subdivision.

**Council Member Laraway** Another question I have, and I know you do not control this, but looking at the site here how many exit or egress-ingress have you want to call it are going to be on Mason Creek Rd. I know you don't have a plat.

**Kelli Black, Bailey Engineering** We, on Mason Creek, we will have likely one to match up to what's on silver trails. That subdivision right there if you can see where my mouse is. So it's likely that the road would align there and then of course we'll have that alignment with School Ave. right there.

**Council Member Laraway** And the entrance-exit Yenlo going into the Denali subdivision. I know you do not control that. That's all ACHD requirements. But I will say this, our biggest complaints when it comes to developing subdivisions is pushing traffic from one new subdivision into another. It's a problem. And I know ACHD does not look at it that way. But I just wanted to get my two cents in if that becomes a problem.

**Kelli Black, Bailey Engineering** Understood. Thank you. Yes, they will have exits on Mason Creek Rd. We will likely connect to Yenlo Ave. because they did stub the street there for that reason, but then there will be exits onto School Ave. as well.

**Council Member Laraway** Okay, thank you.

**Mayor Stear** Okay, anything further for the applicant? Okay. Thank you very much. All right and this is a public hearing. I didn't have anybody signed up to testify in this matter. Is anybody who wishes to sign up to testify? Okay, if you would step forward here and sign up on the sheet here. *And one is in favor, neutral and opposed so. So isn't that nice? You get to pick? You have choices.*

*[Brief Silence]*

*Oh, don't worry about that. All right, very good. And then if you would just state your name and address for the record there at the podium and you may have the floor. And Michael, if you want to sign up, I'll let you go and do that while he's...*

**Council President Bruce** Thank you for participating.

**John Deim** While he's my name is John Deim, I live at 2528 W Hubbard Rd. On this picture you can't see it. I'm on the very bottom left-hand side of that screen. Right on the intersection of what's Perfect Ln. and Hubbard Rd. May I ask a question of the Council? Or is it just pure...

**Mayor Stear** Yep.

**John Deim** what as a City Council, when you're looking at possible annexations and or various construction within the area, what do you consider when we're talking about housing development? What do you what do you look for as to whether or not you're in favor of annexation and or changing the amount of houses per acre, type stuff?

**Mayor Stear** Well, usually. So we have a future land use map that. We have members of the community come in and they sit on a committee doing the... and decide on the future land use map, what should go where and we actually have a new committee in that's meeting now updating that map, those things are considered and then the comprehensive plan we look at is to what's in there and what things are zoned and what's around it and that type of thing.

**John Dime** Appreciate it.

**Mayor Stear** So, hopefully that that's a short explanation, but hopefully that helped.

**John Deim** I appreciate that, thank you. As I said, I live right at the intersection of Hubbard and Perfect Ln. I find it interesting that the developer wants to put in a 2-lane road up that brown strip that you see going up. That 50 foot is if you put your tape measure right at the fence, right at the fence of Denali, measure out 50 feet. It follows a line of power poles. I've been in on the meetings where the developer has presented this and we asked them 'So what are you going to do about the power' and their response was 'We don't know, we'll leave that to Idaho Power.' The question came up. They're going to put in 160 some homes. And that would be individual homes, I hope. And the question comes up. 'So there, those are all families?' Excuse me, what do you do with the children in regards to schooling going to a school that's already over filled? Where do you? Where do you go? What about the traffic? I don't know how many of you gentlemen have ever been around that school when school gets out, it is a bottleneck and a concern of people trying to get on to Ten Mile Rd. The access coming out on the south is a busy road and I think you are probably aware, maybe a lot of you are not, come springtime, supposedly Hubbard Rd. is

going to be torn up completely from Ten Mile to Meridian. And I have that on very strong knowledge having talked with the representative from the Highway Department.

They're going to take it right on down to nothingness and build it back up so if they have a good base and they assured us we are only going to put in a 2-lane road, except at Linder where we will put in a left turn lane. So #1 in regards to the construction, if that if this development is annexed. Where are you going to take the various trucks going in and out? You have a nice development in regards to Denali. A lot of this traffic is scheduled for that to come out that.

**City Clerk Nathan Stanley** Sir, you've reached your time. If you can wrap up your final comments.

**John Dime** Will do, thank you. Look at that big irrigation ditch going right across it. They've made absolutely no plans for protection of children trying to swim across that ditch. No traffic can go out there. I would request of the Council to deny the annexation and especially even more so, to not change it to from an R-4 to an R-6 if you do approve it. You can't handle it. Thank you.

