

# MINUTES

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## McCall City Council Regular Meeting October 12, 2006

### Agenda

Call to Order and Roll Call

Work Session

Pledge of Allegiance

Reports

Public Comment

Consent Agenda

Business Agenda

Public Hearing

Business Agenda, continued

Executive Session

### **CALL TO ORDER AND ROLL CALL**

Mayor Robertson called the regular meeting of the McCall City Council to order at 6:04 p.m. Council Member Bertram, Mayor Robertson, and Council Member Scott answered roll call. A quorum was present. Council Member Bailey and Council Member Kraemer were absent.

Bill Nichols, City Attorney, was present. City staff members present were Lindley Kirkpatrick, City Manager and Roger Millar, Deputy City Manager.

### **WORK SESSION**

#### **AB 06-206 Wastewater Facility Plan work session with CH2M HILL**

Representatives of CH2M HILL made a presentation to Council on the Wastewater Facility Plan.

City staff members who joined the meeting following the work session were Linda Stokes, Acting Finance Director; Brock Heasley, Parks & Recreation Director; Anne Kantola, Library Director; Brenda Loftis, Human Resource Director; Steve Hasson, Planning Manager; David Simmonds, Information Systems Manager; Shirley Overton, Deputy City Clerk; and Joanne York, City Clerk.

Mayor Robertson led the audience in the Pledge of Allegiance.

Mayor Robertson asked that AB 06-203 be the first item addressed in the Business Agenda following the Public Hearing and that AB 06-201 be addressed second, and that the Consent Agenda be moved to the end just prior to the Executive Session.

## REPORTS

Council discussed items on the Consolidated Department Head Report. Referring to the list of types of businesses that had closed during 2006, Council asked to have a more specific list identifying the businesses by name.

Mr. Kirkpatrick, City Manager, highlighted some points in his monthly report.

There was some discussion concerning several items in the report section including an update on the mosquito abatement program and mosquito abatement districts.

Mr. Kirkpatrick introduced Steve Hasson, the City's new Planning Manager.

Council noted that the "Shortcut" statue had been placed in front of the library and that it was a beautiful addition to the City.

## PUBLIC COMMENT

**Mayor Robertson called for public comment at 6:23 p.m.**

Gay Foster, secretary of the Village Green Condo Association, expressed the association's concern with the planned roundabout for the intersection at Davis and Lick Creek Road. She said the concern for this corner was based on safety and that it would be a hazardous area for bicyclists and pedestrians. She also said that there was a need to retain the parking lot at that area. The association proposed that a parking light be installed with larger turning lanes to accommodate large trucks and pedestrian-triggered lights. She distributed a letter to Council expressing the association's concerns and also including a mailing list for any notices of a public hearing.

Mr. Foster also spoke, stating he was a retired policeman and believed that the roundabout was a dangerous option.\

Roger Millar, Deputy City Manager, responded to Ms. Foster's comments, explaining that the design process had not even started, that other solutions in addition to a roundabout would be reviewed, that proper procedures would be followed and notices would be mailed to neighbors living within 300 feet of the project.

**Hearing no further comments, Mayor Robertson closed the public comment at 6:28 p.m.**

## BUSINESS AGENDA

## **AB 06-180 Revisions to McCall City Code concerning Alcohol Beverage Licenses**

Shirley Overton, Deputy City Clerk, presented the revisions repealing Chapters 1, 2, 8, & 9 of Title 4 Business Regulations of the McCall City Code concerning Alcohol Beverage Licenses, and reenacting them as Chapter 1 of Title 4, explaining that the purpose of the revisions was to:

1. Change the expiration date of the McCall Alcohol Beverage Licenses to conform to the expiration date of the State of Idaho Alcohol Beverage Licenses,
2. Delegate to the City Clerk the authority to process, grant or deny all alcohol beverage license applications
3. Repeal and reenact the chapters of the City Code concerning alcohol beverage licenses in order to make them less redundant and easier to follow.

