

MINUTES

McCall City Council Regular Meeting August 25, 2005

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ADJOURNMENT

CALL TO ORDER AND ROLL CALL

Mayor Eimers called the regular meeting of the McCall City Council to order at 6:00 p.m. Council Member Bertram, Council Member Greer, Council Member Robertson, and Mayor Eimers answered roll call. Council Member Muller was excused. A quorum was present.

City staff members present were Lindley Kirkpatrick, City Manager; Roger Millar Community Development Director/Deputy City Manager; William Nichols, City Attorney; Bill Keating, Public Works Director; Jerry Summers, Acting Police Chief; Jerry Palmerton, Golf Course Superintendent; Allan Morrison, Golf Professional; and Dan Irwin, City Clerk.

PUBLIC HEARING

AB 05-166 FY 06 Budget / Ordinance No. 815

Mr. Kirkpatrick explained that at the last meeting the Council left the public comment period open for written comments but no additional comments were received. He stated that the Council directed staff to find funding for a part time Code Enforcement Officer and to fund the Council contingency line item. Mr. Kirkpatrick said that through a combination of increasing revenue and cutting expenditures, staff was able to include the Code Enforcement Officer position funded at \$22,000. He explained that the inclusion of the position assumes the City has flexibility in adjusting the pay schedule and number of hours for the position. Mr. Kirkpatrick stated that staff has also included \$16,000 in the Council contingency line item in the budget. Mr. Kirkpatrick said that the total proposed budget would now total \$17,954,779 due to the changes and is reflected in the draft ordinance.

Council Member Robertson asked if the language contained in Section 3 of the ordinance was a statutory requirement.

Amanda Townsend, former City Treasurer, explained that the language of the ordinance was provided in materials from the Association of Idaho Cities.

Council Member Robertson said that the ordinance doesn't mention the fact that the Council decided against taking a three percent increase in property tax revenue.

Mr. Kirkpatrick confirmed that the budget doesn't include a three percent property tax increase. He clarified that all of the changes were done by increasing revenue and decreasing expenses.

Mayor Eimers moved to suspend the rules, read by title only, one time only Ordinance No. 815. Council Member Robertson seconded the motion. In a roll call vote, Council Member Bertram, Council Member Greer, Council Member Robertson, and Mayor Eimers voted aye. The motion carried.

Mr. Kirkpatrick read Ordinance No. 815 by title.

Council Member Robertson moved to adopt Ordinance No. 815. Council Member Bertram seconded the motion. In a roll call vote, Council Member Greer, Council Member Robertson, Mayor Eimers, and Council Member Bertram voted aye. The motion carried.

PUBLIC COMMENT

Mayor Eimers called for public comment.

Terry Lindenburg, Treasure Valley Transit, said that at the last meeting she spoke about the possibility of having to eliminate weekend service for McCall Transit if adequate funding wasn't received. She explained that the Idaho Department of Transportation has approved the draw down of existing grant funds so the service would not have to be cut this fiscal year. Ms. Lindenburg stated that they appreciate the funding to McCall Transit by the City and would like to see additional Local Option Tax revenue given to the agency.

Hearing no further comments, Mayor Eimers closed the public comment at 6:10 p.m.

CONSENT AGENDA

Council Member Robertson asked about the expense to Honeydippers that is labeled as pump station six and twelve.

Bill Keating, Public Works Director, explained that the City has to occasionally pump out the wet wells as preventive measure.

Council Member Robertson stated that he thought the road closure was for a good cause. He said that he was glad to see that all of the affected businesses approved of the closure.

Council Member Robertson moved to approve the Consent Agenda as presented and authorize the Mayor to sign all necessary documents. Council Member Greer seconded the motion.

Council Member Bertram said that she would have to vote against the consent agenda since there was a hardship payment on the warrant register.

In a roll call vote, Council Member Greer and Mayor Eimers voted aye. Council Member Bertram voted nay. Council Member Robertson recused himself from voting. The motion carried.