**Council President Bruce** Thank you.

**Mayor Stear** Thank you, very much, Sir. Is there anybody else that's going to want to testify?

**Michael Rocco** Michael Rocco, 1286 E Fort Erie St. in Kuna, ID. So the questions I have for the developer are is, is how many phases? What's the projected population after the project is complete? What's the projected number of children that they will have once they all these R-6 are completed? I'd like to know what the what the cash amount was that was donated to, was it Swan fall? Also they talked about two donated sites. I'd like to know where those two donated sites are. Approximate value of those two donated sites. I didn't have a chance to look at the packet, but I assume that they've looked at there's going to be ACHD for traffic study, so I'm echoing what John was just talking about. You got the majority of schools that are overpopulated already. And does Trilogy have any other developments, or have they done any other business in the city of Kuna?

**Mayor Stear** Okay, thank you. And then again if you would just state your name and record for the address and. And I'll let you even have your agenda back when you...

**Tim Jensen, Kuna School District** Oh, yeah, thank you. Tim Jensen with Kuna School District 711 E Porter St. here in Kuna. And I just felt like I want to get up and confirm the donations that the developer has made to the school district with the cash and the land donations as well. I just want to make sure to give that confirmation to you guys as well. So, I'll stand for any questions.

**Mayor Stear** Okay. Anybody have any questions?

**Council Member Laraway** No, Sir.

**Council Member Biggs** So, reading the memo, there was a lot of really good information on that, but I didn't see it as a solid recommendation of for, or against.

**Mayor Stear** It's neutral.

**Council Member Biggs** It's neutral?

**Tim Jensen, Kuna School District** Yeah. I just want to sign up and confirm what they said, you know, about the donation side of it, so.

**Council Member Biggs** And so and then we can also confirm that although the levy passed with a 59% rate to have a bond passed, which would affect building, requires a super majority...

**Tim Jensen, Kuna School District** That is correct.

**Council Member Biggs** and there is none on the agenda or lease, there's none in the school district or the school board is hasn't proposed a bond anytime in the year, right?

**Tim Jensen, Kuna School District** No, not at this time.

**Council Member Biggs** Thank you, Sir.

**Tim Jensen, Kuna School District** Yeah, absolutely.

**Council President Bruce** I have a question.

**Mayor Stear** Yes.

**Council President Bruce** And the current numbers are correct for the packet that we have in here for the school district?

**Tim Jensen, Kuna School District** Yeah. Yeah, the numbers were updated as of, we do our official count on the 5th day of school and during that time we all the schools are tasked with confirming. You know they're enrolling the actual enrollment of kids and dropping those and. And as everybody knows, enrollment in schools isn't static. You know, they're, you know, they move. We have kids moving and out all through the year. And so, yeah...

**Council President Bruce** Thank you. Yes, Sir.

**Tim Jensen, Kuna School District** Yeah, so those are just the numbers as of the 5th day of school and so.

**Council Member Biggs** This is the best layout I've seen so far. Drawing it out. Thank you.

**Council President Bruce** Thank you. Mr. Jensen.

**Mayor Stear** Thank you, Sir. All right. Was there anybody else who was testifying in this matter? *Yeah, if you want to sign up.*

**Council President Bruce** We'll waive the fee for you.

**Mayor Stear** This is this is how I get my Christmas card list. Nathan, make a note of that. *All right, that's good, right. Thank you very much.*

**Ann Potcher** My name is Ann Potcher and I live in that corner property, there on the left, right at the very left. And I've been here for 20.... How long, ear? 24. Oh, that's all. Okay, 20+. So, but when I moved in, it was just the rural properties county properties there on the left. What we had

7 properties and since then all of this is coming around us. And this last parcel was sold by the neighbor. But I would say you've got what I'd like to reiterate what John Deim said. You've got R-4 right here, south. And, you've got county property on the right, county property on the left. And, I mean, it's going to get developed one way or another, but I certainly would like to see it kept at R-4, which was the original development and with the traffic that that's a concern. The traffic that's going to come out of Hubbard Rd. and I know the people from Denali Heights are probably concerned about that as well and that that's the R-4 development right there. So that's pretty much all I have to say, I... Kuna is getting crowded enough. I know you want the revenue. I know you'd like to see the progress. But many people moved here because of the rural flavor of the town. And so R-4 is plenty, so that's all I have to say, thanks.

**Mayor Stear** Thank you. And I'll just make a note since I've heard a couple of people say it. The city doesn't need more revenue if we don't have growth. It doesn't do any of us any good to make more money for the city. So without the growth, we don't need it, so. Just so you know, that's not why we approve things. We don't do that for more revenue. Anyway, anybody else that wanted to testify? Okay. And if there's anybody after him, if you would sign on the sheet here, so we can move this along. All right. And then if you would just state your name and address for the record and you may have the floor.

