

**MINUTES
PAYETTE CITY COUNCIL
SPECIAL MEETING
September 20, 2007**

12:00 Noon Special Meeting

A special meeting of the Payette City Council was called to order at 12:00 Noon by Council President Nelson in the City Council Chambers of Payette City Hall, 700 Center Avenue.

ROLL CALL

Members Present: Mayor Henderson (arrived late), Ivan Mussell, Vallery Klitch, Mark Heleker, Lee Nelson, Georgia Hanigan

Members Absent: Jeff Williams, excused

Also Present: Jeff Sands, Fire Chief; Kellie McCombs, City Treasurer; Police Chief Mark Clark; City Engineer, Doug Argo

PUBLIC HEARING

ORDINANCE 1288 AMENDING THE FY 07 CITY OF PAYETTE BUDGET

The Council opened the public hearing at 12:03 PM.

Treasurer McCombs explained that the City has received grant money during the first of the year, and this is placing it in the budget.

Hearing no public comments the public hearing was closed at 12:04 PM.

NEW BUSINESS

A. Ordinance 1288 - An ORDINANCE OF THE CITY OF PAYETTE, IDAHO, AMENDING ORDINANCE #1267, THE ANNUAL APPROPRIATIONS ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2006, AND ENDING SEPTEMBER 30, 2007; APPROPRIATING ADDITIONAL MONIES THAT ARE TO BE RECEIVED BY THE CITY OF PAYETTE, IDAHO, IN THE SUM OF \$852,000

~First Reading

A motion was made by Klitch and seconded by Heleker to introduce Ordinance 1288 by title only.

At the roll call:

Ayes: Mussell, Nelson, Heleker, Hanigan, Klitch

Nays:

The motion CARRIED, and Treasurer McCombs read Ordinance 1288 by title only.

A motion was made by Heleker and seconded by Mussell to suspend the rules and pass ordinance 1288 on its first reading.

At the roll call:

Ayes: Mussell, Nelson, Heleker, Hanigan, Klitch

Nays:

The motion CARRIED, and Treasurer McCombs read Ordinance 1288 by title only.

A motion was made by Klitch and seconded by Heleker that Ordinance 1288 do pass.

At the roll call:

Ayes: Mussell, Nelson, Heleker, Hanigan, Klitch

Nays:

The motion CARRIED

B. Approval of Development Agreement Between the City of Payette and Lancaster Development, LLC

Mr. Gene Lancaster, 11428 Scotch Pines Road, Payette, addressed the Council as Vice President of Lancaster Development, LLC. Mr. Lancaster said all of the issues have been addressed except for one tweak regarding a clarification on the tap fees.

Councilor Mussell asked if they had to obtain the ROW from property owners. Lancaster replied that is resolved. Mussell then asked about putting the water deeper for the school district. Lancaster said that was addressed.

Councilor Klitch asked if there were any objections from the Engineer. Doug Argo explained conditions in the development agreement to the Council.

Klitch moved and Heleker seconded a motion to approve the Development Agreement between the City of Payette and Lancaster Development, LLC.

Councilor Heleker asked the City Engineer to explain the trellis on the entrance to the subdivision. Argo explained the trellis concept to the Council.

Council discussed any concerns with staff. Argo explained that the only contingency in the development agreement is the clarification on the tweaking of the tap fees. Councilor Klitch made her motion contingent on the tap fees tweak being resolved.

At the roll call:

Ayes: Mussell, Nelson, Heleker, Hanigan, Klitch

Nays:

The motion CARRIED.

C. Final Plat Approval ~ Gold Ridge Estates Subdivision

Kevin Shoemaker, 7170 Denver Road, Fruitland, Idaho, addressed the Council as the engineer for Lancaster Development. He stated that all of the questions have been addressed. They still have some tweaking to do by request of the City Engineer. City Engineer Argo stated he has not seen plans for the PRV, and the outstanding items are outlined in the letter to the Council.

Argo pointed out one other outstanding issue for phase one, and that is whether the owner wants to put in a park or not for the first phase. If the owner wants to exercise the option, the park plan should be submitted with the other construction plans. Gene Lancaster said they do plan to put a park in there. He pointed out a lot that will be a park/irrigation pump station.

A motion was made by Councilor Klitch to approve the final plat for Lancaster Development based on the following contingencies:

That the intersections and storm drains are worked out to the satisfaction of the City Engineer. That all of the small items indicated in the Engineers letter of Sept 12, 2007, are resolved in the City's best interest, and that the park plans are submitted as part of the construction plans, and any additional concerns that can be worked out with the administration.

The motion was seconded by Mussell.

At the roll call:

Ayes: Mussell, Nelson, Heleker, Hanigan, Klitch

Nays:

The motion CARRIED.

D. Approval of Development Agreement Between the City of Payette and Montesa Development

Amy Woodruff, P.O. Box 95, Nampa, 83653, addressed the Council as engineer for the Developer, Dave Washburn.

City Engineer Argo stated that the Development agreement has not been totally worked out due to a discrepancy in the mapping and a misunderstanding between the owner and the City regarding the \$850 fee. It should be charged on all lots, regardless if the lots had been recently annexed.

A motion was made to approve the Development Agreement and Final Plat with Montesa Development Conditional on satisfactory resolution of the development agreement by Heleker, the motion was seconded by Nelson.

After a unanimous voice vote, the motion CARRIED.

E. Final Plat Approval ~ Montesa Subdivision

See above.

ADJOURNMENT

A motion was made by Councilor Klitch and seconded by Councilor Heleker to adjourn.

After a unanimous voice vote, the Council adjourned at 12:36 PM.

Signed this _____ day of _____, 2007.

DOUGLAS E. HENDERSON, Mayor

ATTEST:

Mary Cordova, City Clerk