

August 10, 2020

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: Stephanie Bonney, JD Huff, Jerry Campbell, Danny Little, Samantha Herrera, Rick Watkins.

OTHERS PRESENT: Scott McBride, Rick Funk, Griffin Hewitt, Charles Otte, Jerry Haines, Tim Davis, Travis Spencer, Broc Perry, Rebecca Collins, Ryan Thayer, Eric Knight.

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

Councilor Peterson moved to approve the July 27, 2020 minutes. Seconded by Councilor Pierson. Motion carried.

A public hearing was opened at 7:01 P.M. for the purpose of receiving testimony regarding a request by Rywest Homes for a comprehensive plan amendment and rezone from Single-Family Residential to Multi-Family Residential; Variances to exceed the maximum length of a Cul-de-sac, and reduced side yard setbacks for Lots 1-5, Block 2 of the proposed Bray Subdivision Re-plat; and Preliminary Plat of Bray Subdivision Re-plat.

Tim Davis 7872 Richey Road, Fruitland, ID representing Rywest Homes explained he is requesting a re-plat of the Bray Subdivision originally platted in the 1970's as a Single Family development. Mr. Davis is requesting a zone change to Multi-Family Residential with the intent of building townhomes and five four-plex units. Mr. Davis explained with the configuration of the land and the constraints created by the Williams Pipeline he is requesting variances to exceed the maximum length of 400' for a cul-de-sac explaining this particular piece of land does not allow for an inlet and an outlet therefore he is proposing a cul-de-sac of approximately 700' in length. Mr. Davis explained he originally requested 4' side yard setbacks for the four-plex units but after discussions with Planning and Zoning he could accommodate for 5' possibly 6' side yard setbacks. Compliance to engineer comments will be reflected on the final plat.

Written testimony was received from William Mason of Mason & Associates; William Russell of T-O Engineers; Midge Kline of Marathon Pipe Line; Tim Hinson of Highway District No. 1; Public Works Supervisor, Jerry Campbell; and Zoning Administrator, Rick Watkins.

No further testimony was given and the hearing was closed at 7:12 P.M.

A public hearing was opened at 7:12 P.M. for to consider public comment regarding a proposal to increase water & sewer capacity fees in excess of 5%. The purpose of the fee increase is to help defray the costs of future improvements to the water & sewer systems.

No testimony was given and the hearing was closed at 7:12 P.M.

Councilor Grimes moved to approve the request by Rywest Homes for a comprehensive plan amendment and rezone from Single-Family Residential to Multi-Family Residential for the proposed Bray Subdivision Re-plat. Seconded by Councilor Peterson. Motion carried.

Councilor Peterson moved to approve the variance request to exceed the maximum length of a cul-de-sac but deny the request for a variance to reduce the side yard setbacks to 5' and request the setbacks remain at 8' as required by City Code. Motion died for a lack of a second motion.

Councilor Grimes moved to approve the request for a variance to exceed the Maximum length of a cul-de-sac for the proposed Bray Subdivision Re-plat. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to approve a variance to reduce the side yard setbacks from 8' to 6' for Lots 1-5, Block 2 of the proposed Bray Subdivision Re-plat. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to approve the Preliminary Plat of the Bray Subdivision Re-plat with 6' side yard setbacks and compliance of engineer recommendations. Seconded by Councilor Peterson. Motion carried.

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

The Council reviewed a memo from T-O Engineers regarding the progress of the emergency water intake and potential to design and build a pumping station to be used in periods of high-water levels. Water/Sewer Engineer Carl Hipwell explained city workers have not needed to use the rented river pumps since July 28, 2020. The water levels have decreased since the pumps were installed and the infiltration system has shown historically that it works better when the water levels are low. Carl recommends the City consider removing the temporary emergency pumping system. The existing infiltration gallery will need to be cleaned during minimal water levels in late fall. With water levels expected to continually cause issues each year, a preliminary layout for a high-water level intake system was presented to the Council. Grimes moved to authorize T-O Engineers to develop a scope of work and cost estimate for a high water level intake pumping system. Seconded by Councilor Carpenter. Motion carried. Public Works Supervisor Jerry Campbell will schedule to have the rented river pumps removed.

The July 2020 Police Department Activity Report was presented by Chief Huff. Councilor Grimes moved to approve the report. Seconded by Councilor Peterson. Motion carried.

The July 2020 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

Due to COVID-19 concerns the Council agreed to not schedule the Fire Fighters Annual Appreciation Banquet for 2020.

The July 2020 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 memo from Public Works Supervisor, Jerry Campbell explaining he has performed a walk thru inspection of Zellers Crossing No.1 and found all punch list items to be satisfactorily completed. Jerry recommends the Council to release building permits on Zellers Crossing Phase 1 and to begin the one-year warranty period. Councilor Peterson moved to release building permits on Zellers Crossing Phase 1 and to begin the one-year warranty period. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a memo from Public Works Supervisor, Jerry Campbell explaining he has performed a one-year warranty inspection on Northview Village Subdivision and did not find any issues, therefore recommending the Council accepts Northview Village Subdivision and end the one-year warranty period. Councilor Grimes moved to accept Northview Village Subdivision and end the one-year warranty period. Seconded by Councilor Carpenter. Motion carried.

The July 2020 Building Department Activity Report was presented by Building Official, Danny Little. Councilor Carpenter moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a proposal from Hummel Architects for a Conceptual Solution Study regarding a city hall roofing solution. Project total of \$3,750.00. Councilor Pierson moved to accept the proposal in the amount of \$3,750.00. Seconded by Councilor Peterson. Motion carried.

The July 2020 Ambulance Department Activity Report was presented by Interim Ambulance Director, Rick Watkins. Councilor Pierson moved to approve the report. Seconded by Councilor Peterson. Motion carried.

Councilor Pierson moved to read Ordinance No. 669-Increasing Water & Sewer Capacity Fees, by title only. Seconded by Councilor Grimes. Motion carried. Councilor Pierson moved to suspend the rules and adopt Ordinance No. 669. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

Councilor Pierson moved to adopt Resolution No. 2020-08-Wage Schedule, Law Enforcement. Seconded by Councilor Peterson. Motion carried.

The July 2020 bills were reviewed by the Council. Councilor Pierson moved to approve the bills. Seconded by Councilor Grimes. Motion carried.

Councilor Grimes moved to enter into Executive Session pursuant to Idaho Code section 74-206(1)(b)-Personnel. Seconded by Councilor Carpenter. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried 8:02 P.M.

Regular session was resumed at 9:33 P.M.

Councilor Pierson moved to table the appointment of an Ambulance Director. Seconded by Councilor Grimes. Motion carried.

Councilor Carpenter moved to adjourn. Seconded by Councilor Grimes. Motion carried at 9:35 P.M.

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Brian Howell, Mayor

ATTEST:

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Suzanne Percy, City Clerk