**Randy Patterson** I'm Randy Patterson. I'm at 2205 W Rickens St. which is directly behind across Mason Creek, so my back fence looks into that property. I'm a long-time resident of Kuna. I grew up on a farm just to the west of there, east of there, over on Linder, which is now covered with houses are getting covered with houses. My biggest concern about this development is the traffic. I see the traffic every day around that school. There's no out, to get out, except to go out to Ten Mile. You can't, of course if they put it all the way through, you come down to Hubbard and I know they're working on the road to go out to Columbia. And even with those outlets, I'm afraid their traffic is going to be horrendous with that number of houses and it's already bad. So I just like to say I'd like to see some changes made to so that we could get traffic out if that's what they decide to do, or maybe think about what we're doing? Thank you.

**Mayor Stear** Okay, very good. Thank you, Sir.

**Council President Bruce** Thank you, Randy.

**Mayor Stear** All right. Would the applicant like a chance for rebuttal?

**Kelli Black, Bailey Engineering** Thank you. I just wanted to speak to a few things that were brought up. Again, this is annexation at this point and zoning. So we are looking for the R-6. A lot of the things that were brought up, the phasing, the traffic, the canal and School Ave. and the design of that, will be worked through with preliminary plat and included in that application. We'll submit a traffic impact study, ADHD, and the city will review that and with regard to School Ave. we will work with them on the design for that because of course they are the driver of how that looks. *Let's see.* With the school I did want to speak to that a little bit. The levy did pass, which is great. You know, I think if you've seen the board meetings, there was a lot of community involvement, a lot of advocacy efforts put into play that played a key role in this. And I think that the momentum from this and the continued community involvement will assist

in the passage of the next bond. Both the community and the Board are working very hard to get the next bond passed, which is the way the state of Idaho funds schools. In addition, the district has said in their letter that they do have a couple of ways to mitigate capacity, including busing students, and then, of course, passing the bond. And again, the district is really worth working diligently in addressing capacity, and I do think they're doing a really great job. And the developer has been working with the school district. As mentioned, the development team provided mitigation with the two school sites, as well as the funds for the school program, and that saves the taxpayers \$3.7 million. And with regard to the zoning, R-6 is a really good zoning for the site. It's sort of sandwiched between R-4 and R-6, so it makes sense to put R-6 right there so that you can sort of transition up to the north where we have R-6 currently. And with that, I'll stand for questions.

**Mayor Stear** All right, questions for the applicant?

**Council President Bruce** I do.

**Mayor Stear** Yes.

**Council President Bruce** So were the in regards to the schools, were the mitigation in the school sites with the previous development?

**Kelli Black, Bailey Engineering** I don't know when they were donated. I think that would be something we could ask the school district, but it's been an effort that they've work on continuously.

**Council President Bruce** Over...through the development that they've had, okay.

**Kelli Black, Bailey Engineering** Yeah. Through all of their developments. They continue to work with them as partners.

**Council President Bruce** Thank you.

**Mayor Stear** Anything further? All right. Thank you very much.

**Kelli Black, Bailey Engineering** Thank you.

**Mayor Stear** And the question is rightly before Council.

**Council President Bruce** I make a motion that we close evidence presentation and move to deliberation.

**Council Member Biggs** Second.

**Mayor Stear** motion is made and seconded, any further discussion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? motion carries.

*(Timestamp 00:37:30)*

**Motion To:** Close Evidence Presentation And Proceed To Deliberation

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** Do you have anything?

**Council Member Biggs** I have a lot of things.

**Council President Bruce** You want to start?

**Council Member Biggs** Well, we'll say it's been said at nauseam for the last several, well, years, months, schools can't keep up with capacity that that memo that we got from the school district lays it right out those numbers. And as much as we appreciate things that they try to do to mitigate, there is no bond in our future. If you talk to anybody that I talked to, constituents on the street, especially just passing levy, I guess having taxes there that the temperature for a bond probably isn't that good, especially to meet the Super majority threshold. So I'm really concerned about. I know this is just annexation, but it's going to be with the total intent of putting as Kuna City Code says, 58-103 strain on services, not so much on the city services, but on the schools. Because I can't look at these numbers all in the red from 122% to 329% across certain schools in Kuna, not to mention Silver Trail is already at 106% capacity...

