

The Fruitland City Council convened for a Work Session at City Hall on Wednesday, February 26, 2014 at 11:30 a.m. with the following members present:

President Richard Lee Outen, Jr., Treasurer Darlene Kerr, Councilor Gloria Ortiz and Councilor Ray Carey.

Also present in the audience were:

Code Enforcement Officer Ron Ciszewski and Corporal Brown.

Also present at the table were:

City Manager John Psota, Chief Michael Phillips, City Clerk Raye Ellen Thomas and City Solicitor Andrew Mitchell.

The following guests were present for the meeting:

Rick Insley, Kris Adams, and two unknown ladies.

President Outen called the work session to order at 11:40 a.m. and advised that no public comments would be accepted during the work session, however at the Public Hearing to be held on March 11, 2014, all comments are welcome. President Outen then voiced his opinion that he is opposed to the Landlord Licensing Ordinance however at this time he can only try to amend the proposed ordinance. The purpose of this work session is to amend certain sections of the proposed Landlord Licensing Ordinance, at which time Treasurer Kerr suggested that the Council start at the beginning of the proposed ordinance and to go through each section. All agreed to start at beginning and when a section needs discussion to stop and offer suggestions. City Solicitor Mitchell advised that the draft copy the Council is working on is Draft 6 2-3-14, and some of the changes that have been suggested have been noted but are not written on this copy.

President Outen started with section 114.1 and questioned the definition of a family member, City Solicitor Mitchell advised that section H describes a relative by blood or marriage of the landlord, whose interest in the rental dwelling unit is held as an individual or member of a joint venture or partnership.

Section 114.4, President Outen questioned how the Public will be informed that the rental dwelling units must be registered and by when. City Solicitor Mitchell advised that in section B 2 it is stated that the City will mail registration renewal forms to the owner's mailing address. It was also suggested to put notice in the newsletter that is mailed out. The Council also decided to change the fee for each rental dwelling unit from \$50.00 to \$40.00 and the annual registration of each dwelling unit from \$50.00 to \$40.00.

Section 114.5 Number 3, President Outen suggested that the \$50.00 fee be added on to the water bill. City Solicitor Mitchell advised that would create a lot of work due to Finance having to track who to bill and who had paid, then it could be paid quarterly and someone would have to monitor all the payments. Council will discuss the matter further of how the bill will be sent out, received and who will keep track of the payments.

Section 114.9 will now state that all rental properties will be inspected on registration and every five years unless a rental property changes landlords.

Section 114.12 the Council will change the fee from \$100.00 to \$50.00 for the appeal procedure.

Section 114.14 the fine shall be \$100.00 per violation.

The Council went back to discussing what personnel would need to be hired to implement the rules of the proposed ordinance.

The Council thanked the landlords that attended and urged them to attend the regular Council Meeting Public Work Session to be held on March 11, 2014.

On a motion made by Treasurer Kerr to take a short recess to clear the room and then proceed into closed session and seconded by Councilor Ortiz, the public work session was adjourned at 1:40 p.m.

The Council reconvened into Closed session at 1:50 p.m. During the closed session the Council entertained personnel matters involving Public Works and the Police Department.

On a motion made by Treasurer Kerr to adjourn and seconded by Councilor Ortiz, the meeting was adjourned at 2:28 p.m.

Prepared by:

Raye Ellen Thomas

Approved: March 11, 2014