

June 10, 2019

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, Jeff Carpenter, Ed Pierson (Via phone conference), Kari Peterson, Stuart Grimes.

ABSENT: None.

STAFF PRESENT: JD Huff, Jerry Campbell, Danny Little, Michelle Giokas, Jeff Werner, Suzanne Percy, Carol Garrison, Stephanie Bonney.

OTHERS PRESENT: Jeff Presher, Charles Otte, Bob Goodwin, Rick Greif, Pat Dille, Reece Hrizuk, Dave Haidle, Rob Ruth, Kenn Schappert, Ron Haidle.

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

Councilor Grimes moved to approve the May 13, 2019 minutes. Seconded by Councilor Carpenter. Motion carried.

A public hearing was opened at 7:02 P.M. for the purpose of receiving testimony regarding a request by the City of Fruitland for the annexation and zone designation of Heavy Industrial for a portion of land located at 600 NW 21st Street.

No testimony was given and the hearing was closed at 7:04 P.M.

A public hearing was opened at 7:04 P.M. for the purpose of receiving testimony regarding a request by Plum Coulee Farm, LLC for the annexation, comprehensive plan change from Neighborhood Commercial to General Commercial and Zone designation of General Commercial for two parcels NW and SE of NW 11th Street.

Reece Hrizuk, representing Plum Coulee Farm, LLC explained they are requesting the annexation, comprehensive plan change from Neighborhood Commercial to General Commercial and zone designation of General Commercial for a 9 acre parcel and a 10 acre parcel located NW and SE of NW 11th Street. Mr. Hrizuk explained they have no proposed development at this time.

No further testimony was given and the hearing was closed at 7:06 P.M.

A public hearing was opened at 7:06 P.M. for the purpose of receiving testimony regarding a request by EM, LLC for the annexation, comprehensive plan change from Light Industrial to Multi-Family Residential and zone designation of Multi-Family Residential for a parcel in the North 400 Block of NW 9th Street.

No 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 request by RCG/R2B, LLC to amend the Development Agreement for White Pine Country Acres Subdivision.

Bob Goodwin of RCG/R2B, LLC explained they are requesting consideration of changes to the Development Agreement for construction of White Pine Country Acres Subdivision. Since the Agreement was originally signed and recorded in 2007, significant changes have occurred which they believe will improve the original plan of development of the property. Mr. Goodwin explained the City has added a sewer lift station on Lot 1, Block 2, and the dead end at the west end of Brown Bear Way has been made into a buildable lot. The two older homes and horse pasture have been removed from the subdivision. The entire development will be completed at once; it will not be phased. He requested three (3) early building permits with no occupancy, to build model homes, allowing them to be ready to market the property when all improvements are completed and accepted by the City. They are requesting to delete the berm required at the entry of the subdivision as there is very little room to place this feature.

No further testimony was given and the hearing was closed at 7:17 P.M.

Telephone communication with Councilor Pierson was lost at 7:13 P.M.

A public hearing was opened at 7:17 P.M. for consideration of amendments to the 2019 fiscal year budget. The proposed amendments reflect additional revenues and proposed expenditures received by the City of Fruitland.

No testimony was given and the hearing was closed at 7:18 P.M.

A public hearing was opened at 7:18 P.M. for the purpose of receiving testimony regarding a proposal to institute a fee increase related to ambulance patient fees. The reasons for the fee increase are due to increases in personnel-related costs, fuel and operational costs since the last fee adjustment in 2016.

No testimony was given and the hearing was closed at 7:20 P.M.

The May 2019 Fruitland Planning & Zoning Commission Report was presented by Zoning Administrator, Rick Watkins. Councilor Peterson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

Pat Dille, representing Northview Ranch HOA, explained some concerns they have regarding speeding; lack of stop signs on Tamarack/Dogwood and Tamarack/Birch; homeowners not cleaning up after their dogs; street sign on Ponderosa was blown off and needs replaced; a globe on a streetlight located on Cottonwood needs tightened and the lot owned by the City on Washoe Road & NW 6th Avenue has a dead tree that needs to be removed. It was explained to Mr. Dille that some of these issues have just recently been addressed and in the future it would be beneficial to call City Hall and request service orders to be completed for these types of items.

A public hearing was opened at 7:30 P.M. for the purpose of receiving testimony regarding the City of Fruitland submitting a proposal to the Idaho Department of Commerce for an Idaho Community Development Block Grant (CDBG) in the amount of \$500,000. The proposed project is to construct approximately 1,250 linear feet of NW 7th Street east of US Highway 95.

Grant Administrator, Carol Garrison and Transportation Engineer, Jeff Warner explained this project will help fill the need for economic development and will create jobs. This street is listed as a high priority street in the City of Fruitland's Master Transportation plan. The application is due by the third Monday in September, 2019. If the grant is funded this would result in early spring of 2020 for construction. Swire Coca Cola is donating the property needed to construct the street. The City will be requesting \$500,000. Ten percent of the awarded grant is reserved for Grant Administration services.

