

City of Glenns Ferry City Council Meeting January 31, 2023

The Special City Council meeting of the City of Glenns Ferry for 5:00 pm on Tuesday, January 31, 2023, by Mayor William Galloska.

Members Present: Susan Case, Luke Guy, Chelsea Inmon, Ken Thompson, Mayor Billy Galloska

Staff Present: Teresa Parsons, Christy Acord, Lori Freeman, Kristian McFarland

Others: Dante Garceau, Tiahna Fairbanks, Johnny Hernandez, James Roddin, Mitra Mehta-Cooper

Online: Ozzie Gripentrog

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Item 1. OPEN MEETING/ROLL CALL:

 A Susan Case X Ken Thompson X Chelsea Inmon X Luke Guy
 X Mayor Billy Galloska

***For the record Susan Case – Arrived at 5:05PM.

 X Susan Case

Item 2. PLEDGE OF ALLEGIANCE:

Item 3. MOTION TO: [ACTION ITEM]: Adopt AMENDED Agenda:

Mayor Galloska: I, Mayor Galloska MOVES THAT THIS GOVERNING BODY, PURSUANT TO IDAHO CODE §74-204, AMEND THE AGENDA FOR THIS MEETING AS FOLLOWS:

- ADD: DISCUSSION/MOTION: [ACTION ITEM] Proposed Permit Fee.

GOOD FAITH REASON ITEM NOT INCLUDED IN POSTED AGENDA (REQUIRED):

- Emergency sewer situation not caused by homeowner, nor the City that causes an environmental hazard to the community.

Thompson: I'll make the motion to Adopt the Amended Agenda

Guy: I'll second.

Mayor Galloska: Roll call vote.

Parsons: Councilman Guy – aye, Councilwoman Inmon – aye, Councilman Thompson – aye

Item 4. DISCUSSION/MOTION: [ACTION ITEM]: Proposed Permit Fee Waiver.

Mayor Galloska: Asking the council if they would permit waiving the permit fees and this is for a sewage situation. So, what happened here, there was a contractor that came in, there's two houses next to each other. 307 West Garfield this is one of those houses that have been there for sixty, seventy years or something along those lines. Another house came in twenty years later or something, they tied the septic to the other septic line. The homeowners were unaware that this was a situation. They called a contractor out, the contractor came out and goes in there cuts the line, puts a new line into the city line now the neighbors have no clue this is going on and all the sudden they have sewage out in their yard and are hit with, if you want to repair that it's going to take you putting a line into the city line which is \$1000 fine plus the \$400 street cut fee and the residence are here asking we waive that fee. Now that I've explained what it is I'm going to ask now if you would like to come up to the podium please and let them know what's going on.

Tiahna Fairbanks: My name is Tiahna Fairbanks; my address is 307 West Garfield Avenue. Basically, my neighbors only purchased the home this summer sometime in August I believe so, they're newer. They called in a company that came out of the Boise area they did the work. I leave for work at about 6:45 and I've been getting home at about 6:00 so it's dark. I didn't even know this was going on. All I know is that I have sewage coming up in my basement, we called a local plumber, the local plumber tried to snake it and got the snake stuck. It is still stuck in my line, we cannot pull it back out because basically

they tried to track it and he said that there's a little bit of a sink hole trying to start here, you're going to have to dig. It looks like there's a bigger issue here. I asked my son in present, Dante, I asked him to go speak with the neighbors because I knew that the lines came together. I was aware of that because my mom and my stepdad is who I got this home from and they had previously replaced the inside plumbing and tracked the line outside. They knew it was like that. My son goes over to tell them because we're going to have to dig close to the property line and they told us that they had just had this job redone. That's when I called that company and they basically, blew me off and tried to wash their hands of any liability of this. In the meantime I was waiting for them for over two weeks now to actually tell me they're not going to do this now I need move forward and I need to repair this line myself. It's an unaccounted, unexpected cost. So, that's why I'm asking for this. We've stopped using it and if I continue to using it, it would be more of an issue and would be causing health and safety issues. Thank goodness we have good friends around who are letting us take showers, haul laundry, haul dishes and those kinds of things. I don't see a problem waiving it, it's kind of an emergency thing.

Guy: *I make a motion that we waive the fee.*

Inmon: *I second the motion.*

Mayor Galloska: *All in favor, all – ayes.*

Item 5. DISCUSSION/MOTION: [ACTION ITEM]: Proposed Elmore County Impact Fee's.

Mitra Mehta Cooper: I am the land use and building director for Elmore County. Thank you all for this special session to hear us out on what Elmore County is doing for its impact fees. What many of us don't realize is that counties are required to provide the cities of services to the county and city residence. Many of our services are extending beyond unincorporated county to the city level also. Here is a list of all the services that we provide to county and city residence. The state mandates the counties to provide these services to its residence, but what is challenging for Elmore County is we have limited funding and financing tools to pay for these services, as a result we have to highly rely on property taxes from our taxpayers. So, we have to be very careful in how we provide these services otherwise we will end up paying more to through the property taxes for our current taxpayers. Now, next I will share with you some new information that is what Elmore County's good and what's happening in the last five years in Elmore County. The county had (inaudible) in terms of its growth and we are seeing a lot of building activity. This is the building permit data that I had pulled for Elmore County for the commissioners when we had started to do the impact studies to show how in the past we've been issuing around twenty to thirty new homes in 2018 or so. Currently we are issuing more than one hundred and fifty also homes a year in terms of building permits. That's true for our increasing manufactured home installations in Elmore County so and so forth. We are also seeing large development applications in Elmore County. At the county border we have communities at about seventeen thousand plus units between two of them. In the middle, I'm sure you've heard about the casino discussion that's coming to Mountain Home or near Mountain Home. And on more toward this side, we have large solar and wind applications totaling twenty thousand acres, sixty-eight hundred acres and so and so forth. Elmore County is seeing a lot of growth and if we do not act smartly we will end up putting the burden of all this growth on our current taxpayers through property taxpayers. Therefore, two years ago I asked the county commissioners to consider doing an impact fee. It's one of those limited tools that the state actually allows us to use for some of our services not all of them, some of them. Some is better than none and putting it on taxpayers. Elmore County Commissioners liked our idea, so we hired Galena Consulting in July of 2021 to do the study. Then in September we had invited all the political subdivisions in Elmore County including both cities and fire districts to see if they had any interest to do the impact study with us and two of them including King Hill Fire District ended up participating in the impact fees study with us. We established a joint advisory required by court that we have an advisory committee that guides the development of the impact fees. We cannot do it by ourselves, we have consultants, it has to be citizen participation in that. We established a committee of seven members to discuss the terminology, the growth forecast, the capital improvement plans necessary for sheriff, EMS so on and so forth. They were the ones that met on six or seven different occasions to discuss all these deals and guide the process with us. This was a joint advisory committee, so they worked for Elmore County as well as the King Hill Rural Fire District and Mountain Home Rural Fire District. In the end they ended up giving us a set of recommendations and those recommendations are in your report that I have provided you. One of the big ones was that they wanted to collect impact fees from both incorporated cities also. And mainly because sheriff, jail is something that everybody uses, city as well as county of these residence. EMS again everybody uses,

