

**MINUTES
PAYETTE CITY COUNCIL
REGULAR MEETING
March 3, 2008**

7:00 Regular Meeting

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

ROLL CALL

Members Present: Mayor Henderson, Ivan Mussell, Jeff Williams, Mark Heleker, Georgia Hanigan, Lee Nelson, Les Cochran

Members Absent: None

Also Present: City Attorney Bert Osborn; Police Chief Mark Clark; Fire Chief Jeff Sands; WWTP Superintendent Randy Schwartz; Brandi Mack, Independent Enterprise; Doug Argo, Holladay Engineering

PLEDGE

Mayor Henderson led the Pledge of Allegiance.

APPROVAL OF MINUTES

A. 02/19/08 Regular Meeting Minutes

Williams moved that there be a correction to the last meeting minutes. Cochran was there twice, and Nelson made the comment about school crossings, not Williams.

Nelson moved and Heleker seconded the motion to approve the meeting minutes as corrected from 2/19/08.

After a unanimous voice vote by the Council, the motion CARRIED.

APPROVAL OF BILLS & PAYROLL

A motion was made by Hanigan and seconded by Mussell to approve the City Bills & Payroll in the amount of \$127,079.51.

At the roll call:

Ayes: Hanigan, Cochran, Mussell, Nelson, Heleker, Williams

Nays:

The motion CARRIED.

COMMUNICATIONS

No comments heard.

PLANNING & ZONING

None heard.

OLD BUSINESS

None heard.

NEW BUSINESS

A. Change Order #3 for 7th Avenue North Sewer Replacement

Mayor Henderson asked for the Council's approval on change order #3 7th Avenue North Sewer Replacement project. The work for this project was being done we received numerous citizen complaints concerning safety and traffic control. We determined the best course of action was to ask Eastern Oregon Construction to provide flaggers and traffic control for the remainder of the project.

Councilor Hanigan asked if we have paid for the project yet. The Mayor stated that we have not paid for it yet, this is just the bill. Councilor Hanigan then asked if it was something the Council had authorized. The Mayor stated that they provided flaggers and traffic control. The majority of the traffic control was helping people cross at Center and US 95, while 7th Ave North and US 95 were blocked.

A motion was made by Heleker and seconded by Williams to approve Change Order #3 for the 7th Avenue North Sewer Replacement Project.

After a unanimous voice vote, the motion CARRIED.

B. Discuss the Sale of City Property

Richard Miller, who is a consultant for Cartel, Inc. addressed the Council. Councilor Nelson asked if Cartel Inc. had an estimate of what it would cost to do the runway extension. Cartel did not have an estimate. Miller's suggestion was that the Council get a hold of the people who do the engineering for the City. He believes they could give us a fairly good estimate on what the extension might cost. Councilor Mussell asked if the bid was contingent upon the finishing of the 500 foot extension of the runway. Mr. Miller stated that they would need that 500 foot extension of runway. Everything they did was looking at having the 500 foot extension, plus a taxi way down the west side of the runway. They will not have this done by April 15th. They are willing to look at a feasibility plan to get it completed that works for everyone. Their concern is that if they start developing and it never happens, then they will have a problem. Mayor Henderson stated a majority of the Council feel that it may be a little quick for them to accomplish it in the next budget year. One reason was because they don't have any real numbers to work with. Ms. Cordova stated that the City did a calculation on what the projected numbers would be. They estimated it at \$607, 000.00. Councilor Cochran asked if the estimate included the filling in the gully. It does included the gully fill-in. Councilor Cochran asked if we could even budget that in for next year? Mayor Henderson stated that it would be a wash. We would have to take the bid and turn around and put the money into the extension. Councilor Williams asked about the through the fence fees.

