

MINUTES

McCall City Council Regular Meeting January 25, 2007

Agenda

Call to Order and Roll Call
Business Agenda
Public Comment
Consent Agenda
Business Agenda
Other Business
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Robertson called for attendance at 4:00 p.m. and opened the meeting. Council Member Bertram and Mayor Robertson answered roll call. Council Members Bailey, Kraemer and Scott were absent. There was no quorum.

Council Member Bailey joined the meeting at 4:50 p.m.

Mayor Robertson declared a quorum was present.

Also present were Bill Nichols; Lindley Kirkpatrick, City Manager; and Roger Millar, Deputy City Manager.

BUSINESS AGENDA

07-19 Wastewater Workshop and Alternatives Selection

CH2M Hill presented alternative selections for the wastewater facilities.

Mayor Robertson moved to continue further analysis of:

- 1. Class B treatment with a high level of nutrient removal (referred to as B+);**
- 2. No additional storage;**
- 3. Two primary disposal alternatives – rapid infiltration and surface water discharge;**

Council Member Bertram seconded the motion.

In a roll call vote, Mayor Robertson, Council Member Bertram, and Council Member Bailey voted aye and the motion carried.

A recess was taken at 5:25 p.m.

Mayor Robertson reconvened the meeting at 6:04 p.m.

Joining the meeting at this time were Steve Hasson, Community Planner; John Anderson, Airport Manager; and Carol Coyle, Grant Coordinator.

Mayor Robertson led the audience in the Pledge of Allegiance.

Mayor Robertson pulled AB 07-18 for Long Valley Families in Crisis from the Business Agenda, but said Council would still discuss the issue at that time.

PUBLIC COMMENT

Mayor Robertson called for public comment at 6:06 p.m.

Council Member Bertram commented on some articles in the newspaper that highlighted accomplishments in McCall that had benefited both the City and the public. She also discussed how the Local Option Tax (LOT) monies had helped to fund some of these projects, including snowmobile trail grooming. She said there had been positive feedback from snowmobilers about the condition of the trails this year, and that these good reports would help bring back repeat visitors. She said she would like to hear from some of the groups who have benefited from the Local Option Tax monies.

Mayor Robertson closed the Public Comment section at 6:08 p.m.

CONSENT AGENDA

Staff recommended approval of the following items:

Minutes – December 14, 2006

Warrant Register printed on January 19, 2007

Payroll Report for Period ending January 12, 2007

AB 07-16 Alcohol Beverage Catering Permits

AB 07-17 Alcohol Beverage License Report

AB 07-15 Airport Advisory Committee Member Appointment – Rick Harvey

AB 07-23 Idaho State Annual Road and Street Financial Report for FY06

AB 07-21 Idaho Department of Environmental Quality 319 Nonpoint Source Management Grant for Stormwater Improvements

Some corrections were provided for the Minutes. There was a discussion concerning a few items on the Warrant Register.

There was a discussion about the Annual Road and Street Financial Report. Council Member Bailey asked that this report be discussed at budget time.

Council Member Bailey moved to approve the Consent Agenda as modified. Mayor Robertson seconded the motion. In a roll call vote, Council Member Bailey, Mayor Robertson, and Council Member Bertram all voted aye and the motion carried. The Consent Agenda was approved with modifications.

BUSINESS AGENDA

There was a discussion about how the City could help out Long Valley Families in Crisis. Mr. Nichols said the City could contract for services from them to provide housing in McCall for families who need emergency housing assistance, in exchange for which the City would provide a specific amount of dollars. He said they would then be able to provide a service that was not now available in McCall.

AB 07-20 Easement for Bear Basin Road (A Portion of USFS Brundage Mountain Road 50451)

Roger Millar gave background information for the Bear Basis Road easement. He discussed the items provided in the Council packets, which included a history of the easement. He said the easement obligated the City to police the road but not to maintain the road, including plowing snow. Mr. Millar said there was no reason to not take on the easement but the area would need future development planning.

Council Member Bailey asked if the area was within the McCall Fire District limits. Mr. Millar said yes, and that the road was .8 mile in length and within the City limits, and was a one-lane gravel road with deep ruts, with places where vehicles could pull over. There was a discussion concerning access for emergency vehicles.

There was a lengthy discussion about what would happen if the County took over the road, and whether there were any merits in having the City to take over the easement.

Shane Jeffries, McCall District Ranger for the U.S. Forest Service, said the Forest Service would be granting to the City only what had been granted to them, and that the easement had been maintained only as a public route with no stipulations. Council Member Bertram asked if the easement could be assigned to the property owners. Mr. Jeffries said yes but it would still have to be a public route. There was a lengthy discussion concerning maintenance and snowmobile issues in that area.

Council Member Bailey moved to accept the easement and authorize the Mayor to sign all necessary documents. Council Member Bertram seconded the motion.

There was more discussion with Mr. Jeffries and Mr. Nichols concerning the discussion of transfer wording in paragraph 3 of the signature page.

In a roll call vote, Council Member Bailey voted aye, Council Member Bertram voted aye, and Mayor Robertson aye. The motion carried.

AB 07-22 Rio Vista Sanitary Sewer Local Improvement District (LID)

Mr. Millar introduced the LID, explaining that staff was looking for general direction from Council on how to proceed with the development of a possible local improvement district. He said a public hearing was held in October 2006 to present a conventional sewer design concept to the affected property owners.

Council Member Bailey asked if permission from the homeowners was necessary before creating an LID. Mr. Millar said generally a petition with 50% of the property owners with 50% of the assessed value was needed in order to go ahead. Council Member Bailey asked if the property owners could be forced to form an LID. Mr. Millar said they could if most of the property owners wanted it and the City decided it would be harmful to the public health to not have it.

