

**MINUTES
PAYETTE CITY COUNCIL
REGULAR MEETING
May 5, 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; Police Captain Dave Platt; Duane Youngberg; Frazier Peterson; Allen Massey; Mrs. Massey; Vallery Klitch; Doug Argo; Randy Schwartz, WWTP Superintendent

PLEDGE

Mayor Henderson led the Pledge of Allegiance.

A motion was made by Heleker and seconded by Mussell to amend the agenda to include the purchase of additional PVC pipe for the fields behind the McCain Middle School as item G.

After a unanimous voice vote, the motion CARRIED.

APPROVAL OF MINUTES

Heleker moved and Williams seconded a motion to approve the regular meeting minutes of 04/21/2008

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

APPROVAL OF BILLS & PAYROLL

A motion was made by Cochran and seconded by Hanigan to approve the City Bills & Payroll in the amount of \$273,028.19

At the roll call:

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

The motion CARRIED.

SPECIAL ORDERS

A. Presentation by Tim Kennedy for Idaho Community Forests

Mr. Kennedy presented the City with the 2007 growth award from the National Arbor Day Foundation. The City has also been recognized as a "Tree City" Mr. Kennedy complimented the City on the continued fiscal contributions toward improving our City.

B. Introduction of New Assistant Fire Chief John Hollis – postponed to next meeting

COMMUNICATIONS

No comments heard.

PLANNING & ZONING

None heard.

OLD BUSINESS

None heard.

NEW BUSINESS

A. Discussion of Building Plan Review Fees

Councilor Cochran said he felt like we are going to be asking our City for additional money, We budget to have a building inspector, and within that budget, it seems like plan reviews are part of the job. Cochran continued that he has a hard time thinking that we pay the inspector a salary and additional for plan reviews. There has also been mention of safety reviews, and then impact fees. It seems like we are bringing so much down on the community, it is almost contrary to the development we want here. Cochran said he did not see this as being productive for us right now. Cochran asked if other Council members felt the same way. He believed that the comment of 'growth paying for itself' has some merit, but we have done it the same way for so many years, we are just asking for more and more money.

Mayor Henderson stated that the building plan review fees are something that we are charged for. We can have the users that are getting the plan reviews pay for it, or we can have the public pay for it. Just like the presentation we just had for impact fees, there isn't necessarily a right answer; it is just what the Council decides to do.

Cochran said was worried that the fees would detract from someone wanting to build in Payette.

Councilor Nelson said he felt somewhat the same way in that we have been trying to become builder friendly, and it seems somewhat counterproductive, but he did understand that if we are being charged for it, the user should pay for it. Nelson said he has heard some grumblings that the inspector was only available for a couple of days and the inspections should be more timely.

Mayor Henderson said we should address grumblings by directing them to go and talk to administration because we can address them.

Councilor Cochran asked how long have we paid for plan reviews. Mayor Henderson said we have always paid for them, but have never asked for the user to pay. During the last budget cycle, we directed administration to generate more revenue to offset everything being paid for by the general public. We need to give administration better direction on where we want to go. We need to decide to pay for it through property taxes, or if we are going to have the users pay.

Councilor Nelson noted that Russ used to go out and do it, and Dressen just did it, but now that we are being billed for time, we see it now.

Cochran noted that we are paying \$3,000 a month for two half days a week. Mayor Henderson explained that he is in the office available to the public during two days a week. Other than that, he is available as needed. During busy times we'll pay more and slow times we'll pay less. We have looked at the costs and it is pretty much a wash. Cordova explained that he has not been working for us that long, and we will do an analysis soon.

Cochran said he sat where the department heads sat and watched the Council take the heat for being the highest taxed city in the state. Then the city didn't collect taxes for a few years, and that took the heat off. WE are really doing good right now and there has been positive feedback, but now we are going to do this and he wants to be able to explain why to the public, but it is just really hard.

