

May 10, 2021

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: Cherese McLain, Bill Russell, Levi Howell, JD Huff, Jerry Campbell, Rick Funk, Danny Little, Samantha Herrera, Rick Watkins.

OTHERS PRESENT: Andrew Kimmel, Diana Luoma, Shannon Luoma, Larry Hale, Grant Baxter, Don Mitchell, Gary Johnson, Griffin Hewitt, Doug Delong, Paul Knudson.

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

Councilor Grimes moved to approve the April 26, 2021 minutes. Seconded by Councilor Carpenter. Motion carried.

A public hearing was opened at 7:01 P.M. for the purpose of receiving testimony regarding a request by Summertime Residential Properties for a preliminary plat of River's Edge Subdivision No. 2; variances of lot depth requirements for Lots 4, 5, 15 in Block 1, Lots 6-8 in Block 3, Lot 2 in Block 5, Lot 12 in Block 6, and minimum width required at building line for lot 2 in block 6 of proposed River's Edge Subdivision No. 2.

Diana & Shannon Luoma, 7884 Richey Road, representing Summertime Residential Properties explained this proposed subdivision is a similar development as Rivers Edge Subdivision with larger lots. They would like to work with the City to develop a walking path over the gas pipeline easement. They would like to develop a comprehensive plan for all their developments in the area to connect walking paths. The development of this subdivision will provide access to NW 21st Street and will improve traffic flows. A traffic study of the area will be completed at the end of the week.

Written testimony was received from Andrew Kimmel of Great West Engineering, William Mason of Mason & Associates, Michael Rieske of Williams- Northwest Pipeline, Midge Kline of Marathon Pipe Line, Kasey Ketterling of T-O Engineers, William Russell of T-O- Engineers, Mary Murphy, and Public Works Director, Jerry Campbell.

No further testimony was given and the hearing was closed at 7:11 P.M.

A public hearing was opened at 7:11 P.M. for the purpose of receiving testimony regarding a request by Summertime Residential Properties for a preliminary plat of River's Edge Subdivision No. 3.

Shannon Luoma, 7884 Richey Road, representing Summertime Residential Properties explained they are requesting approval of the preliminary plat of Rivers Edge Subdivision No. 3.

Written testimony was received from Andrew Kimmel of Great West Engineering, William Mason of Mason & Associates, Michael Rieske of Williams- Northwest Pipeline, Midge Kline of Marathon Pipe Line, Kasey Ketterling of T-O Engineers, William Russell of T-O- Engineers, and Public Works Director, Jerry Campbell.

No further testimony was given 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 a request by Fruitland LLC for annexation, comprehensive plan amendment from Neighborhood Commercial to Light Industrial and zoning designation of Light Industrial for proposed Parcel 4; comprehensive plan amendment and rezone from Heavy Industrial to Light Industrial for proposed Parcels 1-3 and proposed SW 7th Street right-of-way for property adjacent to 602 SW 7th Street.

Doug DeLong, representing Fruitland LLC stated they are requesting approval of the annexation, comprehensive plan amendment and zoning of Light Industrial for all parcels for zoning consistency of the entire property.

Written testimony was received from Doug DeLong of JC Watson Packing Company, William Mason of Mason & Associates, Midge Kline of Marathon Pipe Line, Kasey Ketterling of T-O Engineers, William Russell of T-O- Engineers, and Public Works Director, Jerry Campbell.

No further testimony was given and the hearing was closed at 7:14 P.M.

A public hearing was opened at 7:14 P.M. for the purpose of receiving testimony regarding a request by Gerald & Terece Johnson for annexation, comprehensive plan amendment from County Agricultural to Single-Family Residential zone designation of Single-Family residential for property in the South 1300 Block of NW 24th Street, preliminary plat and development agreement for Addition Subtraction Multiplication Subdivision.

Gerald Johnson, 505 Cedar Place, Philomath, Oregon, stated the he would like to develop this half-acre property with a single family residence. Mr. Johnson explained this property is situated between two existing residences. He is requesting a development agreement to reflect that curb and gutter will be installed when installation occurs on either side of his property.

Written testimony was received from William Mason of Mason & Associates, William Russell of T-O- Engineers, Midge Kline of Marathon Pipe Line, Kasey Ketterling of T-O Engineers, and Public Works Director, Jerry Campbell.

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

A public hearing was opened at 7:16 P.M. for the purpose of receiving testimony regarding a request by Paul Knudson for a variance of the minimum lot size requirement for property located in the north 1200 Block of NW 19th Street.

Paul Knudson, 912 Bobwhite Street, explained this lot has been vacant for several years and has been used for access to the lot north of the property. The development of River's Edge Subdivision No. 2 will provide access to the north lot. Mr. Knudson is requesting a variance of the minimum lot size requirements, explaining, he would like to develop a single family residence on the home and will meet all set back requirements.

