

**KUNA CITY COUNCIL MEETING**  
**MINUTES**  
**OCTOBER 3, 2006**  
**KUNA CITY HALL COUNCIL CHAMBER, 763 W. AVALON**

**NOTE: These minutes are an unofficial record of this City Council meeting until reviewed; corrected if deemed appropriate and formally approved by the Kuna City Council at a subsequent Council meeting.**

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**7:00 p.m. – REGULAR COUNCIL MEETING**

**1. CALL TO ORDER AND ROLL CALL**

Mayor Dean Obray called the Regular Meeting to order at 7:00 p.m.

Present: Mayor Dean Obray, Council President Jeffery Lang, Councilman Scott Dowdy, Councilwoman Trina Stroebel and Councilman Richard Cardoza.

Also present were: City Attorney Randy Grove; City Clerk Lynda Burgess; Interim Planning & Zoning Director Diana Sanders and Director of Public Works Jim Taylor.

**2. INVOCATION –** The Invocation was given by Pastor Bruce Wheeler, New Beginnings Church.

**3. PLEDGE OF ALLEGIANCE -** The Pledge of Allegiance was led by Mayor Obray.

**4. CONSENT AGENDA:**

Moved by Councilman Lang, seconded by Councilman Dowdy to amend the Consent Agenda under Accounts Payable, by adding \$61, 286.87 for J & M Sanitation and deducting \$16,000 for double billing from Keller & Associates with the new total for accounts payable of \$274,770.26. Motion passed 4-0.

Moved by Councilman Lang to approve the Consent Agenda, seconded by Councilman Dowdy. Motion passed 4-0.

**A. APPROVED MINUTES –**

1. SPECIAL JOINT MEETING – CITY COUNCIL, PLANNING & ZONING COMMISSION AND TRANSPORTATION TASK FORCE OF SEPTEMBER 12, 2006.
2. REGULAR CITY COUNCIL MEETING OF SEPTEMBER 19, 2006.
3. SPECIAL CITY COUNCIL MEETING OF SEPTEMBER 26, 2006.

- B. APPROVED ACCOUNTS PAYABLE - Dated September 29, 2006 in the amount of \$274,770.26.
- C. APPROVED MEMORANDUM OF UNDERSTANDING WITH THE COMMUNITY PLANNING ASSOCIATION (COMPASS) TO UPDATE THE 2003 ORTHOPHOTOS IN SUPPORT OF HOMELAND SECURITY. KUNA'S SHARE OF THE TOTAL COST OF \$360,000 IS \$3,866.
- D. APPROVED PAYMENT TO BOISE STATE UNIVERSITY FOR WORKFORCE TRAINING COURSES FOR 2 CITY EMPLOYEES IN THE AMOUNT OF \$744.
- E. APPROVED FINDINGS OF FACT AND CONCLUSIONS OF LAW – KROMANN ESTATES, 06-06-ZC (REZONE)/06-08-S (PRELIMINARY PLAT/06-03-DA (DEVELOPMENT AGREEMENT)).
- F. APPROVED FINDINGS OF FACT AND CONCLUSIONS OF LAW – TIMBERMIST SUBDIVISION, 06-07-S (PRELIMINARY PLAT)/06-07-DA (DEVELOPMENT AGREEMENT/06-05-ZC (REZONE)).

**5. FIRE DISTRICT REPORT**

Chief Rosin reported that the Fire District had 80 calls in the month of September--46 of those responses were within City limits and 34 were outside City limits. 50 calls were medically-related and 30 were fire calls.

He announced that the Fire District is considering purchase of a used aerial device. It will be the first device for the City of Kuna and will reach 50 feet.

**6. ADA COUNTY HIGHWAY DISTRICT REPORT**

Mr. Morgan stated he had nothing to report to Council.

Mayor Obray reported that he had received correspondence from ACHD stating that they were budgeting for caution lights at all the schools. He asked Mr. Morgan if it included every school in Ada County.

Mr. Morgan replied that he would have to get back to Council with the answer to the question.

**7. OLD BUSINESS:**

CONSIDER AMENDING RESOLUTION NO. R2A-2006 SETTING DOMESTIC WATER RATES AND SEWER USER FEES.

