

May 14, 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: Brian Howell, Stuart Grimes, Jeff Carpenter, Kari Peterson, Ed Pierson.

ABSENT: None.

STAFF PRESENT: Paul Fitzer, JD Huff, Jerry Campbell, Danny Little, Michelle Giokas, Suzanne Percy.

OTHERS PRESENT: Joe Pachner, Robert Roundy, Charles Otte, Pat Ann, Jon Fabricius, Leroy Atwood, Tim Davis, Lucinda Day, Mike Gomez, Charlene Gomez, Bob Barowsky.

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

Councilor Pierson moved to approve the April 23, 2018 minutes. Seconded by Councilor Grimes. Motion carried.

Councilor Grimes moved to approve the May 2018 Planning & Zoning Commission Report. Seconded by Councilor Carpenter. Motion carried.

A public hearing was opened at 7:05 P.M. for the purpose of receiving testimony regarding a request by Tim Davis of Rywest Homes, Inc. for approval of a preliminary plat of Bishop Ranch Subdivision No.4.

Joe Pachner, 9233 W. State Street, Boise, ID, representing Rywest Homes explained his client is requesting approval of a preliminary plat of Bishop Ranch Subdivision No. 4. The subject property is 2.46 acres of undeveloped ground located southwest of NW 24th Street and Applewood Avenue. This is another phase within the Bishop Ranch Subdivision Development. This parcel was formerly a part of the preliminary design of the Bishop Ranch Subdivision master plan. This preliminary plat proposes eight buildable lots and one common lot. The entrance to the subdivision will be taken west from NW 23rd Street resulting in a cul-de-sac. The project includes 0.5 acres of open space to be used by the community. The open space will be owned and maintained by the homeowners association. Mr. Pachner stated they have addressed all comments from the City Engineers.

Robert Roundy, 2150 Bishop Avenue, President of Bishop Ranch Home Owners Association stated the HOA is in support of the development. They prefer the common lot area be developed in grass without a walking path so children can use the grassy area to play and not fall on the sidewalk and get hurt.

No further testimony was presented and the hearing was closed at 7:13 P.M.

A public hearing was opened at 7:13 P.M. for the purpose of receiving testimony regarding consideration of draft Ordinance No. 640 amending Title 8 concerning use of public sewer; amending Title 9 concerning drainage standards; and amending Title 10 concerning storm drainage, lot requirements, surveys, development standards, street, and alleys.

No further testimony was presented and the hearing was closed at 7:16 P.M.

The Council continued discussions regarding a request from Lucinda Day owner of Big Sky Sportswear, 245 SW 3rd Street for funding of \$2785.00 through the State Revenue Sharing - Community Grant Program to assist in replacing the awning on the front of her building located in the downtown area. The Council agreed to wait on addressing the request until they have an opportunity to research and possibly develop a program.

Jon Fabricius, Payette Soil & Water Conservation District is requesting funding in the amount of \$1,500.00 to aid in the operations and to remain a source of educational and technical assistance for the agricultural community. The Council agreed to have this item addressed at the 2018-19 budget workshop.

Councilor Pierson moved to approve a request from Reece Hrizuk, 224 SW 3rd Street for the temporary road closure of S. Iowa Avenue from SW 3rd Street south to the alley on May 5, 2018 from 11:00 A.M. to 2:00 P.M. Seconded by Councilor Grimes. Motion carried.

Councilor Pierson moved to approve the Preliminary Plat of Bishop Ranch Subdivision No. 4. Seconded by Councilor Carpenter. Motion carried.

Councilor Grimes moved to approve the Final Plat of Northview Ranch Subdivision No. 6. Seconded by Councilor Pierson. Motion carried.

