

January 8, 2018

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, Jeff Carpenter, Ed Pierson.

ABSENT: None.

STAFF PRESENT: Carl Hipwell, Tracy Ellwein, Stephanie Bonney, JD Huff, Jerry Campbell, Danny Little, Michelle Giokas, Suzanne Percy.

OTHERS PRESENT: Julia Bishop, Pat Ann, Craig Smith, Charles Otte, Mike Smith, Dan Fleisher, Alex Grooms, Makendrick Norman, Fay Howell, Kay Copeland, Greer Copeland, Joe Pachner, Reece Hrizuk, Warren Ujiiye, Midge Kline, Rob Ruth, Janette Proctor, Brad Barlow, Angie Barlow.

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

Councilor Grimes moved to approve the December 26, 2017 minutes. Seconded by Councilor Carpenter. Motion carried.

The December 2017 bills were reviewed by the Council. Councilor Pierson moved to approve the bills. Seconded by Councilor Grimes. Motion carried.

Council President Stuart Grimes presented a plaque of appreciation to Mayor Bishop for his service on City Council and as Mayor.

Council President Stuart Grimes presented a plaque of appreciation to Councilor Hrizuk for his service on City Council.

City Clerk Rick Watkins presented an election certificate to Brian Howell whom subscribed to the oath of office as Mayor.

City Clerk Rick Watkins presented an election certificate to Kari Peterson whom subscribed to the oath of office as City Councilor.

City Clerk Rick Watkins presented an election certificate to Ed Pierson whom subscribed to the oath of office as City Councilor.

Councilor Pierson moved to elect Councilor Grimes as City Council President. Seconded by Councilor Carpenter. Motion carried.

Mayor Howell made the following appointments to the Fruitland Planning & Zoning Commission:

- SUZANNE PEARCY- 4 YEAR TERM
- HELEN DICKINSON - 4 YEAR TERM

Councilor Grimes moved to approve the appointments. Seconded by Councilor Carpenter. Motion carried.

A public hearing was opened at 7:10 P.M. for the purpose of receiving testimony regarding a request by Seven Oaks Development, LLC for a variance to the minimum lot depth requirements for Lots 1-6 of Block 2 in proposed Syringa Springs Subdivision III.

Joe Pachner, 9233 W. State Street, representing Seven Oaks Development, requested these variances due to special circumstances resulting from extensions of the existing roadways approved for previous phases of the project. Honeysuckle Avenue, Poppy Street and Magnolia Avenue were all designed and built to be continuous “through” streets. The existing homes that utilize these roads were also built with the anticipation that the road would be completed, eliminating “dead end” streets. This phase completes the roadway grid system already approved and in place. It also creates a geometric problem area in the middle of the site. In order to efficiently utilize this problem area and work around the existing site constraints, the six lots have been designed with reduced lot depths, but with increased lot widths and increased lot sizes in an attempt to provide alternative compliance to the code requirements. The code requires lot width of at least 75 feet per lot. These six lots are a minimum of 90 feet wide and range between 8050 square feet and 15,600 square feet.

Hearing Officer Rick Watkins stated no additional written testimony had been submitted.

Mike Smith, 500 Syringa Falls Court, representing Seven Oaks Development, explained he did additional calculation of the lot sizes for the six lots and they are substantially larger than city code requires with an average lot size over 10,000 square feet. Mike explained the special circumstances for this variance request are due to the petroleum lines that run through the development.

Warren Ujjiye explained he is a facility inspector for Tesoro Logistics. He stated he is here to bring awareness of the pipe line and wants to maintain a “safety zone” around the pipeline. They prefer the 16.5’ easement around the pipe line be used as a walking path.

Jeanette Proctor, 726 Lilac Street had concerns regarding whether the property adjacent to this development to the east would be included.

Joe Pachner, 9233 W. State Street, explained the east property will not be included in the development. The east property has been sold to another party.

No further testimony was given and the hearing was closed at 7:46 P.M.

