

MINUTES

**McCall City Council
Regular Meeting
Legion Hall (McCall City Hall - Lower Level)
February 9, 2012**

Agenda

Call to Order and Roll Call
Approve the Agenda
Reports
Pledge of Allegiance
Public Hearing
Public Comment
Business Agenda
Consent Agenda
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the regular meeting of the McCall City Council to order at 5:30 p.m. Council Member Aymon, Mayor Bailey, Council Member Swanson and Council Member Witte all answered roll call. Council Member Scott was absent. A quorum was present.

City staff present was Lindley Kirkpatrick, City Manager; Bill Nichols, City Attorney; Dennis Coyle, Parks and Recreation Director; John Anderson, Airport Manager; Jerry Summers, Police Chief; Carol Coyle, Grant Coordinator, Linda Stokes, City Treasurer; Anne Kantola, Library Director; Michelle Groenevelt, Community Development Director; Peter Borner, Public Works Director; and Laurie Radcliffe, Deputy City Clerk

APPROVE THE AGENDA

Mayor Bailey moved to amend the agenda to add to the Consent Agenda a Warrant Register dated 2.6.12. Council Member Witte seconded the motion. In a voice vote all members voted aye and the motion carried.

REPORTS

Department Reports

Lindley Kirkpatrick, City Manager, gave a brief update to Council, indicating that Council could view the new airport storage building on the webcam. Mr. Kirkpatrick stated that all Council members were invited to the Solar City Celebration. He encouraged Council members to attend the next Economic Development meeting the following week. Mr. Kirkpatrick indicated that Kurt Wolf did take and pass his arborist exam. He updated Council on the state of staff evaluations. Mr. Kirkpatrick requested Council schedule his evaluation.

Mayor Bailey reminded Council they were planning an off-site work session for March and clarified available dates. He requested a date be confirmed at the Council meeting on February 23, 2012.

There was a brief discussion regarding the Airport, property for sale surrounding the airport, what property fell in the impact area, and how the City could protect that area from development.

Council Member Aymon questioned the timing of the Grant for sidewalks. Carol Coyle, Grant Coordinator, answered specific questions regarding grants. She indicated there was significant competition for federal funding.

Mayor Bailey had questions about ice on the steps in the park. Dennis Coyle, Parks and Recreation Director, indicated he would have the sensors checked.

A brief discussion occurred regarding the Library's independent films at the Alpine Theatre.

Mayor Bailey requested Peter Borner, Public Works Director, provide a report to Council at the next meeting regarding the Centennial Committee Park Project. There was also a conversation regarding the Speed Study on Warren Wagon Road, and reduction of speed on Highway 55. Mr. Borner recapped information regarding auxiliary lanes and the State doing their own speed study. Council Member Aymon cautioned to watch for the State to slow the process down. Mayor Bailey concurred and reminded staff that the Whitetail Subdivision's contribution toward the auxiliary lanes had to be used before December, 2013. Mr. Borner stated he would follow-up to insure that the project would move forward.

Council Member Aymon asked for and received an update on the new snow plow equipment. Mayor Bailey questioned equipment repair in Public Works. Council Member Witte requested an update on the sign inventory and that signs be reviewed to reduce sign clutter. Mr. Borner indicated that would occur within the next six months. Mayor Bailey asked for and received an update on the Timberline Lift Station issue. Council Member Witte questioned whether any public education had occurred regarding parking and the new snow ordinance. Mr. Borner indicated some had been done, and that another notice would be placed in the paper.

Council Member Aymon asked for and received clarification of numbers provided by the Police Department on traffic stops.

Mayor Bailey asked for and received information regarding revenues reported on the dashboard financial report.

A brief discussion occurred regarding sledding incidents at Art Roberts Park during Winter Carnival.

Committee Minutes

The Council received copies of the following committee minutes:

- Airport Advisory Committee – January 5, 2012
- McCall Redevelopment Agency – December 20, 2011
- Planning and Zoning Commission – December 6, 2011
- Planning and Zoning Commission – December 14, 2011

There was a brief discussion regarding the Airport Advisory Committee minutes.

