

**CITY OF KUNA
REGULAR CITY COUNCIL MEETING
MINUTES**

TUESDAY, JULY 1, 2014

Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

COUNCIL MEMBERS PRESENT: Mayor W. Greg Nelson
Council President Richard Cardoza
Council Member Briana Buban-Vonder Haar
Council Member Pat Jones
Council Member Joe Stear

CITY STAFF PRESENT: Richard T. Roats, City Attorney
Gordon Law, City Engineer
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Brenda Bingham, City Clerk

6:00 P.M. WORK SESSION

1. Call to Order and Roll Call (*Timestamp 00:00:18*)

Mayor Nelson called the Work Session to order at 6:05 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

2. Discussion Regarding Boundary Line between Kuna and Meridian and the City of Kuna's North Boundary Area of Impact (*Timestamp 00:00:46*)

Wendy Howell explained the Area of City Impact provides a way for cities to carry out the purposes for planning: 1) to protect property rights; 2) to ensure that adequate public facilities and services are provided at reasonable costs; 3) to encourage urban development within cities. State law determines the criteria for determining an area of impact. The following factors shall be considered: trade area, geographic factors, areas that can reasonably be expected to be annexed into the city in the future.

Ms. Howell met with Ada County and was told that for either Meridian or Kuna to move forward with their area of impact, each will need a letter from the other entity stating that the boundary dispute has been resolved.

The following options for the northern boundary line were discussed:

1. Direct staff to agree with the City of Meridian to the lines they proposed for Area of Impact and leave the Planning Area where it is.

2. Direct staff to negotiate with the City of Meridian to extend our Area of Impact to Highway 69 and Amity on the northern border thus making the Planning Area and the Area of Impact the same.
3. Direct staff to budget for and extend the sewer or water line to the north near Highway 69 and Amity or elsewhere. This would ensure the developers would annex into the City of Kuna since it would be the least expensive choice for them.
4. Do nothing

Attorney Roats explained the planning area for Kuna was approved in 2009. The authority for the planning area comes from Title 67 Chapter 65 and it doesn't have to mirror the area of city impact. It is approved through the Planning Commission and City Council. County approval is not required. Property outside the area of city impact can be annexed but it must be within the planning area. If we agree to Meridian's line then they may want us to pull back our planning area to mirror that area of impact line. Under state code, we cannot annex north of that line. This issue is more about what is less expensive to a developer to come down hill sloping to Kuna verses having to install a lift station to go up to Meridian with services.

Discussion on the natural geographic line took place.

Gordon Law explained that most of the survey was done on the basic grid system. Most of the property was dispersed through the land act and would follow those same survey lines without regard to slopes. Canals are generally the high line of the area for ease of delivering water.

The financial impact to the city was noted with the realization that Kuna needs commercial growth and Highway 69 is probably the best option for this type of growth.

John Marsh referred to the map outlining frontage on Meridian Road west and along Amity on the northern border and provided information as it exists today. There are a total of 51 parcels in the area. He compared Kuna with Meridian to see what the impact would be to each city. As of the 2013 levy rates for Kuna as it is today if they were annexed into the City of Kuna, it would equate to \$35,000 for property tax revenue. This same analysis for Meridian would amount to \$39,777 which is slightly more due to them having a higher levy rate. The significant comparison comes when looking at the total 2013 property tax levy for Kuna being 1.7 million and for Meridian it was 22 million. This reflects a much larger impact to Kuna than it would to Meridian.

More discussion on the options for the boundary line took place noting preference on option #2.

Incorporating the Tyson Plant and Farm area into the planning area was also discussed.

3. Discussion on the City of Kuna's Industrial Park (Timestamp 00:54:45)

A discussion took place regarding expansion of the Industrial Park to include land along Stagecoach Way and Swan Falls Road. Land owners will need to be contacted to see if they are interested in selling their property. The area offers opportunities for industrial businesses that might be interested in having access to the railroad. Possibilities of extending the railroad spur in the industrial zone were also discussed.

4. Adjournment

The meeting adjourned at 7:05 p.m.

(5 minute break)

7:00 P.M. REGULAR CITY COUNCIL

Call to Order and Roll Call (Timestamp 01:00:34)

Mayor Nelson welcomed everyone and called the meeting to order at 7:11 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

Invocation: Chris Bent, Calvary Chapel

Pledge of Allegiance: Mayor Nelson

1. Consent Agenda: (Timestamp 01:01:59)

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 Old Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Minutes of June 17, 2014

B. Accounts Payable Dated July 1, 2014 in the Amount of \$189,097.63

C. Alcohol Licenses:

1. Transfer of License from Conpaz Inc. dba El Gallo Giro Mexican Restaurant to Grantura dba Kuna Event Center, 321 West 4th Street, Liquor-by-the-Drink, Off Premise Beer, On Premise Beer

D. Resolutions:

E. Findings of Facts and Conclusions of Law:

Council Member Stear moved to approve the Consent Agenda as presented. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0

2. Citizen's Reports or Requests:

3. Old Business:

A. Update on Scope of Work and Timeline for Orchard Street Sidewalk and Pathway Grant Funded Project – Chris Engels, Grant Administrator (*Timestamp 01:02:36*)

Chris Engels reported the City partnered with Ada County Highway District (ACHD) on a Community Choice Grant to install sidewalks on Orchard Street from Avalon to the new green belt extension. The grant was successful, \$85,000 was requested and the Council approved a \$7,000 match which was required. Idaho Transportation Department approved \$82,602 out of the \$85,000 request. It was reported that the costs for the project have changed and a proposal was made to change the scope of work from concrete sidewalk to asphalt sidewalk all the way from Avalon Road to the greenbelt extension to accommodate the changes.