BUSINESS AGENDA

AB 05-162 Golf Course Advisory Committee Appointment

Jerry Palmerton, Golf Course Superintendent, stated that one response was received after advertising two openings on the Golf Course Advisory Committee for two weeks. He said that Bruce Gundy submitted a letter of interest to serve on the Committee and the Golf Course Advisory Committee has recommended the appointment.

Council Member Robertson said that he has heard complaints that it is becoming difficult to get around on the Aspen course due to the amount of players.

Mr. Palmerton explained that the City tries to use the Aspen and Birch courses as the primary courses for play. He said that tee times are set in a manner to maximize the amount of play. Mr. Palmerton said that the course has been very busy this summer.

Allan Morrison, Golf Course Professional, said that the Aspen and Birch courses are marketed as the primary courses but people always have the option of playing the Cedar course if they want. He said that the Cedar course is available 90% of the time and is used as an alternative for slower players. Mr. Morrison reported that both revenue and play is up at the golf course.

Council Member Robertson moved to approve the appointment of Mr. Bruce Gundy to the Golf Course Advisory Committee. Mayor Eimers seconded the motion. All Council Members voted aye. The motion carried 4-0.

Mr. Kirkpatrick stated that the revenue at the golf course is within \$4.00 of reaching the \$500,000 threshold specified in the golf course professional's contract.

Council Member Bertram asked how long the golf course would remain open.

Mr. Morrison explained that they plan on keeping the course open as long as the weather permits.

Council Member Bertram asked if Mr. Morrison played in the Shepherd's Home tournament.

Mr. Morrison said that he didn't participate in the tournament but he plans on meeting with the Executive Director of The Shepherd's Home to discuss bringing the tournament back to the City course.

AB 05-163 Local Option Tax Commission Appointment

Dan Irwin, City Clerk, explained that the Local Option Tax Commission has been without a Senior Citizen Representative for several months. He said that after several weeks of publication in the Star News, Andrea Butler and Tom Stillinovich submitted letters of interest expressing their interest in serving on the commission. Mr. Irwin stated that Sherryl Graham had submitted her resignation from the commission earlier in the day, and that both applicants could be appointed to the commission at this time. He explained that because of the residency requirements Ms. Butler could serve as the Senior Citizen Representative and Mr. Tom Stilinovich could serve as the newly vacated at-large resident member.

Council Member Robertson moved to appoint Andrea Butler and Tom Stillinovich to the Local Option Tax Commission. Mayor Eimers seconded the motion. All members voted aye. The motion carried 4-0.

AB 05-168 Golf Course Equipment Lease Agreement

Mr. Palmerton stated that a local representative of Toro submitted an equipment proposal that includes a large Toro Workman Utility Vehicle, a small Toro Workman Utility Vehicle, and a Turfco topdresser for the golf course. He explained that the equipment would be leased for a five year term with a dollar buyout at the end of the terms with the City owning the equipment. He said that the lease schedule requires six payments per year and added that the cost of the equipment would be below what is budgeted in Fiscal Year 2005.

Council Member Bertram asked if all the equipment was new.

Mr. Palmerton confirmed that it was. He explained that the City is getting a great deal from the company. He reported that the mowers that were purchased from Las Vegas had just arrived, and that the City is getting some very good equipment to maintain the golf course. He added that they have been getting good value on their trade-in equipment.

Mayor Eimers moved to approve the lease agreement with GE Capital and authorize the Mayor to sign all necessary documents. Council Member Bertram seconded the motion.

Council Member Greer asked if any other City Department would be able to utilize the new equipment.

Mr. Palmerton stated that the Parks Department would be able to use the utility vehicles but not the mowers. He explained that the mowers are specific to golf course maintenance as they are reel driven. He said that the Golf Department has also acquired a 3-pt fertilizer that the Parks Department would be able to use on the ball fields.

Council Member Bertram asked if Mr. Palmerton was assisting with the landscape at the Four Corners project.