Written testimony was received from Martha Buttram and Mary Murphy.

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

Councilor Peterson moved to approve the request by Summertime Residential Properties for a preliminary plat of River's Edge Subdivision No. 2; variances of lot depth requirements for Lots 4, 5, 15 in Block 1, Lots 6-8 in Block 3, Lot 2 in Block 5, Lot 12 in Block 6, and minimum width required at building line for lot 2 in block 6 of proposed River's Edge Subdivision No. 2. Seconded by Councilor Grimes. Motion carried.

Councilor Grimes moved to approve the request by Summertime Residential Properties for a preliminary plat of River's Edge Subdivision No. 3. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to approve the request by Fruitland LLC for annexation, comprehensive plan amendment from Neighborhood Commercial to Light Industrial and zoning designation of Light Industrial for proposed Parcel 4; comprehensive plan amendment and rezone from Heavy Industrial to Light Industrial for proposed Parcels 1-3 and proposed SW 7th Street right-of-way for property adjacent to 602 SW 7th Street. Seconded by Councilor Grimes. Motion carried.

Councilor Grimes moved to approve the request by Gerald & Terece Johnson for annexation, comprehensive plan amendment from County Agricultural to Single-Family Residential, zone designation of Single-Family residential for property in the South 1300 Block of NW 24th Street, preliminary plat and development agreement for Addition Subtraction Multiplication Subdivision. Seconded by Councilor Peterson. Motion carried.

Councilor Peterson moved to approve the request by Paul Knudson for a variance of the minimum lot size requirement for property located in the north 1200 Block of NW 19th Street. Seconded by Councilor Pierson. Motion carried.

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

The Council reviewed a Scope of Work and Agreement for Professional Services between the City of Fruitland and T-O Engineers to vacate portion of the existing right-of-way and reconstruct NW 4th Street between the Farmers Canal and Pennsylvania Avenue with New asphalt pavement, curb and gutter, sidewalk and drainage improvements. Project total is \$64,950.00. Councilor Pierson moved to approve the Scope of Work and Professional Services

Agreement in the amount of \$64,950.00. Seconded by Councilor Grimes. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The Water/Sewer Engineer Report was presented by Water/Sewer Engineer Levi Howell. Councilor Pierson moved to approve the Water/Sewer Report. Seconded by Councilor Peterson. Motion carried.

The Council reviewed four (4) additional change orders for the Snake River Rest Area Phase 1, totaling \$26,836.34. The Change Orders are related to unforeseen underground crossings. Councilor Grimes moved to approve Change Order 2.1, 2.2, 2.3, 2.4 totaling \$26,836.34. Seconded by Councilor Carpenter. Motion carried.

The April 2021 Police Department Activity Report was presented by Chief Huff. Councilor Grimes moved to approve the report. Seconded by Councilor Pierson. Motion carried.

The April 2021 Fire Department Activity Report was presented by Chief Campbell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The April 2021 Public Works Department Activity Report was presented by Public Works Supervisor, Jerry Campbell. Councilor Peterson moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The April 2021 Building Department Activity Report was presented by Building Official, Danny Little. Councilor Grimes moved to approve the report. Seconded by Councilor Carpenter. Motion carried.

The April 2021 Ambulance Department Activity Report was presented by Ambulance Director, Rick Funk. Councilor Peterson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

Councilor Grimes moved to read Ordinance No. 682- Amending Title 10 Land Use and Development, by title only. Seconded by Councilor Peterson. Motion carried. Councilor Grimes moved to suspend the rules and adopt Ordinance No. 682. Seconded by Councilor Pierson. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The Council reviewed a memo from City Clerk/Treasurer, Suzanne Percy requesting permission to modify her office to create a machine/equipment room to house the copier, copier paper, binding machine, document folder, outgoing mail and other miscellaneous equipment shared between all departments. Estimated costs for this project is approximately \$3,000.00. Councilor Grimes moved to approve the office modifications with expenses paid using State Revenue Sharing, Capital Projects. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed an Employment Agreement between the City of Fruitland and Rick Watkins for services as an Assistant to the City Administrator. Councilor Carpenter moved to approve the Employment Agreement. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The April 2021 bills were reviewed by the Council. Councilor Pierson moved to approve the bills. Seconded by Councilor Peterson. Motion carried.

Councilor Pierson moved to approve an Alcoholic Beverage License for Tacos Mi Ranchito, 411 SW 3rd Street, retroactive to February 4, 2021 allowing for liquor sales within three hundred feet (300') of a public school. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to adjourn. Seconded by Councilor Peterson. Motion carried at 9:08 P.M.

Brian Howell, Mayor

ATTEST:

Suzanne Percy, City Clerk