

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
Wednesday, November 05, 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 00:00:42)

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
Troy Behunin, Senior Planner
Morgan Webb, Deputy Parks & Recreation Director
Nancy Stauffer, Human Resources Director
Nathan Stanley, City Clerk

Mayor Stear All right, we'll go ahead and call this meeting to order. Nathan, would you take the roll, please?

City Clerk Nathan Stanley Council Member McPherson.

Council Member McPherson Yes.

City Clerk Nathan Stanley Council Member Biggs.

Council Member Biggs Yes.

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 Yes.

City Clerk Nathan Stanley Mayor Stear.

Mayor Stear Here.

2. Pledge of Allegiance: Mayor Stear

(Timestamp 00:00:57)

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. I'll just start out with congratulations, Council Member Bruce, on re-election and Michael Rocco for joining the team after the first of the year. And also, John Laraway, for not having to have your name on the ballot this time.

Council Member Laraway Or on the front page.

Mayor Stear True.

Consideration to Amend the Agenda

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

*Removing Item 4 A. Executive Session under IC 74-206 (1) (c) To acquire an interest in real property not owned by a public agency.

(Timestamp 00:01:39)

Council President Bruce Let's see, we need to amend the agenda, so I move that we amend the agenda and remove item number 4.A.

Council Member McPherson I'll second that.

Mayor Stear Okay, motion is made and seconded to amend the agenda by removing item 4.A. Any discussion on that motion?

Council Member Biggs I'm just curious why?

Mayor Stear We will, when we get the 7.A, we'll let Marc kind of go into it and explain it.

Council Member Biggs Okay.

Mayor Stear Yeah.

Council Member McPherson It's just down there. Okay. Got it.

Mayor Stear All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? Motion carries.

(Timestamp 00:01:39)

Motion To: Amend The Agenda By The Removal of Item 4.A. An Executive Session Pursuant To Idaho Code §74-206 (1)(C)

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

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 00:02:24)

- A. Regular City Council Meeting Minutes Dated October 21, 2025
- B. Accounts Payable Dated October 30, 2025, in the amount of \$982,517.09
- C. Decision and Reason Statement
 - 1. Case No. 25-01-OA Development Regulations Code Application Requirements
- D. Final Plats
 - 1. Case No. 25-21-FP Sabino's Rocky Ridge Subdivision No. 2
 - 2. Case No. 25-24-FP Ledgestone Plaza No. 1
- E. Resolutions
 - 1. Resolution R85-2025

A RESOLUTION OF THE CITY OF KUNA, IDAHO REPEALING AND REPLACING RESOLUTION R51-2025 AND CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO RESERVE THE FORGONE AMOUNT FOR FISCAL YEAR 2026 FOR POTENTIAL USE IN SUBSEQUENT YEARS AS DESCRIBED IN IDAHO CODE §63-802, ET AL; AND AUTHORIZING THE MAYOR TO SIGN AND AUTHORIZING THE CITY CLERK TO ATTEST TO SAID SIGNATURE; AND PROVIDING AN EFFECTIVE DATE.

2. Resolution R86-2025

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO:

- SUPPORTING THE AMERICA 250 IN IDAHO COMMEMORATION AND UNITED STATES SEMIQUINCENTENNIAL; AND
- DIRECTING THE PARKS AND RECREATION DEPARTMENT, ECONOMIC DEVELOPMENT DEPARTMENT, CITY CLERK'S OFFICE, AND MAYOR'S OFFICE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

(Timestamp 00:02:24)

Mayor Stear Next item is the consent agenda.

Council President Bruce Councilman Biggs, anything?

Council Member Biggs No, I'm good.

Council President Bruce I move we approve the consent agenda as published.

Council Member Biggs Second.

Mayor Stear Motion is made in secondment 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 00:02:30)

Motion To: Approve The Consent Agenda As Published

Motion By: Council Member Bruce

Seconded By: Council Member Biggs

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. Executive Session

- A. Executive Session under IC 74-206 (1) (c) To acquire an interest in real property not owned by a public agency. ACTION ITEM*

Removed From The Agenda By Council Action.