**Council President Bruce** Currently.

**Council Member Biggs** What's that?

**Council President Bruce** That's currently.

**Council Member Biggs** Yes, correct at 106. And it's only going to be more. So I have reservations as far as that goes. Traffic, we don't have the study, but we all know that it's going to add to traffic. ACHD generally goes by whatever, as long as it meets the absolute minimums. But we know traffic is already bad enough, especially around Silver Trail. If you drive by there in the afternoons and in the mornings, it will increase, especially if you have another way to go through to another through. I guess to try to come through a subdivision to get out to Hubbard. And I think that's all I have for now.

**Mayor Stear** Okay.

**Council President Bruce** You have anything?

**Mayor Stear** Council Member Laraway.

**Council Member Laraway** I will add to some of that dilemma. I know the schools are at capacity now. We all know that, but there's also a subdivision that's just a little bit to the north, across from the high school that's already starting to be developed. So those houses are going to come into play. And I'm assuming the school district could correct me, but I'm assuming that those children will be going to Silver Trail. I doubt if you're gonna bus them all the way to Reed. Just curious, the school's always going to be our concern. I won't walk away from that responsibility. But I am all concerned about, like we talked about at the beginning, the biggest problem we have when we approve subdivisions, traffic. And possibly they're gonna go down to school, possibly they're gonna go out on Mason Creek, but I don't understand why ACHD figures we have to shuttle traffic into another subdivision to get out. It makes no sense to me, and I know that's their policy. But it's not a good practice, especially when they put that in our lap and they expect us to be somewhat cognizant of what we're approving and what we're denying. The... I do not disagree with that section being an R-4, the transition you were referring to could be also the transition from R-4 to R-6 across from Mason Creek. That's R-6. I just I'm looking at this and I really just school St. has me worried because I just do not believe there's enough road there without them taking out the sidewalk. I just don't see it. That's my two cents.

**Mayor Stear** Okay, anything further?

**Council President Bruce** Do you have anything?

**Council Member McPherson** Same song and dance. Schools, roads, you know...

**Council President Bruce** Yeah.

**Council Member McPherson** This is the point at which we can control it, yea or nay. Which we know. I guess my hesitation would be, you know, we hear 'Oh, we're just annexing it now. We don't know when.' And then three weeks from now, it'll be coming through on a fast-moving train, you know?

**Council President Bruce** That's what I was...yeah.

**Council Member McPherson** So it's where we at with we know schools are at capacity, roads are horrible and going to be under more construction and that makes it even worse. And then, you know, sewer capacity plays in there somewhere on down the line which we have to really think about 'til then, per say, but we do, we need to think about. So, all the same things to consider.

**Council President Bruce** I agree the, obviously the capacity of schools, even right now, much less with everything that's already outstanding. The trips it will add 11138 trips a day per the traffic report that we have in the file coming down that road and Hubbard which is already...

**Council Member Laraway** When you...Oh I'll will go after you.

**Council President Bruce** Which is already a nightmare. And then and then also, once we annex our property, we're handcuffed. We've been sitting up here before and that's where we've been before, so this is our chance to deny it and we can look at it down the road.

**Council Member McPherson** Somebody with more brains than me? Didn't we just hear, And I believe it was the Napa Valley, one that they were going to have to widen over to three full lanes all the way through, or five lanes or something? that one of the gentlemen talked about widening part of it or just having to turn lane and redo it, but didn't they? Wasn't it Ten Mile and Meridian Rd. they...

**Council President Bruce** I thought they were talking to...

**Council Member Laraway** Had to just so we know. I've spoken with ACHD and they are going to redo Hubbard from Ten Mile to Meridian in 2025. They are not increasing the size of it. So basically we got a 2-lane road

**Council Member Biggs** Except for the Linder intersection, which is going to be.

**Council Member McPherson** Right turn lanes on it. But I thought that development had to widen it.

**Council Member Laraway** Which development?

**Council Member McPherson** The Napa Valley one at Hubbard, no at Hubbard and Meridian Rd.

**Mayor Stear** Well, there could be a variance between their five-year plan and what development is required.

**Council Member Laraway** Your five-year plan might have that, but I know when I spoke to ACHD. They are not increasing.

**Council Member McPherson** Wait, wait, wait. I know....

**Mayor Stear** They would be speaking to the five-year plan. ACHD...

**Council Member McPherson** They'll redo it now and then when the development tries to happen, they'll make them redo it again.

**Mayor Stear** Yeah, we're going to do a new round and then round it up.

**Council Member McPherson** Yeah, they'll redo it. So they can redo it again. That's what will happen.

**Council President Bruce** And they'll close everything around it while they're at it. So for me that that's kind of where I stand. So I'll make a motion to deny case #24-02-AN.

