

**MINUTES
PAYETTE CITY COUNCIL
REGULAR MEETING
March 5, 2007**

A regular meeting of the Payette City Council was called to order at 7:00 PM by Honorable Mayor Douglas E. Henderson in the City Council Chambers of Payette City Hall, 700 Center Avenue.

ROLL CALL

Members Present: Mayor Doug Henderson, Ivan Mussell, Mark Heleker, Georgia Hanigan
Vallery Klitch, Lee Nelson

Members Absent: Jeff Williams was excused

Also Present: Mary Cordova, City Clerk; Jeff Sands, Fire Chief; Chief of Police, Mark Clark;
Colleen Bonell, Library Director; Kellie McCombs, City Treasurer; Street
Superintendent Willie Hollis; WWTP Superintendent Randy Schwartz; Captain
Dave Platt; City Attorney Bert Osborne

PLEDGE

Mayor Henderson led the Pledge of Allegiance.

APPROVAL OF MINUTES

A. 2/20/07 Regular Meeting Minutes

A motion was made by Heleker and seconded by Klitch to approve the regular meeting minutes of 2/20/07.

Hearing no objections, the meeting minutes were APPROVED with one change noted.

APPROVAL OF BILLS & PAYROLL

A motion was made by Hanigan and seconded by Nelson to approve the City Bills & Payroll in the amount of \$142,375.37.

At the roll call:

Ayes: Mussell, Nelson, Hanigan, Heleker, Klitch

Nays:

The motion CARRIED.

COMMUNICATIONS

No comments heard.

SPECIAL ORDERS

None heard.

PLANNING & ZONING

None heard.

UNFINISHED BUSINESS

None heard.

NEW BUSINESS

A. Update on Greenbelt by Chuck Kinney

Mr. Chuck Kinney, 2026 1st Avenue South, Payette, gave a power point presentation to the Council regarding the Payette Greenbelt. Mr. Kinney is the chairman of the Greenbelt committee. He thanked Councilor Klitch for all of her helping him out in researching items related to the Greenbelt.

Mr. Kinney informed the Council that the Greenbelt is seeing increased usage. Fish and Game stocks the pond. A large problem of dog waste has been noted along the trail. He asked that the leash law and dog waste law is enforced.

Mr. Kinney pointed out several places along the Greenbelt that are deteriorating. After the trail leaves the pond area, it really becomes unstable. People have been using the road, which is privately owned, to avoid the deteriorating area. The City's easement states that the trail shall move with the river bank over time. Mr. Kinney explained that it would be nice to get an easement across the privately owned road.

The senior class at Payette High has chosen the Greenbelt as their project this year. They are going to help Mr. Kinney brush out the trail.

Mr. Kinney informed the Council that the City has leased the island in the middle of the Payette River from the state for twenty years. We are now on our second ten year term. The first ten years of the lease, we didn't do anything, and the state is encouraging us to do something. We need a bridge out to the island from the tail end of the sewer plant. It is about 110 feet from solid ground to solid ground. It is high enough on the sewer plant side, but the whole island was under water last year. The state wants us to have a handicap accessible bridge.

Mr. Kinney went on to explain how there are plans for the Greenbelt to continue down to the twin bridges. There are areas that need to be annexed into the City. Nancy Banks has considered donating her land and pond at the end of Park Street to the County.

Councilor Heleker informed Mr. Kinney that the Youth Advisory Council is in the process of establishing their priorities, and the Greenbelt is something they want to focus on. Mayor Henderson stated that we can go ahead and make some changes to the ordinances so the leash laws are enforced better, and address the dog waste collection issues.

Mr. Kinney stated that perhaps it is time to get the Greenbelt on the city budget. We have some nice assets in the City that we need to take care of.

Councilor Klitch stated there should be some sort of station at the entrance, a collection station. We need to establish a place for them to put their garbage. The only place we have on the trail is at the parking lots. We can take care of those issues fairly quickly. Mayor Henderson stated that the Council can discuss the Greenbelt further at the upcoming work session.

B. Disposal of Surplus Property

Mayor Henderson stated that they would like to add a 1994 Bronco to the list, and miscellaneous items. We usually come up with worthless items between now and auction time.

Councilor Klitch moved to approve the disposal of surplus property with the noted amendments. Councilor Heleker seconded the motion.

After a unanimous voice vote, the motion CARRIED.

C. Ordinance 1273 - AN ORDINANCE OF THE CITY OF PAYETTE, IDAHO, ADOPTING A NEW TITLE 18 AND NEW CHAPTER 18.01 OF THE PAYETTE MUNICIPAL CODE ENTITLED ANNEXATION PROCEDURES PROVIDING FOR AN APPLICATION AND REVIEW PROCESS FOR ANNEXATIONS; BY PROVIDING FOR A SEVERABILITY CLAUSE; BY PROVIDING FOR A REPEALER CLAUSE; AND BY PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

Councilor Klitch moved and Councilor Heleker seconded a motion to read Ordinance 1273 by title only.

At the roll call:
Ayes: Mussell, Nelson, Heleker, Hanigan, Klitch
Nays:

The motion CARRIED and City Attorney Osborn read Ordinance 1273.