The timeline on the project has been pushed out for several reasons and because it is federal money additional studies need to be done.

The concept and design will cost more taking the price from \$92,000 up to \$112,000 creating a \$14,600 shortfall. ACHD may consider covering the costs but are hopeful the council will share some of the burden.

Rod Ashby, ACHD, reported there is a significant cost difference between asphalt and concrete but they prefer to install concrete whenever possible. The cost estimate is approximately \$23,000 over the original cost if concrete is installed.

More discussion followed regarding the shared project costs. Ms. Engels will meet with ACHD and report again at the following meeting.

4. Public Hearings: (7:00 p.m. or as soon thereafter as matters may be heard.)

5. New Business:

A. Treasure Valley/Boise Fair Housing Initiative Presentation – Jerome Mapp, City of Boise Fair Housing Coordinator (*Timestamp 01:12:13*)

Jerome Mapp provided Fair Housing Information explaining his position with the City of Boise and their commitment to furthering fair housing within their jurisdiction. He explained who is protected and what is not permitted through a PowerPoint presentation and provided contact information for various entities regarding Fair Housing. Formats for

posters and material to share with various communities are available at the Fair Housing Forum website www.fairhousingforum.org to help citizens be informed of who to contact if they believe they have been a victim of discrimination.

- B. 14-02-LLA – Dr. Fazzino; Applicant owns three parcels all adjacent to one another, along North Ten Mile Road. The applicant seeks this LLA approval to solve several logistical issues in connection with his septic drain field, and potable well and their relation to existing property lines, as contained in the applicant’s letter to Council.
(Timestamp 01:34:59)

Troy Behunin explained the above application for a lot line adjustment to make the land more useable and to solve problems with the location of improvements relative to the existing property lines.

Council Member Stear moved to approve Case Number 14-02-LLA with the listed conditions. Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.

- C. Fiscal Year Ending 2014 Temporary Worker Adjustment Request – John Marsh, City Treasurer (Timestamp 01:40:26)

Mr. Marsh explained the re-adjustment of budget funds in the current fiscal year to extend the temporary employee in the Clerks Department for continued work in scanning documents. The request is for \$1,326.80 from funds originally budgeted for the purchase of imaging software that will not be purchased at this time.

Council Member Buban-Vonder Haar moved to approve the request for re-allocation of \$1,326.80 for a temporary employee in the Clerk’s Office for the remainder of Fiscal Year 2014. Seconded by Council Member Stear, all voting aye. Motion carried 4-0.

- D. Consider authorizing the hiring of an additional Temporary Employee for Parks Construction – Gordon Law, City Engineer (Timestamp 01:43:29)

Mr. Law explained the need of getting a project completed for the City Sesquicentennial Celebration and the need for an additional temporary helper for remainder of fiscal year. The estimated cost is \$5,880 to be allocated from the General Fund Contingency Account.

Council Member Buban-Vonder Haar moved to approve the expenditure of \$5,880 from the General Fund Contingency Account for a part-time parks employee. Seconded by Council Member Stear, all voting aye. Motion carried 4-0.

6. Ordinances:

7. Mayor/Council Discussion Items:

- A. Discussion Regarding Installation of a New Flag Pole in Front of City Hall

(Timestamp 01:47:27)

Mayor Nelson recommended the installation of a new flag pole at the cost of \$400 in front of City Hall since the existing pole being used is a light pole.

A suggestion was made to see if a civic group might be interested in a project to install it. More discussion took place noting the possibilities of donations to help with the cost to purchase the pole. The importance of having the flag properly displayed was expressed by the Council.

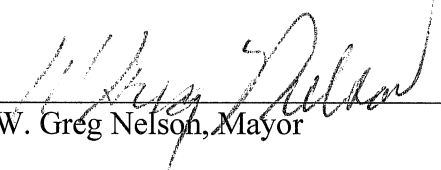
The Mayor will do some research to see if the VFW might be interested in helping and will report back at the next meeting.

8. Announcements:

9. Executive Session:

10. Adjournment:

Council Member Stear moved to adjourn the meeting at 8:10 p.m.



W. Greg Nelson, Mayor

ATTEST:



Brenda S. Bingham, City Clerk



*Minutes prepared by Brenda Bingham
Date Approved: CCM 7/15/14*

An audio recording of this meeting is available at City Hall upon request or it can be accessed at the City of Kuna website www.kunacity.id.gov