

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, August 19, 2025

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

(Timestamp 00:00:24)

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, Planning & Zoning Director
Michelle Covert, Economic Development Administrator
Morgan Webb, Deputy Parks Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

Mayor Stear All right, it is 6:00. We will call this meeting to order. 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.

Council Member Biggs Here.

City Clerk Nathan Stanley Council Member Laraway.

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 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 00:00:38)

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.

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 00:00:58)

- A. Regular City Council Meeting Minutes Dated August 05, 2025
- B. Accounts Payable Dated August 14, 2025, in the amount of \$1,761,069.93
- C. Final Plats
 - 1. Case No. 25-10-FP (Final Plat) Valor Golf Village Subdivision No. 5
 - 2. Case No. 25-09-FP (Final Plat) Falcon Crest Subdivision No. 9
- D. Decision and Reason Statements
 - 1. Case No. 25-01-AN & 25-02-S Crimson Square
 - 2. Case No. 25-01-CPF Paul Bunyan Combo Plat
- E. Resolutions
 - 1. Resolution R50-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE FIXED ASSET POLICY SECTIONS 3.1.1 AND 3.2.3 REGARDING PROCEDURES FOR ASSET DISPOSAL 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 SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

2. Resolution R52-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC., FOR PALOMA RIDGE WEST SUBDIVISION NO.2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Resolution R53-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC, FOR PALOMA RIDGE WEST SUBDIVISION NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Resolution R54-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR VALOR GOLF VILLAGES NO. 4 SUBDIVISION FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

5. Resolution R55-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR VALOR GOLF VILLAGES NO. 4 SUBDIVISION FOR UNCOMPLETED WORK FOR FENCING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

6. Resolution R56-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY M3 ID VALOR GOLF VILLAS, LLC, FOR VALOR GOLF VILLAGES NO. 4 SUBDIVISION FOR UNCOMPLETED WORK FOR STREETLIGHTING PURSUANTANT TO THE TERMS OF THIS RESOLUTION.

7. Resolution R57-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TH HOLDINGS 2022, LLC, FOR LUGARNO TERRA NORTH 2 SUBDIVISION NO. 2 FOR UNCOMPLETED WORK FOR LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

8. Resolution R58-2025

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TH HOLDIGNS 2022, LLC, FOR LUGARNO TERRA NORTH SUBDIVISION NO. 2 FOR UNCOMPLETED WORK FOR FENCING PURSUANT TO THE TERMS OF THIS RESOLUTION.

9. Resolution R59-2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO SIGN THE DEVELOPMENT AGREEMENT ESTOPPEL ON BEHALF OF THE CITY OF KUNA, IDAHO BY THE CITY OF KUNA, IDAHO, AN IDAHO MUNICIPAL CORPORATION (“GRANTOR”) AND M3 BUILDERS L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY (COLLECTIVELY “GRANTORS”) TO VALOR CLASSICAL ACADEMY OF IDAHO, AN IDAHO LIMITED LIABILITY COMPANY (“BENEFICIARY”), ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO AND ITS DIRECT AND/OR INDIRECT OWNERS AND PARENT COMPANIES, (COLLECTIVELY, “VECTRA”), AND BUILDING HOPE FINANCE, A DISTRICT OF COLUMBIA NONPROFIT CORPORATION (“BUILDING HOPE” AND COLLECTIVELY WITH VECTRA AND BENEFICIARY, THE “BENEFICIARY PARTIES”)

(Timestamp 00:00:58)

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

Council President Bruce Do you have anything? Councilman Laraway? Did you have anything on the...? I move we approve the consent agenda as published.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. Is there 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 00:01:10)

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 Laraway, McPherson, Biggs, Bruce

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

4. Public Comment

(Timestamp 00:01:33)

Mayor Stear Next, we have public comment. I didn't have anybody sign in wishing to address the Council. Is there anybody who wishes to? All right, seeing none...

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 00:01:49)

A. F.Y. 2026 Budget Hearing – Appropriation Ordinance 2025-25. Jared Empey, City Treasurer. ACTION ITEM

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, 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, 2025 AND ENDING ON SEPTEMBER 30, 2026; 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.