city as well as county and sheriff patrol in Glenns Ferry extends more than anybody else's. What is to remember about impact fees is that we cannot pay for our operation and maintenance cost to impact fees, the only thing we can charge for is the capital improvements necessary to support sheriff, EMS, and jail. What you have in front of you today is the recommendation from the advisory committee. We also discussed this with planning and zoning commission in December. They felt this was a reasonable request to proceed forward so they have made recommendation to the board to adopt it as part of our comprehensive plan. The board met on January 13th, and I think the mayor was there at that hearing to consider the impact fees and the mayor requested additional time so that we can have this opportunity to talk to you and answer any questions you may have and then we can have the discussion on collecting those fees if the county commissioners adopt them February 17th. Other words on February 17th we have a hearing with the county commissioners where they will be making some decisions on this issue. Before they do that I wanted to discuss what this impact fee have for the City of Glenns Ferry so that you can make a better-informed decision for what you want to do within the city boundary. Will need to have an agreement with Elmore County and the City of Glenns Ferry to administer those fees if you do like to move forward and that draft document is with you. With that I'm going to jump into the technical details that we found. That is attachment C in my staff report. What you see here is the growth forecast that the consultants did, and they looked at the census later as well as they looked at Elmore County's planning applications as well as building permit data for the last five years. To see how we are trending and where we should be trending in the future. If you have approving planned communities they will be building in the next few years so what does that look like for us. What you see is we currently have around twenty-seven thousand people in 2021 in Elmore County. Over the next ten years the consultants believe that it will go to around fourteen thousand additional people. That's very realistic from where I stand looking at the growth at the county border. I'm sure you have heard about Micron and all the discussions that are fueling this growth at Elmore County. With fourteen thousand additional people seems reasonable, with six thousand new homes in Elmore County over the next ten-year period. I know we are going through a little recession, but that's not going to last for more than a year or two. You will see an up stake and we will see growth again. That is a question I get a lot. Next I want to draw your attention to slide number four. What I want to show you on this one is, is the sheriff is participating so when we met with the advisory committee in between those committee meetings those consultants coordinated with the sheriff's office, with the EMS director and so and so forth. What the sheriff is saying is that he is going to need eight hundred square feet of substation in Glenns Ferry. The substation will cost around five hundred dollars per square feet and its estimated cost will be around four hundred thousand dollars. Whether you build one building in Glenns Ferry or not everybody in Elmore County will be paying for this. Every building permit that gets pulled in for Elmore County will be paying for this substation as anticipated in this impact fee study. You have any questions, am I going too fast for you?

Thompson: What's wrong with the substation we've got here now?

Mitra Mehta Cooper: This is to support the additional growth that is happening in the county.

Guy: It's hardly being used now.

Case: Yeah, it's not being used now.

Mitra Mehta Cooper: The square footage is in addition to what you currently have.

Guy: Where currently not using hardly any of it so, why would we need to upgrade when we're not using it?

Mitra Mehta Cooper: Those are all the good questions that I think with the growth, you will need additional people here. I understand your concern that you're not using them right now. What they do is they go off of your current level of service.

Inmon: Was this data attained when we were having the big boom because of the pandemic and everything else because I know that has dropped significantly recently and I anticipate the growth rate actually slowing down versus going up at a rapid speed.

Mitra Mehta Cooper: I'm looking for that slow down in Elmore County because what you have on this sheet that I passed around, you will see that the median sales in Elmore County has increased from 165 to 340 in the last five years. This 340 number is not going down, but what is remarkable is, is in Ada County this number is five hundred and fifty thousand in other words, it's still cheaper to build in Elmore County, then in Ada County by two hundred thousand dollars. So, the profit margins for developers is so much higher in Elmore County than in Elmore County compared to Ada County if they were to build. For Micron supply if they were to build in Ada County they would be paying two hundred thousand more putting less in their pockets.

Guy: You're saying Micron. My dad is the head electrician at Micron, they're already established, they're not going to go to Elmore.

Mitra Mehta Cooper: They are expanding, did you see that?

Guy: Yes, (inaudible... point eight billion dollars.

Mitra Mehta Cooper: They will need more workers right. They will need housing.

Guy: Yeah Boise housing, a lot of that is shifting out and what about the other side of that too Nampa, Caldwell, Eagle. All those areas are growing. Mayfield.

Mitra Mehta Cooper: Where some of the existing cities are struggling in Ada and Canyon County is because the new house bill 389 states that your budget can only increase by 8%. In other words, they can only allow so much growth and that includes all new construction. If you allow too much construction in your jurisdiction you are going to reach that 8% gap then you will not be able to grow any further. I think that's why the artificial gap has pushed a lot of growth in Elmore County because of the price difference. Between five hundred fifty thousand and three hundred forty thousand. There still not making more profit to build in Elmore County then they're making in Ada.

Guy: Have you looked into the actual people that have come to Elmore County?

Mitra Mehta Cooper: Yes, so we have had the opportunity to work with them through the building permit processes and many of times planning processes. We have been looking at them, we do have more spending ability as you can see and many people in Pine and Featherville area, these guys can tell you they are in awe when they come back from those inspections because they area so big and so beautiful and so expensive. People have spending capacity that are coming in Elmore County.

Guy: You're saying that we're trying to attract Ada County people.

Mitra Mehta Cooper: We're not really attracting, markets are doing it, we are not doing any of this. Applicants are giving us applications and I have to review that in light of what

Guy: The big influx was COVID, a lot of people fled their states that were being rough on liberties and all that, but recently hasn't it significantly slowed down since COVID restrictions have been lifted up. Your predictions seem optimistic to me cause I've lived here for thirty years and this is the first time Elmore's significantly grown and this just seems to be a way to stifle growth. Are we not getting taxes for all these new homes being built.

Mitra Mehta Cooper: No. The profit margin Let's understand this, impact fees are collected on the building permit level. They are not taxes they are fees.

Guy: Fees, taxes things that people have to pay. Are the new houses being built are we're not getting any taxes from that?

Mitra Mehta Cooper: Yes.

Guy: So, we're already significantly increasing our money coming in because we're building new houses and we're adding an additional fee for people that are coming in and trying to build here we're trying to add an additional fee on top already making money on them for just being here.

Mitra Mehta Cooper: What is important for us to understand is the difference between Ada County's price and our price point. They're making huge profits in Elmore County by building here so, if we chip at it by two thousand or three thousand dollars that's still not two hundred thousand dollars.

