

Kuna Rural Fire District

PO Box 607, Kuna, ID 83634

Phone (208) 922-1144 Fax (208) 922-1135

Minutes of Commissioners Regular Meeting

December 13, 2023

APPROVED: _____ **REVISED:** _____ (see revised version)

Chairman Greg McPherson called the meeting to order at 11:01 a.m. in the Kuna City Hall Council Chambers.

Present were Commissioners: Commissioner Greg McPherson, Rebekah Luther, Randall Feaster, and Scott Burn. Also present were Chief T.J. Lawrence, White Peterson Attorney William Gigray, and Officer of Administration-Secretary-Bookkeeper Krystal Hinkle.

Agenda Approval:

Comm. Luther moved to accept the agenda as printed and posted. Comm. Burn seconded the motion, motion passed with a unanimous voice vote.

Approval of Minutes: Comm. Luther moved to approve the Regular Meeting Minutes of November 8, 2023. Comm. Burn seconded the motion, motion passed with a unanimous voice vote.

Public Hearing – Adoption of Summertime and Davis Annexation:

Comm. Burn made a motion to open the hearing at 11:02 a.m. Comm. Feaster seconded the motion, motion passed with a unanimous voice vote.

Sec. Hinkle reported the legal notice was published in the Kuna Melba News on 11/15/2023.

Patt Duynslager at 7278 W. Tobi Ct, Boise spoke on behalf of Summertime and Davis, representing Springrock Development.

A large map was on display but won't be used as a record.

Patt Duynslager indicated that Springrock Planned Community has been working on the project for many years. The developer had been in discussion with the district about providing additional service to the full property. Springrock is a 762 acre planned Community and located off Hubbard and 5 mile road and extends from 5 mile to tenmile creek to cole road. They share about a mile of frontage with Falcon Crest Golf Course. Responsible for providing amenities like most developers but at a higher level. The site has 2 school locations, 30 acre park, pond, providing their own waste water treatment facility, utilities are public with water coming from 2 miles away. The build out is 15-20 years, 2775 dwelling units, 1800 single family homes, 675 town houses, 300 apartment

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units, 300,620 sqft of commercial space for restaurants, stores, daycares, gas stations etc. There is space also slated for storage units.

The beginning face will start towards the west and a preliminary map has been submitted to Ada County for approval. The preliminary plat has 597 lots, which is 135 townhouse with the rest being single family units. They are trying to help with affordable housing with smaller homes and smaller lots.

It has been a process to get this approved. Originally the development went before the City of Kuna and it was denied. Mayor Stear indicated it wasn't the right time for that project. Due to the development being in the impact area for Kuna, they had to request to be removed and go through the process with Ada Co. A planned community is usually outside City limits. They design or plan their own zoning to facilitate their own needs in the community.

In 2019, Springrock started talking with Chief Roberts about what they can do to collaborate for the build out for station 3. A map was given to the Commissioner to show the distance from our parcel on Cloverdale to where the planned community will be built.

A lot of discussions have taken place between Chief Roberts, now Chief Lawrence and Krystal Hinkle to determine what the needs and infrastructure would be needed to get station 3 underway. A lot of creative ideas have been discussed.

Patt's other 2 partners with Springrock sit on the Ada Co. Impact Fee Advisory Board and understand the struggle of getting a new facility. The idea was to apply the impact fees created for the whole project by bundling them as a one time payment to get the station built. They also determined that helping with personnel expenses would make it a success.

At full build-out, there will be about 7000 new residents and Falcon Crest will be about 7000 or less.

They are also working with Ada Co. Paramedics and Ada Co. Sheriffs about their needs, their plans, and how the timing will work out.

The personnel funding would happen with the first final plat, which is estimated between 18-24 months. The final approval for the preliminary plat is this evening with Ada Co.

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There are copies of the petitions provided to the commissioners. A majority of the community is already in the fire district. Currently, 540 acres are already in the district, and they are requesting 228 acres be annexed into the fire district.

They are looking forward to seeing a draft agreement with the district now that they have formal adoption for the planned community.

Commissioner McPherson asked if ACHD required the developer to make certain changes at ten mile creek.