5. Public Comment

(Timestamp 00:02:53)

Mayor Stear Next we have public comment. I didn't have anybody sign up to make comment to Council or is there anybody who wishes to? All right.

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.

7. Business Items:

(Timestamp 00:03:06)

- A. Consideration authorizing the Mayor to submit a Sealed Bid on behalf of the City for the Purchase of Real Property Located at 571 W. 4th Street, Kuna ID 83634. Nathan Stanley, City Clerk ACTION ITEM

(Timestamp 00:03:06)

Mayor Stear That takes us right to item 7.A and I'm going to go ahead and let Marc go ahead and explain where we're at with that. Yeah, go ahead.

City Attorney Marc Bybee Okay. Marc Bybee, City Attorney. So, Councilman Biggs to answer your question why we removed the Executive Session. Since the last meeting, it's come to my attention that to do a discussion of purchase of real estate in executive session, there's actually an exception that I just had forgotten. And when I recommended going into executive session that says if it's owned by another public entity, the real estate, you can't discuss that in executive session. It has to be not owned. And so to that end, too, I think it's important to make a record now because we did have the executive session at the end of last meeting just to identify that we entered that executive session to discuss and receive information from staff as to whether the City Council was interested in pursuing the real estate, which is it called the 4th Street Gym? Is that the right terminology?

Mayor Stear Yeah.

City Attorney Marc Bybee And Michelle, Mayor, help me, Michelle's last name? Covert. She presented to the Council basically the idea that this had come available and generally the discussion was the Council interested in staff pursuing this. Ultimately, the understanding was from that discussion that they were interested in staff pursuing that and then bringing it forward as a business item for consideration and approval. And then so I'm making that record to make it aware, just the record of what was discussed in the Executive Session on the last agenda as well. And now this is on the agenda for your consideration to authorize the mayor to submit a sealed bid on behalf of the City for the purchase of that property. The difficulty here and part of why this is, I would say, kind of an issue of conflict of law, which makes it challenging public record law says we can't discuss this, but then there's an executive session -- or not public record, open meeting law so that we can't discuss it in executive session, but this calls for a sealed bid because there's the importance of presenting a bid that's not known to everyone else so that you're not just immediately outbid. And so we're kind of in a conundrum here. The bid still does need to be sealed, but it would be authorizing the Mayor to submit it. The issue is if you, as a council, decide to identify an amount, everybody will know exactly how much the bid is. And so I leave that to you, the Council, as to whether there's, comfort in authorizing the Mayor to submit a bid without a specified amount and leaving it to his discretion. And if so, are there limits on that? Because unfortunately, the nature of these two different laws kind of put us in a weird position as to how to submit a sealed bid that's competitive and not just immediately out by bid by somebody else who might be interested as well.

Mayor Stear And then also to expand on that, presenting a bid, they still, the School District would still have to accept that bid, whether or not they will, and then it doesn't legally bind council to actually make that purchase. So, if when it's all said and done, you don't agree with what I did, then of course you just

wouldn't authorize those funds to be spent. So, you're not legally binding yourself to a purchase based on the fact that I put in a bid, so.

Council President Bruce And would it -- if I may?

Mayor Stear Yes, you may.

Council President Bruce Would it, Michelle not here, so I guess you would submit the bid contingent on Council approving it? Is that how that would work, or?

Council President Bruce Well, I don't even know that I have a contingency or just come back to this.

Mayor Stear Yeah I don't know that we need to do that. We'll just put in a dollar amount and.

Council President Bruce Then we'll discuss it if they decide to move forward.

Mayor Stear Yeah. The School District, I don't know that they're even set really on, they put a clause in there that they could accept or reject any and all bids.

Council President Bruce Okay.

Mayor Stear So I don't know that they even are interested in selling it. So, we'll see how that works out. Anyway, so the request for tonight is if you would authorize for me to submit a sealed bid on behalf of the City. Michelle Covert and Jessica are both gone for training this week. So, they prepared all those documents without a dollar amount attached to it that are in the possession of the City Clerk. And I think we have to have those in by 4 o'clock tomorrow. So...

Council President Bruce Okay.