Mr. Palmerton said that he assisted in doing a walk through of the project and developing a punch list.

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

Payment Approval List for Warrant Registers dated August 14, 2005

Mayor Eimers noted that the warrant register was for the lease with GE Capital for the golf equipment.

Mayor Eimers moved to approve the Payment Approval List for Warrant Registers dated August 14, 2005. Council Member Robertson seconded the motion. All Council Members voted aye. The motion carried.

AB 05-167 Inflow and Infiltration update

Betsy Roberts, CH2M Hill, presented a progress report on the Inflow and Infiltration (I&I) program. She said that the firm has reviewed Holladay Engineering's I&I report and have prepared a preliminary assessment of construction cost for sewer repairs and the effective number of equivalent dwelling units (EDU's) that would be created. She said that the firm has prepared a plan to begin performing the repairs in three phases of work. Ms. Roberts said that the firm conducted a field assessment of 104 sewer manholes identified for rehabilitation in Holladay's report and have confirmed their findings. She said that the firm has begun the development of construction drawings and bidding document to begin repairing the manholes during the fall. She said that they would be meeting with I&I contractors to review the available technology that is available to ensure an adequate and cost effective solution. Ms. Roberts said that they anticipate placing the project out to bid by mid-September in order to have the project completed by mid-November. She said that the firm may propose that the City use an alternative bidding concept rather than a low-bid process selection.

Council Member Robertson asked if the improvements to the manholes would be done this fall in order to have an impact during the spring melt.

Ms. Roberts confirmed that it was the reason for the timing of the project.

Mike Lavey, CH2M Hill, presented a map showing the areas identified by Holladay Engineering where the most inflow and infiltration is occurring. He stated that they have developed a plan to repair the problems in three phases. Mr. Lavey said that in determining the capacity of the system, the industry standard of assuming 250 gallons per day is used. He said if I&I is reduced then additional EDU's are created in the system. He said that by using several techniques they hope to assist the City in making improvements over three years. He explained that the improvements would result in an additional 183 EDU's being available in the overall system.

Ms. Roberts clarified that the amount was a rough estimate at this time. She said that the firm would need to refine the numbers for inclusion in the adoption of a formal policy.

Council Member Robertson said that \$20,000 per equivalent dwelling unit was an interesting number. He said that it is basically what Chad Olsen paid for the Timbercrest Downtown project.

Mr. Lavey said that the cost would go down after the Olsen project is factored in.

Mayor Eimers asked if it makes financial sense to pursue additional I&I projects.

Mr. Lavey said that the EPA likes to take a balanced approach when lending or granting money. He says that they like to see significant efforts made to reduce I&I.

Mr. Millar said that he would like to develop a program where the developer pays the City for the work to be performed and the City contracts the work. He said that the arrangement would ensure that the work being performed is being done to acceptable standards.

Council Member Robertson said that the plans from private developers to repair sewer lines need to be reviewed by the City Engineer to ensure quality. He asked if Chad Olsen is required to submit plans to CH2M Hill before proceeding with his project.

Council Member Bertram asked if the City Engineering firm plans on looking at revising the 250 gallons per day figure that is used to estimate an equivalent dwelling unit.

Mr. Lavey said that they aren't pursuing the revision at this time as the numbers are very difficult to quantify.

Ms. Roberts said that they would be looking at the number in the future. She said that any decision would be very dependent on the Council's outlook for growth.

Mayor Eimers asked if the first three years of the eight year plan to develop a new mechanical plant was entirely devoted to planning efforts.

Mr. Millar confirmed that the first three years of the process would enable the city to determine the need, type, and placement of a facility and how to fund it.

Mr. Lavey said that the project would proceed in three phases. He explained that the first phase is to conduct sewer manhole repairs with the \$110,000 that is available in the fall of 2005, the second phase is to conduct \$1.65 million in sewer manhole and line repairs in the summer of 2006, and the last phase is to conduct an additional \$1.65 million in sewer manhole and line repairs in the summer of 2007.