Guy: Let's say people here are trying to build a new house buy property you're just stifling these people wanting to build, wanting to upgrade. Where the money seems to be going is almost half of it seems to be going to the prison right? That's what the breakdown basically says.

Mitra Mehta Cooper: Yes.

Guy: And it seems from what I read in the comments that most people on the election board did not want that. They wanted a lower fee. I wouldn't mind if it was a five-hundred-dollar fee, but you're wanting four thousand dollars on top of Cause we're bringing in more people you're already making money for the county, making money for the state with state taxes, building fees, permit fees, land that's all money that the state and county all gets right?

Mitra Mehta Cooper: Umm Hmm.

Guy: And you're trying to add an additional fee for the first time in thirty years that I can remember that we've ever grown, you're trying to add a fee to make it harder for people to build.

Mitra Mehta Cooper: What the needs (inaudible) to do as part of this study is they need to look at the level of service and we cannot build in capital improvement plan anything that is above and beyond the current level of service and we have to make sure that what we are charging the new growth is proportioned to there in fact. If we have existing deficiencies in our infrastructure we cannot recoup it from the new growth. It's only what the new growth is triggering the need. If we need so much jail space for a

new person we bring in Elmore County that's all they are paying for, they are not paying for current deficiencies. The second thing to remember in this discussion which I think gets lost many times is the fact that when you don't charge the new people you're charging grandpa's and grandpa's. Because at the end of the day, the sheriff still has to respond to every call that gets made. The sheriff still has to put people in the prison.

Guy: That's why we pay a subcontracting fee to provide services here that the counties are not providing. We're providing it ourselves; didn't we just vote on paying a deputy basically to come here?

Mayor Galloska: We pay our fee that we contract to the sheriff to provide police services, but this is beyond.

Mitra Mehta Cooper: And I'm well aware of those.

Thompson: The question I have is why is it beyond what we're already paying when it comes to the sheriff department.

Mitra Mehta Cooper: There are three things; the capital investment which is the brick-and-mortar facility that's the only thing we can collect through impact fees, operation and maintenance cannot be paid for through impact fees. What you are paying is for really having that physical body not brick and mortar.

Guy: Basically, you're just wanting to improve the jail, which is pretty significantly big, why not just focus on problems on people in jail who aren't really a menace to society. Why not go through it that way so to free up more spaces.

Mayor Galloska: I think that's a venue not for us to decide.

Guy: Fair enough, I'm just saying instead of this, instead of throwing money at a problem ...

Thompson: I guess the thing that I don't see here is all this stuff is for that end of Elmore County basically. All you're asking us to do is collect your money if somebody builds a house here in Glenns Ferry. Basically, all this stuff is up there.

Mitra Mehta Cooper: That's what I'm trying to show you on this slide is there is eight hundred square feet brick and mortar substation here.

Thompson: We already have one and as far as I'm concerned its adequate and we're paying for it.

Mitra Mehta Cooper: I hear you on that front and as the City of Glenns Ferry grows you will need more of those. You will have somebody physically here.

Thompson: I don't think we're going to grow that much over the next two years or three years, or four years, or whatever. Glenns Ferry grows slow.

Mayor Galloska: Can I suggest, let's let her do the presentation then we'll

Thompson: I don't agree with anything she said.

Inmon: We're not voting tonight right.

Mitra Mehta Cooper: No, no, no.

Mayor Galloska: We just need to hear what she's saying and presenting.

Guy: She opened it up for questions.

Mayor Galloska: But you're talking about a four-hundred-dollar portion of a million seven hundred- and thirty-thousand-dollar question.

Case: But that four hundred thousand is the only thing that benefits Glenns Ferry and it's really not

Mayor Galloska: While I agree where everyone is coming from, I'm just trying to play the advocate here. The jail let's say that we may not use as much as Mountain Home, for instance we do still use the jail, the jail is part of our services. The EMS services are still part of our services. So, we can't say we don't have any portion of this, but we can't just cut out the services that we don't have.

Guy: As far as that didn't we just come under budget significantly. If we needed these services could we not budget for them since we've consecutively, but it was a significant amount right.

Inmon: But it's not really what this is. This is impact fees.

Guy: Instead of doing impact fees since we're already budgeting if the need comes up.

Inmon: But this doesn't have to do with her.

Mayor Galloska: That is pushing, and I think that's where Mitra was getting to, the payment for all these things that they want onto the current taxpayers out here instead of on the builders. In other words, my opinion growth should pay for growth.

Guy: Growth does pay for growth because we're already getting more taxes for more houses. More people, more jobs. We're taxed on everything income tax, property tax, gift taxes. Does that not come to us? Do we not get property tax, do we not get renovation fees? My point is if the city is growing we make more money by it just growing because they still have to pay property tax. When they buy we get the taxes, buying taxes so, growth pays for growth because growth causes more money.

Mitra Mehta Cooper: Eventually and that's the key because when we do the fiscal impact analysis for these big plan communities what it shows is in the first few years because remember they're all the way at the county boarder. In the first few years what they generate is not enough. So, county taxpayer will have to pay for all of it. The good news for us is from the one planned community that I have approved I've actually required them to build the facility before they get their first permit. The Sheriff, the EMS all of them will be there. Whether we adopt these fees or not, regardless they will have to and they will be paying one thousand dollars per unit for sheriff's operation and maintenance as part of the agreement with the County.

Guy: Who's paying a thousand?

Mitra Mehta Cooper: The new developers.

Guy: New people that are building here will have to pay more money.

Case: Can I put it a different way? The people we have here, that exist here who are paying taxes, are at or below poverty level. The new people coming in are young people working in high paying jobs they can afford to build homes. If we don't do this, I see this being transferred to the poor people of Glenns Ferry that exist here.

Guy: My counterpoint with that is almost all young people in this town are gone because there's nothing here for us.

Case: This is just new building; they can buy a home that's existing.

Guy: You're saying all this building people, the new building, the guy that built the trade school and the big facility over there, he's not young.

Case: I don't necessarily mean young, but anybody that can afford to build a brand-new home is living at a higher standard of living than the people who are already existing here in Glenns Ferry which is at poverty level.

Guy: Is this already approved, are we going to build the new prison or whatever we're doing?

Mitra Mehta Cooper: No. We are going to meet them, and we are going to start either compromising the service levels.

Thompson: This is for down the road.

Guy: We're basically betting on the future that we continue to grow.

Mitra Mehta Cooper: In ten years yeah.

Guy: Let's say hypothetically that people decide to go to Gooding County that doesn't have this fee. So, instead of tracking people who are providing a trade school facility here, for more jobs here for younger people, more higher income than working at a restaurant because that's about all we have here. Instead of having them build here, we're just going to push them to Gooding. Is what I see happening. If I was building and I have to pay four thousand dollars here or I can move 20 miles and it's free, I would go to Gooding.