Open Public Hearing
Receive evidence
Consideration to close evidence presentation and proceed to deliberation
(Timestamp 00:01:49)

Mayor Stear That takes us right to public hearings. Item 6.A., the FY 2026 budget hearing. Appropriation Ordinance 2025-25. This is an ordinance entitled the annual Appropriation Ordinance for the fiscal year, beginning October 1, 2025, and ending September 30th, 2026, providing for findings; providing for the adoption of a budget and appropriation for the expenditure of sums of money to defray the necessary expenses and liabilities of the City of Kuna in accordance with the object and purposes in the and in the certain amounts here and specified for the fiscal year beginning October 1, 2025 and ending on September 30, 2026, authorizing a levy of sufficient tax upon the taxable property of the City of Kuna and providing for an effective date; and the filing of certified copy of this ordinance with the Idaho Secretary of State and the Ada County Clerk and the Idaho State Tax Commission, Jared Empey.

City Treasurer Jared Empey Good evening, Mayor and Council. Before you tonight is the culmination of at least six months of work that entails meeting with Directors to determine needs for city operations, performing deal calculations for each fund and collaborating with elected officials. Presented is the version that the Council approved unanimously at the July 15th meeting this budget sufficiently funds all city functions for the fiscal 2026 year, which ends September 30th, 2026. What you see before you is a good faith effort to estimate future revenues and expenses more than a year in advance. And while not perfect, the budget funds vital functions of police, parks, maintenance, clean drinking water, wastewater treatment, and irrigation services to nearly 35,000 residents and more than 11,800 utility customers. None of these functions is possible without the passage of a budget tonight.

The first principle used to estimate fiscal year 2026 revenues and expenses is the concept of fiscal of fiscal conservatism in which building permit and utility revenue are estimated with ample leeway in the event that the building climate changes in the valley. Indeed, the proper application of fiscal conservatism prevents the city from over-committing and over-promising leading to a future reduction in key services such as law enforcement by passing a balanced budget.

The second principle used in the 2026 budget is that of inter-period equity, though not widely discussed, this is a principle that expenses incurred in the current period are paid for using revenue generated in the current period. One example of this is the sufficient levy of property taxes to pay for the current need for law enforcement. Another important example is that of collecting enough revenue in the current period to fund maintenance, operations, and depreciation of the current period in our utilities. Although not all of these expenses until the use of cash, all of these expenses entail the exhaustion of assets or the creation of liabilities and must be covered by revenue of the current period to not burden future years. The proper application of inter period equity ensures that the usage of bonds will be eliminated or greatly reduced and that any individual fund will never run out of money to operate.

Lastly, the final principle used in compiling the budget is that of looking ahead to the future through long-term planning and saving for eventual asset replacement. This is especially evident in the five enterprise funds of the city, namely: the water, sewer, irrigation, water east, and Sewer east funds.

Moreover, due to city budgeting principles in effect in Idaho since the early 1990s and is permitted in Idaho section 50-10005A, the city has the right and obligation to set aside monies for future operations

and obligations. Long-term planning is essential as growth is not expected to slow down anytime soon and maintaining the same quality of service as tantamount to the city's responsibilities to its residents. Although we have discussed many elements of the budget at length, I will stand for any questions the public may have concerning the budget that was previously passed on July 15th.

Mayor Stear Okay. Thank you. Questions for Jared at this point?

Council Member Biggs I just have one. The comparison with the degrading the 1%. I was just trying to see if there was a break out of that.

City Treasurer Jared Empey Let's see. So are you, Councilman Biggs. Are you referring to how changing the police or changing the property tax levy would change kind of what that percentage would look like?

Council Member Biggs Yes, sir.

City Treasurer Jared Empey Yeah. So, I believe on page 227 of the packet. It figures in on that page. *If Nate could scroll to page 227.* So on page 227 I updated that page to reflect that. So, for fiscal 2026, we'd be at 98% of police budget to property tax budget comparison. And the reason for that was that we were planning to reserve the 1% for future years and our police budget decreased due to changes in COLA rates that the county was authorizing.