Patt indicated they will be required by ACHD to improve many roads, extending 5 mile which will help with response times and that will cost the developer about 10 million dollars.

Chief Lawrence asked if the road would go from Hubbard Rd to Kuna Road and Patt said yes.

Commissioner McPherson asked if the extension at 5 mile would be 3-5 years. Patt indicated that would be ideal, but it could be more, but anticipate it being less than 5 years.

Commissioner McPherson asked where their effluent water will be going from the waste water treatment plant. Patt said the treatment plant will provide class A water which will be used for mostly for irrigation. 70% of the treated water will be recycled, in the winter it will go into the ponds, in the summer it will be used for irrigation. If it isn't used, they plan on seepage areas in the aquifer or potential direct injection.

Marc Bybee – Attorney for Kuna Fire asked what application was a condition for approval. Patt indicated that all applications were a condition and notes should be on the plats.

A draft has been started but it is rough. Marc Bybee asked that the hearing be continued as we are working through how the prepayment of impact fees will work and the periodic payments for personnel will be paid out. This is important as they will be conditions of annexation.

Comm. Luther made a motion to continue the hearing to January 10th at 11:00 a.m.

Comm. Feaster seconded the motion, motion passed with a unanimous voice vote.

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Public Input: None

Financial Reports Presented by Hinkle: Comm. Burn moved to accept the financial reports and report of fund investments and to approve the disbursement of funds in the amount of **\$365,554.18** for the District for payment of bills and payroll as presented. A disbursement of \$0 for the Community Assistance Fund for payment of bills. Comm. Edwards seconded the motion, motion passed with a unanimous voice vote.

Purchase Order over \$5,000: None

Staff Reports:

Chief Report – by T.J. Lawrence: Chief Lawrence stated we have one firefighter out on work comp injury and another out due to an injury not on the job. The Can-AM UTV has been delivered, which was purchased with grant funds from Fire House Subs. The Chief spoke with ACCEM (Ada City-County Emergency Management) executive council on Monday. They unanimously approved funding for an enclosed command trailer worth \$39,000. Another request to TAG will be made in March 2024 for the equipment to outfit the trailer. All but one punch list item from the remodel has been completed to satisfaction. EKC insisted on their tile person completing warranty work and has failed to get this done. Kuna City will begin landscaping work from the station remodel this week. Commissioner Edwards and I are to meet with the architect on Friday for Station 2. Mr. Taggart has had discussions with ACHD. We will be going over the options provided by ACHD. I have left 2 voicemails and sent one email to Elizabeth Koeckeritz of Givens Pursley who represents CBH and Tim Eck. No update on the status of the lot split. Guardian Tracking is a Vector Solutions performance documentation and performance management system that I will be looking to implement. The contract will be emailed to Marc Bybee for review and if necessary, approval or resolution for the board during January's meeting. November 12th B-Shift E61 and SQ61 responded to a fully involved garage fire. The guys did a great job keeping the fire from spreading into the home. Additionally, 2 MFD engines, BC and M33 responded. The investigation was handled in-house by Captain Sterling. November 29th A-Shift E61 and E62 with M33 responded to an unconscious patient at Riddleys. Kuna PD arrived first and began CPR. 4 rounds of CPR were performed and ROSC was achieved. Because of the quick actions of LE and the interventions of our crew, the patient has made a full recovery and is back home.

Local 4165 - Full Time Firefighter Report: Matt Graham mentioned the food drive for the local food bank was a success. Negotiations are still ongoing and thanked the board for allowing the Chief to be the lead negotiator. Matt Graham prepared a packet of offers

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to the board. The union feels they can't truly negotiate with the negotiating team because the negotiating team has to go back to the full board when they reach an impasse.

Union asked in their proposal for a 3 year contract, first year at a pay increase of 11%, second year at 5% and 3rd year at 5%. They would like longevity pay starting at year 5. 2.5 % at year 5, another 5% at year 10 and another 5% at year 15. Capping longevity at year 15. Starting in year 2, they would like a 1% increase for specialty pay (rope rescue, water rescue, etc.). Starting in year 3, they would like the paramedic stipend to increase annually from \$5400 to \$7000.