Mayor Bailey led the audience in the Pledge of Allegiance at 6:14 p.m.

PUBLIC HEARING

AB 12-22 ZON-11-01: St. Luke's McCall Hospital Campus Low Density (R4) and Medium Density (R8) to Civic Zone (CV) Zoning Map Amendment

Michelle Groenevelt, Community Development Director, explained that the City of McCall completed a comprehensive review of all zoning designations within the City limits and Impact Area and discovered only certain parcels within the St. Luke's McCall hospital campus were rezoned to CV-Civic zone. This rezone would change areas zoned Low Density (R4) and Medium Density (R8) to Civic (CV) zone to match the existing land use. The Hospital was supportive of the re-zone. Ms. Groenevelt indicated that McCall Area Planning and Zoning Commission recommended approval of application ZON-11-01 at their January 10, 2012, meeting. The meeting included a public hearing at which no one appeared or provided written comment in favor or opposition to this application.

Mayor Bailey opened the Public Hearing for ZON-11-01: St. Luke's McCall Hospital Campus Low Density (R4) and Medium Density (R8) to Civic Zone (CV) Zoning Map Amendment at 6:18 p.m.

Hearing no comments, Mayor Bailey closed the public hearing at 6:18 p.m.

Mayor Bailey moved to adopt ZON-11-01 Findings and Conclusions. Council Member Aymon seconded the motion. In a voice vote, Mayor Bailey, Council Member Aymon, Council Member Swanson and Council Member Witte all voted aye and the motion carried.

Mayor Bailey moved to suspend the rules and read by title only, one time only, Ordinance No. 892. Council Member Witte seconded the motion. In a roll call vote, Mayor Bailey, Council Member Witte, Council Member Aymon and Council Member Swanson all voted aye and the motion carried.

Ordinance No. 892 was read by title only, one time only by Mr. Kirkpatrick.

Mayor Bailey moved to adopt Ordinance No. 892, approve the publication of the summary and authorize the Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote, Mayor Bailey, Council Member Swanson, Council Member Aymon and Council Member Witte all voted aye and the motion carried.

AB 11-23 ZON-11-03: Zoning Upon Annexation, Category A Annexation Residential Enclaves including Timbercrest Subdivision and Whitetail Parcels

Ms. Groenevelt explained that this was a Category A annexation application for zoning upon annexation of approximately 35.6 acres containing the Timbercrest Countryside Subdivision (zoned R4 – Low Density Residential) and adjacent properties to the north (zoned R4) and west

(zoned R1 – Residential). The developed parcels were served by the City’s drinking water system and the Payette Lakes Recreational Water & Sewer District’s (PLRWSD) sewer collection system, the roads were public roads, and when Timbercrest Countryside was platted a number of years ago, due to an oversight, it was not annexed into the City. The McCall Area Planning and Zoning Commission recommended approval of application ZON-11-03 at their January 10, 2012, meeting. The meeting included a public hearing at which no one appeared or provided written comment in favor or opposition to this application. Whitetail was supportive.

Mayor Bailey opened the Public Hearing for ZON-11-03: Zoning Upon Annexation, Category A Annexation Residential Enclaves including Timbercrest Subdivision and Whitetail Parcels at 6:23 p.m.

Hearing no comments, Mayor Bailey closed the public hearing at 6:23 p.m.

Council Member Swanson moved to adopt ZON-11-03 Findings and Conclusions. Council Member Aymon seconded the motion. In a voice vote, Council Member Swanson, Council Member Aymon, Mayor Bailey and Council Member Witte all voted aye and the motion carried.

Council Member Witte moved to suspend the rules and read by title only, one time only, Ordinance No. 893. Council Member Swanson seconded the motion. In a roll call vote, Council Member Witte, Council Member Swanson, Mayor Bailey and Council Member Aymon all voted aye and the motion carried.

Ordinance No. 893 was read by title only, one time only by Mr. Kirkpatrick.