Council President Bruce If I may, what I think you're asking is what was the difference in what we were collecting as opposed to what we are now?

Council Member Biggs Right.

Council President Bruce Is that kind of what?

Council Member Biggs Yes.

City Treasurer Jared Empey So to answer that, as part of the resolution that's further along in the agenda, the amount that we would forego comes to \$48,200.

[Brief Silence]

Mayor Stear Anything further?

Council President Bruce Not at this time.

Mayor Stear All right. All right, this is a public hearing. I did have a couple of people signed up to testify. Is anybody that wishes to testify that didn't get a chance to sign up? Okay, Michael, Rocco, you may have the floor, Sir.

Michael Rocco Michael Rocco, 1286 E Fort Erie St. in Kuna, ID 83634. Good evening, Mayor, Council Members, and Treasurer. Thank you for the opportunity to share my observations on the proposed FY 2026 budget. I want to begin by recognizing the hard work of the staff and the Treasurer and preparing a balanced plan that response to our city's rapid growth, while maintaining essential services. Some positive observations I have as our city remains in strong financial position with healthy reserves and the ability to fund major capital needs without debt. Public safety funding continues to grow, ensuring we protect our residents as Kuna expands. Significant investments are planned for water, sewer, sewer, and park

infrastructure. The very systems that support our new families and businesses. And I appreciate that the budget uses conservative estimates for building permits and impact fees rather than over promising revenues and some concerns that I have is: one, is the reliance on carryover. Much of this budget relies on carryover cash from prior years. While that is common under Idaho law, we need a clear policy on how much should be held in reserve versus spent. That kind of guideline would give both the Council and residents more confidence in long-term sustainability. Infrastructure planning, large projects like the Mason Creek sewer upgrades and the new Council Chambers are necessary. But right now capital improvements are described as being 'compiled as needed.' I believe Kuna deserves a formal 5-to-10-year infrastructure plan that lays out timelines, costs, and priorities. That way the public can see where their money is going before construction begins. Employee costs. I support the 2.41 COLA for staff, but health insurance costs are volatile. We should explore whether joining pooled risk groups could stabilize costs, reduce uncertainty and protect employees as well as taxpayers. Regarding transparency, currently the Council sees monthly reports and an annual audit, but most residents don't see those details. I recommend that we institute quarterly budget public budget updates so the community can track spending against the plan. Regarding accountability, earlier this year, Mr. Mayor, you committed to allowing Council members to meet directly with department heads at the start of the budget process. Right now, department heads meet with the Treasurer and their requests are rolled up before the Council has in. For next year, I want to respectfully hold us to that commitment. Direct dialogue with department heads will give Council and the public a clearer view of needs before decisions are finalized. In addition, I urge to make the start of budget planning more visible to the public. Too often, residents only hear this may connect...

Mr. Mayor, may I have 60 more seconds? May I have 60?

Mayor Stear Go ahead.

Michael Rocco *Thank you.* Too often, residents only hear about the budget after it is already drafted. Let's use multiple channels, City website, newsletters, public workshops to invite residents to weigh in early. Budget is not just a staff exercise, it is a community conversation. So, in summary, the FY 2026 budget is strong. It's forward-looking, but we can do better by setting clear reserve policies, planning infrastructure, more formally, managing employee costs proactively and opening the process to Council and the public more prominently. These steps will strengthen accountability and assure Kuna's budget reflects both fiscal responsibility and the voices of our Community. Thanks for your time.

Mayor Stear Thank you. Any questions for Mr. Rocco?

Council President Bruce No, Sir. Thank you.

Mayor Stear All right. Thank you...David Szplett.

