

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, January 7, 2025

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 00:00:15)

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, we'll go ahead and call this meeting to order. We're probably 15 seconds early, but that's okay.... Oh, there we go. So, Nathan, would you take the role please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Here.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Here.

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.

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 00:00:33)

Mayor Stear And if you 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, Liberty, and justice for all.

Mayor Stear Thank you.

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 00:00:55)

- A. Regular City Council Meeting Minutes Dated December 17, 2024
- B. Accounts Payable Dated January 2, 2025, in the amount of \$459,385.12
- C. Final Plats
 - 1. Case No. 24-19-FP (Final Plat), Whisper Meadows No. 1
- D. Resolutions
 - 1. Resolution R01-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO, ADOPTING THE LONGEVITY AND STEP AND GRADE POLICY FOR THE HUMAN RESOURCES DEPARTMENT AS ATTACHED HERETO; AND DECLARING AN EFFECTIVE DATE.

Mayor Stear First item is the consent agenda. Any questions or comments? Or?

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

Council Member McPherson Second.

Mayor Stear Motions made and seconded for approval, any 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 00:01:01)

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

Approved Via: Roll Call Vote

4-0-0

4. Public Comment

(Timestamp 00:01:24)

Mayor Stear That takes us to public comments. Is there anybody who wishes to address the Council? I have one person who signed up. Anybody else? Okay. Michael Rocco, you may have the floor, Sir.

Michael Rocco Michael Rocco, 1286. E Fort Erie St. in Kuna I know I think we all share the frustrations with the development and not being able to keep up with the capacity in the schools and in the roads. And then most recently, what was frustrating is, is that the Meridian had their last City Council meeting and they approved two large developments and one of them is right here is called the Summerlin West sub and it's right by on Lake Hazel near Discovery Park and we come out that all of those housing children are going to be going to the Kuna school.

And I think one of the things that I thought was exposed from that is I think Kuna School District does not do a good enough job and they got criticized for it at last meeting they come and they don't provide when they talk about we're over capacity but they're not providing the data.

Yeah, and also the developer, you know, use the expression "Pay For Play." Kuna School District is using the tactic and I don't say that with negative connotation, but they're looking to get something from the developer to compensate for the overcapacity situation. But I think they need to do... again I'm not addressing the school... The Kuna School District. I think they need to do a much better job, especially when they come to this meeting here, because when I hear this expression that well, yeah, "we support that development because of the partnership that we have" that sounds very suspect to me. I would like to know a lot more. But anyway, I just feel that our school, the school district, needs to do a much better job. The other thing is, I think what becomes very evident is we are stuck with levies and bonds, probably for infinite. I mean I don't see us ever getting out of that. And I came from New Jersey, which is a very high school district... very high taxation district.

Here's the reality, here the demographic for Kuna. In 19... In 2023, Kuna's population of... Over 21% of the Kuna population is over 50 years old. And so within that you have people like, like myself. I'm retired. We got fixed income people. You've got homeschoolers, you've got private schools, you got charter schools, and then this is maybe something that the legislature needs to take up where they're talking about vouchers and school vouchers and stuff like that. I'm not an automatic state rubber stamp vote 'yes' and yes for every levy and every bond. I mean it's not pertinent to certain segments of the population. Anyway, and then I'll just say that I see there's some chatter going on at the state legislature about vouchers, etc... Like that. Separately, as I was looking at the payroll, I noticed like for example I just wonder does the city have do they bid for the different vendors? Like I see like I see that O'Reilly's a lot of a lot of purchasing from. I didn't see any other part store, so I'm just wondering does... is there due diligence from the government that are they getting competitive bids? I see that you know the crane companies, the same crane company. I can see that maybe we want to use Kuna vendors. So that's. It was just a question, more than anything else. Thank you.

Mayor Stear Okay, Thank you. And again, that's all we have to sign up. Was there anybody else who wished to speak?

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 00:05:00)

- A.** Case No. 24-05-AN (Annexation), 24-02-DA (Development Agreement) Kuna Mora Business Center – Applicant requests annexation with a development agreement for a M-1 (Light Industrial/Manufacturing) zone. The site is located at 5895 W Kuna Mora Road (SWC of W Kuna Mora Road and S Curtis Road) within Sec 6, T1N, R2E. *Staff requests this item be tabled to a date certain of January 21, 2025 due to a noticing error.*

(Timestamp 00:05:00)

Mayor Stear Okay, that takes us to case #24-05-AN, an annexation. And staff had requested this item to be tabled for a date certain of January 21, 2025, due to a noticing error.