Mr. Walker outlined his impact fee evaluation handout explaining the impact to revenues for the City if they chose to increase the base water allotment to 12,000 gallons. The first section of the handout summarized all alternatives researched and revenues to be generated

or revenue lost in comparison to the original base gallon adopted rate structure, i.e., if the City were to increase the base water allotment to 12,000 gallons and maintain the existing sewer rate amount of \$17 per EDU per month, based on consumption rate, the City would realize a loss of approximately \$63,000 annually. If the City wanted to maintain its revenue and still increase the base water allotment, it would need to increase the base rate from \$17 to \$18.50 per EDU per month. If the City wanted to maintain a \$1 increase and raise the base rate from \$17 to \$18 with a 12,000 gallon allotment, the City would only see a loss of approximately \$19,000. He suggested that a different base rate and a 20,000 gallon allotment should be applied for the homes that do not have pressurized irrigation during the summer (May through September)--that rate would need to be an additional \$9 per month. That would be consistent with the annual irrigation fee that pressurized irrigation customers pay annually.

Councilman Cardoza proposed that the customers who do not have pressurized irrigation be charged a flat fee of \$23 (\$18 + \$5) base rate per month with a summer water allotment of 45,000 gallons/\$1.50 per gallon above that allotment. During the winter months, they would revert to the 10,000 gallon allotment provided to pressurized irrigation customers.

Councilman Dowdy stated he would like a 10,000 gallon allotment plus \$.32 per gallon over the 10,000 up to 45,000 gallons for customers without pressurized irrigation.

Moved by Councilman Dowdy, seconded by Councilwoman Stroebel to table the rate structure decision on Resolution No. R2A-2006 to the October 23, 2006 City Council meeting to allow time for staff to adjust the numbers based upon a 10,000 gallon allotment at \$18 per month for pressurized irrigation users, \$.32 per thousand gallons over 10,000 up to 45,000 gallons for users with no alternative irrigation service that use City water for irrigation and a charge of \$1.50 per 1,000 gallons over 45,000 gallons, set the senior rate at \$14 per month for 10,000 gallons and users outside City limits at \$20.50 per month for 10,000 gallons plus \$1.50 per gallon over the 10,000 gallons. Motion carried 4-0.

#### **8. CITIZEN'S REPORTS OR REQUESTS:**

No business to conduct.

#### **9. LICENSES AND PERMITS:**

No business to conduct.

#### **10. NEW BUSINESS:**

**CONSIDER PROPOSAL BY KELLER ASSOCIATES FOR INTERIM CITY ENGINEERING SERVICES.**

Proposed contractual rates and personnel time presented by Keller and Associates: 47% of the engineering work will be performed by Justin Walker at \$82 per hour, 47% of the engineering work to be performed by Peter Olson at \$62 per hour and 6% of the engineering work to be performed by Jim Keller at \$140 per hour.

Moved by Councilman Cardoza, seconded by Councilman Dowdy to authorize the Mayor to sign a contract subject to the City Attorney's review and approval to hire Keller Associates for interim City Engineering services. Motion carried by the following Roll Call vote:

AYES: Lang, Dowdy, Stroebel, Cardoza  
NOES: None  
ABSENT: None

**11. PUBLIC HEARINGS:** 7 p.m. or as soon thereafter as matters may be heard.

**12. REPORTS:**

P & Z - CODE ENFORCEMENT REPORT / INT. DIRECTOR DIANA SANDERS – Ms. Sanders stated that they are working on a code issue with Mr. Hill. Council received a copy of Mr. Hill's letter. The Building Inspector has sent a reply to Mr. Hill's letter stipulating the building code violations and how to bring his building into compliance with the codes.

Ms. Sanders also reported that there were 39 building permits for the month of September, 19 residential (2,469 avg. sq. ft. – price \$233,279) and 1 commercial building permit. Building permits are up because of the new phase of Crimson Point IV. Denali Heights and Schoolhouse II will be coming in for permits within the next two weeks.

She reported that the City of Meridian asked Kuna to complete a comment form for Meridian's master plan. Comments from Council are due within the next two weeks.

CITY ENGINEER / KEVEN SHREEVE - No report.

CITY ATTORNEY / RANDY GROVE – No report.

CITY CLERK / LYNDA BURGESS – Ms. Burgess reported that the software to allow utility customers to pay their bills with a credit card will be available shortly.

She further announced that remodeling is taking place to increase room for additional staff and modular units in Planning and Zoning and the Utility Billing office.

**13. ORDINANCES:**

**14. MAYOR / COUNCIL DISCUSSION:**

**15. ANNOUNCEMENTS:**

Cancel next normally scheduled Council meeting on October 17, 2006 and move that meeting to October 23, 2006.

**16. EXECUTIVE SESSION:**

**17. ADJOURNMENT:**

There being no further business to conduct, Councilman Dowdy moved, seconded by Councilwoman Stroebel to adjourn the meeting at 8:57 p.m. Motion carried 4-0.

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O. Dean Obrey, Mayor

ATTEST:

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Lynda Burgess, City Clerk

DATE APPROVED:           October 23, 2006