David Szplett *It's green, so it's already on.* My name is Dave Szplett. I live at 970 Ashwood Ct. And as you might suspect, I have a different view from Mr. Rocco... This... I do a lot of work for governments, and this is the oddest city. For example, last year I complained that you did this budget hearing as a normal agenda item, the consent agenda. But this year is the public meeting and I was told to shut up last time. *Well, not those words.* So I mean, one of these approaches is correct and one isn't like your choice. Plus, I worry that I see you guys spending money sub-optimally. That's a nice way to put it. I think you're... I don't think you'll realize that you're either hurting us or not helping us. For example, you spent all that money doing widening sidewalks on downtown on Main Street, but poor Jackson's store was

losing \$2000 of revenue a day. And it took...I watch ITD rebuilt 8,50 miles of Hwy. 45 in 15 days. And it took four months to do 3 blocks downtown, and poor Jackson's losing all that sales. Jackson is essentially paid for your sidewalk, roughly. Then they because you spend all that money or we spend all that money on downtown, the poor grandmas and kids are walking in the mud on Owyhee St. and why the city can't fix Owyhee St. like we did like Kuna did on El Marteeson and Franklin. You got you got to spend the money on basic mobility and safety first, I mean this enhancement stuff...I can teach you... Well, as a consultant, I can teach you a better way to spend the money or a prioritization thing. The third thing was that downtown money got spent on the goofy traffic signal at Kay. Now I know that you guys had a... The consultants who did your work gave you 3 options for designing it and you guys or the city pick the one with the highest accident rate and they've been forecasting an increase in fatalities. And when I asked for that warrant analysis, the staff told me it didn't exist, which it did. So, I...I've got to warn you guys, but by position one, I'm just alerting you that every engineering consultant and most of my lawyer buddies know about that. Okay. Thank you for your time. I'm sorry I used up all three minutes. They could have done another 30 minutes. But I won't. Thank you.

Mayor Stear Thank you. And just for clarification, every year the budget is a public hearing. That's never changed. And the downtown money that was spent was community development block grant funding, not citizen, taxpayer dollars so. Just to clarify those two points anyway.

Council Member McPherson Darn, I had a question. Back when he was on the Council. How much sidewalks and any infrastructure did he update? He left. So, I guess we don't know.

Mayor Stear Anybody else wishes to testify?

Council Member Laraway It's a hard act to follow.

Mayor Stear All right. Thank you very much.

Mayor Stear Well, Council, I appreciate all your thoughts in this. We can do different things next year and we certainly will. We've always tried to do what was requested. So, we will make those changes for next year, so...

Council President Bruce I move we...*Yeah. Do you have anything else?* I move we close evidence presentation and move to deliberation.

Council Member second.

Mayor Stear Motion is made and seconded. Any discussion on that motion. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:18:08)

Motion To: Close Evidence Presentation And Proceed To Deliberation

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I guess I could start. I do appreciate everything that you do, Jared. Thank you. I know it's a lot to go over and the culmination of everything. I think just for me, even though we did calculate the 1% I was wanting to spend, you know, save the taxpayer more than \$40,000. Right? That was my goal, was not to take the 3% property tax increase. I think we were at \$112 million last year, we spent \$106. So, we still had some roll over and then move to move from 112 to 150 just in my mind personally. It's just a lot to grow. So those are just my concerns. I think with the mayor saying next year, we can actually have a, a discussion with whoever's here, depending on the outcome of the election can have a discussion with the directors, they can come to us and say, 'hey, here's what we have and then we can pick that apart of what they need.' I do like the idea of having a better plan further out of what we're going to be spending money on, and I do like the idea of updating folks quarterly or maybe biannually about what we're spending and what we're doing that's a great idea. So those are just my comments. I just would rather have not taken the property tax increase. I know that there's been time where even Ada County, the Commission has given back tax dollars that they had in excess so. I just think you know, depending on what we're going to roll over and what we're going to keep in our accounts, not necessarily taking the 3% every year. But I know we are handcuffed with 389 and what that puts on the cities but for me, it's just it's too big of a budget for me to sign off on. But I do appreciate all the work everyone's done.

Mayor Stear And I can appreciate that. And we do have capital plans for capital projects, so that will be easy to put together as to what we're looking forward to in the future. So that that's not going to be a problem.

Council President Bruce That way, if we knew, hey, we've got, you know, \$40 million that we're going to spend this time, then it maybe it's not so much to start collecting.

Mayor Stear Sure.

Council President Bruce And that and saying, hey, we're not going out for a bond. We... we're collecting this money. So that... But those were my thoughts.