Would a fee be charged for the usage of the airport by the residents? Miller replied Yes, with most municipal airports you pay these fees. Mr. Miller thinks all the fees that come from the people who are utilizing the airport, will benefit the airport. Mr. Miller will do some research on the associated fees. Councilor Williams asked what the fees are going to be per lot. Mr. Miller stated the figures he has are around \$100 a year per aircraft. People with multiple aircrafts should pay more than the people with only one aircraft. The amount paid per lot might not be the best route to go. They will have a homeowner's association fee. They have a lot of common area, all the taxi ways, all the streets, any of the areas that are not actually built upon will be common areas. It would be a fee on top of the homeowner's association fee.

Mayor Henderson asked what if we move forward with this and you start your development next spring, at what point for you to actually function does this extension have to happen? Mr. Miller stated that they could get by for a while with what's there. We will be forced to build a taxi way clear down (if you allow us to), to the taxi way that is there now at the end of the runway. Eventually this would become part of the new taxi way extension. The first house that is building there is going to have an airplane in it and we have to have a way to get them to the end of the runway. Mr. Miller stated that this kind of a project is hard to phase because of the way they are looking to develop it, and the way the utilities are laid out.

Councilor Williams stated that it appeared some of the lots would not have access to the airport, is that correct? Mr. Miller answered no, that every lot has access to the taxi way on one side, to a road on the other side. The 1st row is setting right on the north end of the property, and they would use the apron to taxi. Mayor Henderson asked if the smaller units on the north side have hangers in them or do they have a home over the hanger? Mr. Miller stated that the concept there is they build a 50x40 hanger that opens out on one side to the taxi way, and on the front they will allow the people to build either a 25, 30, or 35 foot two story extension that will have living quarters in it. Mr. Williams asked if they are developing a certain area 1st or how will that work. Mr. Miller stated that the buyer will build in the designated area for his needs. Councilor Nelson asked how they would handle snow removal. Mr. Miller stated this will be a PUD (Planned Unit Development) which means they will take care of everything inside the fence. The only people Mr. Miller can see that will need access are the police and fire, and he will make sure they have a way of getting in there. Councilor Nelson asked what the typical living quarter square footage for a condo style unit? Mr. Miller stated that the CC&R's allow 1,000sq ft on the 1st floor, and a minimum of 800 sq ft on. Mr. Heleker asked if they are going to have spec homes that people can come look at, or how are you going to go about this? Mr. Miller stated that they have 4 or 5 approved plans of different sizes. They would also select 2 or 3 builders, so when the customer purchases a lot they will introduce them to the builder. They can also bring their own builder, and their plans. We will have an architectural committee that has to approve everything that goes into it. They want to have a top scale airpark in the interior. The other stipulation they will have in the CC&R's is that every owner in the park has to hold an FAA Pilot Certification. That way you do not have people in the park that are not pilots, not aviators, that start complaining about noise etc. Mr. Miller will not be able to complete the project in 24 months; they will need 36 months to compete.

Councilor Nelson has concerns with \$650,000. Councilor Cochran asked if we don't agree to do the expansion how many can you get in, in a 3 year period without the extension? Mr. Miller said the estimate would be difficult, because it limits the type of aircraft you can safely put on the runway. Councilor Cochran said the City may enter into this with you, and agree to build the taxi way, contingent upon how many homes you have in there in 24 months will make a determination on whether or not we are going to commit to making the extension. Mayor Henderson stated they have already committed to making this extension. Mr. Miller stated they will to get most of the infrastructure at

least roughed out this season. Once the sale is committed by the Council, they would like to start marketing it. This will tell them how much they will be able to sale on a reservation basis. Mr. Magg stated that he has been approached by two serious people about lots in the airport subdivision; they are committed and ready to buy. He thinks the way to approach the improvement to the airport would be to sit down and figure out what the user fees might be in the future.

Councilor Mussell asked if we could phase the runway. Mayor Henderson responded No, you would not save money. Councilor Cochran said regardless we are dealing with taxpayer money if we are going to put \$670,000 into the runway. Sharon Martell from Meridian, Idaho said the cost of the project, because the CAT economist said this year would be rough. Councilor Williams has been asked if this is a fair amount. Councilor Mussell asked how we are going to commit to this. Councilor Mussell would like to see 12-15 homes before committing. Councilor Hanigan thinks the bid is fair.