Council Member Robertson asked if the City is still continuing to collect flow measurement data.

Mr. Lavey said that the plan is to television the entire system to see where the problematic areas are located.

Council Member Robertson said that the City installed portable flow meters in the City in anticipation of determining the gallon per day contribution of part time residents compared to full time residents. He said that Holladay Engineering said that the data would need to be collected over a twelve month period in order to be valid. Council Member Robertson said that he expects to receive the data next year in order to make some assumptions regarding the equivalent dwelling unit assumptions for part time residents.

Mr. Millar clarified that the flow data measurements were being collected for a long term feasibility study and not for I&I repair purposes.

Council Member Greer asked if there was any idea of how much I&I was contributed to the system from private property.

Mr. Lavey said that the flows vary at each location. He said that he had worked with the City of Rupert which established a program where people could borrow money to make improvements on their property.

Mr. Millar said that it has been great to work with CH2M Hill on the project. He explained that the total estimated repairs to the system would cost the City \$3.3 million. He said that sewer rates would have to be increased between \$5-\$10 per month over 10 years in order to raise enough revenue to fix the problems. Mr. Millar said that an alternative idea is to allow a person to purchase a buy-in into the system in exchange for a building permit. He stated that a person could agree to fix a portion of sewer lines in order to receive points towards receiving a building permit. Mr. Millar stated that a development agreement could be executed with the applicant that requires them to pay the City to fix a portion of the sewer line. He explained that he wants the City to use the money to fix the problematic lines and not to allow individual developers to perform the work. He said that the City would be able to proceed with a repair project as soon as enough revenue is collected. He said that the City could have offerings several times a year.

Council Member Bertram asked if any points were awarded to applicants who were full time resident workers in the City.

Mr. Millar said that there were no bonus points for being a full time resident of the City. He said that such a policy would be difficult to regulate, but would be happy to evaluate the idea. Mr. Millar explained that the resolution allows the City to revise the process based upon the Council's policies.

Council Member Bertram said that she would be comfortable as a resident to raise sewer rates to fix the existing problems in the sewer system.

Mayor Eimers said that a bond would have to be approved by the voters if the City funds the repairs using revenue collected from the rates.

Council Member Robertson said that the City is currently planning on conducting a rate study for water and sewer rate structure. He said that the City would need to get closer to the completion of the study before a decision could be made.

Mayor Eimers said that the City can't fund the projects from the existing cash flow and a bond would have to be passed if the rate structure was changed. He said that the only way to make the repairs is to pass on the expenses to the development community.

Mr. Millar said that a buy-in to the sewer system would be approximately \$20,000 per equivalent dwelling unit. He said that the City could collect the funds and proceed with a project as soon as enough money was available. He said that the plan is simply conceptual right now and that a formal proposal would be brought to the Council for adoption.

Mr. Kirkpatrick said that the intent of the topic was for the Council to provide staff with a direction on how to proceed. He said that based upon the Council Member's comments he believes that a proposal can be developed for adoption.

REPORTS

Mr. Kirkpatrick stated that 30-35 applications for the Police Chief position have been received. He said that he would be refining the interview process and would include open public participation as part of the process.

Mr. Kirkpatrick reported that seven applications have been received for the Finance Director position.

Mr. Kirkpatrick stated that the quitclaim deed from Pete O'Neil for the extension of Spring Mountain Boulevard had been signed and would be delivered to the City early next week.

Mr. Kirkpatrick said that the swim ladder at the Brown Park docks has been installed. He stated that an appeal had been filed requesting judicial review of the process.

Bill Nichols, City Attorney, said that a petition for judicial review has been filed in regards to the fish pen docks. He explained the process and stated that he has assigned Chris Nye to defend the City.

Council Member Robertson said that the State would begin removing logs as part of a salvage logging operation. He said that they are seeing opposition by the same members of the public that opposed the placement of the fish pen docks because of the hidden dangers in the lake.