Mayor Stear And a lot of those things are, you know, the Ten Mile lift station that's got to get redone, that's going to cost us several million dollars. And those are things that we have in the future that we'll take care of. So in that plan, you'll see where that is and where that money needs to and why we have it and I will say that we are very fortunate to be one of the very few cities that aren't either asking taxpayers for levy override or laying off police officers and that type of thing. There's several that are in that Garden City is laying off one or two police officers and Meridians asking for a levy rate increase and we've been

able to facilitate taking care of ourselves with what we have. So, so far I think we've done good with that. There might come a time when that is necessary, but. At this point, we're in pretty good shape, so I am very pleased about that. I'm proud about that fact.

Council Member McPherson I think we've grown, you know, rapidly with our population and we've done very well growing the city and not trying to bond or levy or, you know, do the things we've had to do. I think every now and then we have to take a leapfrog jump in a budget to accomplish things we need to get done infrastructurally and otherwise. And, I don't recall that we've ever had this big of a jump at one time, but you know Jared has been fabulous with the numbers and grew city accounts where they needed to for, you know, those emergency things that pop up, you know, \$500,000 blower for the treatment plan or whatever the case may be. He's prepared us well for that because when he started we weren't well prepared for the uh-oh expenditures, I mean we could have been... We were hanging out in the wind, just waiting to dry and luckily that didn't happen. We recouped everything and maintained everything and... But I think. I think where we're at now taking this one time bigger leap. It's going to set the city even better than what we are now. I know it's a lot. It is a lot to swallow, but it's.

Council President Bruce I think we went from \$112, which was probably... Councilman Biggs, Do you remember what we looked at before? I think it was \$80 something we went from.

Council Member Biggs Oh, back in 2019?

Council President Bruce And so we've, we've grown it all a considerable amount. So and I think like I said at our last meeting, we just maybe have different views on how much should we actually keep. I think that's just a philosophical difference of what government body should actually keep, so...

Council Member Biggs The one thing that when I look at the increases, everything was pretty proportionate for over several years, with the exception of the sewer fund, which was explained I think pretty well. The Mason Creek improvements because that was the one that jumped, almost doubled over FY '25. And that is a large chunk of weight. We're jumping from \$112 to \$154. I do share the same sentiment, which was why we brought up the whole the whole back of the 1% last time in the meeting. I thought it might be more than \$48,000 as well, I guess. Didn't have a quick mouth ready to go, but... And that's where I also thought perhaps maybe we should look at recouping some of the. The reserve, you know, whether it's \$1,000,000 or \$5,000,000 or something like that.

Council Member McPherson Well, and to touch a little on that Trunk line, you know it costs money to put it in. And you know right...

Council Member Biggs Well, that's also where the yeah, the general fund is also increasing quite a bit, which I would imagine would support that.

Council Member McPherson Right. But then in the long run, we're not paying how much a month and all these pump fees and we recoup that fairly quickly and...

Council Member Biggs Throw another lift station in...

Council Member McPherson. Yeah, A lot less maintenance and not having to worry about lift stations going down in the middle of the night and yeah, yadda yadda. It's a more fail proof system. Let nature do its thing.

Council Member Laraway One other thing I look at is, this is going to sound kind of odd, but sometimes we create our own problem and what I mean by that is let's, let's get hypothetically the DAO site out South that we have just covered on. If that would have turned into a residential, we would have been on the hook for \$5 million to build another pond out there. That would have cost us so our decisions that we make not knowingly could either cost us money or save us money. So, the budget has to be I'm going to call it dynamic, it's tot to be able to move to cover our decisions or choices, so I have a.... It is expensive, but so we're our decisions that we make.

Council President Bruce And I mean, I don't disagree with that. I think for you know, we budgeted \$112 last year to go from \$112 to \$150. That's a big number.

Council Member Laraway Remembers talking about half his getting just the sewage farm that was 5, that'd be \$5 million.

Council President Bruce Yeah. We're growing at, you know, 30, something million dollars and we're collecting property tax of roughly \$5,000,000. So, think about how many years of property tax we're raising our budget there.

