

January 12, 2015

A regular meeting of the Fruitland City Council was held at Fruitland City Hall on the above date at 6:00 P.M.

PRESENT: Ken Bishop, Stuart Grimes, Reece Hrizuk, Ed Pierson.

ABSENT: Bud Reifsnyder.

OTHERS PRESENT: Clint Scott, Travis Gerhard, Maggie Avechia, Teresa Valdez, Paul Knudson, Mary Veatch, Zach Piepmeyer, Scott Stanfield, Carl Hipwell, JD Huff, Jerry Campbell, Dwayne Holloway, Steve Mozingo, and Suzanne Percy.

Mayor Bishop called the meeting to order and roll was taken.

Councilman Pierson moved to approve the December 8, 2014 minutes. Seconded by Councilman Hrizuk. Motion carried.

The December 2014 bills were reviewed by the Council. Councilman Hrizuk moved to approve the bills. Seconded by Councilman Grimes. Motion carried.

Mayor Bishop made the following appointments for 2015:

- CITY ATTORNEY – BERT OSBORN
- CITY TREASURER – RICK WATKINS
- AMBULANCE DIRECTOR – STEVE MOZINGO
- ZONING ADMINISTRATOR – RICK WATKINS
- STREET/TRANSPORTATION ENGINEER – HDR ENGINEERING
- CITY ADMINISTRATOR – RICK WATKINS
- CHIEF OF POLICE – J.D. HUFF
- PUBLIC WORKS SUPERVISOR – JERRY CAMPBELL
- DEVELOPMENT ENGINEER – SCOTT STANFIELD
- CITY CLERK - RICK WATKINS
- FIRE CHIEF – RICK WATKINS
- BUILDING OFFICIAL – DWAYNE HOLLOWAY
- WATER/SEWER ENGINEER – PHARMER ENGINEERING

Councilman Pierson moved to approve the appointments. Seconded by Councilman Hrizuk. Motion carried.

Councilman Grimes moved to approve the January 2015 Planning & Zoning Commission report. Seconded by Councilman Hrizuk. Motion carried.

The Council reviewed a request by Payette County Planning and Zoning Commission for a recommendation regarding a Transfer of Development Right request for Beau Clover, ¼ mile north of NW 3<sup>rd</sup> Avenue. Councilman Pierson moved to send an unfavorable recommendation

stating the area being considered is being developed like a subdivision and needs to be planned and platted appropriately. Motion died due to lack of second.

After more discussion Councilman Pierson moved to send an unfavorable recommendation for the same reasons as previously stated. Seconded by Councilman Grimes. Motion carried.

The Council reviewed a request by Payette County Planning and Zoning Commission for a recommendation regarding a Transfer of Development Right request for Troy & Chelsea Bidwell, ¼ mile north of NW 3<sup>rd</sup> Avenue. Councilman Pierson moved to send an unfavorable recommendation to the Payette County Planning & Zoning Commission stating the area is being developed like a subdivision and needs to be planned and platted appropriately. Seconded by Councilman Grimes. Motion carried.

Travis Gerhard, representing New York Life, explained life insurance plans to the Council, asking permission to present the program to the City employees with premiums to be paid through payroll deductions. Councilman Grimes moved to table the item to allow time for department heads to find out if employees are interested in participating and report back to the Council. Seconded by Councilman Hrizuk. Motion carried.

Councilman Pierson moved to read Ordinance No. 592 – Sewer Bond, by title only. Seconded by Councilman Hrizuk. Motion carried. Stephanie Bonney of Moore Smith Buxton & Turcke-Chartered, reviewed the ordinance with the Council. Councilman Pierson moved to suspend the rules and adopt Ordinance No. 592. Seconded by Councilman Grimes. Roll call vote: Grimes, aye. Hrizuk, aye. Pierson, aye. Motion carried.

#### City Engineer Reports –

Scott Stanfield, Development Engineer

- Developers are showing interest in Fruitland.
- Working on revising conditional use permit requirements.

Councilman Grimes moved to approve the Development Engineer report. Seconded by Councilman Hrizuk. Motion carried.

Zach Piepmeyer, Street/Transportation Engineer - Written report.

- Explained the cost of the SW 3<sup>rd</sup> Street banner pole system in the amount of \$10,500. The Council agreed to table this item until the next meeting.

Councilman Pierson moved to approve the Street/Transportation Engineer report. Seconded by Councilman Hrizuk. Motion carried.

Carl Hipwell, Water/Sewer Engineer- Written report.

Councilman Pierson moved to approve the Water/Sewer Engineer report. Seconded by Councilman Hrizuk. Motion carried.

December 2014 Department Activity Reports –

Councilman Pierson moved to approve the December 2014 Police Department Activity report and supplemental report outlining the outcome of the Wilks property cleanup at 1710 N. Vista Avenue. Seconded by Councilman Grimes. Motion carried.