Mayor Galloska: I appreciate the argument again; I'm just going to come back to the fact that this is not something that we are going to agree or disagree on because it's not up to us whether they do these impact fees. That's an argument you need to go to the county commission on the 17th because they're the ones that's going to say yes or no.

Guy: That's why I'm asking the questions cause I have been talking about people about this and writing in to the council because I see this as an extremely horrible thing because this is the first time in thirty years I've ever seen Elmore grow really and we're literally trying to stifle it.

Mitra Mehta Cooper: Thank you, these are really great questions, and this is why I'm here so please don't feel like you are putting me in a compromising situation because I do think about this almost every day of my life and these guys can tell you that. The benefit of Elmore County is its proximity to Ada County. Gooding County does not have that. You're drive time from Gooding County to Ada County is so much that it makes it (inaudible) to go to Ada County. If you have jobs in Ada County, you're going from Elmore to Ada that's a better commute than coming from Canyon to Ada. I live in the city of Eagle I can tell you it's a better job working in Elmore County then it was working in Ada County. My commute is straight I do not have to hit Chinden or Eagle. That's the biggest argument and the second big thing is ask these guys if all building inspections have all slowed down. If our building permits have slowed down, they have not. That's because of the change the markets are driving this. The three hundred and forty thousand versus the five hundred and fifty thousand is what's driving this growth in Elmore County, and I haven't still seen slow down except the winter slow down that I usually see in December January timeframe. We track this month after month, and I provide this report to the board of county commissioners month after month. I show them that the housing prices are steadily increasing, they are

not decreasing, they haven't plateaued like they have in Ada County. We are still continuing to increase in median household price. These are all the critical points to keep in mind when you're considering this decision because again what is at loss is the grandpa's and grandma's income. I struggle with this all the time; I've seen too much poverty in Tipanuk. Keep in mind that the developers at least most of the developers, maybe Glenns Ferry's a different discussion, the ones that I deal with in Elmore County four thousand dollars is not going to break their bank account. It's still cutting into their profit margin by a little bit but not so much that they're going to stop building. Because they're still building the wastewater treatment of thirty-seven million dollars as we speak.

Acord: You have to look at it as, you build a house at the end of your street that increases two to three cars. You build ten houses at the end of your street; how many cars is that you put on that road. As taxpayers, we've already paid for that. These new people coming in need to start paying into the pot too because now we have that increase traffic that's going to wear your road out faster.

Thompson: They extend the road out and now we're paying for that extension too.

Acord: All of that new growth has to pay for itself. All this added growth is added traffic, added sheriff deputies, added patrol, added crime. With every new thing that gets built, that's a new add to it. I agree with a whole lot of stuff that you're saying. I don't believe Elmore County needs to be a veteran community of Boise by zero absolutely no way. I don't believe that. I do have questions about five hundred square foot, four ninety-seven square foot. All of us who have construction experience, I want to know where they got these numbers cost per square foot.

Mayor Galloska: I have a question along there.

Acord: This isn't realistic, what do we have a jail made of gold? What are we asking for? You want an EMS station, a practical EMS station I'll pay for all day long, but if you're going to do something grandiose then no.

Mitra Mehta Cooper: Consultants came up with initial numbers and the advisory committee discussed them. They felt that five hundred was too high. The consultants actually came back and showed the recent jail construction in our area and its construction costs, I'm happy to share those numbers with you, but our advisory committee, ours are not high. I was part of the discussion when we built the 911 Emergency Communication Center for Ada County. Per square foot for that is twelve hundred dollars seventy-five. Because of the infrastructure needed for these facilities, the wireless communication abilities that it needs. It's so expensive and this is when I worked in Elmore County four or five years ago. You know that construction costs have gone up since then. The consultants have the numbers for jail if you are interested in seeing what the recent

Acord: So, it's not just exterior?

Mitra Mehta Cooper: No.

Acord: It's all of the guts, the inside.

Mitra Mehta Cooper: It's all of it. Have you seen the jail doors; they are three thousand dollars a jail door.

Case: It's the type of facility, it's not like they're building a home.

Acord: I think in my mind it needs to be explained.

Johnny Hernandez: I think another thing that people don't realize is when you're dealing with these government contracts, you're paying Davis Bacon wages. They're usually union outfits that are going to be able to handle these projects. You're not going to get my uncle and my other buddy building a jail cell. You need top engineers because the liability if an inmate gets hurt, you don't want to mess up on those. That's why they're so expensive, making sure they're built correctly.

Mayor Galloska: Where did they come up with the growth numbers and the reason I ask that question. The Census Bureau in 2010 came up with a number for the City of Glenns Ferry which was over thirteen hundred. It's since dropped in 2020 as you well know if you've looked at the census. We have not seen a progressive growth in Glenns Ferry even though most of us in this room thought we did. We looked at numbers last year trying to figure out where did these numbers go. When I first moved here eight years ago there were houses empty everywhere and now there's not and we come back with a census that doesn't make sense. Where do these numbers come from are they taking it off of, are they using some kind of a tax rule.

Ozzie Gripentrog: They are both census and ACS. I took the 2020 and the 2010 census and then also took the actual homes that are in Elmore County cause I got their accessors information so I was able to, especially for King Hill Rural Fire District. That's an anomaly that's not anything you can find in census, so I have to use the actual homes from Elmore County's Assessor's Office data base. I can see actual home increases. The question on growth, yes. There's a level of growth you guys are seeing in King Hill and

Glenns Ferry, but the prominent amount of growth is on the border because of Mayfield. That's what's thriving the growth rate you saw later on the six or seven thousand new homes. The vast majority is there and in Mountain Home that's why those numbers are so large.

Mayor Galloska: Going back to what Councilman Guy was saying were looking at it from Glenns Ferry's point of view. If we're decreasing and everybody else is growing how is this helping us? How do you see a need for eight hundred more square feet jail or substation on our city when we're seeing, it seems to be going the other direction for us. We have to justify for our people.

Ozzie Gripentrog: I did not see shrinking, I saw growth in King Hill, Glenns Ferry and Hammett. What happened was the sheriff is trying to, the intent of that station was to put a full-time person there in Glenns Ferry and also have a presence there in Hammett as well. That's why I think he was talking about building that facility. I believe it includes, it's essentially a small substation, so it's going to have the ability to hold a prisoner, all of the stuff that you would have to have with essentially a staff there that's going to be basically full time. We had this conversation a year ago so I'm trying to go from memory. Providing a greater presence there in your area, that was why this was done. When I ran the numbers, I was showing the King Hill area, more growth was projected in Hammett then it was in Glenns Ferry, but it still was projecting roughly fifty or sixty new homes over the next few years in your area. So, that's a one percent growth over the next ten years annually compared to a higher percentage of the outlining areas in the fire district.

Mayor Galloska: Your basis was not on specifically on census then, what is this other report?

