

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.

**CITY OF KUNA
CITY COUNCIL MEETING**

MINUTES

JULY 3, 2007

KUNA CITY HALL COUNCIL CHAMBER, 763 W. AVALON

7:00 p.m. - REGULAR COUNCIL MEETING

1. CALL TO ORDER AND ROLL CALL

Mayor Dowdy called the meeting to order at 7:05 p.m.

PRESENT: Mayor Dowdy, Council President Lang, Councilwoman Stroebel, Councilman Cardoza.

ALSO PRESENT WERE: City Attorney Randy Grove, Public Works Director Jim Taylor, City Clerk Lynda Burgess, City Treasurer Robin McKean, Tracy Rushlow, Planner Tech and Jim Keller, Keller Associates.

2. INVOCATION Ed Hodges, Church of Jesus Christ of Latter Day Saints gave the Invocation.

3. PLEDGE OF ALLEGIANCE Mayor Dowdy led the Pledge of Allegiance.

4. CONSENT AGENDA: Moved by C/Lang, seconded by C/Stroebel to approve the Consent Agenda. Motion carried by the following Roll Call vote:

AYES: Lang, Stroebel, Cardoza

NOES: None

ABSENT: None

- A. APPROVED MINUTES – REGULAR MEETING OF JUNE 19, 2007.
- B. APPROVED ACCOUNTS PAYABLE DATED JUNE 28, 2007 IN THE AMOUNT OF \$676,146.35.
- C. APPROVED TEN MILE WATERLINE PROJECT CHANGE ORDER NO. 1 WITH TERRA WEST, INC. TO DECREASE THE CONTRACT PRICE BY \$22,950 BRINGING THE TOTAL CONTRACT TO \$203,292.
- D. APPROVED TEN MILE WATERLINE PROJECT PAY REQUEST NO. 1 FOR TERRA WEST, INC. IN THE AMOUNT OF \$193,127.40.
- E. APPROVED PAY REQUEST NO. 1 FOR LURRE CONSTRUCTION IN THE AMOUNT OF \$171,807.03 FOR THE WASTEWATER TREATMENT PLANT

EARTHWORK.

- F. APPROVED ADDENDUM NO. 1 TO CONTRACT WITH KELLER ASSOCIATES FOR THE WASTEWATER TREATMENT PLANT AND MAJOR INFLUENT AND EFFLUENT SEWER PIPELINES PREDESIGN, DESIGN AND CONSTRUCTION SUPERVISION SERVICES.

5. ADA COUNTY HIGHWAY DISTRICT REPORT – No report given.

6. OLD BUSINESS:

DISCUSS ESTABLISHMENT OF A PRE-AUTHORIZED CHANGE ORDER ALLOWANCE FUND FOR THE NORTH WASTEWATER TREATMENT PLANT CONSTRUCTION. Moved by C/Lang, seconded by C/Stroebel to authorize the Mayor to sign the Pre-Authorized Change Order in an amount not to exceed 1% of the contract amount. Motion carried 3-0.

7. CITIZEN'S REPORTS OR REQUESTS:

PRESENTATION BY MARGO WHALE REGARDING ESTABLISHING A VISION AND POSITIONING FOR THE CITY. Ms. Whale offered, at no expense to the City, to lead a series of 5, 45-minute sessions with the Mayor, City Council and others to facilitate development of a vision of what Kuna would look like in the future. Mayor Dowdy stated that establishment of a design review committee to accomplish these goals was being explored and invited Ms. Whale to participate as a member of the committee.

8. LICENSES AND PERMITS:

- A. APPROVED BUSINESS LICENSE FOR DWAIN A. CLUFF, "STATE FARM INSURANCE," 1579 N. LINDER RD. Moved by C/Stroebel, seconded by C/Lang to approve the Business License for Dwain A. Cluff. Motion carried 3-0.
- B. APPROVE BUSINESS LICENSE FOR HEATHER AND TOBY ROBSON, "DRAGONFLY MEDIA," 1795 N. FIREBRICK DR. - Continued To July 17th.

Moved by C/Lang, seconded by C/Stroebel to add a request for a Catering Permit by CK Enterprises to the agenda. Motion carried 3-0.

- C. APPROVED CATERING PERMIT FOR CK ENTERPRISES FOR AN EVENT TO BE HELD AT BERNIE FISHER PARK FROM 5 P.M. TO 12 A.M. ON JULY 14, 2007. Moved by C/Stroebel, seconded by C/Lang to approve. Motion carried 3-0.

9. NEW BUSINESS:

CONSIDER REQUEST FOR INSTALLATION OF PLUMBING AND ELECTRICAL FOR AN ICE MAKER AT THE SENIOR CITIZENS' CENTER – Public Works Director Jim Taylor requested to look into the costs and bring the information back on 7/17.