There was a lengthy discussion about the revisions. Council requested that staff make changes and corrections and bring this agenda bill back to a second meeting.

**Mayor Robertson moved to suspend the rules and read by title only, first reading only, Ordinance 829. In a roll call vote, Mayor Robertson, Council Member Bertram, and Council Member Scott voted aye and the motion carried.**

**The Clerk read Ordinance 829 by title only, first reading only.**

### **PUBLIC HEARING**

Mayor Robertson explained that the Public Hearing would be held at this time, even though no action would be taken until Ordinance 829 was approved.

### **AB 06-198 Alcohol License Fee Schedule, Resolution 06-24**

Ms. Overton introduced the agenda bill explaining the changes in the fee structure that would occur when Ordinance 829 was approved, changing the expiration date for City of McCall Alcohol Beverage Licenses from December 31 to August 31 and removing the fee schedule from the City Code.

Ms. Overton explained that Resolution No. 06-24, when adopted, would make certain findings and adopt the fee schedule for City of McCall Alcohol Beverage Licenses. She said the fee schedule would remain the same as previously set by the City Code except for the addition of the fee for the transfer of location, and for the addition of prorated fees for the partial year from January through August 2007.

**Mayor Robertson opened the public hearing at 6:54 p.m. Hearing no comments, Mayor Robertson continued the public hearing until the next City Council meeting on October 26, 2006.**

### **BUSINESS AGENDA, CONTINUED**

### **AB 06-203 Potential South Corridor Urban Renewal District**

Roger Millar, Deputy City Manager, introduced this bill, explaining that Council had directed staff to study the potential of an urban renewal district encompassing properties on either side of Third Street from the downtown through the Four Corners (the "South Corridor"). Mr. Millar stated that at this point there was no recommendation from staff to create a district, and distributed a report of a conceptual analysis for information and review only. Mr. Millar explained that the question for Council to consider was whether or not the investments that were proposed in the district would be worth the resulting impacts to the community as a whole and to the agencies and individuals involved.

There was a lengthy discussion of the use of bonds to create a new district. Mayor Robertson asked that copies of the report be distributed to other agencies that would be impacted and that staff offer these agencies a briefing on the project.

Council requested a report of the projects that Carol Coyle had completed through the grants program since that position was first funded, and said they would like to have a recap at the first of the year for what she has accomplished in 2006. Mr. Millar said that Ms. Coyle had been responsible for accomplishing many different projects in addition to her grant coordination role, including the Civilian Conservation Corp statue, the Old Jail remodeling, the Senior Citizen Center remodeling, the Shortcut statue, and others. The Council commended Ms. Coyle for the work she has done.

### **Mayor Robertson opened the public comment section on Urban Renewal at 6:26 p.m.**

Dean Martens commented on the financial numbers presented in the report, stating that the developers should be asked to contribute more. He explained that even small percentages of tax dollars lost would have a great impact on the hospital and other entities.

Council Member Bertram said that some of the other taxing districts might want to have a representative on any new Urban Renewal District boards.

Chief Dave Sparks, McCall Rural Fire Protection District, explained to Council that his budget would be greatly affected even by a loss of only fourteen percent of the new development and asked that Council find a way to redistribute tax dollars back to the fire district.

Dan Krahn, McCall Memorial Hospital Board, prefaced his comments by stating that he was not speaking on behalf of the hospital board. He said he had spoken with Dr. Donicht, the School District Superintendent, and the school district would like to receive copies of the report of Urban Renewal Districts and how establishment of another district would affect the \$28 million dollar bond that the school district had just received. Mr. Kirkpatrick explained that the school district would not be affected by this taxing district.

Pat Hill, 227 Rio Vista Boulevard, said that he owned property that would be impacted by this taxing district. He recommended that the money be invested wisely, that mitigated parties be taken care of, and that the time be shortened from twenty-four years to ten years. He said this was a remarkable opportunity that could provide a win-win situation for all parties involved.