Ozzie Gripentrog: As many pieces of information as I could get, talking to Mitra and the permits she was able to identify, talking to the people in Mountain Home. I had to do lots of different calculations at the same time and I was looking at the raw data from the assessor's office and when I looked at what the growth was, I was calculating it based on the last two years, the last three years, the last five years of how many homes were being developed and growing. Each area was a little bit different but there was a lot of consistency. I didn't try to say I'm going to do nine different growth calculations for the county. I tried to strip off King Hill Rural as its own calculation and see what was going on. What everyone needs to remember when we're doing this is when we set the rate and if growth doesn't occur, if we were projecting one hundred and fifty new homes for King Hill Rural, if King Hill Rural only gets fifty homes, they're only going to collect fees for fifty homes, they're going to have to lower their capital plan to match. That's where the adjustment comes in. Let's say we have too high of a number for sheriff and it's not five hundred dollars a foot, I will tell you from my experience by looking at fire stations and EMS stations those things are a lot more expensive to build than you expect. The costs have been going up not down. Our experience has been that's a reasonable number for our area. When I looked at our jail costs at one thousand dollars a foot, that's actually lower than what it costs to build a jail in Utah. These numbers are not that far off and if they are then we will collect, they will have money then in their capital plan. If there's additional growth aspects they're able to use that money. If there's not then there's other programs that will solve for that. I don't think personally you're going to have a situation where you over collected and couldn't find a use for that money that's impact fee eligible.

Mayor Galloska: My question is more along the lines of, we're going to be collecting for the county and we need to be able to sell them on the idea. When these developers come in or the local landowner that wants to build his one house, I've got to sell that idea to them as we're telling them that their permit is going to, by the way you also have to pay this county fee.

Ozzie Gripentrog: This is what we're seeing for a lot of areas, it's not new here in Ada County. I actually looked on ACHD they've collected almost three hundred million dollars in impact fees for the road system in our area.

Mayor Galloska: Sure, but in Glenns Ferry it's brand new.

Ozzie Gripentrog: If they hadn't done that that would have been on my back as a homeowner. This is the same argument that I have on impact fees on school construction because I've been paying for school bonds ever since we moved here for twenty something years every year I have another bond issue I've got to pay for and it's in my property tax bill. If they would have charged an impact fee when I bought my house I would be out of that and moving on with my life doing something different, but I pay for it every year and to me that's irritating that it's on my tax roll every year and keeps getting added. I understand. Nobody wants to pay for new fees, but at some point and time somebody is going to pay for this. Either the county is going to have to lower their level of service as growth comes because they don't have the capital to pay for it or somebody that's moving from somewhere else is going to pay for it when they buy their house. I don't know what your home prices are in your area, I apologize I haven't done the

work, but on the rest of Elmore County it's three hundred thousand dollars for a home or four hundred thousand in that neighborhood. You're still only talking one to two percent home price with the need that's coming to that home. One last thing, this is a very complex conversation, house bill 389 when someone moves here, and they buy a new home that all get constructed they go on the tax rolls it doesn't go on at full value anymore. It goes on at ninety percent of the value. You collect less starting at the gate with every new home that's getting billed at the tax rolls it's not the same game that it was two years ago with that bill.

Mayor Galloska: There was actually discussion at the capital if that was even valuable or if it needed to be removed.

Ozzie Gripentrog: This is not an easy topic trust me. If I were a developer building a thousand homes, this would be something I would be concerned about because that's a big chunk of money. The disconnect that I think people forget about is. If I'm building a house the construction is going to be based on demand on people coming to Idaho. You're absolutely right people are coming here in droves the last couple years because of COVID because they're leaving areas that they just didn't feel comfortable and wanted to come to a place that was a little more accessible. In my area we are not seeing a drop in home prices yet, we're seeing a slow down in home development which actually is working for prices. We still are going to have people coming here and we're going to have lower inventory and that's going to push prices back up again unless we get more developing occurring at the same time. Developers are going to make their margins. They're going to include this as part of their calculations when they determine what a home price is and usually there's a gap. Right now, with a demand in development, their margins are better. They're not as concerned as if we were in a 2008 2009 where companies are going under left and right. I personally don't see that happening in the near future, I think this is going to be more of a stable flat curve for the next year and another rebound.

Guy: I see it as you are comparing it as apples to oranges. You're comparing Boise to a small farm town Glenns Ferry.

Ozzie Gripentrog: You've got to remember, yes, you guys are not competing in the Boise area market but what can end up happening is the Boise area market ends up moving out towards you guys because a cost of a house is too much. My kids can't buy a house here in Ada County, they don't stand a chance. They would be looking at the next tier which may be Mayfield Springs as that get developed then Mountain Home and it still is a close commute. Yes, you guys are an hour away but honestly I came from Nevada and I spent an hour just going to work and another hour going home and I only went fifteen miles.

Case: The problem with this theory is, there's services in Mountain Home, there's entertainment in Mountain Home, the only thing in Glenns Ferry is retired people and the sidewalks roll up at 5pm, there are a couple bars. I apologize, I'm a nuts-and-bolts kind of person, what's the benefit to Glenns Ferry if you can tell me dollar wise? We collect fees for Elmore, I get that. Can you tell me what the benefit is to Glenns Ferry, not to the county, but to Glenns Ferry.

Ozzie Gripentrog: From your perspective, since you're not really receiving anything from these fees there is no real benefit. You're just passing

Case: Thank you, that's exactly what I was thinking.

Ozzie Gripentrog: In reality I don't know why the state legislature made this method for collecting because you're basically the front line collecting for an entity that you're just remitting to. Your taxpayers are coming to you. I don't know why they set this up this way. It's a flaw in my opinion that you guys are the ones that have to be stuck in the middle of it.

Case: But we don't really have a say in this do we?

Mayor Galloska: We can say we're not collecting on them but they're still coming.

Case: We're going to get hit no matter what.

Guy: Can I get the names of everyone that wanted to pass all this stuff, the three county commissioners.

Inmon: It's in here.

Mitra Mehta Cooper: Remember after this point you are welcome to attend the 17th meeting. If you elect not to sign the agreement with Elmore County. That's fine, because three of you have to agree that this is a good idea for Glenns Ferry. If you don't agree and we don't get three signatures and similarly to from their end Al Hofer, Bud Cobus and Crystal Rodgers. Two of them have to agree that this is a good idea and three of you have to agree that this is a good idea for us to collect it with the City of Glenns Ferry. If the revenue is not coming from the City of Glenns Ferry you could hurt yourself. There are two things that are in the capital improvements plan a substation and a substation for EMS in this area that everybody in

Elmore County, including everybody in Mayfield will be paying towards. In other words whether Glenns Ferry grows or not the current capital improvements plan calls for those two things.

Case: So, it's either the impact fees or our taxes are going to go way up?

Mitra Mehta Cooper: Yes. This is the third county that I am pushing for this for the same reason. I don't want taxpayers to pay for it, I want growth to pay for itself, as much as I can get in the states legislation.