Matt Graham stated they know they are big asks, but we know binding

Attorney Report: Bybee reported everything is on the agenda.

Officer of Administration Report by Krystal Hinkle: None

Administrator of Impact Fees by Krystal Hinkle: Hinkle reported that the current fund totals \$2,193,612.13 thru October permits.

Old Business:

State Fire Commissioners Report – Dues and AD&D Renewal

Ada County City EMS System (ACCESS) Update – Comm. Feaster reported an Executive Session in January.

Executive Session Board of Commissioners Regular Meeting– The Commissioners, upon a unanimous roll call vote, went into the executive session, pursuant to Idaho Code Section 74-206 (1) (b) to consider the evaluation, dismissal or disciplining, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent and (j) to consider labor contract matters authorized under section 74-206 A (1)(a) and (b). The executive session commenced at 12:15 p.m. In attendance were all the members of the Board of Commissioners, legal counsel Marc Bybee, Chief Lawrence, and Sec. Hinkle. At 2:30 p.m., Chief Lawrence and Krystal Hinkle was asked to leave the executive session. At 3:00 p.m., Chief Lawrence was asked to come back into executive session. Information was exchanged among those in attendance. At 3:03 p.m., Krystal Hinkle was asked to come back into executive session. Information was exchanged among those in attendance. A motion was made by Commissioner McPherson and seconded by Commissioner Luther to come out of executive session which motion passed unanimously at 3:05 p.m.

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Open session resumed and Chairman McPherson reported that information was received in relation to the announced purpose for going into executive session and no action was taken by the Commissioners.

New Business:

Brush Truck 61 Bid Opening and Award or Alternate Options for Sale and Brush Truck 62 Bid Opening and Award or Alternate Options for Sale – No bids came in. Comm. Luther made a motion to table the alternate options to January. Comm. Feaster seconded the motion, motion passed with a unanimous voice vote.

2024 Board Meeting Schedule – Commissioner Luther made a motion to keep the commissioner meeting to the second Wednesday of every month at 11:00 a.m. Comm. Feaster seconded the motion, motion passed with a unanimous voice vote.

Discuss and Consider Amended Employment Contract with Thomas Lawrence - Comm. Feaster made a motion approving Resolution 2023-41 accepting the employment contract with Thomas Lawrence. Comm. Luther seconded the motion, motion passed with a unanimous voice vote.

Discuss and Consider Amended Employment Contract with Krystal Hinkle - Comm. Luther made a motion approving Resolution 2023-42 accepting the employment contract with Thomas Lawrence. Comm. Burn seconded the motion, motion passed with a unanimous voice vote.

Consider and Approve Resolution to Reappoint Greg McPherson as Commissioner of Sub District 5 - Comm. Luther made a motion approving Resolution 2023-43 asking the Governor to appoint Greg McPherson as a temporary commissioner. Comm. Burn seconded the motion, motion passed with a unanimous voice vote.

Discuss and Consider Authorizing the District's Union Negotiation Committee to Continue Union Negotiations - Comm. Burn made a motion to continue negotiations with Local 4165. Comm. Feaster seconded the motion, motion passed with a unanimous voice vote.

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Authorize Proceedings to Fact Finding and Authorizing the Union Negotiation Committee to Select a Fact Finder – Comm. Feaster made a motion allowing the negotiation committee to advance with a fact-finder if the negotiation committee and local 4165 can't agree on terms for a contract.

Authorize White Peterson to bring forward a Declaratory Judgment action on the Enforceability of certain terms in the Collective Bargaining Agreement with Local 4165 – Tabled

Authorize and Direct Staff to select and Negotiate Terms with a PR Firm – Tabled

Commissioner Open Discussion – Possible Christmas Party on January 26th or 27th

Commissioner Luther moved to adjourn the meeting. Commissioner Feaster seconded the motion, motion passed with a unanimous voice vote.

Meeting adjourned at 3:27 p.m.

Respectfully submitted,

Krystal Hinkle, District Secretary

Greg McPherson, Chairman