Council Member Witte moved to adopt Ordinance No. 893, approve the publication of the summary and authorize the Mayor to sign all necessary documents. Council Member Aymon seconded the motion. In a roll call vote, Council Member Witte, Council Member Aymon, Mayor Bailey and Council Member Swanson and all voted aye and the motion carried.

AB 12-25 ZON-11-04: Zoning Upon Annexation including Deinhard Lane, Payette River and Residential Parcels

Ms. Groenevelt explained that this was another Category A annexation application for zoning upon annexation of approximately 14 acres of the Payette River, 1.7 acres owned by the City of McCall, and 5.3 acres of undeveloped, residentially zoned (R8) property. The City of McCall conducted a review of all City limits ordinances and discovered that approximately 14 acres of the Payette River, 1.7 acres owned by the City of McCall, and 5.3 acres of undeveloped R8 – Medium Density Residential properties were within the Impact Area. The same R8 zoning designation would be retained upon annexation. The McCall Area Planning and Zoning Commission recommended approval of application ZON-11-04 at their January 10, 2012, meeting. The meeting included a public hearing at which no one appeared or provided written comment in favor or opposition to this application. Ms. Groenevelt indicated that the owner of the parcel not owned by the City had received notification and had not responded.

Mayor Bailey opened the Public Hearing for ZON-11-04: Zoning upon Annexation including Deinhard Lane, Payette River and Residential Parcels at 6:27 p.m.

Hearing no comments, Mayor Bailey closed the public hearing at 6:27 p.m.

Council Member Aymon moved to adopt ZON-11-03 Findings and Conclusions. Council Member Swanson seconded the motion. In a voice vote, Council Member Aymon, Council Member Swanson, Mayor Bailey and Council Member Witte all voted aye and the motion carried.

Council Member Witte moved to suspend the rules and read by title only, one time only, Ordinance No. 894. Council Member Swanson seconded the motion. In a roll call vote, Council Member Witte, Council Member Swanson, Council Member Aymon and Mayor Bailey all voted aye and the motion carried.

Ordinance No. 894 was read by title only, one time only by Mr. Kirkpatrick.

Council Member Swanson moved to adopt Ordinance No. 894, approve the publication of the summary and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote, Council Member Swanson, Council Member Witte, Mayor Bailey and Council Member Aymon all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Bailey called for public comment at 6:29 p.m.

Hearing no comments, Mayor Bailey closed the public comment.

BUSINESS AGENDA

AB 12-21 Environmental Advisory Committee (EAC) Member Appointment

Michelle Groenevelt, Community Development Director, indicated that the mission of the Environmental Advisory Committee (EAC) to the City of McCall was to identify and promote a unifying policy of objectives for environmental stewardship and sustainability within the City of McCall Departments and the community. The EAC consisted of six members serving three year terms and high school representatives. The terms of John Rygh and Lindsey Truxel had expired, and they chose not to be considered for re-appointment. Council was provided letters of interest to serve on the EAC from Zachary Allen and Kay Magee. The EAC members had reviewed those letters of interest and recommended that both parties be appointed to the EAC.

Council Member Swanson moved to appoint Zachary Allen and Kay Magee to the Environmental Advisory Committee, with terms to expire January, 2015. Council Member Aymon seconded the motion. In a roll call vote, Council Member Swanson, Council Member Aymon, Mayor Bailey and Council Member Witte all voted aye and the motion carried.

AB 12-24 Response to the Wastewater Technical Advisory Group's January 12, 2012 Report

Lindley Kirkpatrick, City Manager, thanked Council for the opportunity to put his thoughts on paper. He indicated that the wastewater Technical Advisory Group (TAG) delivered a revised TAG Report to the City Council on January 12, 2012. The Council had 45 days, or until February 24, 2012, to approve, reject, or request further modifications to the January 12 TAG Report. The memo with recommended changes to the January 12 TAG Report for the Council's consideration was included with their packet. Mr. Kirkpatrick stated he saw three categories of change; the two most important ones were structural and additional analysis. He believed that these changes could be accomplished without a lot of additional work, analysis or research by the TAG, the document would be a better document for readers today and in the future, in providing rationale for the decisions made.