City Clerk Nathan Stanley Yes, and Mayor, if I may...

Mayor Stear Yes.

City Clerk Nathan Stanley Nathan Stanley, City Clerk. The minimum bid would be one, roughly \$1.7 million. It's based on the assessed value of the property. So just though there's a range that you guys can go off of.

Council Member Laraway May I ask a question?

Mayor Stear Yes, you may.

Council Member Laraway I guess this would go to Doug. Do we know the...How do I phrase this? The severity of the condition of the gym, lead pipes, asbestos, do we know what we're buying?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning & Zoning Director. So, we have a general idea of what could go into the mitigate -- like mitigation needs of the project. But we don't, obviously we don't know like the exact severity and specifics of it all. Some of that was factored into the appraised value of the property.

Council President Bruce Okay.

Council Member Laraway So if we do purchase this property, are we going to -- my concern is if we purchase this property and we own it, when we have to start making repairs, the dominoes start to fall. Asbestos issues, lead pipe issues, do the showers work? I mean, I guess that's my curiosity.

Council Member McPherson A lot of that's been updated over the years, so a lot of that has been updated over the years. When the school put all those office buildings in there and stuff, a lot of that was - I mean, I don't know the extent exactly, but I know they did a lot of renovation in there.

Mayor Stear They don't have showers, and those have all been removed from the old locker room and that. There is 2 bathrooms in the gymnasium.

Council President Bruce Showing your age there.

Council Member Biggs It's changed a lot...

Council Member Laraway It's just my concern when we buy it, we own it. We're going to have -- any problem that comes along, we're going to get.

Council Member Biggs That's assuming that we want to keep it up because the property value itself might be more than what the pain would be to maintain the gym as is.

Council President Bruce And right now, I look at it as right now, the facilities that use it, we have no covered area for any of the kids that use the gym for sports, things like that. If they've been using it this long, I would think we could continue using it like it is.

Mayor Stear Yeah, Michelle gave kind of no overview of that. As long as the use doesn't change, then we're not required to do a bunch of upgrades and that. And they already have handicap accessibility and things like that. Floor looks to be pretty decent. They put that new rubber roof on a few years back. I mean, the gym itself looks to be in pretty fair shape. But my main thing with it is just keeping it as a community asset for different programs to use for basketball. They're using it for...

Council President Bruce Shooting too, right? Do they use it down there as shooting?

Council Member Biggs No, that's the American Legion.

Council President Bruce Oh, the American Legion.

Mayor Stear The, what do they call that, skating rink for roller derby. Roller derby. They're using it for that too. So there's a lot of things going on down there. And I think the school still uses it for some of their basketball practices and stuff. So, there's really no reason not to continue doing what's, using it for what it's being used for...

Council President Bruce And then nobody would come down and want to put a high-rise multi-unit property in there.

Council Member Biggs Well, I was thinking that something, but the property value, if like YMCA decided they wanted to try and put something there and they could put a YMCA there, that would really change the game for the city. I mean, because we have limitations, obviously, with the gym as is, but eventually, a few years from now or something, what if we, explored something like that? So, it's a pretty big area of land. The only that whole square, was it the Super C's the only?

Mayor Stear One that's the only thing of it being that entire city block.

Council Member Biggs That's a big area.

Council Member Laraway We're not required to put asphalt down on the parking lot, are we?

Mayor Stear Not as long as we don't change use, then we don't have to really...

Council Member Laraway Don't we require businesses to pave their parking lots?

Mayor Stear When they change use of buildings, then yes, we require that they update and upgrade.

Council Member Biggs It seems to me like the \$1.7, from a commercial aspect, that entire swath of land, It sounds like a bargain.

Council President Bruce Well, I'm just the heritage of Kuna. You keep downtown Kuna, Kuna. You know?

Council Member Laraway Thank you, Doug.

Mayor Stear So really that's the only thing up for consideration tonight. Obviously, if the City is going to buy it, we need to move forward with figuring out what exactly we're going to do with it. This came up just before the last Council meeting. I didn't even know they had to put it out for bids and it came to my attention. That's why we brought it up the last building. So we really haven't had sufficient time to assess it and figure out exactly what we can do with the property at all. So mainly right now, it's just a matter of keeping it as a community asset.