Mr. Nichols said it was required to do a benefit analysis and segregate the cost to each parcel to determine the benefit derived by each lot. Mr. Hasson explained that this was called a special benefit.

Mr. Millar explained the maps and diagrams of the lots, copies of which were in the Council packets. He said there were homes on some lots that would become uninhabitable if their septic systems failed.

Mayor Robertson said the project needed to go forward. He said a public hearing would be beneficial after more information became available about the costs. Mr. Millar said the public hearing could be held this summer concurrent with the budget process. Mayor Robertson said he agreed with that concept and that the next step would be to take a vote. He said if the vote was high enough, the LID would become fact. Council Member Bailey suggested that a letter be sent to the property owners stating the City would be willing to pay for the preliminary engineering. Council Member Bailey said he would like to have another survey done and get a more complete sampling of the property owners' opinions. Mr. Kirkpatrick said there was also the option for property owners to choose to pay for the preliminary engineering.

Mr. Millar stated that the City would not continue to issue building permits for private systems.

Council Member Bertram asked if property owners could opt out of the LID. Mr. Millar answered that if a decision was made to form an LID and the property owners were within the boundaries, they would have no choice, but if they were outside the boundaries, they would not be obligated.

Mayor Robertson advised staff to move forward on the development of the local improvement district and to include it in the budget for FY08. Council Member Bailey said to notify the property owners that they could fund this separately. He also said that because the area was zoned R4, the benefit of having sewer would mean the property owners could sell more lots.

Mayor Robertson reiterated that Council's desire was to see the LID in the proposed budget for FY08, to communicate with the property owners now, and to possibly hold a public hearing this summer.

OTHER BUSINESS

Mr. Nichols said he would give an update on the realtors' lawsuit at the next meeting.

There was a discussion about the airport urban renewal district and whether or not the City would be able to capture the increment from the new hangars. Mr. Kirkpatrick explained that the increment could be captured from the eight remaining hangars that did not yet have Certificates of Occupancy. He said any future airport business park would also provide a large increment.

Mayor Robertson said an airport urban renewal district could also be a funding source for the sewer system at the airport. Mr. Millar said decommission of the lift station on Krahn Lane might bring some savings.

Council Member Bertram asked if assessments would be done before the buildings were 100% completed. Mr. Nichols said the buildings would not have to be completed before assessments were given.

Mayor Robertson asked about grant funding that might be available for improvements at the airport. Mr. Anderson said several projects might qualify for grant money, such as moving the taxiway, shifting a runway, and possible land acquisition.

Mr. Millar suggested that Council approach an urban renewal district as one of the funding mechanisms for the airport.

Council Member Bailey asked whether or not the airport master plan would include the industrial area. Mr. Anderson said the airport master plan would deal with what the airport presently owned and what it potentially could own, but it would all be aviation related.

There was discussion about both potential urban renewal districts – the South Corridor District and the Airport District.

Mr. Kirkpatrick said the urban renewal bonds closed today. He also discussed the Owens property and said he had spoken with Brian McMahan about the closing. Mr. Millar said the sales contract had been finalized. Mr. Nichols said he would discuss that further at the February 8th executive session.

There was some discussion of the procedure to follow after the ballots are counted on Tuesday, February 6th. Mr. Kirkpatrick said the Council members would be called that night with the results.

Mr. Kirkpatrick announced that Fred Quiel, new Deputy City Manager/Finance Director, would be starting on February 12th.

Mr. Kirkpatrick said that resumes for the Deputy City Manager/Community Development Infrastructure position had been distributed to some of the Council. He said he wanted to conduct the same interview process that had been used in the past and invited Council members to participate. He said that three people from Public Works would be involved in the interviews and that the candidates would also spend time with the supervisors and other employees in the Public Works Department. He said there were three finalists.

Mr. Kirkpatrick said he would be out of the office Wednesday through Saturday of next week and that Chief Summers would be in charge.

Mr. Kirkpatrick said he would like to organize a tour for public officials to visit other resort cities similar to McCall, such as Jackson Hole, Park City, and Steamboat, and spend time with their city officials to exchange ideas and learn from their experiences.

Mr. Kirkpatrick announced that this was Mr. Millar's last council meeting. He said Mr. Millar had been "the right guy at the right time" and had made a big difference in what the City had been able to accomplish. He reminded Council that there was a party in Mr. Millar's honor tomorrow night at 5:30 p.m. at Babbelfish Restaurant.

Council Member Bailey said that the Valley Adams Planning Partnership (VAPP) had asked for revisions and any changes in the summary and business strategies for the different counties that had been compiled as a result of all the meetings they have had over the past several years. Council Member Bailey said he supported VAPP and believed the organization should be continued as a volunteer organization, but needed an effective coordinator.

There was further discussion about VAPP and the appropriate roles and representation of the county and the different cities.

Council Member Bailey said he would like to discuss the tort claim during next week's executive session.

Mr. Kirkpatrick said a letter from Treasure Valley Transit (TVT) had been copied to each member, and that their report would be on the next agenda.

Mayor Robertson said that Congressman Bill Sali would be in McCall on Saturday and that he would spend some time meeting with him.

Mayor Robertson said that Mrs. Truxell, 5th grade teacher, had invited Council to meet with her class and answer questions about city government. Council decided that February 8th would be a good date for the presentation. Mayor Robertson said he would call Mrs. Truxell and confirm the date.

Mayor Robertson said he was working on the City Manager's evaluation and would complete the summary and give it to the Council.

ADJOURNMENT

Without further business, the meeting was adjourned at 9:20 p.m.

William A. Robertson, Mayor

ATTEST:

Joanne E. York, City Clerk