**Council Member Biggs** Second.

**Mayor Stear** All right. We have a motion and a second, is there any further discussion on that motion?

**Council Member Laraway** Second.

**Council President Bruce** Yeah, He already seconded, I guess. Yeah. Something's going off on you.

**Mayor Stear** All those in favor?

**Council Member Laraway** Wait a minute, my ears were going off. What are what was the motion?

**Council President Bruce** I made a motion to deny it, he seconded it.

**Council Member Laraway** Thank you.

**Mayor Stear** All right, we have a motion and a second. Any further discussion on that motion? All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Is there anyone opposed? And that motion carries.

**Council President Bruce** Thank you.

*(Timestamp 00:45:00)*

**Motion To:** Deny Case #24-02-AN

**Motion By:** Council Member Bruce

**Seconded By:** Council Member Biggs

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

## **7. Business Items:**

*(Timestamp 00:45:55)*

### **A. Budget Presentation, Jared Empey, City Treasurer. ACTION ITEM**

**Mayor Stear** And that takes us to business items item 7A. Budget Presentation, Jared Empey.

**City Treasurer Jared Empey** Good evening, Mayor and Council, Jared Empey, City Treasurer. Before you, I have year-end budget recap for fiscal 2024 that ended on September 30th, 2024. So the first page that you see is just our combined cash statement. So you can see this is kind of our liquid balance sheet as you can see the different bank accounts and investment accounts that the City had on September 30th, and how it's allocated by fund, as you can see the total cash and investments totals \$75 million across \$76 million. And as you can see, it's allocated below to each fund. The general fund currently at year end had \$20,700,000. The late Comer Fund had

about \$6 Million Water fund had \$14.7 million, rather. And sewer fund had \$18.8 million and the irrigation fund had \$9.5 million. And then the rest of the funds are kind of minor funds. So I'm very pleased with the cash position and the liquidity that the City currently has.

Then the next statement is essentially an income statement summary. So as you can see in accounting, we try and have different bases of accounting, meaning we like to look at when we earned money at different times. So as you can see, we have a budget basis. So in other words, what I do budget update. This is the basis that I'm presenting it on. And then in the next column is a modified accrual basis. So at year-end I compute depreciation and make adjustments for those depreciation calculations. And so that's the difference there. However, those depreciation adjustments are only for proprietary fund, so that would be the water, the sewer, irrigation for fiscal 2024.

And as you can see, under both basis of accounting, the city is doing well financially. And which bodes well for the future, especially since year end we had \$147 million in assets. That's the historical value. Unfortunately, under United States Accounting Standards, we don't adjust those for fair market value adjustments. Instead, we carry those at historical value. So if something's 40 years old and it should be 5 times that, we don't make adjustments for that. So if we do a rough adjustment, we probably have about \$250 million in assets. And if we have approximately \$76 million in cash, that means we have approximately a 30% coverage ratio, which is very good. So that we can avoid bonding for future repairs that will necessarily need to be done. So because eventually infrastructure wears out or needs replaced. So I think we're in a very good financial position in that way. Then on the final sheets, we have the detail for the budgetary basis, as I said before, I think that each fund is operating in a healthy manner, we had a few misses that were outside our control, such as state liquor distribution, came in a little low and State... and the sales tax revenue came in a little low. However, everything else went very well in regards to development income and other items within the general fund,

And let's see, some other highlights. The latecomers fund. So we still have approximately, I want to say \$6 million in obligations for improvements that developers have made. And given that we had approximately \$6 million in cash in the latecomer's fund. That means that we are appropriately setting aside funds to retire those obligations, and the water and sewer fund. We see positive trends in our user base. This morning I noted in our director meeting that we have 11,200 accounts in our that have a water account. In other words, accounts that have a water meter attached to it. This is a positive trend in growth base that should be able to maintain our position or maintain a positive depreciation sinking fund for future asset replacement as well as in the sewer fund and I see positive trends also in the Irrigation Fund and for the rest of the major proprietary funds. The other proprietary funds that you see that may be new are the Water East and the Sewer East those were the funds that were created as part of the donation that META provided. We didn't actually take control of those assets until October 2nd of this of this fiscal year of fiscal 2025; however, we had to buy some IT equipment in order to place out at our Water Ops building out there. And so that's why there's those small expenses there. But other than that, everything seems to be in a very positive direction and I'm pleased with the financial results. If you have any questions, I'd be happy to answer those.