Council Member Laraway I like the idea of the directors putting their portion in one meeting. And then another direct or another meeting, because sometimes it's hard to swallow all the information that's coming in. And we can have an intelligent conversation about why do you need a pump truck. Or can't we rent one? I mean, there's a lot of discussion we could have. So, I like the idea of future budget meetings. Even if we start at 5:30 or 5:00 on certain nights to bring more people in and have the director give us their vision of where they're going with this.

Council President Bruce `Yeah, it would be easier to digest. It'd be easier to digest that information individually so.

Mayor Stear And then we also have that Enterprise funds can't be used for other things. We can't take one piece of the budget to pad something else. So. So those things also have to be taken into consideration.

Council Member Biggs Now I guess one thing I forgot to ask last time was about the grant fund does that disappear soon? It's been whittled down.

Mayor Stear Yeah, I don't know. We've had any grants that are hanging out right now, do we?

City Treasurer Jared Empey Yeah. So, Jared Empey, Treasurer. So, the grant fund, basically all we have going in that for now is the opioid funds that we receive regularly. We also have just a placeholder in the event that the federal funding becomes available. As the Mayor said, that's kind of gone away with the changing of the guard in Washington, they've kind of gone away from the grant model. So, like I say, it's kind of just a placeholder for the most part.

Council Member Biggs And a lot of this was also a result of COVID, right? I mean, there were a lot of grants during COVID.

City Treasurer Jared Empey Yeah, there was. So yeah, so...

Council President Bruce That jumped a lot of people's budgets. You know, if you get back to pre-COVID spending, that would cut a lot out of a budget, but I.

Mayor Stear Looks like the downtown project that was on grant funding, so that would have been showing up in there.

Council President Bruce Well, and I just look at, you know, the state and how they're cutting their 3% and other agencies are cutting, going back and cutting their spending. I'd just like to see as a municipality, maybe do something similar as well. But I do appreciate all that they do. It's a lot of work, so I'm not trying to downplay what they do. I think it just comes to just philosophical differences of how much we think, how much I believe the government should have to spend as opposed to someone else. So, I don't have anything else. Do you?

Council Member Laraway I'm good.

Council President Bruce So I move, we waive the three readings of Ordinance 2025-21.

Council Member Laraway Second.

Mayor Stear Motion is made and seconded, any further discussion on that motion?

City Clerk Nathan Stanley Mayor, one Second. Just want to make a note that it's 2025-25.

Mayor Stear Oh yeah. Ordinance 2025-25.

Council President Bruce Okay, so it's...

Mayor Stear Any discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:29:23)

Motion To: Waive 3 Readings Of Ordinance 2025-25

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce And I will make a motion to approve Ordinance 2025-25.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval of the ordinance. Is there 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 No.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:29:54)

Motion To: Approve Ordinance 2025-25

Motion By: Council Member Bruce

Seconded By: Council Member Laraway

Further Discussion: None

Members Voting Aye: Council Members Laraway, McPherson, Biggs

Members Voting Nay: Council Member Bruce

Members Absent: None

Via: Roll Call Vote

3-1-0

Council President Bruce I move we consideration to approve the summary publication of Ordinance 2025-25.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approving a summary publication of the ordinance. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? And that motion carries.

(Timestamp 00:30:25)

Motion To: Approve Summary Publication Of Ordinance 2025-25

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

7. Business Items:

(Timestamp 00:30:48)

- A.** Consideration to approve Resolution R51-2025 Forgone Property Tax Levy Reservation. Jared Empey, City Treasurer. **ACTION ITEM**

(Timestamp 00:30:48)

Mayor Stear That brings us to 7.A. Consideration to approve Resolution 51-2025, Forgone property tax levy reservation, Jared Empey.

City Treasurer Jared Empey Thank you, Mayor and Council. So, this resolution is directly tied to the budget that was previously passed, which is to reserve the amount for foregone property tax for future use. The amount, If I can get it, it's \$48,200 which reflects a 1% foregone amount that can be used in future years, and I stand for any questions.

[Brief Pause]

Mayor Stear And all that is to reserve it so that if we decide to take it next year, you can.

Council President Bruce I move we approve resolution R51-2025.

Council Member McPherson Second.