Guy Rivers, Finance Vice-President for McCall Memorial Hospital, said he had done some fiscal analysis on the operational costs of the hospital and asked Council to keep in mind that the hospital was already faced with financial challenges, including the increased cost of health care, increased care of uninsured patients, and lower Medicare payments, and that the hospital would be even more impacted by the establishment of an urban renewal district

Mayor Robertson said he would like to have copies of the report distributed to other entities that would be involved. Council Member Bertram requested that Council have a workshop with other interested groups for further study and to help move the process along. Mr. Millar suggested sending staff to the other interested agencies to present this report so that they would have time to read and study it before having a work session. Mr. Millar said he would contact the other agencies to make arrangements for briefings and do preliminary planning for a workshop. Mayor Robertson said the workshop should be held after the first of the year.

Mr. Nichols explained other ways to pay for the bond without having to pay penalties. He said the plan needed to include specific projects to be funded and then the bond would only extend over the time period needed to fund those projects.

Council Member Bertram said she agreed with Chief Sparks' question of whether establishment of this additional district would be based on a need or a wish, even though there were a lot of needs in that area of McCall.

Mayor Robertson said that budgeting would be the main concern for everyone affected by the taxing district.

Council Member Bertram asked whether the developers along the highway would be required to put in sidewalks, curbs, and gutters. Mr. Millar said that this is currently a requirement and developers are complying.

Mayor Robertson said that there would be time for more study and review of the report between now and the workshop which would be scheduled after the first of the year.

#### **AB 06-201 Treasure Valley Transit Report**

Terri Lindenberg, Executive Director of Treasure Valley Transit (TVT), gave a report to Council on the current status of TVT and McCall Transit. Ms. Lindenberg also explained that TVT had not spent their FY06 Local Option Tax (LOT) funds for advertising brackets due to problems with the company that was going to do the installation. She said that the company had just notified them that they would not be

able to do the work and the money had been returned to TVT. Ms. Lindenberg said she had contacted a local company and they agreed to complete the work in the next few weeks.

Council Member Bertram discussed a desire for benches placed at specific bus stops.

**AB 06-182 Xerox Rental Agreement for Police Department**

Chief Summers presented the request to Council, stating he was coming back to Council with more information per their request. He discussed exact fees and costs, increased capabilities including emailing pictures, and that the copier would replace two older printers.

**Council Member Scott moved to approve the membership agreement with King County Purchasing Cooperative and authorize the Mayor to sign. Council Member Bertram seconded the motion. In a roll call vote, all members voted aye and the motion carried.**

**Council Member Scott moved to approve the Xerox Rental Agreement and authorize the Mayor to sign. Council Member Bertram seconded the motion. In a roll call vote, all members voted aye and the motion carried.**

Mr. Kirkpatrick asked Chief Summers to explain the new Tasers that the department had purchased. Chief Summers said that all the officers were now certified for using the Tasers and briefly reviewed their operation.

Mayor Robertson called for a short break at 8:30 p.m.

Mayor Robertson reconvened the meeting at 8:38 p.m.

**AB 06-200 Valley Adams Planning Partnership**

Mr. Kirkpatrick said that Council Member Bailey had requested that this agenda item be presented to Council for information only and that no action was required. Mr. Kirkpatrick suggested that comments or suggestions for revisions be given to Mr. Millar or Council Member Bailey.

**AB 06-202 Crystal Blue Condominiums Final Plat and related Development Agreement**

Mr. Millar introduced this application and discussed some changes that the applicant had agreed to in the Development Agreement. He said that the applicant had been a real pleasure to work with and had gone out of his way to be a part of the community.

Shawn Harriman, developer, stated that he agreed with the proposed changes to the development agreement related to community housing and expressed his appreciation for the work of City staff.

