

**MINUTES OF A REGULAR CITY OF PAYETTE COUNCIL MEETING HELD MARCH 20, 2006, AT 7:00 P.M., IN CITY HALL, 700 CENTER AVENUE, PAYETTE, IDAHO.**

The meeting was called to order by Mayor Doug Henderson.

Pledge of allegiance.

**ROLL CALL:** Georgia Hanigan, Lee Nelson, Mark Heleker, Jeff Williams, Georgia Hanigan and Vallery Klitch were present.

Councilwoman Klitch moved to amend the agenda to include Fire Department surplus property. The motion was seconded by Councilman Williams and passed by a unanimous voice vote.

**MINUTES:** Councilman Heleker moved to approve the meeting minutes of March 6, 2006, as written. The motion was seconded by Councilman Mussell and passed by a unanimous voice vote.

**BILLS AND PAYROLL:** Councilman Nelson moved to approve bills and payroll in the amount of \$238,038.41 and that checks be drawn to pay the same. The motion was seconded by Councilman Williams and passed by a unanimous voice vote.

**URBAN RENEWAL AGENCY UPDATE:** Mayor Henderson said the urban renewal committee met last week and will be meeting again this Wednesday. They have put together an aggressive agenda for the urban renewal district boundaries and part of that includes Seneca Foods. Any updates regarding their project will be on the agenda as urban renewal.

**ANIMAL MANAGEMENT:** Mayor Henderson said he will have an update at the next meeting regarding stray dogs. Atherton Kennels may be closing soon and the City will be addressing the situation.

**ORDINANCE #1259 - Dogs in City Parks:** Councilman Williams moved to introduce ordinance #1259 by title only. The motion was seconded by Councilman Heleker and passed by a unanimous voice vote. Bert Osborn, City Attorney, read the title. The Council received two versions to review. Version A adds a section allowing dogs in any City park only if designated by visual signs. Version B does not allow for any dogs in any City park. The Council felt version A would be a better solution for the City. Hanigan Park behind the armory was mentioned as a park to allow dogs. Councilman Williams suggested fencing off an area of one of the parks for dogs, allowing them to run free in a controlled environment. Councilman Heleker moved to suspend the rules and pass ordinance #1259, version A, on its first reading. The motion was seconded by Councilman Williams and passed by a unanimous voice vote. Councilman Heleker moved that ordinance #1259, version A, do pass. The motion was seconded by Councilman Nelson and passed by a unanimous voice vote.

**BILLBOARD DISCUSSION (Tabled):** Councilwoman Hanigan moved to remove the item off of the table for discussion. The motion was seconded by Councilman Heleker and passed by a unanimous voice vote. The Council was given copies of Idaho state billboard regulations. The Council discussed the difference between the large billboard type signs

and smaller signs. The large signs advertise an off-site business. Businesses wanting to place a sign on their own property advertising the business are able to do so. The Council held a discussion about regulating the sizes of the billboards. Councilwoman Klitch said the comprehensive plan addresses billboard signs and suggested we look at that. Councilman Heleker moved to place the agenda item back on the table. The motion was seconded by Councilwoman Klitch and passed by a unanimous voice vote.

**AIRPORT LEASE AGREEMENT - Pat King (Tabled):** Councilman Mussell moved to remove the item off of the table for discussion. The motion was seconded by Councilman Heleker and passed by a unanimous voice vote. The Council received the proposed lease agreement in their packets with changes from the current lease. Duane Youngberg and Gil Bates of the airport advisory committee were present and handed the Council a list of concerns. Paragraph 3 lacks definition regarding the City's ability to increase the lease amount every year. Mr. Youngberg would like the annual rental amount not to exceed 10% above new rental rates with a maximum increase of 6% per year. He would like to eliminate paragraphs 14 and 20 and eliminate section C of paragraph 22 totally. The wording in Paragraph 25 should be changed from 90 to 180 days to allow lessors to remove their improvements. Also, the wording of "if the lease is terminated for any reason," should be changed to "if the lease is terminated due to default." Mr. Youngberg said if his suggested changes are made, the City will have a friendly lease allowing the airport to develop and grow and protect the City. The Council discussed the recommended changes. They asked City Attorney, Bert Osborn to add a safeguard provision in paragraph 3 for the current lease amount not to exceed a certain percentage of new lease rates being offered. Mr. Osborn will add long term financing to paragraph 14. He said the current wording is pertaining to mechanics. He said he will make the changes and it will be on the next agenda. Councilwoman Klitch moved to table the agenda item. The motion was seconded by Councilman Mussell and passed by a unanimous voice vote.