Councilman Grimes moved to approve the December 2014 and Annual Fire Department Activity report and Annual Fire report. Seconded by Councilman Hrizuk. Motion carried.

Councilman Grimes moved to approve the December 2014 Public Works Department Activity report. Seconded by Councilman Hrizuk. Motion carried.

Public Hearings-

A public hearing was opened at 7:00 P.M. for the purpose of receiving testimony regarding a request by Mary A. Veatch for amendments to the Development Agreement as it relates to the 2<sup>nd</sup> Amended Plat of Quail Cove Subdivision.

Paul Knudson, 917 Bobwhite Street, stated he was the original developer of the property and he is representing Mary Veatch. Mr. Knudson explained Ms. Veatch would like to amend the Development Agreement to clarify the language in order to better suit their use of the lots. The Development Agreement requires two building lots with one single-family residence on each lot. They would like the property to be treated as one lot with one single-family residence and one accessory structure. Mr. Knudson explained they would like to construct an accessory structure that will be used as a shop, office area and storage. It would maintain the same outside appearance as a single-family dwelling. Mr. Knudson stated the construction of the accessory structure will not interfere with any future extension of Bobwhite Street.

No further testimony was given and the hearing was closed at 7:08 P.M.

A public hearing was opened at 7:08 P.M. for the purpose of receiving testimony regarding a proposal to increase sewer rates in excess of 5%. The purpose of the fee increase is to help defray the cost of operating the sewer system and bond payments.

Watkins explained Ordinance No. 591, increasing sewer rates from \$25.00 per user to \$35.00 per user; requiring payment of past due water and sewer bills as well as current sewer and water bills prior to resuming water/sewer service in the event service is terminated due to non-payment; adding alternate sewer charges in those cases where there exists an industrial user, a commercial user, or any other type of user having water ERU's greater than 1 and which users are not using a substantial portion of the water for irrigation purposes, the sewer billing shall be \$35.00 for each ERU attributed to the property. The City Clerk shall compile an inventory of such users and shall make that list available to any water user, sewer user or any person filing an appropriate public records request. \$35.00 per ERU.

No further testimony was given and the hearing was closed at 7:09 P.M.

## Land Use Decision-

Councilman Pierson moved to approve the Development Agreement amendments requested by Mary A. Veach for the 2<sup>nd</sup> Amended Plat of Quail Cove Subdivision with the condition a second address be established as recommended by the Fruitland Planning and Zoning Commission. Seconded by Councilman Grimes. Motion carried.

Councilman Grimes moved to approve the December 2014 Building Department Activity report and Annual Building report. Seconded by Councilman Hrizuk. Motion carried.

Councilman Grimes moved to approve the December 2014 Ambulance Department Activity report. Seconded by Councilman Hrizuk. Motion carried.

Councilman Pierson moved to read Ordinance No. 590 – Comprehensive Plan/Rezone, 216 N. Whitley Drive from Single-Family Residential to General Commercial by title only. Seconded by Councilman Hrizuk. Motion carried. Councilman Pierson moved to suspend the rules and adopt Ordinance No. 590. Seconded by Councilman Grimes. Roll call vote: Grimes, aye. Hrizuk, aye. Pierson, aye. Motion carried.

Councilman Pierson moved to read Ordinance No. 591 – Water/Sewer Code amendments by title only. Seconded by Councilman Hrizuk. Motion carried. Councilman Pierson moved to suspend the rules and adopt Ordinance No. 591. Seconded by Councilman Grimes. Roll call vote: Grimes, aye. Hrizuk, aye. Pierson, aye. Motion carried.

Councilman Hrizuk moved to approve the November 2014 Finance Report. Seconded by Councilman Grimes. Motion carried.

The Council reviewed a letter from Gibbons, Scott & Dean LLP stating they have sold their accounting practice to Dallas Millington, CPA dba Collaborative Solutions.

The Council reviewed an email correspondence between Highway District No.1 and the City explaining there are still some discrepancies in the Road Apportionment figures. Councilman Grimes moved to request the County Clerk and Payette County Commissioners to commission a forensic audit of the Road Apportionment funds. Seconded by Councilman Pierson. Motion carried.

Mayor Bishop explained the Lions Club, Fruitland Community Events LLC, and the Olde School Community Center would like the City of Fruitland to participate in the production of a quarterly newsletter for the shared cost of approximately \$1,000 per year per participant. Councilman Pierson moved to participate with funds to be used from State Revenue Sharing - Capital Projects. Seconded by Councilman Grimes. Motion carried.

Councilman Hrizuk moved to adjourn. Seconded by Councilman Grimes. Motion carried at 7:30 P.M.

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Ken Bishop, Mayor

ATTEST:

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Rick S. Watkins, City Clerk