

MINUTES

McCall City Council Regular Meeting Thursday, March 11, 2004

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CALL TO ORDER AND ROLL CALL

Mayor Eimers called the regular meeting of the McCall City Council to order at 7:00 p.m. Mayor Eimers, Council Member Bertram, and Council Member Robertson answered roll call. A quorum was present. City staff members present were City Attorney Tammy Zokan, City Manager/City Clerk Robert Strobe, Community Development Director Lindley Kirkpatrick, Treasurer Amanda Townsend, Public Works Director Bill Keating, Police Chief Ralph Appa, Parks and Recreation Director Brock Heasley, and Assistant to the City Manager Tina Clark.

Council Member Eimers led in the Pledge of Allegiance

PUBLIC HEARING

At 7:06 p.m., Mayor Eimers opened the Public Hearing on AB 04-34 Ordinary and Necessary Expense for Necessary Improvements to the Domestic Water System

Robert Strobe said this public hearing relates to the ordinary and necessary expense for the improvements to the domestic water system. It involves incurring up to approximately \$1.8 million worth of expenses for a water storage tank and associated infrastructure to be located on the hill above the water treatment plant in the Aspen Ridge Subdivision.

Council Members discussed that if the City doesn't receive the full amount from the DEQ State Revolving Fund, then they will proceed with other financing options for portions of the improvements, most likely through private sources.

As no person wanted to speak, Mayor Eimers closed the public hearing.

Council Member Robertson made a motion to direct the staff to seek funding approval for the necessary improvements to the domestic water system facilities and petition the court for judicial confirmation of this action at the appropriate time and authorize the Mayor and City Attorney to sign all necessary documents. Council Member Bertram seconded the motion. In a roll call vote, Council Member Bertram, Council Member Eimers, and Council Member Robertson voted aye. The motion carried.

PUBLIC COMMENT

Mayor Eimers called for public comment.

Lori MacNichol, Airport Advisory Board Chair, gave an Airport Advisory update. Regarding the Airport Manager's office renovation project, the Airport Advisory Board has recommended an approval of the renovation on the office space, with the condition that the Board review and give approval of the proposed lease of offices to the Parks and Recreation Department. The approval would be based upon specific wording, and that wording would be in place per the request of the FAA, specific wording to be included and that a fair market lease rate would be used. The Airport Improvement Project lost AIP funding money for the year 2004. Armstrong Engineering said that due to the fact of September 11th and the implementing of Homeland Security, the FAA, in conjunction with Homeland Security, has reclassified and restructured the list of importance level in the Airport Improvement Projects. The Airport Board has concerns that their next three projects are of low priority. Projects affected by this are: the strengthening of the asphalt, triangular taxi way, an access road, and paving the parking lot. The Airport Board will be focusing on higher priority projects such as; security and safety.

Coming up in the year 2007 the Airport Advisory Board is looking at land acquisition, such as the 80 acres of property adjacent to the airport, and to budget money aside for the Master Plan Airport Improvement Project of 2007. Lori MacNichol thanked the City for the amount of money it budgets for the ongoing Sewer Project and for the continuing support from the Council. No date has been set for the completion of the Sewer Project. The Airport Manager is looking at possible grants to help fund the completion of the Sewer Project. Public Works is combining two part time employee positions into one full time position and the Airport Advisory Committee hopes that the new full time employee will be available for airport plowing.

Council Member Robertson said it is important for the Council and the public to know that the City ran into some problems with the loader this year, and the County through Jerry Robinson has loaned the City a loader to use during this time.

Council Member Bertram asked that the City write a letter of thanks to the County Commissioners for loaning the equipment.

Robert Jones, a representative for the local snowmobile club and residents on the west side of town, has concerns about the Meadows Road closure, and would like to get on the agenda for the next Council meeting on March 25th. The snowmobile club's concerns include: the removal of signs from Meadows Road, opening Meadows Road to snowmobiles, and sending a letter to the Forest Service (attention to Mark Madrid and Randy Swick) requesting the opening of Bear Basin Road, or an acceptable bypass.

Council Member Eimers asked what is the urgency of doing this before Robert Strobe gets back in six weeks. Mr. Jones replied that the snowmobile club feels that in six weeks the snow will be gone and the interest and the situation will have changed within the City for service. The Forest Service is working on proposals that are coming up and

if this doesn't get to the Forest Service relatively soon, the snowmobile club's request will be bypassed on their agenda.

Council Member Eimers said since this is in ordinance form at the present it would mean changing the ordinance, which requires posting times and many other details. The City could write a letter, but we would need to be sure it was not in conflict with the City's own ordinance.

Council Member Bertram asked if the City could work on an ordinance change. Mr. Jones asked for a letter of intent while the City looks at the ordinance. Council Member Eimers explained that the letter would presume something that City Council is going to do, and the Council hasn't decided if they are going to do it.