No further testimony was given and the hearing was closed at 7:38 P.M.

A public hearing was opened at 7:38 P.M. for the purpose of receiving testimony regarding the City of Fruitland submitting a proposal to the Idaho Department of Commerce for a Rural Community Block Grant (RCBG) in the amount of \$230,000. The proposed project is to construct approximately 750 linear feet of NW 9th Street east of U.S. Highway 95.

Grant Administrator, Carol Garrison and Transportation Engineer, Jeff Warner explained the economic benefits and job creation opportunities this project will provide for the surrounding businesses and property owners. The City is requesting \$230,000. Five percent of the awarded grant is reserved for Grant Administration services. Half of the actual construction costs will be paid by the Subaru Dealership developer who is developing the five acres at NW 9th Street & U.S. Highway 95.

No further testimony was given and the hearing was closed at 7:45 P.M.

Councilor Grimes moved to approve the request by the City of Fruitland for the annexation and zone designation of Heavy Industrial for a portion of land located at 600 NW 21st Street. Seconded by Councilor Carpenter. Motion carried.

Councilor Peterson moved to approve the request by Plum Coulee Farm, LLC for the annexation, comprehensive plan change from Neighborhood Commercial to General Commercial and zone designation of General Commercial for two parcels NW and SE of NW 11th Street. Seconded by Councilor Grimes. Motion carried.

Councilor Peterson moved to approve the request by EM, LLC for the annexation, comprehensive plan change from Light Industrial to Multi-Family Residential and zone designation of Multi-Family Residential for a parcel in the North 400 Block of NW 9th Street, subject to written consent to annexation of the balance of the property in the future. Seconded by Councilor Grimes. Motion carried.

Councilor Carpenter moved to approve the request by RCG/R2B, LLC to amend the Development Agreement for White Pine Country Acres Subdivision. Seconded by Councilor Grimes. Motion carried.

Telephone communication with Councilor Pierson was restored at 8:11 P.M.

Councilor Peterson moved to read Ordinance No. 653 - Amending 2018-2019 Appropriations Ordinance, by title only. Seconded by Councilor Grimes. Motion carried. Councilor Grimes moved to suspend the rules and adopt Ordinance No. 653. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

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

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

The May 2019 Police Department Activity Report was presented by Chief Huff. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The May 2019 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

Fire Chief, Jerry Campbell requested permission to donate six (6) surplus SCBA air packs and 6 surplus helmets to the Silver Creek Fire District. Councilor Pierson moved to approve the surplus equipment disposal request. Seconded by Councilor Grimes. Motion carried.

The May 2019 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 sales contract between the City of Fruitland and RCG/R2B, LLC for Lot 1, Block 2 of the White Pines Country Acres Subdivision in the amount of \$15,150.00 for the purchase of a site to construct the E. 1st Street Sewer Lift Station. Councilor Grimes moved to approve the sales contract. Seconded by Councilor Carpenter. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

The Council reviewed the E. 1st Street Lift Station contract between the City of Fruitland and Star Construction, LLC in the amount of \$274,326.00. Councilor Grimes moved to approve the contract. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

The May 2019 Building Department Activity Report was presented by Building Official, Danny Little. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The May 2019 Ambulance Department Activity Report was reviewed. Councilor Peterson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

Councilor Grimes moved to adopt Resolution No. 2019-01-Ambulance Fees. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

The Council reviewed the May 2019 Parks & Trails Committees report. Councilor Peterson stated she is currently working with Southern Idaho RC&D regarding a potential grant opportunity and St. Luke's regarding possible partnership in the development of a trail system.

The Council reviewed proposals submitted from communications professionals to provide public relations and campaign information services to the City in order to increase the level and quality of effective communication to the public regarding an upcoming \$2.7 million bond election for the construction of a police department facility and City Hall remodel. The Council reviewed proposals from Atlas Strategic Communications and Portman Square Group. Councilor Pierson moved to accept the proposal submitted by Atlas Strategic Communications with funds to be used from State Revenue Sharing-Capital Projects. Seconded by Councilor Carpenter. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

The Council reviewed a Grant Administrator Service proposal from CG Enterprises for a proposed Community Development Block Grant (CDBG) Administrator for the NW 7th Street project. Councilor Pierson moved accept the service proposal from CG Enterprises. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Pierson, aye. Carpenter, aye. Peterson, aye. Motion carried.

The April 2019 Finance Report was reviewed by the Council. Councilor Pierson moved to approve the April 2019 Finance Report. Seconded by Councilor Grimes. Motion carried.

The May 2019 bills were reviewed by the Council. Councilor Carpenter moved to approve the bills. Seconded by Councilor Grimes. Motion carried.

Councilor Carpenter moved to adjourn. Seconded by Councilor Peterson. Motion carried at 9:13 P.M.

Brian Howell, Mayor

ATTEST:

Rick S. Watkins, City Clerk