

**CITY OF KUNA
SPECIAL CITY COUNCIL MEETING
MINUTES
LID FINANCING
FEBRUARY 22, 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.

Council President Jeff Lang called the LID Financing Special Meeting to order at 6:05 p.m.

Present: Council President Jeff Lang; City Attorney Randy Grove, City Engineer Keven Shreeve; Treasurer Colleen Cook; Interim Director Planning & Zoning Diana Sanders; Jim Keller of Keller & Associates.

This minute transcription is to present information on the LID financing meeting to finance a new sewer plant for public record. No quorum was present.

Council President Jeff Lang turned the meeting over to City Engineer Keven Shreeve.

Mr. Shreeve reported that Council gave the Mayor and the City Engineer permission to negotiate with the landowner to site the treatment plant to the north and negotiations are currently underway. He further stated that the Council officially retained Keller Associates as project engineer for the treatment plant. He announced that Planning and Zoning is in the process of revising some of their codes to be more in line with the development of the community.

Current capacity	4,944	connections at the current treatment plant.
	<u>4,219</u>	permits issued against that capacity
	651	remaining

Mr. Shreeve pointed out that, with the difference, the city has 74 connections left. There are real concerns because of this diminishing amount. Council approved a contract in the past month for construction of winter storage lagoons which will add approximately 1,680 connections to the existing lagoon treatment facility. With the total uncommitted number of EDU's at 1,754 connections, there will be 2,400 connections available in the treatment plant. The City is issuing 350 to 400 building permits per year which equates roughly to about 5 or 6 years worth of growth.

Jim Keller presented the City Master Plan for the sewer system. The Citizen's Advisory Committee chose Lake Hazel and Ten Mile road as the area for the potential site of the plant. He suggested two alternatives for handling the effluent: 1) an NPDES permit for Indian Creek and possibly one for Mason Creek or 2) pump to existing lagoons and conduct rapid infiltration which is already permitted with a conditional use permit. The type of treatment plant will be a facility that looks like a 110x110 horse barn which will provide treatment for 4200 to 8400 connections. The old treatment plant will remain in service with the existing plant servicing

connections to the south. The city's goal would be to convert some of the land application area into parks for the community. He anticipated that the new plant would be online in the summer of 2008.

Regarding financing of the plant City Attorney Grove explained the LID process:

- ? The remaining 1,187 permits will be guaranteed to LID participants.
- ? The land must be annexed to participate in the "raw land" LID. Each acre of land will be assessed against the property in the amount of \$12,600, which will reserve 3 EDUs.
- ? First payments on the interim financing would be due in January 2009.
- ? The property owner will have an annual payment based on re-paying \$12,600/acre over a 20 year period at 5.5% interest. After the property is developed, the homeowner would assume re-payment of the LID.
- ? Formation of LID could take up to six months. By late summer, the LID should be in place. Council would be required to adopt resolutions, Public Hearing would be held and notices sent to all the property owners who wish to be included in the LID. With a plant size that would support 6,000 EDU's at a cost of \$25,000,000, the city would need 2,000 acres in the LID to generate the money.
- ? Platted lots will be assessed at \$6,500/acre. Nonplatted lots will be assessed at \$3,000/acre.
- ? Land owners who wish to participate in the LID must submit a petition and file an annexation application and the annexation fees will be waived.

ADJOURNMENT – There being no further business to discuss, Council President Jeff Lang adjourned the meeting at 7:45 p.m.