Council Member Aymon conferred with Peter Borner, Public Works Director and member of TAG, regarding their ability to provide the additional analysis and recommended changes. Mr. Borner believed TAG would have no problem with the changes, and believed the changes would make a better report. Council Member Witte questioned the I & I reduction plan. She felt that possibly it was beyond the scope of the TAG to be so specific. She was very supportive of the revised report format, with minor recommendations for change, including adding a graph to the section on projecting demands and including some analysis of the dilution ratio.

Council Member Swanson felt the new report would flow better and be more usable.

The timeline was discussed. Mr. Borner felt TAG would need until a March meeting to get back to Council, but could do so within the 45 days allowed.

Mayor Bailey asked for the addition of a title page and a revisions page, to make tracking changes easier. He also wanted to see definitions and acronyms moved to earlier in the document. He believed that Paragraph 7.1.2 needed a No. 4, regarding permits obtained personally by the farmers.

Mayor Bailey moved to direct the TAG to make final editorial changes, as outlined in the summary and taking into account the verbal input from Council, and make the final changes to the TAG report and report back to Council within 45 days. Council Member Witte seconded the motion. In a voice vote, all members voted aye and the motion carried.

AB 12-26 General Local Option Tax Discussion

Peter Borner, Public Works Director, indicated that Public Works had made several presentations to City Council on the Pavement Management System for the City of McCall's streets. From the pavement assessments that were completed in 2011, it was determined that to maintain the city streets at the current Remaining Service Life (RSL) of 12.8 years, a capital improvement program would need to be initiated at a cost of \$1,000,000 per year. That would include \$800,000 for road improvements and another \$200,000 for gravel roads and equipment.

Mr. Borner indicated that several funding options were available for consideration: 1) a General Obligation Bond, 2) a Supplemental Levy, or 3) a General Local Option Tax. Council requested additional information regarding a General Local Option Tax. Council was provided a spreadsheet and memo outlining total sales and taxable sales for Valley County and McCall.

Mr. Borner stated that research was conducted regarding a 1% General Local Option Tax. The research showed that, while sales in the State grew in 2011, sales in Valley County declined. A large percentage of the sales generated in Valley County (almost 1/3) were tax exempt (i.e. food stamps, institutional sales, government purchases). Additionally, the local grocery stores reported their sales at their corporate headquarters outside of Valley County, which meant that food would be a bigger contributor to Valley County than what was reflected in the table.

Council Member Witte asked for and received clarification of the table showing sales by County. A brief discussion occurred regarding what sales were included in the tables and research. Mr. Borner indicated that a 1% General Local Option Tax would generate between \$500,000 and \$600,000, if all food was included. If food was excluded, the tax would generate between \$400,000 and \$600,000.

In 2012, there were two possible dates for elections for a General Local Option Tax. The May 15 Primary Election would require initial submission to the County by March 16, and the adopted ordinance to the County by March 30. The November 6 General Election would require initial submission to the County by September 7, and the adopted ordinance to the County by September 21.

There was discussion regarding what the funds would be used for and other options for funding. Mayor Bailey indicated he would find it difficult to ask citizens to pay increased property taxes. He would be more comfortable with a sales tax that would impact visitors and those living outside the City limits that utilize the City services (streets, sidewalks, parks, facilities). Council all concurred that, should this go forward, it would be necessary to be very specific about what the money would be used for. Mr. Borner also encouraged a specific end-date. Council Member Aymon indicated road maintenance would be on-going.

Mr. Kirkpatrick recommended outreach begin early with the Chamber of Commerce and the business community. Council Member Swanson encouraged budget review to ensure that every effort was made to reduce expenses and prioritize necessities. Council discussed what had occurred in the budget process and the fact that this would allow citizens the opportunity to indicate if road maintenance was important to them. Additional discussion occurred regarding point of delivery tax, various administrative issues and City verses County local option tax opportunities. Mayor Bailey and Council Member Swanson indicated an effort to pass a general local option tax had failed in McCall in the past. Council Member Aymon indicated she was led to believe that local businesses would support a 1% across the board tax. Council Member Witte felt only certain businesses would support a new tax, but not those with competition outside the City.

