

June 25, 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, Jeff Carpenter, Ed Pierson, Kari Peterson, Stuart Grimes.

ABSENT: None.

STAFF PRESENT: Carl Hipwell, Mathew Graham, Bill Russell, Danny Little, Jerry Campbell, JD Huff, Suzanne Percy.

OTHERS PRESENT: Motsee Locke, Greg Randleman, Kit Kamo, Terri Lindenberg, Mark Fulwiler, Charles Otte, Tim Davis, Jerry Haines, Rob Ruth.

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

Councilor Grimes moved to approve the June 11, 2018 minutes. Seconded by Councilor Carpenter. Motion carried.

The June 2018 Fruitland Planning & Zoning Commission Report was presented by Zoning Administrator, Rick Watkins. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a request from Rywest Homes for approval of the Final Plat of Bishop Ranch Subdivision No. 4. Councilor Grimes moved to approve the Final Plat of Bishop Ranch Subdivision No. 4 subject to correcting the name of the petroleum pipeline. Seconded by Councilor Carpenter. Motion carried.

Terri Lindenberg, Executive Director of Snake River Transit, presented an annual status report to the Council and requested funding in the amount of \$17,000 from the City of Fruitland to meet the match requirements of Snake River Transit-Idaho for 2018-19. This item will be considered at the next budget workshop.

Greg Randleman, Payette Senior Center, requested funding in the amount of \$10,000 for support of the Payette Senior Center in the 2018-19 budget. Mr. Randleman stated approximately 60% of the seniors that participate in their program are from Fruitland. This item will be considered at the next budget workshop.

The Council reviewed a Rural Idaho Economic Development Professional Grant Agreement between the City of Fruitland and Idaho Department of Commerce for the purpose of providing the City of Fruitland funding support for the Rural Idaho Economic Development Professional Program (EDPRO). Kit Kamo, Executive Director of Snake River Economic Development Alliance (SREDA), explained the City of Fruitland would be hosting the grant to allow for payment of \$20,000 to SREDA. Councilor Pierson moved to approve hosting the EDPRO Grant. Seconded by Councilor Grimes. Motion carried.

Mark Fulwiler, Site Manager of Hardin Sanitation explained a proposed rate increase in the amount of 2.6% for Hardin Sanitation users. This increase would be approximately a \$0.33 increase on the monthly residential solid waste hauling bill. Councilor Grimes moved to approve the rate increase request. Seconded by Councilor Pierson. Motion carried.

The Council reviewed a request from PWS Jerry Campbell for Final Acceptance of Crimson Maple Glen Subdivision Phase 2. Councilor Pierson moved to approve the request for final acceptance of Crimson Maple Glen Subdivision Phase 2 and begin the 1-year warranty period. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a property deed correction request from Lorrie Tracy, owner of portions of Lots 8 & 9, Block 2, P.E. Johnson Subdivision. Councilor Grimes moved to approve the deed correction request. Seconded by Councilor Carpenter. Motion carried.

There were no citizens requests presented.

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

The Council reviewed a proposed Scope of Work and Engineering Contract between City of Fruitland and T-O Engineers, Inc. for N. Pennsylvania Avenue. The purpose of the project is to widen and improve one mile of N. Pennsylvania Avenue from 1st Street to N. 16th Street. Councilor Grimes moved to approve the agreement. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. 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.

The Council reviewed a lift station analysis for the areas along East 1st Street between Pennsylvania Avenue and Elmore Road. Carl Hipwell and Mathew Graham of T-O Engineers, explained the purpose of the study was to determine potential service areas for a new lift station and existing sewerage capacity. Two locations were analyzed in the study. City Administrator, Rick Watkins explained the Fruitland Design Review Team recently met with owners of Agile Homes regarding a potential development on approximately 18 acres south of and adjacent to Schwann's on S. Pennsylvania Avenue. The main barrier to development of this property is sewer elevation. The areas east of Fruitland are at the end of the sewer collection system. Expansion of collection facilities toward the City of Fruitland's eastern Impact Area boundary of Elmore Road requires a lift station. With the proposed development (Approx. 80 lots), coupled with the same elevation issues for White Pine County Acres Subdivision (35 lots), the Team felt it prudent to study the costs and location of a lift station. The estimated costs for Option #1 would be \$271,000. Option #2 would be \$875,000. If a Latecomer's Agreement were to be in place with all developments within the area of influence, the resulting additional sewer hookup fee per Equivalent Residential Unit (ERU) would be \$620.14 for Option #1 and \$1,162.02 for Option #2, required for each building permit issued. Watkins proposed utilizing the unbudgeted \$207,000 Idaho Power rebate from the new wastewater treatment plant along with \$64,000 of Sewer Fund-Capital Projects to finance the project. These costs would be reimbursed to the

Sewer Fund over time as the properties within the area of influence develop. Councilor Pierson moved to approve moving forward with preliminary plans of Option #1. Seconded by Councilor Carpenter. Motion carried.

Councilor Grimes moved to adopt Resolution No. 2018-02 - Adopt Updated Fire Department Standard Operating Guidelines. Seconded by Councilor Carpenter. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

Councilor Pierson moved to read Ordinance No. 641- Annexation/Comprehensive Plan Amendment, Zoning-Single Family Residential for 407 N. Pennsylvania Avenue, by title only. Seconded by Councilor Grimes. Motion carried. Councilor Pierson moved to suspend the rules and adopt Ordinance No. 641. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The Council reviewed a draft letter from City of Fruitland to the Payette County Commissioners regarding development standards within the Fruitland Impact Area. Recent commercial/industrial developments within the Fruitland Impact Area have been approved for construction in direct conflict with agreements established for developments within the Impact Area. The City of Fruitland is requesting Payette County to adhere to Impact Area development agreements for current and future developments within the Fruitland Impact Area. Councilor Pierson moved to send the letter to the Payette County Commissioners. Seconded by Councilor Grimes. Motion carried.

The May 2018 Finance Report was reviewed by the Council. Councilor Pierson moved to approve the May 2018 Finance Report. Seconded by Councilor Carpenter. Motion carried.

Councilor Grimes moved to hold a Special City Council Meeting for the purpose of conducting the 2018-19 Budget Workshop on July 16, 2018 at 5:00 P.M. at Fruitland City Hall. Seconded by Councilor Carpenter. Motion carried.

Councilor Carpenter moved to adjourn. Seconded by Councilor Peterson. Motion carried at 8:28 P.M.

Brian Howell, Mayor

ATTEST:

Rick S. Watkins, City Clerk