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

All Council Members Aye.

Mayor Stear And that motion carries.

(Timestamp 00:31:56)

Motion To: Approve Resolution R51-2025

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

8. Ordinances:

(Timestamp 00:32:15)

A. Consideration to approve Ordinance 2025-21 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1312233600 OWNED BY TOLL SOUTHWEST LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:32:15)

Mayor Stear That takes us to ordinances. Consideration to approve Ordinance 2025-21. A municipal annexation and zoning ordinance of the City Council of the City of Kuna making certain findings and declaration of authority; and, annexing certain real property to-wit: Ada County Assessor's parcel number S1312233600 owned by Toll Southwest LLC, within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the city of Kuna into the City of Kuna, ID; and, establishing the zoning classifications of said real property; and, directing the City Engineer and the City Clerk; and providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-21.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the three readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:33:09)

Motion To: Waive 3 Readings Of Ordinance 2025-21

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I move we approve ordinance 2025-21.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve the ordinance. 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 00:33:22)

Motion To: Approve Ordinance 2025-21

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

B. Consideration to approve Ordinance 2025-22 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. S1315449280 OWNED BY TECO ONE LLC, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:33:38)

Mayor Stear Consideration to approve Ordinance 2025-22. A Municipal Annexation and Zoning ordinance of the City Council of the city of Kuna making certain findings and declaration of authority; and annexing certain real property, to wit: Ada County Assessor's parcel number S1315449280, owned by Techo One LLC within unincorporated area of Ada County, Idaho, and can take us to the corporate limits of the city of Kuna, into the city of Kuna ID; and, establishing the zoning classifications of said real property; and, directing the City Engineer and the City Clerk; and, providing an effective date.

Council President Bruce I move we waive 3 readings of Ordinance 2025-22.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the three readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:34:34)

Motion To: Waive 3 Readings of Ordinance 2025-22

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I move we approve Ordinance 2025-22.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to approve the ordinance. Nathan, would you poll the Council?

City Clerk Nathan Stanley Council President Bruce.

Council President Bruce Yes.

City Clerk Nathan Stanley Council Member Laraway.

Council Member Laraway Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

Mayor Stear And that motion carries.

(Timestamp 00:34:50)

Motion To: Approve Ordinance 2025-22

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

C. Consideration to approve Ordinance 2025-23 ACTION ITEM

A MUNICIPAL ANNEXATION AND ZONING ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS AND DECLARATION OF AUTHORITY; AND
- ANNEXING CERTAIN REAL PROPERTY, TO-WIT: ADA COUNTY ASSESSOR'S PARCEL NO. R5070502020 OWNED BY MISTY AND NOEL HUDON, WITHIN UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, INTO THE CITY OF KUNA, IDAHO; AND
- ESTABLISHING THE ZONING CLASSIFICATIONS OF SAID REAL PROPERTY; AND
- DIRECTING THE CITY ENGINEER AND THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

(Timestamp 00:35:12)

Mayor Stear Consideration to approve Ordinance 2025-23. Municipal Annexation and Zoning ordinance of the City Council The City of Kuna: making certain findings and declaration of authority and annexing certain real property, To-wit: Ada County Assessor's parcel number or 5070502020 owned by Misty and Noel Hudon within the unincorporated area of Ada County, Idaho, and contiguous to the corporate limits of the city of Kuna, into the city of Kuna, ID; and, establishing the zoning classifications of said real property; and, directing the City Engineer and the City Clerk; and, providing an effective date.

Council President Bruce This is it, huh, Mr. Adam?

Mayor Stear Last report, he was even happy.

Council President Bruce Should we waive the 3 readings? Should we give it 3 readings?

Council Member Biggs Should we read the whole thing?

[Laughter]

Council President Bruce I move we waive 3 readings of 2025-23.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the three readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:36:07)

Motion To: Waive 3 Readings of Ordinance 2025-23

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I move we approve Ordinance 2025-23.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. 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 00:36:19)

Motion To: Approve Ordinance 2025-23

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

Mayor Stear And a big shout out to Adam and his crew for actually, finally bringing that to an end.

Council President Bruce Yeah, that was...