Case: In a way I can see this. The people we get to Glenns Ferry are retirees from California selling their million dollar twelve hundred square foot house and they come here and they do build a big house. The people who are already living here we're not those people, we can't pay these. I see our taxes going way up if we don't do this.

Inmon: And again, we don't get the choice.

Thompson: I think there's a benefit of doing it actually.

Case: If a Californianite wants to come here to come here and build a home I just assume they get it then us here earning minimum wage paying more taxes.

Inmon: The only direct I've seen because the city's collecting it is that there's one more thing we're putting on our clerks plate.

Thompson: That's the problem I'm having with this whole thing, I agree with her. The clerk already has enough of a job to do. You're asking her to collect more on top of that to give to the county.

Ozzie Gripentrog: The city would get compensated for their collection out of the fees.

Mitra Mehta Cooper: Administrative costs. In other words if the she is overwhelmed she can hire somebody part time to do this, if you had that many building permits to do this.

Inmon: Coming through that needed to be processed. It's once a month.

Mitra Mehta Cooper: Yes.

Case: Any idea what the impact would be on property taxes if we decided not to do, cause that's a huge mathematical

Mayor Galloska: And again, we don't make the decision if these impact fees happen or not

Case: I didn't say that, I'm saying if we choose not to we're still going to have to pay higher taxes. If we choose to do it hopefully it doesn't make our taxes jump up quite so much.

Guy: Like you were saying Ada County taxes are way higher, wouldn't that mostly consist of Mountain Homes taxes increasing. There's no growth here the taxes will stay about the same correct.

Mitra Mehta Cooper: So, it depends on the district. Our collective taxes are the districts we are in. Let's say the sheriff gets money for his capital improvement plan, not from Glenns Ferry but some money. That will give overall Elmore County's taxpayers some relief when the board has to do the budget next year because we have received three thousand dollars in impact fees. That's still three thousand dollars less that entire Elmore County's taxpayers will pay next year. Because we collected it through impact fees. At the end of the day sheriff still has to respond to emergencies.

Guy: My argument would be to just go through your budget and cut all the useless stuff cause governments are extremely inefficient.

Mitra Mehta Cooper: I have seen inefficient governments; believe me I have. I worked in California for eleven years so I can tell you we are at a bare minimum. I have seen in discussions where EMS wants to have you know people on ungroomed trails in the middle of winter and they are not able to purchase a truck for that. It's forty thousand dollars they don't have. I have seen these discussions go on and on for three hearings, three board meetings. I'm telling you they are at their bare minimum, they're not puffed up governments. I assure you of that.

Guy: Just from my Health Care Idaho, it's extremely bad at what they do. I was on it for a little while, they cut me off due to poor training. I can say almost for sure that the government isn't that efficient almost bare bones. Also, didn't we just get a tax credit because Idaho brought in more money because of power and all that.

Mayor Galloska: That's state versus county. I was present at two of the meeting that she's discussing where they were literally almost begging for the money to get these vehicles because they need it. People were up there in Pine, Featherville, and these areas.

Guy: So, you couldn't go through the budget and say this part of the Would you mind telling me how much your budget was for this year for Elmore.

Mitra Mehta Cooper: No, I can't tell you. I'm just one department.

Guy: Are you saying with absolute confidence that if you went through all the budgets that you couldn't find significant portions of money that are being wasted.

Mitra Mehta Cooper: That's not really the discussion, the discussion here is that are we going to make the growth pay for itself or are we going to continue to say no, we are going to continue to rely on I am sure there are a lot of bad apples in Elmore County. That are making salaries that they shouldn't be making. I'm sure that those are everywhere private of public, I've worked in two countries in public and private sectors and I can tell you in any organization that those do exist. I cannot tell you that it's run the most efficiently, but the discussion is I will collect the service costs from the new growth or I will collect the service cost from existing tax payers.

Case: I look at it this way, the people that we were elected by are here now. The people that are coming in now haven't voted yet. I think either way this isn't a happy situation no matter which way you go. It's going to grow; the costs are going to be there, and we can fight all day long with administrative costs and it really isn't going to matter. Things are going to grow; changes are going to be made. We need definitely more presence of EMS and county sheriff's here, I know for a fact we need more presence here. The costs are going to come in. Do we want it applied to minimum wage and retired people living off a very fixed income that are here now or the new people coming in that can afford it. I get it that neither way makes us yippy skippy happy, but I am far more aligned with the people that I know for a fact that this town lives at an under poverty level. You can go to any zip census data and you can go to Glenns Ferry lives at poverty level and in most cases if you go by household income we are well below it. My heart is going to be with people who can't afford it not with people coming in building new granite countertops.

Ozzie Gripentrog: King Hill Rural for instance, when we ran these numbers, and we did their capital plan he's not asking for a new engine. A new engine for fire station costs a half a million dollars on up now we're probably closer to six hundred and fifty thousand. He's going to buy a ten-year-old surplus piece of equipment that's what his capital plans. No one is asking for state of the art stuff, they're just asking for the stuff that they need. They understand that this is a lot to ask on the development community. They're not greedy and if the growth happens the way we're projecting, and I need this apparatus I'll go out and find a good deal and I'll get it.

Guy: If this does go through and we approve this is there any guarantee you're not also going to increase taxes or could you just approve this and increase taxes?

Mitra Mehta Cooper: That's why I gave you the long list before to show we are only collecting for EMS, sheriff jail, and patrol.

Guy: I get that but the argument basically comes down to are we collecting growth taxes from the people developing or do we get it from higher taxes. What is stopping you from doing both/

Ozzie Gripentrog: You're only going to get your normal levy rate on operations going forward once the house purchased. That's the normal tax based on growth.

Mitra Mehta Cooper: When sheriff has some additional money from the capital, he frees up that for operation and maintenance so that's the piece that we have to do the dancing around. Now we have this much money in his capital funds so now we know we have this much towards this facility taking some of the pressure.

Mayor Galloska: You're not having to raise taxes for maintenance and operations.

Mitra Mehta Cooper: Yes. Then you have more money available for O & M.

Guy: My only fear is that this both happens.

Mitra Mehta Cooper: It will happen and I'm sorry to say that.

Mayor Galloska: You're never going to stop the increase of tax, as prices go up and everything. The county is going to continue to raise prices at some level of a percentage every year.

Case: But there's nothing to mitigate it. With the impact fees it puts a cushion on it.

Mitra Mehta Cooper: It's one little piece of the puzzle I don't think it's a response to the whole puzzle.

Mayor Galloska: It's a one time thing, it pays for this capital improvement now, but then maintenance and operation is going to be the taxes is what you're talking about down the road.

Inmon: What's the question before us tonight?