Councilor Heleker said that his train of thought is similar, we are trying to have some economic growth, and if we turn around and start assessing fees to people, it does send a negative message. Heleker did not believe we are headed that way, and as the Mayor put it, we have to pay for it somehow. We either spread it out over the citizens, or do we collect it from the people who are receiving the service. We have to pay for it somehow.

Mayor Henderson said we are not alone in collecting this fee. Every city and county around us does it now, or is in the process of doing it. The majority of the developers have not complained because they are used to doing it.

Councilor Mussell said he can understand it if the average Joe citizen is going to have their taxes lowered so new development could pay the extra fees. But we keep adding things, but the citizen is not getting a break. If we are charging new development more, our tax levy rates will go down.

Councilor Hanigan noted that by implementing user type fees, it helps prohibit some of the increased that would be passed on. She also said the last time we addressed we decided that it would be less than half of the fees that were suggested. We also allowed extra inspections without a charge.

Councilor Williams commented that a month and a half ago we decided to not go forward with the bond due to economy, but yet we decide not to add some things. The other thing, all the papers said we were going 40% for plan review fees, which is still a lot less than the proposed 65%. We as a Council passed a 30% plan review fee. He also said that a citizen told him if the Council hadn't of waived the fees for the church, and for the schools, and then we may not have had to implement a plan review fee. Councilor Williams also stated that we need to have discussion like tonight where we really evaluate these proposals.

B. Authorization to Dispose of Surplus City Vehicles

Heleker moved and Mussell seconded a motion to approve the selling of the surplus vehicles by sealed bid.

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

**C. Approval of Public Utility Easement to Idaho Power for Underground Line at Airport
~Jeff Ekberg**

**D. Approval of Public Utility Easement to Idaho Power for Underground Line at Airport
~Max Barker**

Mussell moved and Nelson seconded a motion to approve the easement for Idaho Power for the Barker property and the Ekberg property at the airport.

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

E. Approval of Proposal from BBC Research & Consulting for Impact Fee Study and Strategic Planning Proposal

Councilor Cochran asked if we approve this we still have the opportunity to set our own fee level, and asses whatever dollar amount we want? Mayor Henderson stated yes, the final packet comes back to the council for approval.

Hanigan moved and Heleker seconded a motion to approve the proposal for BBC Research & Consulting for the Impact Study and Strategic Planning Proposal Study.

At the roll call:

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

The motion CARRIED.

F. Change Order #2 – South 9th Street Project

Doug Argo explained to the Council the reason why we need the second change order on the South 9th Street project. Some old, concrete curbing needs to be replaced near Albertson's. It could cause problems in the future if we do not take care of it now.

Williams moved and Mussell seconded a motion to approve Change order #2 in the amount of \$1,060.00.

At the roll call:

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

The motion CARRIED.

G. Approval of the purchase of additional PVC pipe for the fields behind the McCain Middle School

Councilor Heleker explained to the council that the original estimate of 400 feet was not accurate, and we actually need an additional 100 feet of PVC pipe for irrigation. However, this time we will only need 6 inch and not 10 inch, so the cost should be around \$850.00.

Mussell moved and Williams seconded a motion to approve the purchase of an additional 100 feet of PVC irrigation pipe for the fields behind the McCain Middle School.

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

DEPARTMENTAL REPORTS

Frazier Peterson stated that the Airport Golf Tournament had an excellent turn out.

CITIZENS COMMENTS

Frazier Peterson informed the Council that he was chosen to sit on a statewide aviation Board

MAYOR'S COMMENTS

Mayor Henderson stated that the City is getting geared up for Apple Blossom. Next meeting will be May 19, 2008.

ADJOURNMENT

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

After a unanimous voice vote, the motion CARRIED, and the Council adjourned at 7:55 PM.

Signed this _____ day of _____, 2008.

DOUGLAS E. HENDERSON, Mayor

ATTEST:

Mary Cordova, City Clerk