Council President Bruce I make a motion that we table case #24-05-AN to a date certain of January 21st, 2025.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded. Is there any further discussion on that motion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:05:22)

Motion To: Table Case #24-05-AN To A Date Certain Of January 21st, 2025

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

Approved Via: Voice Vote

4-0-0

B. Case No. 24-01-CPF (Combination Plat), 22-02-DA MOD (Development Agreement Modification) Lamp District – Applicant requests combination plat approval to consolidate six (6) lots into one (1). The applicant also requests a development agreement modification to dissolve the existing development agreement on the subject site. The site is located at the NEC of N Meridian Road and E Deer Flat Road within Sec 18, T2N, R1E. *Staff requests this item be tabled to a date certain of January 21, 2025 due to a noticing error.*

(Timestamp 00:05:46)

Mayor Stear Same is the case for case #24-01-CPF.

Council President Bruce I make a motion that we table case #24-01-CPF to a date certain of January 21st, 2025.

Council Member McPherson Second.

Mayor Stear Motions made in second. Any further discussion on that motion? All those in favor say ‘aye.’

All Council Members Aye.

Mayor Stear And that motion carries.

(Timestamp 00:05:54)

Motion To: Table Case #24-01-CPF To A Date Certain Of January 21st 2025

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

Approved Via: Voice Vote

4-0-0

7. Business Items:

8. Ordinances:

9. Executive Session:

(Timestamp 00:06:15)

- A. 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 is basically all we had on the agenda for tonight, except for an executive session.

Council President Bruce Who do we need?

Mayor Stear Who do we need, Morgan?

Economic Development Director Morgan Treasure *[Inaudible]*

Mayor Stear Okay.

Council Member McPherson Yeah. Drag him into it.

Mayor Stear So Chief, Adam.

Council Member Laraway Roundabout security.

Council President Bruce I make a motion that we adjourn to executive session 74-206 (e) with Adam; Morgan; Chief; and Doug.

Council Member Biggs Second.

Mayor Stear Motion's made and seconded. 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. We won't be making any decisions in that executive session and there is nothing on the agenda to consider for discussion afterwards. So basically that will be the end of the meeting when we get done with that. So, thank you for coming tonight and sorry to have wasted so much of your time. 7 minutes.

(Timestamp 00:06:47)

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

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

Approved 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.

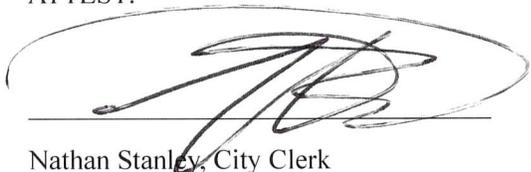
10. Mayor/Council Announcements:

11. Adjournment:



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk



Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 01.21.2024



CITY OF KUNA

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SIGN-UP SHEET

January 7th, 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

Michael Rocco
Print Name
1286 E Fort Erie St
Print Address
City KUNA State, Zip 83634
Topic Overcapacity Schools

Print Name
Print Address
City State, Zip
Topic



**CASE NOS. 24-05-AN (ANNEXATION),
24-02-DA (DEVELOPMENT AGREEMENT)
KUNA MORA BUSINESS CENTER**

AND

**CASE NOS. 24-01-CPF (COMBINATION
PLAT), 22-02-DA MOD (DEVELOPMENT
AGREEMENT MODIFICATION)**

LAMP DISTRICT

WILL NOT BE HEARD THIS EVENING,
STAFF IS REQUESTING TO TABLE THE
PUBLIC HEARINGS TO A DATE CERTAIN
OF JANUARY 21, 2025 DUE TO A
NOTICING ERROR.



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



EXECUTIVE SESSION
MINUTES
Tuesday, January 07, 2025

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: 6 : 07

Persons Present: Title:

Table with 2 columns: Name and Title. Includes handwritten entries for Joe Stear (Mayor), John Laraway (Councilman), Greg McPherson (Councilman), Meghan Treasure (Fl. Dev. Director), Adam Wenger (PW Director), Michael Fratusco (Chief of Police), Doug Hanson (P+Z Director), Chris Bruce (Councilman), and Matthew Biggs (Councilman).

Motion to Exit Executive Session By: Bruce
Second on Motion to Exit Executive Session By: Laraway

All In Favor: Bruce, Biggs, McPherson, Laraway
All Opposed:

End Time: 6 : 28

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.