Council Member Biggs And also determining what we use is. I mean, I'd like to go on Jared's recommendation most likely off of, you know, send the analysis from the money side.

Council President Bruce I think I'm okay with all three. I mean, it still has to come back before us so we can yay or nay it if it's something that we don't want. So, yeah.

Council Member Laraway How soon will we?

Council Member Biggs How much?

Council President Bruce No, he'll figure out how much, but it'll come back before -- before us before we're done.

Council Member McPherson We don't want to put it out so that other people know what our bids are.

Mayor Stear When will it come back for what?

Council Member Laraway When will it come back to us, the council? Two weeks or?

Mayor Stear Yeah, after the bid opening is tomorrow. We're going to have them in at 4 o'clock, and maybe it's the next day they open them. I'm not sure on that exact, but by the next Council meeting, then it would come back before you. Unless they reject her bid, then it won't matter anyway.

Council Member Biggs So just to clarify with Marc, because I thought I heard something different earlier, was I thought you said that the whole conundrum was that we were going to have to be public

about what we were going to bid, when it's supposed to be a sealed bid. But you're just saying that can be determined by the City staff and we just...

City Attorney Marc Bybee Well, if the Council was going to set the amount of the bid, yes. And so essentially the only way around not making your bid public is by allowing the Mayor to determine the amount of bid.

Council Member Biggs Okay.

Council President Bruce And then it comes back before us and we say yes, no, pound sand.

Council Member Biggs Mayor bid \$5 million dollars!

[Laughter]

Council President Bruce Okay. So Councilman Laraway, where are you?

Council Member Laraway Well, I'm not going to fight it. There's a lot of concern about once we buy this, we own it. We're going to own the problems, the maintenance. And there's really no money coming in to support it. But I'm not going to stop it.

Mayor Stear Yeah, so we can, and those are things we're going to assess. So, we'll get that figured out, what that looks like. We're trying to have something better put together for you when we come back with how much it is and... *What?*

Council Member Laraway Is the school still going to use the office space?

Mayor Stear I believe that they would like to for until they can come up with something in lieu of...so, and I don't see any reason we can't let that happen.

Council President Bruce So I'm okay with authorizing it. Councilman Biggs?

Council Member Biggs At the very least, the property value makes it worth it.

Council President Bruce I move we approve the authorization to let the mayor submit a sealed bid on behalf of the city for the purchase of real estate located at 571 West 4th Street, Kuna.

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 00:16:15)

Motion To: Authorize The Mayor To Submit A Sealed Bid For The Purchase Of Real Estate Located At 571 W 4th St, Kuna, ID 83634.

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 00:16:44)

A. Consideration to approve Ordinance 2025-30A 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 HHIF VI 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 NEW YORK 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 00:16:44)

Mayor Stear All right, item 8.A. This is a consideration to approve ordinance 2025-30A. 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 HHIF VI LLC; and declaring water rights appurtenant thereto are pooled for delivery purposes; and declaring the City Clerk to record this ordinance as provided by law, directing the city engineer to provide notice of this ordinance to the New York 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 2025-30A.

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 00:17:40)

Motion To: Waive 3 Readings Of Ordinance 2025-30A

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 2025-30A.

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 Purce.

Council President Bruce Yes.

Mayor Stear And that motion carries.

(Timestamp 00:17:56)

Motion To: Approve Ordinance 2025-30A

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 2025-37 ACTION ITEM

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

- MAKING CERTAIN FINDINGS; AND
- AMENDING CHAPTER 4, SECTION 3 OF TITLE 5 KUNA CITY CODE APPLICATION REQUIREMENTS, REVIEW AND FEES; AND
- AMENDING CHAPTER 8, PART 201 OF TITLE 5 KUNA CITY CODE ZONING PERMITS; AND
- AMENDING CHAPTER 8, PART 304 OF TITLE 5 KUNA CITY CODE CONTENTS OF APPLICATION; AND
- AMENDING CHAPTER 8, PART 403 OF TITLE 5 KUNA CITY CODE FORM; AND
- AMENDING CHAPTER 8, PART 910 OF TITLE 5 KUNA CITY CODE DESIGN REVIEW APPLICATION REQUIRED; AND
- AMENDING CHAPTER 9, PART 203 OF TITLE 5 KUNA CITY CODE PRELIMINARY PLAT; AND
- AMENDING CHAPTER 9, PART 204 OF TITLE 5 KUNA CITY CODE FINAL PLAT; AND
- AMENDING CHAPTER 9, PART 602 OF TITLE 5 KUNA CITY CODE LOT SPLIT; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve Ordinance