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

PUBLIC HEARING - 07-03-S PRELIMINARY PLAT/SAILOR SHORES MEADOWS SUBDIVISION.

Presentation given by Alex MacDonald, New Horizon Construction.

C/Stroebel declared that she may have a conflict of interest in this matter as she resides on property adjacent to the site of the proposed subdivision for Sailor Shores.

Moved by C/Lang, seconded by C/Cardoza to accept that C/Stroebel has a conflict with the Sailor Shores Meadows Plat review and that she should abstain from discussion and voting on the matter. Moved 2-0-1 (C/Stroebel abstained).

M/Dowdy opened the Public Hearing.

SUPPORT

None

NEUTRAL

Sheri Russell, 781 S. School St., stated that she owned property adjacent to the project and expressed concern about the small lots. She further stated that her main concern was with respect to the safety of the children in the area because of the placement of the bus stop since the street is so narrow. The proposed fire truck turn-around lot in the subdivision is also a matter of concern because it is located across from the common area where children will be playing.

Bill Clark, 3543 W. Ambrosia Ln., wanted assurance that the Council still had a quorum.

M/Dowdy responded that a quorum still exists.

M/Dowdy announced that a letter had been received from Bobbie Sailer outlining her concerns regarding safety of school children at the proposed bus stop.

OPPOSED

None

There being no further testimony offered, M/Dowdy closed the Public Hearing.

C/Lang expressed concern that comments are not being received from the school district regarding issues with future developments.

M/Dowdy stated that he would be meeting with the School Superintendent on July 9th and indicated that he would relate the Council's concerns over lack of response to the City on

developments.

Planner Tech/Rushlow reported that P & Z Commissioner Case is on the School Board and that he will be working with the Board to obtain comments on subdivision reviews requested by the City.

Moved by C/Lang, seconded by C/Cardoza to approve the Preliminary Plat for Sailor Shores Meadows, 07-03-S and that developer follow all findings from the City Council, P&Z, the Highway District and the Fire District, and that, if nothing can be resolved for access on Lot 12, Block 1 through the private property, then that lot be absorbed into Lot 11 or 13 or both. Motion carried 2-0-1 (C/Stroebel abstained).

11. REPORTS:

P & Z DIRECTOR /

CODE ENFORCEMENT REPORT /

CITY ENGINEER / KELLER ASSOCIATES – Jim Keller reported on the progress of the Reimbursement Policy Committee and stated that the Water Reimbursement Policy is near completion. Issues still need to be resolved on the Sewer Policy.

CITY ATTORNEY / RANDY GROVE

CITY TREASURER / ROBIN McKEAN – No report.

CITY CLERK / LYNDA BURGESS – No report.

12. ORDINANCES:

DISPENSE WITH FULL READING AND THREE CONSECUTIVE READINGS -
ORDINANCE NO. 2007-21A: AN ORDINANCE OF THE CITY OF KUNA, IDAHO,
AMENDING “ZONING REGULATIONS” OF TITLE 5 BY AMENDING CHAPTER 4,
DESIGN REVIEW OVERLAY DISTRICT; AND PROVIDING AN EFFECTIVE DATE.
Continued to July 17th.

13. MAYOR / COUNCIL DISCUSSION:

In response to C/Cardoza regarding the Black Cat/Columbia Lift Station, CA/Grove stated that a regional lift station to serve a significant drainage area for sewer is being considered on property being considered for the Sanctuary Subdivision. The lift station would pump to the new wastewater treatment facility. The attorney representing the developer of the Sanctuary Subdivision believes that the City previously placed a requirement on the Arroyo Indio Subdivision and is concerned that the City is now willing to abandon the commitment by Arroyo Indio. The Development Agreement with Arroyo Indio only requires that the developer prepare a plan but does not require him to commit money to the lift station. CA/Grove stated that he would send the Council a copy of his email response to Attorney Butler who represents the developer of the Sanctuary Subdivision.

14. ANNOUNCEMENTS:

- 15. EXECUTIVE SESSION:** Moved by C/Lang, seconded by C/Stroebel to adjourn to Executive Session for Personnel matters, IC 67-2345(a). Motion carried by the following Roll Call vote:

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

Moved by C/Lang, seconded by C/Stroebel to adjourn Executive Session at 8:55 p.m.
Motion carried 3-0.

- 16. ADJOURNMENT:** There being no further business to conduct, C/Stroebel moved, seconded by C/Cardoza to adjourn the meeting at 8:55 p.m. Motion carried 3-0.

J. SCOTT DOWDY, MAYOR

ATTEST:

LYNDA BURGESS, CITY CLERK

DATE APPROVED: JULY 17, 2007