A motion was made by Hanigan and seconded by Mussell to approve and accept the bid by Cartell, Inc. contingent on a development agreement between both parties.

At the roll call:

Ayes: Hanigan, Cochran, Mussell, Nelson, Heleker, Williams

Nays:

The motion CARRIED.

C. Two Rivers Subdivision, Phase II
~Acceptance of Public Improvements

Mayor Henderson Asked the Council to accept the Public Improvements that have been completed on Two Rivers Subdivision Phase II. Doug Argo has inspected the improvements. There are a few small items to be cleared up, and they were completed today 3/3/08.

A motion was made by Mussell and seconded by Williams to approve the public improvements at Two Rivers Subdivision, Phase II.

After a unanimous voice vote, the motion CARRIED.

D. 9th Street Road Improvement Project
~Bid Award

The bid opening started last week, and the lowest bid we had was \$189,735.27 by Luree Construction. The bid has been reviewed by our engineers, and we are asking that the bid be awarded.

A motion was made by Heleker and seconded by Cochran to award the bid to Luree Construction for the 9th Street Road Improvement Project in the amount of \$189,735.27.

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

The motion CARRIED

**E. Lamar Billboard Company
~ Approval of a Lease renewal**

This is the billboard located at the end of the cul-de-sac on 12th Street. Asking the council to decide between option one: \$750.00 per year for a 10 years lease, or option two: \$1,000.00 per year for a 20 year lease. Councilor Nelson asked what they have been paying for it. City Clerk Cordova stated that she believes it was \$750.00.

A motion was made by Hanigan and seconded by Williams to accept the 10 year lease with Lamar Billboard Company.

After a unanimous voice vote, the motion CARRIED.

**F. Ordinance 1291- An Ordinance of the City of Payette, Idaho, Ordering a Special Bond Election to be Held on the Question of the Issuance of General Obligation Bonds of the City in the Principal Amount of \$1,900,000 for the Purpose of Acquiring and Constructing a Fire Station and Related Improvements and Costs; Establishing the Date, Time, and Place of the Special Bond Election; Approving a form of Ballot and a Form of Notice of Election; Providing for Publication of Notice of Election; Providing for Registration of Voters; Providing for Related Matters; and Providing an Effective Date
~ First Reading**

A motion was made by Heleker and seconded by Williams to introduce Ordinance 1291 in its entirety.

After a unanimous voice vote, the motion CARRIED

A motion was made by Heleker and seconded by Nelson to suspend the rules and pass Ordinance 1291 on its first reading.

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

After a unanimous voice vote, the motion CARRIED

A motion was made by Mussell and seconded by Heleker that Ordinance 1291 do pass.

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

The motion CARRIED

- G. **Resolution 2008-8 A Resolution of the City of Payette, Payette County, Idaho, Approving an Agreement for Bond Counsel Services, Authorizing The Mayor and City Clerk to Execute the Same; and Providing an Effective Date
~ Hiring Law Firm Moore Smith Buckstein and Turk**

A motion was made by Heleker and seconded by Williams to approve Resolution 2008-8.

After a unanimous voice vote, the motion CARRIED

DEPARTMENTAL REPORTS

- A. Engineering Report

CITIZENS COMMENTS

Sollie Calender- Would like to be put on the agenda. He is going to talk to us like a country banker. Would like to break a promise he made to himself. He has been tempted during the airport discussion to come in front of the board. If the city would like to pursue getting more money for the airport property, Sollie will contact some of his investors.

Stan Clemens- Talk about the proposed sale of the airport property. Thinks the airport property is the most valuable piece of property the city owns. He thinks a year or two from now would be a better time to sell the property. As a taxpayer Stan would like to see the city get more money out of the property.

MAYOR'S COMMENTS

- Sunday March 9, 2008 is Daylight Savings Time.

ADJOURNMENT

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

After a unanimous voice vote, the Council adjourned at 8:32PM.

Signed this _____ day of _____, 2007.

DOUGLAS E. HENDERSON, Mayor

ATTEST:

Mary Cordova, City Clerk