**Mayor Robertson moved to adopt the draft Findings and Conclusions and approve the Final Plat for SUB-06-4, Crystal Blue Condominiums. Council Member Scott seconded the motion. In a roll call vote, Mayor Robertson, Council Member Scott, and Council Member Bertram voted aye and the motion carried.**

There was some discussion about the Development Agreement and some corrections and suggestions for a few changes were made.

**Mayor Robertson moved to approve the related Development Agreement with the minor changes as suggested, and authorize the Mayor to sign. Council Member Bertram seconded the motion. In a roll call vote, Mayor Robertson, Council Member Bertram, and Council Member Scott voted aye and the motion carried.**

**AB 06-204 Contract for Services with Valley Adams Regional Housing Authority (VARHA)**

Mr. Millar discussed the contract for services with VARHA and noted changes that had been made. Mayor Robertson suggested some additional verbiage to be added to clarify that the City's payment to VARHA was intended to be a one-time event and that in the future the City was expecting VARHA to be self-funding. Mr. Kirkpatrick said that this intent could appropriately be stated in a "WHEREAS" statement.

**Council Member Scott moved to approve the contract for services as amended and authorize the Mayor to sign all necessary documents as amended. Council Member Bertram seconded the motion. In a roll call vote, all members voted aye and the motion carried.**

**AB 06-205 Ordinance 828, Amendment to Emergency Moratorium (Ordinance 827)**

Mr. Millar introduced Ordinance 828, noting that the recommended amendments to the moratorium would allow applications to be accepted which address community housing in conformance with the Housing Policy of the City of McCall.

Mr. Nichols said that the ending date for the moratorium of March 29, 2007, would remain unchanged.

There was a lengthy discussion on the ramifications of the ordinance and the reasons for the revisions. Mr. Nichols explained that the reason the proposal was not limited for mitigation was so that people could use their creativity and bring different types of proposals to the City. Mayor Robertson said that one of the main concerns had been that clouded titles would result from this procedure. Mr. Nichols said this would not happen.

Mayor Robertson asked if the amended moratorium would go into effect immediately and would building permits still be issued for the month of October. Mr. Millar said there would still be applications for the month of October

**Mayor Robertson moved to suspend the rules, read by title only, one time only Ordinance No. 828. Council Member Bertram seconded the motion. In a roll call vote, Mayor Robertson, Council Member Bertram, and Council Member Scott voted aye and the motion carried.**

**The Clerk read Ordinance 828 by title only, one time only. This was the first reading of the Ordinance.**

**Mayor Robertson moved to adopt Ordinance No. 828, amending the emergency Moratorium. Council Member Scott seconded the motion. In a roll call vote, Mayor Robertson, Council Member Scott, and Council Member Bertram voted aye and the motion carried.**

## **CONSENT AGENDA**

Staff recommended approval of the following items:  
Minutes – August 10, September 7, 14, 27, 28; October 5  
Warrant Register printed on October 11, 2006  
Payroll Reports for Pay Period Ending September 22, 2006  
AB 06-199 - Alcohol Beverage Catering Permits

**Mayor Robertson moved to approve the Consent Agenda with amendments to the Minutes, with the exception of the September 28<sup>th</sup> Minutes and the October 5<sup>th</sup> Minutes which were pulled, and authorize the Mayor to sign all necessary documents. Council Member Bertram seconded the motion. In a roll call vote, Council Member Bertram, Mayor Robertson, and Council Member Scott voted aye. The motion carried.**

## **EXECUTIVE SESSION**

**At 9:55 p.m., Mayor Robertson moved to go into executive session per Idaho Code 67-2345(1f) litigation.**

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

The Council discussed litigation issues per Idaho Code 67-2345(1f).

**At 11:10 p.m., the meeting returned to open session.**

Council determined that Mr. Kirkpatrick, Council Member Scott, and City Attorney Nichols should meet with members of the McCall Board of Realtors.

## **ADJOURNMENT**

Without further business, the meeting was adjourned at 11:15 p.m.

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William A. Robertson, Mayor

### **ATTEST:**

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Joanne E. York, City Clerk