Robert Strobe responded that before the City would send a letter, the City should go through a public process that identifies that the Council is considering it. Mr. Strobe asked that the City not undertake the ordinance at this time, and from the staff perspective, the City needs to do a good and thorough job preparing information for the Council. Mr. Strobe said writing a letter to the Forest Service saying that the snowmobile club has approached the City Council with a request to revisit the ordinance in May or June would not be a problem.

Ross Mayfield stated that at the December 11, 2003 City Council meeting, Mr. Strobe recommended that the Snowmobile Club in conjunction with the Forest Service develop a specific recommendation regarding the ordinance and then present the Council with their recommendations. It would be done as a project during this coming year. Also, Mr. Mayfield thought the City Council would look at what access points are available and required and desired for citizens. These access points could include anything around the area, to include the areas that have previously been used and that are now not open. Mr. Mayfield recommends that the City Council consider that as part of the letter.

Council Member Bertram understood that the Council was putting it back in the snowmobile club's court to come up with their wish list and that Council would look at it.

Council Member Eimers explained that the snowmobile club would be working with the Forest Service and come forward with specific proposals. Mr. Strobe added that he has had meetings with the snowmobile club about the ordinance, and that he owes them a list of draft changes.

Council Member Eimers asked fellow Council Members Bertram and Robertson if they were willing to look at it in the near future and they both replied yes.

CONSENT AGENDA

Minutes February 26, 2004 (amended)
Payment Approval List for Warrant Registers printed on March 19, 2004

Payroll Report for Pay Period Ending March 12, 2004

AB 04-31 Alcohol Beverage Catering Permits

AB 04-32 Arbor Day Proclamation

AB 04-37 Holladay Engineering Pay Application No. 12 Preliminary Engineering Four Corners Project

Council Member Bertram inquired about the Youth Advisory Council. Mr. Strobe explained that a grant has been received to allow the Caldwell Mayor's Youth Advisory Council to provide training to our Youth Advisory Council. They have the grant funds and came up and did an event, and as a courtesy to them, Mr. Strobe used the City credit card to purchase breakfast at the Pancake House. The City of McCall will be reimbursed from that grant. The City Attorney did review that transaction and stated that the City is not in violation of Idaho Code.

Council Member Robertson asked about background investigation in Public Works, by Bill Freeman and Associates. Mr. Strobe said it was for a Utility Services Supervisory position, and that the City does various levels of background checks, depending upon the position.

Council Member Robertson moved to approve the Consent Agenda. Mayor Eimers Council Member seconded the motion. All Council Members voted aye. The motion carried.

BUSINESS

AB 04-36 Syringa Drainage

Robert Strobe said the staff prepared at Council's request information related to the drainage on Syringa. The City Engineer provided a letter, given to the Council outlining their position in regard to the drainage on Syringa. Mr. Strobe provided a letter to the residents of Syringa stating that, based on the information gathered the City would not do any additional work on that project. Mr. Strobe's letter to the residents included Holladay Engineering's report. Mr. Strobe explained that staff was asked to bring this project back to the Council so that it could be addressed again.

Ben Verschoor from Syringa Subdivision said that when he first heard of the construction, it was to widen the road. He feels now there's a lot less road, and it's hard to park.

Robert Strobe said the staff position remains unchanged in regards to the expenditure of the funds. It would run about \$5,000 - \$10,000 just to do a design and to go back and get a bid to determine what it would cost to do the drainage.

Council Member Bertram suggested that when the City looks at future neighborhoods, a different standard should be considered, even if the cost is \$25,000 - \$30,000 over the project, and to look at a more neighborhood friendly scenario. Mr. Strobe replied that the City will first take a look at different options, discuss them with the neighbors, and involve the residents in the design phase so that they know what will occur.

Robert Strobe asked that the Council pass a motion adopting the staff's recommendation.

Council Member Eimers moved to adopt the staff's recommendation, that the City Council not expend the funds to design and bid the project. Council Member Robertson seconded the motion. All Council Members voted aye. The motion carried.

AB 04-35 Rio Vista Projects

Robert Strobe said City Council asked the staff to look at priority projects for Rio Vista. It is the staff's recommendation that the City pursue a STEP (Septic Tank Effluent Pump) system for most of the unsewered portions of Rio Vista. A STEP system will provide sewer service to some lots that aren't currently serviced, and address some of the existing septic systems that are in the area. Holladay Engineering has put together some estimates for those improvements. This type of improvement would encourage additional development, add value, and would bring in some additional revenues. Mr. Strobe said Ralph Colton expressed an interest in being involved in moving this project forward, and asked that Mr. Strobe relay his message to the Council. Mr. Colton has had a number of conversations with providers of this type of a system, and has done some independent research. Mr. Colton feels that the project can be completed for less than Holladay's estimate.

Robert Strobe added that a commitment that was made by another Council to give back the property taxes received from the Rio Vista Subdivision. This staff recommendation would be giving back improvements from property taxes to Rio Vista, as opposed to giving back from user fees.