Dan Fleisher, 845 Ayers Street, stated he researched Mayor Howell on the Idaho State Repository and is concerned about his criminal history and the Mayor not disclosing his history to the public. Mayor Howell stated he did not have an opportunity to be forthcoming due to the lack of candidate forums prior to the election. The matter referred to was a civil dispute and all of his rights have been restored. He offered Mr. Fleisher the opportunity to discuss the matter with him at another time.

Regarding the variance request from Seven Oaks Development, staff was consulted by the Council regarding the request. Building Official Danny Little explained two of the lots could be turned facing Honeysuckle Avenue resulting in the need for four variances rather than six. It was also explained an application for preliminary plat has not been submitted at this time. Councilor Pierson moved to approve the request from Seven Oaks Development LLC of lot depth variances for Lots 1-6 of Block 2 in proposed Syringa Springs Subdivision III. Seconded by Councilor Carpenter. Motion carried.

The Transportation Engineer Report was presented by Engineer Tracy Ellwein. The City of Fruitland won an ACEC award in the Special Projects Category for Crestview Park. An awards ceremony will be held in April 2018. She also reported investigation into applying for another railroad crossing grant with ITD for W. 1st Street is underway. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The Water/Sewer Engineer Report was presented by Engineer Hipwell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

Water/Sewer Engineer Hipwell presented a Letter of Interest for consideration in obtaining state funding for the construction of new sewer trunk lines just south of Fruitland city limits. Councilor Grimes moved to submit the letter of Interest. Seconded by Councilor Pierson. Motion carried.

The December 2017 Police Department Activity Report was presented by Chief Huff. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The December 2017 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The 2017 Annual Fire Report was presented by Chief Campbell. Councilor Grimes moved to approve the annual report. Seconded by Councilor Carpenter. Motion carried.

The December 2017 Public Works Department Activity Report was presented by Public Works Supervisor Jerry Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a Farm Lease Contract between the City of Fruitland and Owen & Margaret Gardner for 11 acres located north of NW 6th Avenue adjacent to the Water Treatment Plant. Councilor Grimes moved to approve the Farm Lease Contract. Seconded by Councilor Carpenter. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The December 2017 Building Department Activity Report was presented by Building Official Danny Little. Councilor Grimes moved to approve the report. Seconded by Councilor Pierson. Motion carried.

The 2017 Annual Building Report was presented by Building Official Danny Little. Councilor Grimes moved to approve the annual report. Seconded by Councilor Carpenter. Motion carried.

The December 2017 Ambulance Department Activity Report and a 2017 Annual Ambulance Department Activity Report was presented by Ambulance Director Michelle Giokas. Councilor Grimes moved to approve the reports. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed a proposal for two ambulance radios in the amount of \$8,517.86. Ambulance Director Michelle Giokas explained this proposal is for the new ambulances currently being built. The original plan was to use the radios out of the old ambulances. Upon investigation it has been determined the radios are in such poor condition it would be prudent to purchase new radios. Councilor Grimes moved to approve the request to purchase two radios in the amount of \$8,517.86 with funds to be used from Ambulance Fund - Capital Projects. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed the December 2017 Parks & Trails Committees Activity report.

Councilor Peterson explained she would like to reorganize and prioritize the Parks & Trails Committees. She feels having 19 committees is not efficient and would like consideration be given to making a smaller core committee to direct the Parks & Trails Committees efforts. This item will be added to an agenda in the spring for further discussion.

The Council discussed the proposed Gas & Oil Ordinance. The Council and Mayor Howell gave City Attorney Stephanie Bonney suggestions to consider during her continuing draft ordinance development. She will work with the attorney from the City of Eagle in the development of the proposed ordinance and report back in early spring.

Councilor Pierson moved to enter executive session pursuant to Idaho Code section 74-206(1)(b)-Personnel and Idaho Code 74-206(1)(f)-Pending Litigation. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried at 9:15 P.M.

The Council came out of executive session at 9:40 P.M.

Councilor Pierson moved to adjourn. Seconded by Councilor Grimes. Motion carried at 9:41 P.M.

Brian Howell, Mayor

ATTEST:

Rick S. Watkins, City Clerk