Mr. Kirkpatrick said that the County has requested the City to comment on the roadless areas due to the new federal legislation. He said that five roadless areas have been inventoried that are within the City's watershed. He stated that he asked David Simmonds to prepare comments in regards to the City's watershed and viewshed.

Mayor Eimers said that any comments would be based on science which the City would not be able to validate. He said that the effects of a road on a watershed can't be quantified by City staff and shouldn't be submitted to the County.

Mr. Kirkpatrick said that there is good data that can be cited that show the possible adverse outcomes of what could happen. He said that it is important for the City to comment on the proposal as it could potentially affect the City's drinking water source.

Council Member Bertram said that the comments should be brief and limited to the areas impacting the watershed.

Council Member Robertson said that the comments should be limited to the areas that might be of concern to the City.

Council Member Greer said that he thinks it is important the City submit comments to the County. He said that one of the reasons for the creation of national forests was to provide for water.

Mayor Eimers said that the comments need to be presented to the Council before they are submitted to the County Commissioners.

Mr. Irwin reported that the Local Option Tax revenue in July had exceeded expectations. He said that the collection of the tax is right online with what has been budgeted.

Mr. Irwin said that the City Election would be held on November 8, 2005. He stated that a notice of election would be published in the Star News in the coming weeks and that candidates would be able to file between September 16th and 30th.

Mr. Nichols, City Attorney, said that he has been working with Roger regarding the community housing proposal. He said that he has also been assisting with some of the comments that have been received in regards to the building permit process. Mr. Nichols reported that his office had recently successfully defended an unemployment hearing.

Council Member Bertram said that she would like to have a discussion regarding community housing and how it should be administered.

Mr. Kirkpatrick said that a proposal would be drafted after the public hearing is conducted on September 7th.

Mr. Millar said that a draft housing resolution has been prepared and would be distributed to the Council Members.

Mr. Millar reported that the Urban Renewal Agency plan update is progressing. He explained that the Agency would be holding workshop on the week of September 12th. He said that a public hearing would be held on September 14th and an open house would be held on September 17th to review the plan that would be created from the public involvement. Mr. Millar said that there is a potential to either expand the current district or create an additional two districts.

Council Member Bertram said that the City needs to be aware if new Urban Renewal Districts are not added, the Urban Renewal District has requested that the City help pay for the studies.

Council Member Robertson said that he would like to see the land that the airport hopes to acquire be added in a new Urban Renewal District.

Mr. Millar said that he has been working with the Carey family on using the EDA grant money to build a convention center. He said that they are working with the City Engineer regarding parking solutions and to develop a workable performa for the project. Mr. Millar said that several development applications are proceeding through the Planning and Zoning process to the Council.

Mr. Keating reported that the half of the J-Ditch pond floor is now exposed and he plans on turning off the pump on Saturday. He said that Rainy Day Water would be coming to the site to inspect and make repairs to the pond liner. He said that the pump would be turned back on after the repairs are made to eliminate as much of the effluent as possible before the irrigation season ends.

Mr. Keating stated that the Mission Street dip repair project is progressing and that the City Engineer has prepared the design drawings.

Mr. Keating said that the paving projects are anticipated to begin in the middle of September according to the contractor. He explained that the paving was delayed because of the timing to approve the second budget amendment.

Council Member Robertson asked if Spring Mountain Boulevard would be paved this year.

Mr. Keating said that he doesn't think it would be able to be paved. He explained that the contractor would have difficulty in completing the building of the road prior to winter.

Mayor Eimers reported that nominations to the Governor's Brightest Star program were upcoming. He asked if any of the Council Members had any input on the program.

Council Member Bertram said that George Prentice from the Shepherds Home would be a great candidate.

ADJOURNMENT

Without further business, Mayor Eimers moved to adjourn. Council Member Greer seconded the motion. All Council Members voted aye. The motion carried. The Council adjourned at 8:35 p.m.

Kirk L. Eimers, Mayor

ATTEST:

Dan Irwin, City Clerk