Mayor Galloska: Right now, we are getting information. When we bring this question, we'll be at our next council meeting. We want you to actually sit and stew over this and read it and educate yourself before we make this decision. I don't want you to just jump on a decision tonight. The decision is before this council is, are we going to collect the impact fees whether, it's honestly up to the county, we have no choice. If they do it the impact fee is going to be on the developer, it has nothing to do with us. This is where you need to go in as a citizen to the commission and say your pros cons and get your testimony on file with them. As far as this body it's, are we going to collect them or not. So, my question will be,

shouldn't we look then, what are we actually collecting. What's the numbers, what's the difference between inside the City of Glenns Ferry and elsewhere. That may help to sort it out.

Mitra Mehta Cooper: You need to have a separate impact fees for Mayfield area because Glenns Ferry, Pine, and Featherville should not be paying for it. We went through that exercise of saying why are we collecting the same amount for Glenns Ferry when the growth is because that growth is actually help Glenns Ferry was the answer I got when we ran the numbers for both scenarios. Their impact fees were lower because they had more growth more units to pay for it than here. They have more critical mass paying into the impact fees where lower than the fees over here. Where the growth is in Elmore County is paying for entire Elmore County was a better solution.

Case: Is this just strictly if we want to collect the fees here if they're going to pay the fees in Mountain Home?

Guy: Why don't we just have the Mountain Home fees significantly higher whereas the fees here whereas five hundred bucks or something.

Mitra Mehta Cooper: We did do that because the growth is going to be in Mountain Home.

Guy: I thought the King Hill Rural was the highest.

Mitra Mehta Cooper: Yeah, that's the fire district so that's a different discussion and I'm not doing those discussions Ozzie is here for that. Mountain Home Rural Fire has lessor because they again very remote critical mass. Your impact fees are going to be lower. You have more building permits paying for that infrastructure.

Guy: It's easier to build in Mountain Home are you saying it's closer to Ada County, closer to the big jobs and stuff so if people are coming here to build a home or something or trade school or what have you, if impact fees are higher here than it is in Mountain Home, why wouldn't they just all go to Mountain Home where it would just stagnate little towns like this significantly while providing no real benefit to us at all and giving everything to Mountain Home.

Case: But it's so much less to build here than Mountain Home. If you go by lots size and square foot of home.

Inmon: The question to us is if we're collecting the fees or not shouldn't we wait to see if the commissioners adopt and approve the fees prior to deciding if we're going to collect the said fees?

Case: They need to know if we're going to collect the fees first.

Mayor Galloska: Because it's going to cost them more if they have to collect them.

Inmon: So, that is the intent. They are going to see if we are going to go into business with hem through the IGA and say yes in fact we will collect these fees so you can adopt it as said is provided in XYZ.

Mitra Mehta Cooper: Otherwise, we have to adjust the capital improvement plan. The needs are going to be there and then we have to lower our expectations and say we can't do all this people. We're not going to get enough money if Mountain Home and Glenns Ferry doesn't play the game then we have to lower expectations.

Inmon: And I get all that. What I was trying to wrap my head around. I guess I need to see what that end goal is, and my brain works backward from there so now I actually understand that end goal. I understand the impact fees, I understand the growth, supporting the new growth. I was just trying to solidify what I needed to decide what I'm casting a vote for and is that bottom line is whether or not we're going to be part of this agreement through this proposal.

Case: Impact fees are really new to us. A few months ago, is when we actually even first touched on the subject.

Inmon: Can there be multiple impact fees? So, impact fees are through the development process. What if the city wanted to do something like that, is that different than this?

Mayor Galloska: So, it's kind of what you have outside the City of Glenns Ferry. Like King Hill Rural Fire District, they're going to be collecting their impact fees, the county is collecting their impact fees and it's all stacked.

Mitra Mehta Cooper: When I issue a building permit in my department in my county, I'll be transferring that money to King Hill Rural Fire District for their piece within the boundary of King Hill Rural Fire District. Administrative cost is a big discussion on how this is going to all work out with the staffing we have. We have those concerns ourselves. How we will make it work and if we don't make it work, what is the cost.

Mayor Galloska: Remember this, King Hill and Mountain Home and these other entities have other impact fees in addition to the counties whereas Glenns Ferry will only be collecting the county impact fee.

Case: The success for Mountain Home determines a lot of what goes on here economically to make us a success.

Parsons: Does that mean the city will be collecting their impact fees and still our building permit fees?

Mitra Mehta Cooper: Yes.

Parsons: Or does that mean we're going to have to adopt all of the county's stuff?

Mayor Galloska: No. This is impact fees only. This has nothing to do with We still have our fees.

Ozzie Gripentrog: I misspoke you asked earlier what the benefit to you guys is if you collect this versus if you don't collect it. I said that there was no real benefit and that was incorrect. What's going to happen is if you guys don't collect for the county, the county will have to look at their current capital plan cause they're going to get less money and that means that they're going to have to revise the capital plan and that might mean that that station that's now currently identified for you guys that may not be the same thing. If this goes as planned you guys are our beneficiary in this whole thing. A four hundred-thousand-dollar facility in your area with the growth of Glenns Ferry would be very expensive on a per capita per home calculation. That's the benefit you're getting from that. You're getting something in return for participation.

Inmon: How many new homes have been built in Glenns Ferry in the last three years? Does anybody know off the top of their head?

Mayor Galloska: In the past, it's difficult because COVID everything stopped, but I would say the year before COVID there's three brand new homes built inside the City of Glenns Ferry.

Inmon: From the year before COVID to now, it's irrelevant but I don't see there being one hundred new homes within the City of Glenns Ferry.

Mayor Galloska: You also have to plan for development and look at what our goals for the next ten years will be.

Case: I don't know if this will matter or not, but I'm looking at it as, without these impact fees I'm wondering if instead of a three percent increase we pay for our, where are we right now one hundred and ninety seven for sheriffs, one hundred and eight-seven, it's gone up three to five percent every year. I'm just wondering if we don't do this they're going to go, we just put in all this money in Glenns Ferry and then all the sudden it gets jacked up to two hundred and fifty thousand a year which we can't afford.

Mayor Galloska: And frankly, we can't afford our own department so we're going to have to pay it.

Ozzie Gripentrog: That would really surprise me if they did that.

Mayor Galloska: We're saying if it wasn't to happen, if this impact fee didn't

Ozzie Gripentrog: He's going to provide his services to his constituents, that's what he does.

Case: I mean they look at a budget and now they're paying for this, this, this and that and then they're always telling us well we're sorry but we grew by X percent, we have to raise it three to five percent during the year. If you guys have massive growth and we're not collecting the impact fees, the money's going to have to come from somewhere. I think we're mitigating costs and protecting the current citizens if we do this if I'm understanding it right. The only hit will literally be a one-time fee to new builders.

Ozzie Gripentrog: This is technically no different than a connection fee for a water system. You're buying into the system and you're going to cause the sheriff and EMS to show up once in awhile because of you just having a family there. You're adding to the mix.

