

November 27, 2023

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, Tom Limbaugh, Jeff Carpenter, Kari Peterson, Ed Pierson.

ABSENT: None.

STAFF PRESENT: Stephanie Bonney, Adam Mendiola, Wyatt Farley, JD Huff, Rick Funk, Matt Brock, Danny Little, Mark Little, Stuart Grimes, Jesse Wetzel.

OTHERS PRESENT: Lisa Popoff, Julie Taylor, Kashlee Mendiola, Kolten Conant, Ryan Reeve, Randy Taylor, Jim Shake, Shannon Luoma.

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

Councilor Pierson moved to approve the November 13, 2023 (2) minutes. Seconded by Councilor Carpenter. Motion carried.

The November 2023 Fruitland Planning & Zoning Commission Report was presented by Zoning Administrator, Danny Little. Councilor Peterson moved to approve the report. Seconded by Councilor Limbaugh. Motion carried.

Lisa Popoff representing the Local Highway Technical Assistance Council presented Road Scholar Program certificates to Adam Mendiola & Wyatt Farley of the Fruitland Public Works Department.

Julie & Randy Taylor, representing the American Legion Auxiliary is requesting sponsorship for American Legion Girls and Boys State. Girls & Boys State is a selective educational program of government instruction for U.S. high school students. A participatory program in which students become part of the operation of local, county and state government. The cost is \$500.00 per student. Councilor Limbaugh moved to sponsor two Fruitland, Girls State students and two Fruitland, Boys State students with the funds to be used from State Revenue Sharing, Community Development. Seconded by Councilor Carpenter. Motion carried.

The Council reviewed a request from Payette County Planning and Zoning for an Impact Area Recommendation regarding a request to transfer a development right from: Justin & Megan Fenton from a Parcel located west of 5540 Custer Road, owned by Daryl & Cathy Eldred to a parcel at the end of NW 26th Street owned by Nathan & Amber McGehee. Councilor Limbaugh recused himself of the decision as he is related to a benefactor of the proposed request. Councilor Pierson moved to send an unfavorable recommendation to Payette County Planning and Zoning, due to concerns regarding the current substandard road leading up to the receiving property. Seconded by Councilor Peterson. Motion carried.

The Council reviewed a request from Payette County Planning and Zoning for an Impact Area Recommendation regarding a request for variance of lot size requirements to build an accessory

building at 8172 N. Pennsylvania Avenue. Councilor Pierson moved to send a favorable recommendation to Payette County Planning and Zoning. Seconded by Councilor Carpenter Motion carried.

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

The Council reviewed proposed amendments to the Transportation Master Plan (TMP). Figure 10 of the February 14, 2022 TMP shows the proposed street and intersection priority projects. The future local road near the intersection of US-95 and Pennsylvania Avenue showing a connection to NW 2nd Avenue, which would include the future closure of this intersection, is to be removed from Figure 10 since the connection to NW 2nd Avenue is precluded due to development of the property to the east of Pennsylvania Avenue/US-95. The second revision is for the addition of a sidewalk project along SE 7th Street between Iowa Avenue and Pennsylvania Avenue. Councilor Peterson moved to approve the revisions to the Transportation Master Plan. Seconded by Councilor Limbaugh. Motion carried.

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

Councilor Pierson moved to approve the Scope of Services for the City of Fruitland Water Master Plan Environmental Information Document in the amount of \$13,070. Seconded by Councilor Peterson. Motion carried.

The Council reviewed the Final Plat for Aspen Meadows Subdivision. Councilor Pierson moved to approve the final plat of Aspen Meadows Subdivision. Seconded by Councilor Limbaugh. Motion carried.

The Council discussed the current status of remaining capacity in regards to the water and wastewater treatment plants and possible options to manage the remaining capacity. Concerns regarding approving developments and allocating capacity to developments that stall or do not get built for many years, taking capacity from the available balance was discussed. It was decided to add additional language to the current proposed development agreements for Waters Edge Subdivision and Orchard Heights Subdivision, requiring construction of infrastructure to be completed within 3 years of the approval of the preliminary plat. If infrastructure construction is not completed within this time period, additional infrastructure may be required by the developer to receive water and sewer services. City Attorney Stephanie Bonney will draft an ordinance for Council review.

Councilor Pierson moved to approve the annexation, zone designation of Single Family Residential, development agreement with proposed amendments, and Preliminary Plat of the Waters Edge Subdivision, located west of N. Vista Avenue and Washoe Road Extending to the bank of the Snake River. Seconded by Councilor Peterson. Motion carried.

Councilor Pierson moved to approve the annexation, Comprehensive Plan amendment from Neighborhood Commercial to Single Family Residential , zone designation of Single Family

Residential, development agreement with proposed amendments, and preliminary plat of the Orchard Heights Subdivision, located in the north and south 2100 Blocks of SE 6th Street to the north 2250 Block of NW 2nd Avenue. Seconded by Councilor Carpenter. Motion carried.

Councilor Peterson moved to approve water and sewer capacity for Phase 1 and Phase 2 of the Orchard Heights Subdivision. Seconded by Councilor Pierson. Motion carried.

The Council reviewed Change Order #1 & Change Order #2 from Hill Construction regarding the construction of the Fruitland Police Station. Change Order #1 is in the amount of \$9,771.50 to install a roof drain piping that was not included in the civil plans. Change Order #2 is in the amount of \$3,962.50 for 76 feet of 4' tall wall and bigger footings. Councilor Pierson moved to approve Change Order #1 and Change Order #2. Seconded by Councilor Limbaugh. Motion carried.

The Council reviewed a lease request from Snake River Oil & Gas. Councilor Limbaugh moved to reject the request. Seconded by Councilor Carpenter. Motion carried.

Councilor Pierson moved to suspend the rules and read Ordinance No. 705- Annexation, Zone Designation of Single Family Residential for the Waters Edge Subdivision, by title only. Seconded by Councilor Peterson. Motion carried. Councilor Limbaugh moved to adopt Ordinance No. 705. Seconded by Councilor Peterson. Roll call vote: Limbaugh, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

Councilor Pierson moved to suspend the rules and read Ordinance No. 706- Annexation, Comprehensive Plan Amendment from Neighborhood Commercial to Single Family Residential, Zone Designation of Single Family Residential for the Orchard Heights Subdivision, by title only. Seconded by Councilor Limbaugh. Motion carried. Councilor Peterson moved to adopt Ordinance No. 706. Seconded by Councilor Pierson. Roll call vote: Limbaugh, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

Councilor Limbaugh moved to approve Resolution No. 2023-07- Amending Personnel Manual- Chapter IV, Section D-3- Holiday Pay- Clarifying Holiday Pay for Ambulance Staff. Seconded by Councilor Carpenter. Motion carried.

The October 2023 Finance Report was reviewed by the Council. Councilor Pierson moved to approve the October 2023 Finance Report. Seconded by Councilor Peterson. Motion carried.

Councilor Pierson moved to adjourn. Seconded by Councilor Carpenter. Motion carried at 8:23 P.M.

Brian Howell, Mayor

ATTEST:

Suzanne Percy, City Clerk