Mayor Stear Good work on that.

Council President Bruce I know I've been talking to him for like 3 years about dealing with it so.

Mayor Stear Yeah, it's been going a while.

Council President Bruce Yeah.

D. Consideration to approve Ordinance 2025-24 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 BLACK CREEK LP; 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 00:36:51)

Mayor Stear All right. Consideration to approve Ordinance 2025-24, 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, Black Creek LP; and, declaring water rights appurtenant thereto are pooled for delivery purposes; and, directing the City Clerk to record this ordinance as provided by law, 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 move we waive 3 readings of Ordinance 2025-24.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded to waive the three readings. All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:37:35)

Motion To: Waive 3 Readings of Ordinance 2025-24

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Voice Vote

4-0-0

Council President Bruce I move we approve ordinance 2025-24.

Council Member McPherson Second.

Mayor Stear Motion is made and seconded for approval. 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 00:37:49)

Motion To: Approve Ordinance 2025-24

Motion By: Council Member Bruce

Seconded By: Council Member McPherson

Further Discussion: None

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

Members Voting Nay: None

Members Absent: None

Via: Roll Call Vote

4-0-0

9. Executive Session:

10. Mayor/Council Announcements:

(Timestamp 0038:10)

Mayor Stear That is all we have on the agenda for tonight, so Mayor and Council Announcements. Does anybody have anything they would like to mention?

Council Member McPherson Bobby's Block Party Friday night, here, 5:00.

Council President Bruce Okay.

Mayor Stear Out behind City Hall.

Council Member McPherson Yeah, out back.

Council President Bruce Okay.

Council Member Biggs The chamber.

Council Member McPherson Yeah, we won't all fit in here, I'm positive.

Council President Bruce And then the fair, Ada County Fair, is up and running this week, so...

Council Member Biggs The Western Idaho Fair.

Mayor Stear The Western Idaho Fair.

Council President Bruce So if you get over in Garden City, maybe go. I don't know that they give you a reason to go over there, but it's. I'll go and check it out. It's good.

Mayor Stear Chief used to like to go all the time.

[Inaudible]

[Laughter]

Mayor Stear Okay, maybe that was...

Council Member McPherson Just straight up, no.

Council Member Laraway 19 years of Fair. No, thank you.

Police Chief Mike Fratusco 2013 [Inaudible]

Council Member Biggs The ice cream potatoes, though, are still...

Council President Bruce That's good. Well, we also went to the Owyhee County Fair and there was a lot of 4H they did the auction, which was pretty amazing. I didn't realize cattle could get up to, you know, \$9- \$10,000 for one of those things. They were folks were bidding up like crazy. It was. It's pretty good sight to see. So, the kids do a great job with that. That's all I have.

Mayor Stear Yeah, Nancy.

Human Resources Director Nancy Stauffer I would like to give a shout out to shout out to some of our local businesses and community partners. Ridley's has donated all the water for Bobby's Block Party. Idaho Pizza has donated 50 family sized pizzas. Kuna Lube N' Go kuna gave the family a very generous check to support party and United Site Services, and thank you Morgan, they're providing all the Porta Potties, delivery, fee, everything, at no charge to that family. The City has not paid a dime towards this event, but the community has really stepped up and I think that speaks volumes to Bobby's involvement and everything that he touched while working here and just being a community member. So, it's great businesses that we're fortunate to work with.

Mayor Stear Yeah, very good.

11. Adjournment:

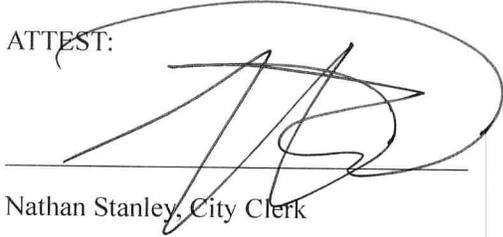
(Timestamp 00:40:44)

Mayor Stear All right. Well, that's all I have for the evening. So, with that, this meeting is adjourned. Thank you very much.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

Minutes prepared by Garrett Michaelson, Deputy City Clerk

Date Approved: CCM 09.02.2025