Consideration to approve Summary Ordinance

(Timestamp 00:18:20)

Mayor Stear Item 8B, consideration to approve ordinance 2025-37. An ordinance of the City Council of the City of Kuna: making certain findings; and amending Chapter 4, Section 3 of Title 5, Kuna City Code, application requirements, review, and fees; and amending Chapter 8, Part 201 of Title 5, Kuna City Code zoning permits; and amending Chapter 8, Part 304 of Title 5, Kuna City Code contents of application; and amending Chapter 8, Part 403 of Title 5, Kuna City Code form; and amending Chapter Part 8, *excuse me*,

Chapter 8, Part 910 of Title 5, Kuna City Code Design Review Application Required; and amending Chapter 9, Part 203 of Title 5, Kuna City Code Preliminary Plat; and amending Chapter 9, Part 204 of Title 5, Kuna City Code Final Plat; and amending Chapter 9, Part 602 of Title 5, Kuna City Code Lot Split; and providing a severability clause; and directing the city clerk; and providing an effective date.

Council President Bruce I move we waive 3 readings of ordinance 2025-37.

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? And that motion carries.

(Timestamp 00:19:47)

Motion To: Waive 3 Readings Of Ordinance 2025-37

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 2025-37.

Council Member McPherson 7 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 Yes.

Mayor Stear And that motion carries.

(Timestamp 00:20:02)

Motion To: Approve Ordinance 2025-37

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

Council President Bruce I move we approve the summary publication of ordinance 2025-37.

Council Member McPherson Second.

Mayor Stear We have a motion and a second on approval of summary of the ordinance. Is there any discussion on that motion? All those in favor say 'aye.'

All Council Members Aye.

Mayor Stear Any opposed? That motion carries.

(Timestamp 00:20:30)

Motion To: Approve Summary Publication Of Ordinance 2025-37

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

9. Mayor/Council Announcements:

(Timestamp 00:20:53)

Mayor Stear And that is all we have on the agenda for tonight. Is there anything anybody wants to announce tonight?

Council President Bruce It's starting to get cold out.

Mayor Stear Starting to get cold out. Parks crews are out putting up Christmas lights all over the place. They look really awesome.

Council President Bruce I don't mind the cold weather. I always put more clothes on. You can only take off so many before you go to jail.

Council Member Laraway That's too much information.

Council Member Biggs You must be from Georgia.

[Laughter]

Council Member Laraway Chief, would it be appropriate for you to introduce the new Chief Deputy?

Council Member McPherson Yeah. Sure.

Chief of Police Mike Fratusco Councilman Laraway, Chief Mike Fratusco, City of Kuna, 793 West 4th Street. This is not the new Chief Deputy.

Council Member Laraway No?

Chief of Police Mike Fratusco This is Lieutenant Chad Hessing (*Phonetic*). His brother is Chief Deputy Zach Hessing (*Phonetic*). Yes, they look alike, but this is, I apologize.

Council Member Laraway And I even met you last time.

Council Member McPherson He's been called worse.

Council Member Laraway Because I saw the announcement come out today for the promotions. That's what I started sticking in my head.

Chief of Police Mike Fratusco It was his brother.

Council Member Laraway Yes. They do look alike.

Council President Bruce Well, welcome anyway.

Chief of Police Mike Fratusco *This is the better Hessing.*

[Laughter]

Council Member Laraway Is it eval time or something is that?