City Clerk Cordova explained that on page 14, under Section 18.01.040, they would like to see the entire last sentence struck from the ordinance. By doing so, it will enable multiple applications to be considered concurrently with the annexation application.

Councilor Nelson thought the ordinance seemed awfully restrictive and cost prohibitive to the average person who wants to do some development and be annexed into the city. Do we have some of these things in place now? Cordova explained that we have nothing in place now. It does mean that a developer will have to give us a better idea of what they are going to do with the property, for instance provide a master plan. Knowing that the City is going to have to provide services, the applicant will now have to provide the information to the City at the time of the application.

Councilor Nelson noted that an engineer will have to be hired to provide this type of information. Just when we want to start getting growth, now it will cost a lot of money. Nelson continued that developers are in business to make money, but this seems pretty restrictive.

Mayor Henderson stated that we will discuss the issue in the upcoming work session. Councilor Klitch stated she was against most of what is in the ordinance, but encouraged the public to comment.

A motion was made by Councilor Klitch to send Ordinance 1273 to its second reading. The motion was seconded by Councilor Hanigan.

At the roll call:
Ayes: Mussell, Heleker, Hanigan, Klitch
Nays: Nelson

The motion CARRIED.

DEPARTMENTAL REPORTS

Written reports were presented to the Council.

CITIZENS COMMENTS

Dewayne Youngberg reported on what has been happening at the airport. We have had work crews at the airport, we have the hangar painted, and the flagpole is in place. This weekend is the Friends of the Airport Fly-In, and a dedication of the new flagpole. We could have 50 to 100 planes coming in. Youngberg explained that there will be a breakfast at 8:00, and a lunch at noon. It will be a fun event. A lot of people have been putting in a lot of time there.

Sollie Callendar, stated he represented the 2,400 taxpayers. In this week's newspaper, we are talking about the Gold Ridge Estates. Mr. Callendar continued that he is all for speculation, this is pure speculation. Even if we had the jobs coming in, and these homes were going to be occupied, even if that was the case, it has to be done in such a way where it has a zero dollar impact on the 2,400 taxpayers in our base unit. It shouldn't cost them a dollar because we can't take care of what we have already, and we can't afford to take on any more. If this, or the next project can't stand on its own two legs, this poor town can't support it. Callendar stated he is all for speculation. There is five or six subdivisions in this town that right now that are not sold out and are thirty to forty years old. There is a lot of land inside the City, the Carrico's for instance, prime properties just sitting there. Plus there are lots of lots in town that have never been built on. We are talking about all of the new homes out there. Now when you talk about a home, the first thing someone will say is you have to get qualified. The first thing they will say is this; how much home can you afford to buy. Two and a half times your gross annual income. And then they get to talking about 40% debt to income ratios. We don't have

the base for that. We are talking about not only these 250 homes, but all of the others planned. Let's just talk about a property at \$185,000. You need a base income of \$74,000 and a good debt to income ratio. How many hundreds are standing behind in this community. How many will move into this community that have a gross income of over \$75,000 per year. I don't know if they can build a home in these new subdivisions for \$185,000. Let's don't get too excited about this. But let's don't stop this, but let's don't make a commitment. If it won't stand on it's own, and the 2,400 people have to ...no, no, no, no, no, no, no, no, no, no. We can't help them. If they can't do it, we can't help them and it can't be done.

Kim Bruce, 2026 1st Avenue South, Payette, wanted to make a comment on ordinance 1273. She agreed with what was said, she feels like we have just opened up and started helping things come in for development in this area, and that ordinance is too restrictive for people who are just speculating to buy property and might want to sit on it for a few years, and want to try to sell it someday and annex it in. To keep the real estate moving, some of the things in it is too restrictive. For people to have a master plan on something they are not intending to develop. It would be a lot of money wasted and time wasted for someone to have to try to annex it in with a master plan because they don't want to do it. It definitely needs to be revisited.

Councilor Klitch stated that Jeff, Georgia and I two years ago got together and looked at some of the county property that is in the City. We came up with some annexation ideas, and wanted to clean up some of the lines of the City. The pink lines represent county within the city. Councilor Klitch gave the map to Mayor Henderson.

MAYOR'S COMMENTS

Mayor Henderson informed the Council of the following:

- We are planning to hold a Council work session on Tuesday, March 13, at 6:00 PM. Councilor Nelson stated he would not be able to make that meeting. Councilor Heleker noted he also would not be able to attend.
- Ordered no parking signs for Main Street to assist in our street cleaning efforts. We handed out some flyers in the past month to get people off of the street from 2:30 AM to 6:30 AM.
- We have reviewed Hangar lease RFP's, and have given preference to someone who wants to operate a business out of the hangar.
- Next meeting is Monday, March 19, at 7:00 PM.

ADJOURNMENT

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

After a unanimous voice vote, the Council adjourned at 7:48 PM.

Signed this _____ day of _____, 2007.

DOUGLAS E. HENDERSON, Mayor

ATTEST:

Mary Cordova, City Clerk