The Transportation Engineer Report was reviewed. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

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

The Council reviewed an Industrial Sewer User's Contract between the City of Fruitland and Countryside Poultry Processing Co. Councilor Pierson moved to approve the contract. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The April 2018 Police Department Activity Report was presented by Chief Huff. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The April 2018 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The April 2018 Public Works Department Activity Report was presented by Public Works Supervisor, Jerry Campbell. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed a memo from Public Works Supervisor, Jerry Campbell regarding a CIP (Clean in Place) and EFM (Enhanced Flux Maintenance) tank replacement proposal. Jerry

explained the Water Treatment Plant is having issues with the CIP and EFM tank leaking. The tank has been inspected. Hair line cracks in the tank around some of the fittings were discovered. The tank has been in service for eight years and the warranty has expired. The two caustic chemicals along with hot and cold water used in the cleaning process are making the tank expand and retract contributing to the problem. The caustic tank leaking is not only wasting chemicals but it is also corroding the treatment plant floor. The cost of a new fiberglass tank is approximately \$18,000.00. Jerry recommends the immediate replacement of the tank with funds to be used from Water Fund-Capital Projects. Councilor Pierson moved to approve the purchase of a CIP and EFM tank not to exceed \$18,000.00, with funds to be used from Water Fund-Capital Projects. Seconded by Councilor Grimes. Motion carried.

The April 2018 Building Department Activity Report was presented by Building Official, Danny Little. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The April 2018 Ambulance Department Activity Report was presented by Ambulance Director, Michelle Giokas. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed the March 2018 Parks & Trails Committees Activity report.

Councilor Pierson moved to read Ordinance No. 638 – Annexation, Comprehensive Plan Amendment, Zoning – Single Family Residential for Northview Ranch Subdivision Nos. 6 & 7, by title only. Seconded by Councilor Grimes. Motion carried. Councilor Pierson moved to suspend the rules and adopt Ordinance No. 638. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

Councilor Pierson moved to read Ordinance No. 640 – Amending Sections of Titles 8, 9 & 10, by title only. Seconded by Councilor Grimes. Motion carried. Councilor Pierson moved to suspend the rules and adopt Ordinance No. 640. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The Council discussed a priority list of potential parks & trails projects as outlined in the Master Parks & Trails Plan. Bob Barowsky explained he is on the Snake River Park committee and has been working with Fish and Game engineers regarding proposed fishing ponds. Councilor Carpenter remarked about the possibility of 700 more youth participants in soccer programs if the Ontario City recreation department is eliminated. Councilor Peterson moved to focus efforts on developing the Snake River Park, Payette River Sports Complex and the Farmers Co-op Trail. Seconded by Councilor Pierson. Motion carried.

The Council discussed the current budgeted line item State Revenue Sharing Fund-Community Grant Program. They reviewed grant programs from the City of Pendleton, City of Payette and City of Ontario and determined they were either part of Historical areas, building façade grants/loans, or urban renewal areas. The Council agreed to research possible program outlines after receiving an opinion from our City Attorney and to change the name of the line item in the next budget to Community Support.

The Council discussed city hall & public safety building alternatives. Hummel Architects have been creating drawings of a new public safety building and city hall remodel. City Administrator, Rick Watkins contacted Hummel Architects regarding possible remodel of City Hall with an addition for the Police Department. Greg Allen of Hummel Architect stated it would be an additional \$6,000.00 for Hummel Architects to create alternative drawings of a scaled down version in addition to the current drawings. Councilor Pierson moved to approve the additional \$6,000.00 for alternate drawings. Seconded by Councilor Grimes. Motion carried.

The Council reviewed Annexation Proposal No.1 regarding properties totaling 98 acres within the Fruitland Impact Area that are either receiving City sewer or are adjacent to city limits and have not been annexed into the City. Councilor Pierson moved to table a decision. Seconded by Councilor Carpenter. Motion carried.

The April 2018 bills were reviewed by the Council. Councilor Pierson moved to approve the bills. Seconded by Councilor Carpenter. Motion carried.

Councilor Carpenter moved to adjourn. Seconded by Councilor Peterson. Motion carried at 9:39 P.M.

Brian Howell, Mayor

ATTEST:

Rick S. Watkins, City Clerk