

MINUTES

McCall City Council Special Meeting April 16, 2008

Agenda

Call to Order and Roll Call
Council Work Session
Open House Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Kulesza administered the oath of office of City Council Member to Claudia Delaney.

Mayor Kulesza called the special meeting of the McCall City Council to order at 3:12 p.m. Council Member Delaney, Mayor Kulesza and Council Member Scott answered roll call. A quorum was present.

Mayor Kulesza amended the agenda to add possible action on the water master plan.

In addition to the council members, present were Lindley Kirkpatrick, City Manager; Rick Bishop, Mark Bowen, and Betsy Roberts

COUNCIL WORK SESSION

Mr. Bishop, Mr. Bowen and Ms. Roberts conducted the meeting on Wastewater Facility Plan and Water Master Plan and the plan "going forward."

Council Member Don Bailey arrived at 3:20

McCall City Council agreed to:

- Endorse the path forward
- Direct the city engineer to proceed
- Continue discussions with Payette Lakes Recreational Water & Sewer District
Council Member Bailey and Mr. Eisenstein will lead the effort
- Initiate discussions with J-Ditch pipeline owners
Council Member Scott and Mr. Kirkpatrick will lead the effort
- Continue discussions with Cascade Reservoir Watershed Advisory Group
Mayor Kulesza and Mr. Kirkpatrick will lead the effort

Mr. Kirkpatrick asked the council to approve the City of McCall Water Connection Table Memorandum dated April 16, 2008 and authorize staff to negotiate a consent order with DEQ for future council approval.

Council Member Bailey moved to approve, Council Member Scott seconded the motion and in a roll call vote, all members voted aye and the motion passed.

A brief recess was taken at 5:15 p.m. The meeting resumed at 5:20 p.m.

OPEN HOUSE SESSION

Anne Wescott of Gelena Consulting/BBC Research & Consulting briefed the members on the discussions and recommendations the City Improvement Plan Advisory Committee which advised the Council as to the following three questions:

1. Should McCall pursue impact fees or stick with the current system of negotiated exactions and General Fund subsidies?

A majority of the Committee agreed that City Council should move forward and consider adopting impact fees in McCall. One committee member abstained from the vote.

2. If McCall pursues impact fees, should they be for the full-cost recovery amounts listed in the study, or some amount less to account for economic development concerns?

The Committee unanimously believed that Council should adopt the full cost-recovery fee amounts listed in the report for the Police, Street/Storm Drainage and Parks. The Committee also unanimously agreed that impact fees should be effective on January 1, 2009 to allow development currently planned to obtain building permits for the 2008 building season. This is an extension from the effective date of 30 days after adoption allowed by state law.

3. If McCall pursues impact fees, are there certain land uses that should be exempted from the fees or asked to pay less due to their community-wide benefit (i.e., churches, hospitals, day care centers, etc.)?

The Committee unanimously agreed that McCall should consider exempting impact fees for residential housing units that meet the 80% of annual median income (AMI) requirements for low income housing development.

The Committee also unanimously agreed that the City Council should consider exempting developments that can demonstrate a net positive fiscal impact on the City's operating budget, using an economic model provided by the City.

The Committee is aware that such exemptions would require the City to use General Funds or other funds to "make the impact fee whole" and thereby fund the CIP. The

Committee felt that such uses provided a benefit to the community at large as allowed by State law.

There was much discussion between the Advisory Committee and the Council as to the recommendations made by the Advisory Committee. A suggestion was made to amend "Riverfront Park" to "Growth Related Parks" in the CIP to give more flexibility. Council had no objection to making the amendment to the CIP.

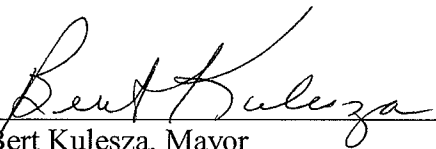
Recommended Action for the City Council is to receive the information for Public Hearing May 8, 2008 and adopt the CIP ordinance.

In addition to the council members the following were present for the open house session: Anne Wescott, Gelena Consulting/BBC Research & Consulting; Advisory Committee Member, Bob Youde; Advisory Committee Member, Brian O'Morrow; Advisory Committee Member, Greg Lovell; Advisory Committee Member, Mike Anderson; Fred Quiel, Deputy City Manager / Administrative Services / Treasurer / City Clerk; Walter Eisenstein, Deputy City Manager / Infrastructure & Community Development; Jerry Summers, Chief of Police; and BessieJo Wagner, Deputy City Clerk / Administrative Assistant

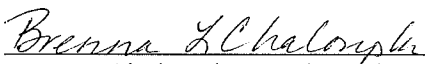
Council Member Delaney moved to adjourn the meeting. Council Member Scott seconded the motion and in a voice vote, all members voted aye and the motion passed.

ADJOURNMENT

Without further business, the meeting was adjourned at 6:48 p.m.


Bert Kulesza, Mayor

ATTEST:


Brenna Chaloupka, Acting City Clerk