

August 8, 2016

A regular Fruitland City Council meeting was held at Fruitland City Hall on the above date at 7:00 P.M.

Present: Stuart Grimes, Jeff Carpenter, Ken Bishop, Reece Hrizuk, Ed Pierson.

Staff Present: J.D. Huff, Carl Hipwell, Tracy Ellwein, Jerry Campbell, Michelle Giokas, Stephanie Bonney.

Others Present: Leroy Atwood, Caroll Parsons, Ysabel Bilbao, John Sandquist, Jeanie Sandquist.

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

Councilman Grimes moved to approve the July 25, 2016 minutes. Seconded by Councilman Carpenter. Motion carried.

A public hearing was opened at 7:02 P.M. to receive testimony regarding a request by Caroll Parsons, 1504 N. Pennsylvania Avenue for a 4-foot front yard setback variance. Ms. Parsons testified she would like to construct a carport on her home along with a cover over an existing ramp to her front door. She has lived in this residence for over 40 years and would like to remain living at this location. The carport would keep the rain and snow off of her ramp and her vehicle. Due to the distance from the street right-of-way the request would reduce her front yard setback for the structure from 22 feet to 18 feet. No further testimony was presented and the hearing was closed at 7:04 P.M.

A public hearing was opened at 7:05 P.M. to receive testimony regarding a request by Rudy Benecke, 1871 Walnut Avenue for a 10-foot rear yard setback variance. Since Mr. Benecke was recovering from surgery, John Sandquist, 8087 N. Pennsylvania Avenue, represented the applicant. Mr. Sandquist reviewed the situation with Mr. Benecke and Mr. Benecke explained he pulled the contract authorizing construction of the patio cover. It stated in small print that Mr. Benecke was responsible for obtaining the necessary permits. He did not. Mr. Sandquist testified the Benecke's are nice people and keep their property well maintained. They are an elderly couple that inadvertently constructed an attached patio cover on the rear of their home to the rear property line without a building permit several years ago. The supports for the concrete are set in concrete and the cover does not interfere with him or the neighbors. There is a fireplace within the ten feet that would have to be removed if the setback is adhered to. Watkins explained there is a ten-foot wide utility easement per plat on the rear of this property. PWS Campbell advised there is active irrigation and telecommunications within the easement. There was no further testimony presented and the hearing was closed at 7:14 P.M.

A public hearing was opened at 7:14 P.M to receive testimony regarding a request by Pelican Development LLC, for approval of a preliminary plat for Northview Ranch Subdivision No. 4. Leroy Atwood, 2663 NW 4<sup>th</sup> Avenue, Fruitland, representing Pelican Development, explained this was an extension of the existing Northview Ranch Subdivision complex east of Washoe Road. The new subdivision would consist of 17 building lots. There was no further testimony presented and the hearing was closed at 7:17 P.M.

Councilman Pierson moved to approve the 4-foot front yard setback variance requested by Carol Parsons at 1504 N. Pennsylvania Avenue. Seconded by Councilman Hrizuk. Motion carried.

Councilman Pierson moved to deny the 10-foot rear yard setback variance requested by Rudy Benecke at 1871 Walnut Avenue. Further, the motion included granting Mr. Benecke two years or prior to sale of the property to bring the structure into compliance with zoning and building codes. Seconded by Councilman Hrizuk. Motion carried.

Councilman Pierson moved to approve the preliminary plat of Northview Ranch Subdivision No. 4 requested by Pelican Development, LLC. Seconded by Councilman Grimes. Motion carried.

Ysabel Bilbao, Bilbao & Co., introduced herself to the Council and explained she was contracted to provide public information and outreach for the upcoming bond election. Ms. Bilbao reviewed a proposed timeline for completing her duties and answered questions from the Council.

A scheduled status report on the Downtown Sidewalk Sale project development was delivered by Rick Watkins. He explained that Kelsee Hale left him a voice mail indicating she would not be able to attend this meeting. She reported she has received favorable feedback from all downtown business owners and has had several inquiries from interested vendors. Tentative plans are to hold an event the first part of October.

Tracy Ellwein, City Transportation Engineer submitted a written activity report and answered questions. Councilman Pierson moved to approve the report. Seconded by Councilman Hrizuk. Motion carried.

Carl Hipwell, City Water/Sewer Engineer submitted a written activity report and answered questions. Councilman Grimes moved to approve the report. Seconded by Councilman Carpenter. Motion carried.

Chief Huff submitted his July 2016 Police Activity Report. Councilman Pierson moved to approve the report. Seconded by Councilman Grimes. Motion carried.

Chief Watkins submitted his July 2016 Fire Activity Report. Councilman Pierson moved to approve the report. Seconded by Councilman Hrizuk. Motion carried.

PWS Campbell submitted his July 2016 Public Works Activity Report. Councilman Pierson moved to approve the report. Seconded by Councilman Hrizuk. Motion carried.

PWS Campbell submitted a proposed budget estimate to complete improvements to Crestview Park. At this time materials, construction, and staking is estimated at \$312,700. Councilman Grimes moved to approve the project. Seconded by Councilman Carpenter. Motion carried.

The July 2016 Building Activity Report was reviewed. Councilman Pierson moved to approve the report. Seconded by Councilman Grimes. Motion carried.

Ambulance Director Michelle Giokas submitted her July 2016 Ambulance Activity Report. Councilman Grimes moved to approve the report. Seconded by Councilman Carpenter. Motion carried.

Ambulance Director Michelle Giokas presented a rate increase request for ambulance services explaining the last increase was approved in July 2014. Since that time medication costs have increased tremendously and Medicare rates have been reduced. The Council consensus was to schedule the fee increase public hearing.

The July 2016 Parks and Trails Committees Activity Report was reviewed by the Council.

Councilman Pierson moved to go into executive session pursuant to Idaho Code 74-206(1)(f) to discuss litigation. Seconded by Councilman Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Hrizuk, aye. Pierson, aye. Motion carried at 8:34 P.M. The Council returned to regular session at 9:09 P.M.

Councilman Pierson moved to adjourn. Seconded by Councilman Grimes. Motion carried. 9:10 P.M.

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Ken Bishop, Mayor

ATTEST:

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Rick S. Watkins, City Clerk