**Mayor Stear** Okay, question for Jared? I just want to say I appreciate the fact that we're moving an upward trend. We do have with a lot of aging infrastructure. There's a lot of projects that are going to be coming up that need to be taken care of and those, those are a little difficult to go out and bond for. Plus these projects they already cost double what they should. And then if you have to bond for them, there's interest on top of that they cost double again. And I think it's just bad use of taxpayer funds not to be able just to take care of the systems that we have. So I think we're doing a good thing there that saves us a lot of money and we don't have to worry about it as we see things that are deteriorating, we can just go after them and get them so very appreciative of that so... Anybody else have any questions for Jared?

**Council President Bruce** No, Sir. Thank you, Jared.

**Council Member Laraway** Take the rest of the night off.

*[Laughter]*

**Council Member Biggs** I have one general question, as far as it goes and this might be an HR and a Jared question, but as far as like staff salaries and stuff like that, how often does that go up for renewal? I mean, there's imagine there's like a COLA increase or normal increase, but does the City Council normally review that and recommend the increases?

**Mayor Stear** So normally those come at budget time, that's when we talk about COLA increases and things like that as it is during the budget Season and Jared does analysis on what cost of living increases are and that type of thing. So, each year during the project budget process is when we discuss those things.

**Council Member Laraway** Do you have staff research increases for your City Council? You know, we had to do it 45 days before the election or something?

**Council President Bruce** Yeah. I think we spoke about that. That was for that was before any election, but this is he's actually talking about staff here. Like staff on the payroll like parts or he's not talking about council, he's talking about staff, yeah.

**Council Member Laraway** I was wondering if that was included.

**Mayor Stear** Yeah, in order to look at raises for elected officials, those have to come right before an election. Otherwise Mayors and Council Members could give themselves a pay increase right after they're elected. So the timing of that is controlled by the Legislature, but...

**Council Member Laraway** I just didn't know if that was in our budget.

**Council President Bruce** Thank you, Mr. Jared.

**Mayor Stear** All right. Very good. Thank you.

**City Clerk Nathan Stanley** Mayor, I just wanted to make note that it is listed as an action item, but that's just a clerical error. It was just a presentation, so just making note for the record.

**Mayor Stear** Oh, all right.

**B. Consideration to approve Resolution R73-2024 Approving Avalon and Kay award to Knife River Corporation-Mountain West. Morgan Treasure, Economic Development Director ACTION ITEM**

*(Timestamp 00:55:51)*

**Mayor Stear** The next business item is an action item. Consideration to approve the resolution R73-2024 approving the Avalon and Kay award to Knife River Corporation Mountain West, Morgan.

**Council President Bruce** Glad to see this one.

**Mayor Stear** Yeah, that's why we amended the agenda was I wasn't... didn't want to wait any more on this to happen.

**Economic Development Director Morgan Treasure** Thank you, Mayor and Council and the Mayor kind of stole my thunder on this one. The reason you didn't see it come through the consent agenda like you normally would on this kind of thing is because we did get the signed contract from Knife River back a day after, so we wanted to amend the agenda so we didn't have the next step, which is construction scheduling wait another two weeks before we had a signed contract, so... This is just the approval of the bid and the signing of the contract. We'll get that back to Keller and to our construction manager and get going on putting the schedule together for this one to get it rocking and rolling.

**Council President Bruce** That's great. I get asked that question every time I walk into the Post Office or Walgreens or Latte Da' out anywhere over there.

**Council Member Laraway** Stop walking.

*[Laughter]*

**Council Member Biggs** I thought was that it was a, not eminent domain, but wasn't one of the one of the owners had a problem, I guess, and, but I guess they're all good with that now?

**Economic Development Director Morgan Treasure** Councilman Biggs, we do have to do a little bit of a right of way acquisition on this one and that is moving through the process concurrently. We just have to get, due to the nature of where the property is at with the deed, We have to set up a reconveyance and there's lots of steps for paperwork for that. So, we by the time it's constructed, the entire right of way can be dedicated back to... It's ACHD on that corner, so.

**Council Member Biggs** Oh, okay. Thank you.

**Mayor Stear** Well, I want to give a special thanks to staff, everybody that's had a hand in this. This has been a very long and drawn-out process. As you know we have ITD and ACHD working on the same project and because of that it became a City project. So we had to take control of that. I think Morgan's done a great job of carrying that on through and Clerk's office for helping to get these bids out and that type of thing. So...