**DON DRESSEN REQUEST:** Don Dressen, City Building Official, asked the Council to consider hiring an extra person for clerical assistance. This person would also help him with County work as well and would fall under the 40/60 split we currently operate under with the County. The new subdivisions coming on line will increase his workload. He said he asked the County first and they wanted to know how the City felt about it. Councilwoman Hanigan moved to approve the hiring of the additional clerical staff for Don Dressen with the cost to be shared with the County under the 40/60split and such position not to exceed 10 working hours per week. The motion was seconded by Councilman Williams and passed by a unanimous voice vote.

**WATER AND SEWER RATE REVIEW:** City Engineer, Doug Argo, gave the Council some written information about the current rates. He strongly suggested that both the water and sewer rates be increased to cover current costs and to budget for any projects in the future. He said rates should be increased annually based on the consumer price index. We have a small surplus built up in the water fund, but are at a deficit in the sewer fund. Our base rates should cover annual costs. Councilman Williams asked for a water and sewer rate increase proposal at the next meeting. Mr. Argo said he can present a proposal based on current costs, but if the wastewater treatment plant needs to make any improvements, those costs should be included in the rate increase. We have room to increase our rates and be competitive with other cities. The Council asked Mr. Argo for the following information for the next agenda; what should we charge for hook-ups? Are we collecting as much as our costs? Should we increase the money put in the capital improvement fund

so those funds can be used for water and sewer projects? This item will be on the next agenda.

**COST ESTIMATE FOR SOUTH 9<sup>TH</sup> STREET REPAIR:** City Engineer, Doug Argo, gave the Council a cost estimate of \$402,500 to repair South 9<sup>th</sup> Street from 3<sup>rd</sup> Avenue South to South Main Street / Hwy 95 spur. The Mayor and Council felt this is an important project. The street has been in disrepair for many years and almost everyone in town uses it. Mayor Henderson didn't feel an LID would be fair for the property owners along the street. He said he will be speaking with the street superintendent and will get back to the Council on how the project can progress.

**SOUTH 10<sup>TH</sup> STREET UPDATE:** Mayor Henderson explained the library is in need of more parking. After speaking with the police chief and our engineer, it was decided to make the South 10<sup>th</sup> Street in front of the library a one-way street. Cars will be allowed to travel north and angle park in front of the library and parallel park on the east side of the street. There will be some confusion initially as residents get accustomed to the change but it will be painted and signage will be put up. The Mayor said he will put the change in the paper.

**FIRE DEPARTMENT SURPLUS PROPERTY (amended):** Fire Chief Jeff Sands asked the Council for permission to donate some old fire helmets, shields and hardware to the Riggins Fire Department. They will be able to get some use from a few of them. City Attorney, Bert Osborn, said donating the property is fine. Councilwoman Klitch moved to donate the surplus equipment to the Riggins Fire Department as Chief Sands sees fit. The motion was seconded by Councilman Heleker and passed by a unanimous voice vote.

**DEPARTMENTAL REPORTS:** The Council received written reports from some departments in their packets. Doug Argo, City Engineer, said the Center Avenue bridge repair is complete and both driving lanes are open to full width. Asphalt patching will have to wait until the asphalt plants start mixing later in the spring.

**ADJOURN:** Councilman Heleker moved to adjourn. The motion was seconded by Councilwoman Klitch and passed by a unanimous voice vote. The meeting adjourned at 8:15 P.M.

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Doug E. Henderson, Mayor

ATTEST: \_\_\_\_\_  
Kellie A. McCombs, City Clerk