Mayor Galloska: To Councilman Guy's point, I'm one of those people that has land that wants to build on it so this is going to impact me.

Guy: My biggest thing is more or less for the young people here which is like one percent out of all of our young people that stay here, it stifles them in staying here. It's hard enough to buy your first house, build your first house you're adding another fee and it's a cookie cutter solution that may or may not affect our taxes.

Mitra Mehta Cooper: So, the good news for us is we get to look at this annually with the impact advisory committee and we need to revisit this every five years comprehensively. So if we say we made wrong growth assumptions or we're not collecting too much for jail, if any of those things come true then in the annual basis and the five year review it's in the state and they have to look at it.

Ozzie Gripentrog: You can get a few years under your belt and say let's run the impact fee calculations again and see if things still aren't what we thought they were going to be. You don't have to wait the five years; you can do it earlier. Five years is just the maximum of time to wait.

Acord: I look at the people that actually served on the committee, can we please have somebody from Glenns Ferry on there.

Mitra Mehta Cooper: Yes, that's a very good suggestion.

Acord: There is no one from Glenns Ferry on this committee.

Mayor Galloska: That was a question I asked the county commission as well when I was there.

Mitra Mehta Cooper: We would love to consider because right now we have one member that has not attended any meeting.

Thompson: If you're going to do things for the whole county you need to have the whole county there.

Mitra Mehta Cooper: We actually put it on county's website and Facebook and everywhere else that we we're actually requesting for people to apply for the position and from that we had a panel of people that did not involve any of us, they selected the members of who should be on the board. We had kept it open for one and a half months, we had to go from who all applied.

Guy: Would this administration fee be a bonus for her who's going to be doing the work?

Mayor Galloska: I don't think you can do that; I think it just goes into the city and it's just part of her assignments.

Mitra Mehta Cooper: Actually, when you do the budget review maybe you consider it as part of your budget.

Mayor Galloska: Right. You also have to remember we're not talking about salary employees we're talking hourly employees so they have to be able to do the work that is within their hourly time here. If that means it's going to take them two days longer that's where the administration fees come in to pay them. Other words they're not going to get to everything today because they have this to do or they hire an assistant so that covers that.

Guy: I don't want to bog down someone who is already bogged down.

Mayor Galloska: This gets back to I'm going to be one of the people who is going to be impacted by this, so I get where you're coming from. I want us to look at the whole picture. Part of it is you thing people are not going to build here because of the cost of the impact fee and yet they're going to go to Mountain Home or where ever else in the county. Do we have some comparisons of what other impact fees look like in southern Idaho in comparison to what we're going to be paying inside of Glenns Ferry city area. I know in Mountain Home it's sixty-one hundred or something like that, that they are going to be paying, but what is it here in Glenns Ferry versus some of these other little towns.

Mitra Mehta Cooper: I am only here for Elmore County's fees so you will have a separate agreement with the Glenns Ferry King Hill Rural Fire District.

Mayor Galloska: We don't collect fees for outside the city.

Mitra Mehta Cooper: I mean incorporated in Elmore County but you still have to collect within the city because they provide services within the city.

Mayor Galloska: King Hill does not, we have a city fire department.

Mitra Mehta Cooper: We need to clarify that with the lawyers because that was one piece that was not clear in my head.

Mayor Galloska: We keep talking about King Hill as if it's part of us, we do not collect King Hill's whatsoever.

Mitra Mehta Cooper: At the end of the day from Elmore County it's twenty-three hundred sixty-five dollars for single family home and King Hill Rural which is not around you will have a higher amount.

Guy: Why, I don't know if you've been to King Hill, but King Hill is a little bit poorer than Glenns Ferry. Paradise Valley, Pasadena Valley there's people out there with money.

Mayor Galloska: It's because of their capital improvement plan.

Thompson: That's the answer, because it's a very large service area that does not have a lot of growth.

Mitra Mehta Cooper: It gets distributed among lesser homes. I'm not sure if you were trying to allude to other counties in the surrounding area.

Mayor Galloska: If we're adding twenty-three hundred dollars tour building permit.

Mitra Mehta Cooper: Single family.

Mayor Galloska: We think in our minds, that's high, but let's look at what everybody else is paying. They're not going to go somewhere else in Elmore County and get a cheaper price is where I'm getting at.

Mitra Mehta Cooper: City of Mountain Home has existing impact fees that they are collecting.

Ozzie Gripenrog: An attachment fee.

Mayor Galloska: When I was first approached with this and Councilman Guy you'll remember this I was completely opposed. I was thinking this is extremely high and it's going to drive development away from Glenns Ferry the plans we have is not going to work and then I say elsewhere it's going to be even worse.

Mitra Mehta Cooper: The City of Mountain Home has thirteen hundred and thirty-eight and two thousand dollars and thirty-one for the fire district.

Guy: This is new property, new development or is it....

Mitra Mehta Cooper: Building permit level.

Guy: Anytime anyone builds anything they have to pay the extra.

Ozzie Gripentrog: Yes.

Guy: So, let's say I build a barn you pay the two thousand on top of it.

Mitra Mehta Cooper: So, barn falls in a different category it's agriculture or industrial.

Ozzie Gripentrog: It's industrial.

Guy: We're going to tax all the farmers then.

Mitra Mehta Cooper: Very small amount, yeah. If they need a permit. Because remember EMS is still

Mayor Galloska: I was under the understanding this was just for developing new, so we're saying even if you improve a home.

Mitra Mehta Cooper: No, a new building. If you do an accessory dwelling unit that would be a different discussion.

Mayor Galloska: So, not attached is that what we're saying?

Mitra Mehta Cooper: Right.

Ozzie Gripentrog: If you add a bedroom to your house there's (inaudible).

Guy: What about a shop?

Mitra Mehta Cooper: A shop is a slippery

Ozzie Gripentrog: If you built a shop on your own property that's not for commercial use, I don't believe it will be eligible.

Mitra Mehta Cooper: If you're just storing stuff not But if you put a bathroom

Ozzie Gripentrog: If you are a welder and you're building a shop for welding that might be a different case.

Mitra Mehta Cooper: I think we have gone into all the details that we need to get into so there's no need for it. Bottom line is you have a decision to make whether you want to jump on the band wagon or not and then that would have to be discussed with the county commissioners

Case: This will be on the next agenda since the meetings on the 17th?

Mayor Galloska: Yeah.

Mitra Mehta Cooper: Just so you know the agreement doesn't have to be completely agreed upon. But as long as it's a positive note we can continue with the adoption.

Item 6. ADJOURN: [ACTION ITEM] ADJOURN: [ACTION ITEM]: 6:34 PM

Minutes submitted by: Kristian McFarland

Date: 02/09/2023

Approved by the City Council:

Date: 02/14/2023

William L. Galloska - Mayor

*Attest: _____
Teresa Parsons - Clerk/Treasurer*