**Council President Bruce** I think...

**Mayor Stear** It's actually just welcome news to finally actually be able to put a finish line on something.

**Council President Bruce** I think this was the first thing I asked about when I got elected.

**Council Member McPherson** I'd say this has been going on for.

**Mayor Stear** I wanted that I wanted that done before the post office opened in there but shows how much pull I got.

**Council Member Biggs** I was following a car one day and the car went airborne in front of me at that intersection, a Jeep and Ford Fusion. That was interesting. Everyone was okay though.

**Council President Bruce** Thank you guys, staff and everyone has moved this forward. I make a motion we approve R73-2024.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of R73-2024 is any further discussion.

**Mayor Stear** All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? And that motion carries.

*(Timestamp 00:58:48)*

**Motion To:** Approve R73-2024

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

## **8. Ordinances:**

*(Timestamp 00:59:12)*

### **A. Consideration to approve Ordinance 2024-41 ACTION ITEM**

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

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION

SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S DB DEVELOPMENT LLC.; AND

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

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*(Timestamp 00:59:19)*

**Mayor Stear** And that takes us to Ordinances. Consideration to approve ordinance 2024-41, An Ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County Assessors, DB Development, LLC; and declaring water rights of appurtenant thereto are pooled for delivery purposes; and directing the City Clerk to record this ordinance as provided by law; and directing the City Engineer to provide notice of this ordinance to the Boise~Kuna Irrigation District, The owners, and update the irrigation system map; and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-41.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded with the 3 readings. All those in favor say 'aye.'

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 01:00:03)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-41

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** I make a motion that we approve Ordinance 2024-41, as published.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded for approval of the ordinance. Is there any further discussion on that motion? Nathan, would you poll the Council, please?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:00:14)*

**Motion To:** Approve Ordinance 2024-41, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

**B. Consideration to approve Ordinance 2024-42 ACTION ITEM**

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

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

- OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings*

*Consideration to approve Ordinance*

*(Timestamp 01:00:38)*

**Mayor Stear** That takes us to consideration to approve Ordinance 2024-42. An Ordinance of the City Council of the City of Kuna: making certain findings; and enlarging the boundaries of the Kuna municipal irrigation system by the inclusion of Ada County Assessors DB Development LLC.; And declaring water rights apartment there are two are pooled for delivery purposes; and directing the City Clerk to record this ordinance as provided by law; and directing the City Engineer to provide notice of this ordinance to the Nampa~Meridian Irrigation District, The owners, and update the irrigation system map; and providing an effective date.

**Council President Bruce** I make a motion that we waive 3 readings of Ordinance 2024-42.

**Council Member McPherson** Second.

**Mayor Stear** Motion is made and seconded to waive the 3 readings. All those in favor say ‘aye.’

**All Council Members** Aye.

**Mayor Stear** Any opposed? That motion carries.

*(Timestamp 01:01:23)*

**Motion To:** Waive 3 Readings Of Ordinance 2024-42

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Voice Vote

**4-0-0**

**Council President Bruce** Make a motion that we approve Ordinance 2024-42, as published.

**Council Member McPherson** second.

**Mayor Stear** Motion is made and seconded for approval of the ordinance. Is there any further discussion on that motion? Nathan, would you poll the Council?

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:01:36)*

**Motion To:** Approve Ordinance 2024-42, As Published

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

#### **9. Executive Session:**

*(Timestamp 01:02:01)*

- A. Executive session under title 74-206 (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

**Mayor Stear** And that takes us to an executive session under title 74-206 (E).

**Council President Bruce** Who do we need?

**Mayor Stear** And who do we need? Morgan and Doug and Marc.

**Economic Development Director Morgan Treasure** And Bobby

**Mayor Stear** And Bobby

**Council Member McPherson** He has to stay finally.

**Council President Bruce** Marc, anyone else? That's it.

**Council Member Laraway** Nancy Jared.

**Council President Bruce** I'll make a motion that we adjourn to executive session title 74-206 (E).

**Council Member McPherson** Second.

**Council President Bruce** With Morgan, Doug, Bobby, and Mark.

**Mayor Stear** Motions made and seconded. We need to poll Council on this one.

**City Clerk Nathan Stanley** Council Member McPherson.

**Council Member McPherson** Yes.

**City Clerk Nathan Stanley** Council Member Biggs.

**Council Member Biggs** Yes.

**City Clerk Nathan Stanley** Council Member Laraway.

**Council Member Laraway** Yes.

**City Clerk Nathan Stanley** Council President Bruce.

**Council President Bruce** Yes.

**Mayor Stear** And that motion carries.

*(Timestamp 01:02:25)*

**Motion To:** Enter Executive Session Under Idaho Code §74-206 (e)

**Motion By:** Council Member Bruce

**Seconded By:** Council Member McPherson

**Further Discussion:** None

**Members Voting Aye:** Council Members Bruce, McPherson, Laraway, Biggs

**Members Voting Nay:** None

**Members Absent:** None

**Via:** Roll Call Vote

**4-0-0**

*Minutes For The Executive Session, Required Pursuant To Idaho Code §74-205(2), May Be Found Attached To These Minutes.*