A brief discussion occurred regarding exempting building materials, due to competition from outside the City but within the County. Also discussed was the use of some type of citizen ID, so McCall City residents would not be taxed twice (property and general) in support of road maintenance.

Council requested the current Local Option Tax Commission prepare a recommendation, based on their research last year, as to whether to proceed at this time.

AB 12-27 McCall City Code Title One Rewrite Ordinance Adoption

McCall City Code (MCC) Title 1 was out of date with the City's administrative needs and practices. The last update made to MCC Title 1 was done in 2004; however, the majority of Title 1 was written in the 1990's. In an effort to bring the code up-to date and relevant, the staff made some recommended amendments to MCC Title 1. City Council worked through the recommended changes with staff during three separate Council Meetings. The ordinance incorporating all the recommended changes and the summary ordinance were presented to Council.

Mayor Bailey thanked staff for their exceptional work, indicating that Page 14, Paragraph D, had a colon that needed to be moved.

Council Member Aymon indicated on Page 6, "City Manager shall hold office *during* the pleasure" should be changed to *at* the pleasure.

A brief discussion occurred regarding terms of City Council members.

Council Member Witte requested Section 1.9.9 include "and the City Prosecutor" for consistency.

A brief discussion occurred regarding representation by the City Attorney.

Council Member Swanson moved to suspend the rules and read by title only, one time only, Ordinance No. 895. Council Member Aymon seconded the motion. In a roll call vote, Council Member Swanson, Council Member Aymon, Mayor Bailey and Council Member Witte all voted aye and the motion carried.

Ordinance No. 895 was read by title only, one time only by Mr. Kirkpatrick.

Council Member Aymon moved to adopt Ordinance No. 895, approve the publication of the summary and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote, Council Member Aymon, Council Member Witte, Mayor Bailey and Council Member Swanson all voted aye and the motion carried.

CONSENT AGENDA

Staff recommended approval of the following items:

- Regular Council Minutes – January 5, 2012
- Warrant Registers Dated February 3, 2012
- Warrant Register Dated February 6, 2012 (Added 2/8/12)
- Payroll Report for Period ending January 24, 2012

A brief discussion took place regarding items in the minutes, corrections to the minutes and the Warrant Register.

Council Member Swanson requested clarification of the contract with the Independent Golf Contractor. Mayor Bailey commented on the McPaws annual report, stating that he felt the

County did not support the facility as much as they should, based on where the animals came from. Mr. Kirkpatrick commented on possible changes to video franchise agreements that could result in loss of income from CableOne. Mayor Bailey requested staff keep an eye on any issues that could result regarding cabling and money CableOne had provided. Some additional discussion occurred regarding a possible new liquor license category (Resort City Inn).

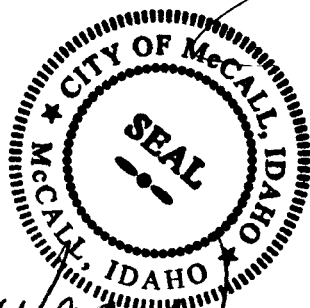
Additional discussion occurred regarding a new Local Option Tax. Council Member Swanson indicated he had not meant to imply that anyone had done a poor job with the budget in the past. He stated that the root of his position was to insure that the Council had done their due diligence with the budget and to work as a team. Council Member Aymon and Mayor Bailey encouraged his questions and comments

Mayor Bailey moved to approve the Consent Agenda, with the minutes corrected. Council Member Witte seconded the motion. In a roll call vote, Mayor Bailey, Council Member Witte, Council Member Aymon and Council Member Swanson all voted aye and the motion carried.

Council Member Witte requested an update from Planning & Zoning regarding parking requirements before P & Z did a significant amount of work. Mayor Bailey recommended a Work Session. He also requested all City Council members read Title III in the City Code, regarding Planned Unit Developments, which also contained information on parking.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 8:15 p.m.



Donald C. Bailey
Donald C. Bailey, Mayor

ATTEST:

BessieJo Wagner
BessieJo Wagner, City Clerk