

August 13, 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 (at 7:57 PM), Stuart Grimes (at 8:01 PM), Jeff Carpenter, Kari Peterson, Ed Pierson.

ABSENT: None.

STAFF PRESENT: Bill Russell, Carl Hipwell, JD Huff, Jerry Campbell, Michelle Giokas, Suzanne Pearcy.

OTHERS PRESENT: Steve Carothers, Judy Carothers, Judy Hicks, John Armstrong, Pat Dille, Charles Otte, Mike Smith, Rick Greif, Bob Goodwin, Mary Cordova, Bill Norris, Jan Norris, Gini Moore, Kim Bruce, Leroy Atwood.

Councilor Pierson called the meeting to order and roll was taken.

Councilor Peterson moved to approve the July 23, 2018 minutes. Seconded by Councilor Carpenter. Motion carried.

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

A public hearing was opened at 7:01 P.M. for the purpose of receiving testimony regarding a request from Monarch Holding Co., LLC for approval of the Preliminary Plat of Northview Ranch Village Subdivision No.1.

Leroy Atwood representing Monarch Holding Co., LLC, stated he is requesting approval of the Preliminary Plat of Northview Ranch Village Subdivision No. 1. He has received the City Engineer's recommendations and has no issues complying with the recommendations. Mr. Atwood explained the cul-de-sac at the south end of the subdivision was designed to give the adjoining property owner the option of extending the road to intersect Spruce Drive in the future.

Pat Dille, 2635 Dogwood Avenue explained he is President of the Northview Ranch Subdivision Home Owner's Association (HOA). Mr. Dille is concerned that Northview Village would be on the same irrigation system as Northview Ranch, which has developed low pressure and volume issues. Mr. Dille would like to see irrigation water controls and a shut off valve installed between the two subdivisions.

John Armstrong, 2732 Spruce Drive explained he is a Board member of the Northview Ranch Subdivision HOA. Mr. Armstrong stated he has concerns regarding the irrigation for Northview Ranch and asked if Northview Ranch Subdivision and Northview Ranch Village Subdivision No. 1 would be under the same HOA and whether or not they would be considered separate entities.

Leroy Atwood stated he has been working extensively with the Farmers Cooperative Irrigation Company and Farmers has agreed to replace the head gate at the canal that should help resolve

the volume problems. The irrigation system in Northview Ranch has a shut off valve installed and the irrigation system was designed with a three-pump system to handle a much larger capacity than what is currently being used. Besides the lot owners, the system irrigates the park and common areas. There are options to manage the irrigation more efficiently such as watering every other day or setting specific watering hours. Mr. Atwood explained that Northview Ranch and Northview Ranch Village are in fact the same subdivision development and will be governed by the same Covenants, Conditions & Restrictions (CC&R's) under the same HOA.

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

There were no citizens requests presented.

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

The Water/Sewer Engineer Report was presented by City Engineer Carl Hipwell. Councilor Carpenter moved to approve the report. Seconded by Councilor Peterson. Motion carried.

Councilor Peterson moved to approve the Preliminary Plat of Northview Ranch Village Subdivision No. 1 based on testimony and with the condition that the CC&R's be included with the development that are common with Northview Ranch Subdivisions 1 through 6. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed a letter dated July 30, 2018 from Jan Norris, 516 Cornwall Way. Mrs Norris explained with the new park improvements in Crestview Park there has been an increase in the number of children walking and riding bikes to the park. Mrs. Norris explained she is very concerned regarding the speed of traffic through the subdivision and would like the speed limit to be changed from 25 MPH to 15 MPH. Mrs. Norris also requested that additional "Caution Children Crossing" signage be installed and a crosswalk be installed at the pathway to the park from Cornwall Way. Councilor Carpenter moved to authorize the City Transportation Engineer to perform a speed limit study in Crestview Subdivision. Seconded by Councilor Pierson. Motion carried.

Mayor Howell arrived at 7:57 P.M.

Leroy Atwood, representing Monarch Holding Co. LLC, made a request for early building permit issuance for lots in Northview Ranch Subdivision No. 6 while constructing the improvements to the corner lot at NW 6th Avenue & Washoe Road. Mr. Atwood explained that everything will be completed in the subdivision by September 29, 2018 and he is requesting no more than ten (10) early building permits with no occupancy being issued. This would allow the builders to begin home construction now and not fall behind in their schedules. Public Works Supervisor, Jerry Campbell recommended the punch list be completed with the exception of the corner lot area improvements and the plat be recorded before building permits are issued. Councilor Carpenter moved to approve the request for ten early building permits with the condition that the punch list be satisfactorily completed and the plat recorded. Seconded by Councilor Peterson. Motion carried.

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

The July 2018 Fire Department Activity Report was presented by Chief Campbell. Chief Campbell explained the City of Nampa has been working on a shared grant to acquire new Self Contained Breathing Apparatus (SCBA) and the grant has been approved. Jerry will be attending a meeting with the other agencies in September 2018. Councilor Peterson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

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

The Council reviewed a memo from Public Works Supervisor, Jerry Campbell explaining the cobble rock filter from the former Payette Sewer Lagoons needs to be removed as part of the decommissioning plan. Jerry feels there is a slight value to the rock and has been soliciting proposals from local contractors to determine if there is an interest in the rock. Steve Mendiola, General Manager of Farmers Supply Cooperative is interested in the rock and has submitted a written proposal to remove all of the rock within three weeks at no charge to the City. Councilor Pierson moved to approve the disposal of city property request. Seconded by Councilor Carpenter. Motion carried.

The July 2018 Building Department Activity Report was reviewed. Councilor Pierson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

Councilor Grimes arrived at 8:01 P.M.

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

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

The Council reviewed a sewer lift station proposal for East 1st Street. City Water/Sewer Engineer Carl Hipwell explained the purpose of the lift station is to provide sewer service to the area for future developments. Mike Smith of Agile Homes, and Rick Greif and Bob Goodwin owners of White Pine Country Acres Subdivision participated in a short discussion regarding funding of the \$270,000 project. Councilor Pierson moved to send the preliminary plans to DEQ for review and approval. Seconded by Councilor Grimes. Motion carried.

Councilor Pierson moved to read Ordinance No. 643 - Curfew Hours Correction, by title only. Seconded by Councilor Carpenter. Motion carried. Councilor Pierson moved to suspend the rules and adopt Ordinance No. 643. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The July 2018 Bills were reviewed by the Council. Councilor Grimes moved to approve the bills. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to enter into Executive Session pursuant to I.C. 74-206(1)(f), Litigation. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried at 8:18 P.M.

The Council came out of Executive Session at 9:01 P.M.

Councilor Peterson moved to adjourn. Seconded by Councilor Carpenter. Motion carried at 9:02 P.M.

Brian Howell, Mayor

ATTEST:

Rick S. Watkins, City Clerk