**10. Mayor/Council Announcements:**

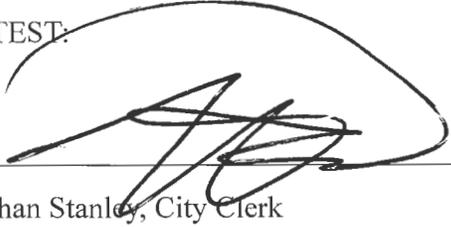
**11. Adjournment:**

*Adjournment at 7:25 P.M.*



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



*Minutes prepared by Garrett Michaelson, Deputy City Clerk*  
*Date Approved: CCM 12.03.2024*



**CITY OF KUNA**  
 751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
 Fax: (208) 922-5989 • www.Kunacity.id.gov



**SIGN-UP SHEET**

**November 19<sup>th</sup>, 2024 – City Council Public Comment**

**The City of Kuna welcomes Public Questions and/or Comments during the Public Comment Session, as noted in the agenda.**

In accordance with Idaho State Code, Public Comments may NOT include specific land use issues or cases. All comments regarding specific land use issues or cases MUST be heard in their associated Public Hearing(s). Idaho State Code also requires all comments and/or complaints regarding City personnel to be heard in Executive Session.

In all instances The Mayor and City Council may determine if your comments are appropriate for the Open Comment Session, particularly if your comments are covered by Idaho Code § 74-206(1), and may notify you accordingly. If you are recognized to speak you may "have the floor" for up to three (3) minutes unless a separate time duration is determined by The Mayor and/or City Council.

**Public Comment Sign Up**

Print Name Michael Rocco  
 Print Address 1286 E. Fort Erie St  
KUNA ID 83634  
 City State, Zip

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Topic Slow Growth

Topic \_\_\_\_\_

Topic \_\_\_\_\_

Print Name Keith Hartman  
 Print Address 1252 W Avalon St  
Kuna ID. 83634  
 City State, Zip

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Topic \_\_\_\_\_

Topic \_\_\_\_\_

Topic \_\_\_\_\_

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Print Name \_\_\_\_\_  
 Print Address \_\_\_\_\_  
 City State, Zip

Topic \_\_\_\_\_

Topic \_\_\_\_\_

Topic \_\_\_\_\_



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SIGN-UP SHEET

November 19, 2024 – City Council, Public Hearing

Case Name: Wimer Property- Powderhorn:

Case Type: Annexation into City Limits Request.

Case No.: 24-02-AN (Annexation).

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
Print Name		TIM JENSEN		Jon M. Dein	
Print Address		711 E. FORTY ST		2528 W. Hubbard Rd	
City	State, Zip	City	State, Zip	City Kuna	State, Zip ID 83634
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
Print Name		ANN POTCHER		Michael Rocco	
Print Address		8957 S. PERFECT LN		1886 E Fort Erie St	
City	State, Zip	City	State, Zip	City KUNA	State, Zip ID 83634
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input checked="" type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
Print Name		DANIEL ANDERSON		Print Name	
Print Address		2205 W. RICKOV		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify	<input type="checkbox"/> Testify	<input type="checkbox"/> Not Testify
Print Name		Print Name		Print Name	
Print Address		Print Address		Print Address	
City	State, Zip	City	State, Zip	City	State, Zip

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



EXECUTIVE SESSION  
MINUTES  
Tuesday, November 19, 2024

1.) Executive Session

Authority: Idaho Code § 74-206 (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

Start Time: 7 : 02

Persons Present:

Title:

Joe Steas	Mayor
JOHN LARAWAY	COUNCIL MAN
CHRIS BRUCE	Council man
Greg McPherson	Council member
Matt Biggs	Council Member

Motion to Exit Executive Session By: Chris Bruce  
Second on Motion to Exit Executive Session By: Matt Biggs

All In Favor: \_\_\_\_\_  
All Opposed: \_\_\_\_\_

End Time: 7 : 24

Information Received; No Action Taken.

Pursuant to Idaho Code §74-205 (2) Minutes pertaining to an executive session shall include a reference to the specific statutory subsection authorizing the executive session and shall also provide sufficient detail to identify the purpose and topic of the executive session but shall not contain information sufficient to compromise the purpose of going into executive session.