

BOARD OF COMMISSIONERS MINUTES

Kuna Rural Fire District
Regular Meeting April 8, 2026

OPEN REGULAR MEETING

Commissioner Hale called the regular meeting of the Kuna Rural Fire District Board of Commissioners to order on April 8, 2026, at 10:02 AM.

COMMISSIONERS PRESENT

Commissioners present at the meeting included Commissioner Dawn Hale, Commissioner Carrera Atkinson, Commissioner Halie Cavanagh, Commissioner Rebekah Luther, and Commissioner Robert Hilpert.

Additional individuals present included Attorneys Marc Bybee, Luke Dominiak, & Bill Gigray, Chief TJ Lawrence, Assistant Chief James Trumble, Assistant of Administration Kristin DeRoos, and members of the public.

CONSENT AGENDA APPROVAL

Commissioner Luther made a motion to approve the Consent Agenda as printed and posted. Seconded by Commissioner Cavanagh. Approved unanimously.

- Approval of the Amended Agenda
- Approval of the Regular Meeting Minutes dated March 11, 2026 and Special Meeting Minutes dated March 23, 2026.
- Approval of the Financial Reports including the fund investments, approval of bills, accounts payable, and Impact Fee Account Balances.

PUBLIC INPUT/DISCUSSION

- No Public Discussion

STAFF REPORTS

Chief Report, Chief TJ Lawrence

- Down 2 Captains, one expected to return to full duty in the next 7 to 10 days
- Station 2 Construction Update: Key changes included expanding the landscape package to ensure adequate coverage and materials, and increasing the asphalt depth and base compaction on the main apparatus access drive to support heavy fire trucks. Additional upgrades were approved, including conduit for future electric vehicle charging, improved station security through card access systems,

and enhanced finishes in common areas for durability and appearance. Acoustic improvements were also added to sleeping quarters to improve rest conditions for staff. Other updates include conduit placement for a future messaging sign, upgrading kitchen countertops from laminate to more durable quartz surfaces, and correcting an elevation difference between the apparatus bay and crew quarters to eliminate a potential trip hazard.

- Our Cascade System is being repaired and MidStar has loaned us their air filling trailer
- Denise Warburton has accepted the job offer to fill the Executive Assistant vacancy and has a start date of May 11
- The mobile office railer has arrived and is ready for the Assistant Chief and Fire Marshal
- The Idaho Fire Chief's conference is April 29 – May 3
- The Captains' Quarterly meeting is April 14th

Local 4165 Report, Matt Graham, President

- No current updates

Attorney Report, Marc Bybee

- The Policy Code has been updated as of March 2026 and is available for distribution.
- There is a need for an Informed Consent Waiver since White Peterson represents both parties in the Consolidation matters.
- Attorney Bill Gigray provided an additional attorney report regarding House Bill 766 and changes to Idaho development impact fee law effective July 1, 2026. Discussion included potential future adoption of the District's own impact fee ordinance and the need for updated intergovernmental agreements with the City and County regarding fee collection and enforcement authority.

Idaho State Fire Commissioner Association Report, Rebekah Luther, Commissioner

- State Fire Commissioners Association Conference went well. Next year the conference will be at the Riverside in Boise in February or March. ISFCA is already asking for feedback and suggestions for next year. KRFD's raffle donation brought in \$750.

ACCESS Report, Carrera Atkinson, Commissioner

- Meetings are quarterly. Next meeting will be in May.

NEW BUSINESS

- **PUBLIC HEARING – CONSOLIDATED ANNEXATION PETITIONS FOR JS SOLAR, LLC (Cases #26-01, #26-02, #26-03, #26-04, #26-05)**
 - Commissioner Hale makes a motion to open the Hearing.
 - Commissioner Luther seconded the motion. Motion carried unanimously.
 - Chief Lawrence presented the staff report, confirming verification of parcel ownership, acreage, and district boundaries. He stated the District could provide service from Station 1, with additional support anticipated from Station 2 once operational. Chief Lawrence noted long-term planning considerations related to solar infrastructure and battery storage systems. He recommended approval of the annexation contingent upon execution of an out-of-district service agreement with the Idaho Department of Corrections and compliance with prior fire code design review comments.
 - Attorney Bill Gigray reviewed the annexation process, legal descriptions, tax implications, and ongoing development of a proposed out-of-district service agreement for Idaho Department of Corrections property involved in the project. He explained that annexed private parcels would initially generate property tax revenue and later transition to solar production tax revenue once operational. Attorney Gigray also outlined the approval process involving the County Commissioners and State Tax Commission.
 - Representatives of JS Solar LLC/Desri presented an overview of the proposed 150-megawatt solar and battery storage project located near Kuna Mora Road and Pleasant Valley Road. The applicant discussed anticipated timelines, economic benefits, projected tax revenue, and renewable energy production.
 - The applicant also reviewed planned fire and life safety measures, including water supply availability, emergency response planning, battery monitoring systems, remote shutdown capabilities, vegetation management, roadway access, and firefighter training opportunities for District personnel and mutual aid agencies.
 - Board members discussed project timelines, tax structure, roadway access, vegetation management, battery spacing, and long-term decommissioning requirements. The applicant confirmed that annexation and the out-of-district service agreement were intended to proceed together as part of the overall project approval process.

- Following discussion, the Board discussed continuing the public hearing to allow additional time for completion and review of the proposed out-of-district service agreement with the Idaho Department of Corrections.
 - Commissioner Atkinson made a motion to continue the public hearing for the annexation of JS Solar, LLC to May 13, 2026, at 10:00 a.m.
 - Commissioner Luther seconded the motion. Motion carried unanimously.
- **INFORMED CONSENT WAIVER**
 - Attorney Marc Bybee presented an informed consent waiver related to legal representation during consolidation discussions involving both the Kuna Rural Fire District and the Nampa Fire District. Bybee explained the ethical requirements associated with representing multiple entities involved in negotiations and outlined circumstances that could require withdrawal from representation if the process became adversarial.
 - Board members discussed the scope of the waiver, confidentiality considerations, and the ability to withdraw consent in the future if necessary.
 - Commissioner Luther made a motion to allow the Informed Consent Waiver
 - Commissioner Atkinson seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

- Commissioner Atkinson made a motion and Commissioner Luther seconded the motion to enter into executive session pursuant to Idaho Code § 74-206 (1)(b) to evaluate, dismiss, or discipline an employee or hear complaints.

Verbal Roll Call:

Commissioner Dawn Hale – yes

Commissioner Carrera Atkinson – yes

Commissioner Halie Cavanagh – yes

Commissioner Rebekah Luther – yes

Commissioner Robert Hilpert – yes

Also in attendance were Attorneys, Marc Bybee & Luke Dominiak

Starting at 11:26 AM

11:26 AM to 12:25 PM – Chief Lawrence

12:04 PM to 12:25 PM – Assistant Chief Trumble
Attorney Luke Dominiak left from 12:41 PM to 12:43 PM
Ends at 12:46 PM

- Commissioner Hale reported that no action was taken by the Commissioners in Executive Session.

COMMISSIONER DISCUSSION

- Commissioner Hale shared that she really enjoyed the sessions and wealth of knowledge at the ISFCA conferences and encourages everyone to attend next year in Boise.
- Update on Subcommittee meeting – Commissioner Hale will put all of the documents in the shared file. Still waiting on more information, but so far the presentations has been very informative. Discussion on future townhall meetings.

ADJOURNMENT

- With no further discussion, the meeting was adjourned. Commissioner Luther made a motion to adjourn, Commissioner Cavanagh seconded the motion. Approved unanimously. Meeting adjourned at 12:58 PM.