Council Member Robertson stated the sewer project should fund its own growth, and that Council shouldn't make that final commitment until the City knows the outcome of the J-Ditch litigation. He said he has heard only City staff talk about sewer needs in the Rio Vista Subdivision, but that the people who live in Rio Vista, complain about the lack of paved streets.

Robert Strobe replied that it is the staff's responsibility to take a look at the infrastructure and available funding to determine what the best use of those dollars would be. The best use of \$150,000 in Rio Vista is for this project. Council Member Robertson suggested taking a poll from Rio Vista to determine the best use of those dollars.

Council Member Bertram suggested waiting six weeks to see what the outcome is with the J-Ditch litigation. If it looks like the City will prevail, then the City should pay for the project out of the sewer fund and commit to doing a couple of streets that are ready to pave in Rio Vista.

Robert Strobe said that the next dollar the City needs to spend in the sewer fund is to do a master plan review, as, was done for the water system. The City needs to have a professional in that area perform a detailed study of the City's system, and tell the City what the needs are, and help prioritize projects. The staff is asking for direction from Council to either go forward to put things in place to make improvements in sewer system, or pave roads.

Council Member Robertson expressed his concerns about the number of property owners being affected, the cost of the hookup fees, and sewer connections. Mr. Strobe explained that upon Council's approval, the City would have Holladay Engineering put together a packet to determine what it will cost to make the project happen. Staff will put together a package that makes sense to minimize the impact to the residents.

Council Member Robertson moved to direct staff to prepare a bid packet for sewer improvements in Rio Vista subdivision and develop alternatives for hookup by existing households for Council approval. Council Member Eimers seconded the motion. All Council Members voted aye. The motion carried.

AB 04-22 Remodeling office space for McCall Parks and Recreation and Airport

Robert Strobe said he committed to Lori MacNichol Chair of the Airport Advisory Committee, that the lease between the Parks and Recreation Department and the Airport would contain language to protect the Airport. He recommended that the construction be allowed to go forward, but that the City would not execute the lease prior to obtaining the agreement of the FAA and the Airport Advisory Committee.

Council Member Robertson moved to approve the award of the job to Winston Yeast Construction and authorize the Mayor to sign the agreement when finalized; and to direct the staff to develop an agreement between the Airport and the Parks and Recreation Department that complies with the FAA's intent; and review the agreement with the FAA and AAC prior to execution. Council Member Eimers seconded the motion. In a roll call vote, Council Member Eimers, Council Member Bertram, and Council Member Robertson voted aye. The motion carried.

AB 04-33 Advisory Ballot – Tabled

Robert Strobe said during the budget adoption, Council Member Muller stated he would vote to adopt the budget with a tax increase but wanted to have an advisory vote before increasing taxes when the FY 04/05 budget is adopted. Mr. Strobe reviewed a timeline

for a special election and a draft of questions that could be placed on an advisory ballot. The staff recommends the Council not hold a special election in May 2004.

Council Member Bertram stated that she did not support this Advisory Ballot. Council Member Robertson agreed, but stated that he felt Council Member Muller should have the opportunity to participate in the discussion.

Mayor Eimers tabled the item until the next Council meeting.

REPORTS

Council President – Bill Robertson asked Robert Strope if he had received the agreement from Susan Buxton's office, allowing Council Member Bertram and himself to participate with the golf pro. Mr. Strope said that he had spoken with Susan Buxton and hopes to have the agreement drafted tomorrow. Council Member Robertson asked Mr. Strope if he could get him information on how to get in contact with SAGE RESOURCES, or if they would be contacting him.

Council Member – Bonnie Bertram said there was a question brought up at the McCall Improvement Committee about the design of the Four Corners Project. Lindley Kirkpatrick spoke with Carol Coyle after the McCall Improvement Committee meeting and she is going to discuss the proposed design with Holladay Engineering and Secesh Engineering.

Mayor – Kirk Eimers said that the Council didn't assign someone to WICAP when the Council was doing their assignments. Marilyn Arp is currently on the Board. Council Member Bertram said WICAP is an avenue for affordable housing on the County level, but that maybe it could be looked at on a City level. Council Member Bertram said she would be on the committee.

EXECUTIVE SESSION

At 9:13p.m., Council Member Robertson moved to go into executive session per Idaho Code 67-2345(1f) to consider pending litigation; per Idaho Code 67-2345(1)(b) to consider a personnel matter; and per Idaho Code 67-2345(1)(c) to consider property acquisition. Mayor Eimers Council Member seconded the motion. Mayor Eimers, Council Member Bertram, and Council Member Robertson voted aye. The motion carried. At 11:07p.m., Council came out of executive session.

ADJOURNMENT

Without further business, Council Member Eimers moved to adjourn. Council Member Robertson seconded the motion. All Council Members voted aye. The motion carried. The Council adjourned at 11:07 p.m.

Kirk L. Eimers, Mayor

ATTEST:

Tina Clark, Deputy City Clerk