Chief of Police Mike Fratusco No, sir. Right now he's a lieutenant out in the south, unincorporated Ada County and he wants to see how contract releasing works and stuff. So he's trying to get to every council

meeting he can get to and just learn more about process of what we do City Council meetings and that type of stuff.

Council Member Biggs He came to the shortest one like in the last three months.

Council Member Laraway And Lieutenant let me tell you let me tell you contract cities are the way to go. They're a little different because he has three he got citizens to juggle, politics to juggle, and the sheriff's office to juggle it's a busy man.

Chief of Police Mike Fratusco And a spouse.

Council President Bruce I actually have something, Mr. Mayor. I wanted to say thank you to the Ada County Sheriff and to Chief. I know that you guys have been working on the stuff going on South of town and out towards Black Cat. So thank you guys for putting in some time and effort out there.

Chief of Police Mike Fratusco Councilman Bruce, if I may, actually, Lieutenant Hessing's the one that is actually curbing that. I don't know if he is allowed to get up there and speak on it or not and tell you what they've done.

Mayor Stear Yeah, we were just having an open announcement so go ahead.

Chief of Police Mike Fratusco Okay.

[Inaudible, related to process for addressing City Council]

Mayor Stear And then if you would, show us a takedown move on Chief Fratusco.

[Laughter]

Chad Hessing, Ada County Sheriff's Lieutenant Right, I'm Lieutenant Chad Hessing. Address is 7200 West Barrister Drive in Boise, Idaho. Yes, as far as-- thank you, Council Member and Council President and Mayor, for giving me this opportunity to speak. But as far as the issues that we've been having with long-term camping in the south County areas, we've identified a lot of those issues or a lot of the areas that they tend to congregate in. One of those being off of Kuna Mora, one off of Plexi Court, which is actually out behind Micron, and then the Blacks Creek Reservoir, as well as other areas of BLM. One of the issues that we've been facing with that is that a lot of that is there's various different property owners. Some of those property owners are private, some of it's BLM, some of it is County, and then some of it is owned by actual county. So those BLM has been working on their side as far as Black's Creek in general. That is they own basically the be the western portion for the most part to where the Pleasant Valley Irrigation District owns a lot of the eastern portion. So, they've offered BLM, as far as I understand, they've offered to be able to pay for the signs that, for the irrigation district to be able to put up basically no overnight camping signs there, which would hopefully alleviate that. The problem is, right now there's a little bit of a lull in when those signs could be purchased. And then we've talked with, because most of the land is vacant, obviously, and there's several different owners of the property that we've spoken with that also would like, you know, the issue to be taken care of. So they've offered to put up no trespassing signs and to sign no trespassing forms with us that we can keep on file. Also, we were able to see that the area off Kuna Mora that runs over there by -- oh, it's just west of basically I-84, the Boise Valley Railroad tracks, is actually owned by the City of Boise and an easement on each side of that. And I've been in contact with the City of Boise and they as well would like trespassing enforcement on that. So, we've kind

of looked at the issue as one big issue and then tried to separate the different owners and different responsible parties to alleviate some of that, so...

Council President Bruce Well, thank you. I reached out to Sheriff Clifford about it and he was really responsive. We had a lot of folks in the community who had questions about it. So at least if you get the signs up, then you have a way to a way to move them because they're actually violating something rather than just moving from spot to spot. And then Senator Galloway, who also passed the no camping bill, if you run into any issue, she'd always be willing to help move whatever you need along. So, thank you.

Chad Hessing, Ada County Sheriff's Lieutenant Thank you, Council President.

Mayor Stear Good. Yes, thank you.

Chad Hessing, Ada County Sheriff's Lieutenant Thank you.

Mayor Stear All right. Anybody have anything else?

Council President Bruce No, sir.

10. Adjournment:

(Timestamp 00:27:53)

Mayor Stear All right, meeting is adjourned. Thank you.

Adjourned at 6:27 PM.



Joe L. Stear, Mayor

ATTEST:



Nathan Stanley, City Clerk

*Minutes prepared by Garrett Michaelson, Deputy City Clerk
Date Approved: CCM 11.18.2025*





CITY OF KUNA
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City Council Public Comment Sign-In Sheet
November 5, 2025

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.

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