

August 24, 2015

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

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

ABSENT: None.

OTHERS PRESENT: Karlen Burns, Jacob Catmull, Jeff Carpenter, Dana Carpenter, Mike Smith, Leslie Thompson, Zach Howard, Tracy Olsen, Danny Little, Steve Mozingo, Jerry Campbell, JD Huff, and Suzanne Percy.

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

The Council reviewed the draft August 10, 2015 minutes. Councilman Grimes requested the following changes to be made: ***“The Council reviewed a draft Oil and Gas Lease with AM Idaho, LLC as prepared by AM Idaho & City Attorney Osborn. Based on concerns with some of the conditions and lack of property descriptions or maps, Councilman Grimes moved to respectfully deny continuation of the lease agreement discussions and to not lease mineral rights. Seconded by Councilman Hrizuk. Motion carried.”*** Councilman Hrizuk moved to approve the August 11, minutes with changes. Seconded by Councilman Pierson. Motion carried.

A public hearing was opened at 7:02 P.M. for the purpose of receiving testimony regarding the 2015-16 fiscal year budget. City Clerk Rick Watkins read the totals of each department and fund and asked for any questions. No testimony was given and the hearing was closed at 7:04 P.M.

Jacob Catmull, CPA, representing Evans, Poulson & Catmull, CPA’s introduced himself to the Council and gave a fiscal audit services presentation giving background and services summary information his firm can provide.

Councilman Pierson moved to award the 2015-16 audit contract to Evans, Poulson & Catmull, CPA’s. Seconded by Councilman Grimes. Motion carried.

The Council reviewed a request from Karlen Burns, representing the Fruitland High School Band & Color Guard Boosters, to use the Fruitland Community Park on September 12, 2015 from 10:00 AM to 9:00 PM to host a Dutch Oven Dinner and Auction for 400 patrons for a fund raiser. Councilman Grimes moved to approve the park reservation request. Seconded by Councilman Hrizuk. Motion carried.

Mike Smith of Agile Homes requested Title 10 amendments to Fruitland City Code. Mr. Smith explained City Code section 10-5A-3 A.1. “Front Yard: Each lot upon which a dwelling is constructed shall have a front yard of not less than twenty two feet (22’)”. He is requesting the 22’ requirement remain from the face of the garage to the front property line, but the minimum

requirement be changed to 15' from the face of the house to the front property line. Mr. Smith explained homeowners want as large of a rear yard as possible and this would give people a smaller front yard and allow for a larger rear yard.

Mr. Smith explained they are also requesting changes to 10-5A-3 B.1. "Within the single-family residential (SFR) zone, every dwelling erected or structurally altered shall be on a lot having an area of not less than seven thousand five hundred (7,500) square feet, a width at the established lot line of not less than seventy-five feet (75'), and a length of not less than one hundred feet (100')." Mr. Smith explained they would like the 75' frontage requirement removed and to keep the 7,500 square feet requirement.

Councilman Grimes moved to table discussions until the next City Council meeting to allow time to get an opinion from Development Engineer Scott Stanfield. Seconded by Councilman Hrizuk. Motion carried.

Zach Howard, owner of Lawn Keeper, NW 9th Street explained to the Council he is purchasing three acres of property on NW 9th Street and is asking for the Council to review two requests in regards to the development of the property. Mr. Howard is requesting the City to waive the need for any improvements to NW 9th Street prior to developing the property. Mr. Howard is also requesting that the City loop the two water lines (east and west of NW 9th Street) and install two fire hydrants on NW 9th Street. The water loop would be beneficial to the city by connecting two water main lines, improving volume and pressure for future growth and development north and south of NW 9th Street. It was explained that NW 9th Street was a former Highway District #1 road that was annexed into the City of Fruitland in the late 1960's. It has a fifty foot right-of-way and is not in the best condition. It was suggested that NW 9th Street be redesigned by the City Transportation Engineer. City Engineer Tracy Olsen was asked to develop a cost estimate to complete the design work.

Public Works Supervisor, Jerry Campbell explained there is currently a 2" water main that runs down the middle of NW 9th Street. The 2" line is not adequate to provide necessary fire flow or development. A new water main and fire hydrants will need to be installed for a commercial development. Jerry explained the property could be connected to a nearby 16" water main that currently supplies Swire Coca Cola and supplied with a 12" line that could be connected to the 8" main running parallel along U.S. Highway 95. This 12" line could then be used for future commercial development in the area. Jerry estimated the cost for water main installation with city crews performing the installation at between \$40,000 and \$45,000.

Councilman Hrizuk moved to have the City crew install a water main with funds to be used from State Revenue Sharing - Economic Development. Seconded by Councilman Grimes. Motion carried.

Councilman Grimes moved to waive NW 9th Street improvements. Seconded by Councilman Hrizuk. Motion carried.

City Engineer Reports –

Tracy Olsen, Transportation Engineer – Written report.

HDR is currently working on the 100-200 blocks of S. Pennsylvania Avenue design project and should have preliminary plans completed next week.

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

Carl Hipwell, Water/Sewer Engineer - Written report.

Councilman Grimes moved to approve the Water/Sewer Engineer report. Seconded by Councilman Reifsnyder. Motion carried.

Councilman Pierson moved to read Ordinance No. 603 – 2015-16 Appropriations, by title only. Seconded by Councilman Hrizuk. Motion carried. Councilman Pierson moved to suspend the rules and adopt Ordinance No. 603. Seconded by Councilman Grimes. Roll call vote: Grimes, aye. Hrizuk, aye. Pierson, aye. Reifsnyder, aye. Motion carried.

Councilman Pierson moved to approve the July 2015 Finance report. Seconded by Councilman Grimes. Motion carried.

The Council reviewed a request from Pharmer Engineering to call for bids for acquisition of a Compact Wheel Loader to be used at the Wastewater Treatment Plant. This item is budgeted and approved in the WWTP project costs. Councilman Grimes moved to call for bids. Seconded by Councilman Hrizuk. Motion carried.

The Council agreed to schedule the Firemen’s Appreciation Banquet for September 22, 2015 at 7:00 P.M. at O’Dell’s Creekside Ranch.

The Council reviewed the Personnel Policy - Vacation Leave. Councilman Pierson moved to have City Attorney Bert Osborn remove the sentence “Any excess, over the maximum accrual, not used during the year in which it accrues will be forfeited, without right of compensation, at the conclusion of the fiscal year in which it became excess.” from the personnel policy. Seconded by Councilman Hrizuk. Motion carried.

The Council reviewed an Agreement for Fire and Life Safety Plan Review between the City of Fruitland and Robert L. Futter. Councilman Pierson moved to approve the agreement. Seconded by Councilman Grimes. Motion carried.

Councilman Pierson moved to enter Executive Session pursuant to I.C. 74-206(1)(b)-Personnel Evaluation. Seconded by Councilman Grimes. Roll call vote: Grimes, aye. Reifsnyder, aye. Hrizuk, aye. Pierson, aye. Motion carried at 8:33 P.M.

The Council came out of Executive Session at 8:52 P.M.

Councilman Pierson moved to increase Danny Little's wages to \$55,000 per year with further review after he has acquired the necessary certifications for Idaho and Oregon. Seconded by Councilman Grimes. Motion carried.

Mayor Bishop appointed Danny Little as Building Official. Councilman Hrizuk moved to confirm the appointment. Seconded by Councilman Grimes. Motion carried.

Councilman Pierson moved to adjourn. Seconded by Councilman Hrizuk. Motion carried at 8:55 P.M.

Ken Bishop, Mayor

ATTEST:

Rick S. Watkins, City Clerk