

MINUTES

McCall City Council Regular Meeting June 8, 2006

AGENDA

WORK SESSION
PLEDGE OF ALLEGIANCE
REPORTS
PUBLIC COMMENT
CONSENT AGENDA
BUSINESS AGENDA
COMMITTEE MINUTES
ADJOURNMENT

4:00 PM

WORK SESSION

The Local Option Tax Committee (LOT) presented their recommendations for FY07 LOT allocations to Council.

Members of the LOT Committee present were Steve Gleason (Chairman), Roger Snodgrass, Amanda Kirkpatrick, Amanda Butler, Tom Stilinovich, and Pat Eames. Lance Daniels was absent.

6:00 PM

CALL TO ORDER AND ROLL CALL

Mayor Robertson called the regular meeting of the McCall City Council to order at 6:05 p.m. Council Member Bailey, Council Member Bertram, Council Member Kraemer, Mayor Robertson, and Council Member Scott answered roll call. A quorum was present.

Bill Nichols, City Attorney, was present.

City staff members present were Lindley Kirkpatrick, City Manager; Carol Coyle, Grant Coordinator; Michelle Groenevelt, Community Development Planner; Rick Harvey, Airport Manager; Brock Heasley, Parks & Recreation Director; Anne Kantola, Library Director; Brenda Loftis, Human Resource Director; Roger Millar, Deputy City Manager; Allan Morrison, Golf Pro; Jerry Palmerton, Golf Course Superintendent; David Simmonds, Information Systems Manager; Jerry Summers, Chief of Police; and Joanne York, City Clerk.

Mayor Robertson led the audience in the Pledge of Allegiance.

Lindley, Kirkpatrick, City Manager, distributed two additional agenda items to the Council, explaining that one was a letter from John Seevers, Chairman of the Airport Advisory Committee, and the other was a letter from Russell Surveying regarding Whitetail. Mr. Kirkpatrick requested moving AB 06-114 from Consent to Business because of additional information he had received concerning that agenda item that needed to be discussed.

Mayor Robertson requested that AB 06-113 be moved up in the agenda because of the many people present who wished to make public comments. Council agreed to address AB 06-114 first on the Business Agenda, and then address AB 06-113.

REPORTS

Mr. Kirkpatrick noted he had distributed an additional report to Council.

Mr. Kirkpatrick reported that the budget process was well underway and the open house for next fiscal year's budget would be held on June 12 at 6 p.m. in Legion Hall.

Mr. Kirkpatrick reminded the Council that their tour of City properties was scheduled for 10:30 a.m. on June 12.

He also stated that the agreements for Community Housing from Neighborhood Housing would be presented on June 22.

Mr. Kirkpatrick reported that the City was continuing to negotiate with a property owner to bring some additional land on for sewer capacity. The most recent schedule was to make some necessary improvements to the irrigation system and the land during fall of 2006 and then allow blended effluent irrigation next irrigation season. He explained that the City wanted to get the additional land under contract this summer but not use it until next summer. He said the City had sufficient capacity without the additional land for this year, but only for this year. The pond was 52.4 feet at its high point this year, which was about ten feet higher than last year.

Mr. Kirkpatrick said that nothing further had been done on the City's facility plan, but he anticipated more work to be done on the plan in the near future.

Concerning the water storage tank, he reported that the contractor for the east side tank was working again and planned to have the storage tank in operation by August of this year. The design work on the west side tank in Whitetail was complete and Whitetail anticipated starting construction this year.

Mr. Kirkpatrick announced that Jerry Palmerton had resigned as Golf Course Superintendent, and that the City was working towards having his position filled as soon as possible. He said the golf course was looking better than it ever had and that seemed to be a well known fact among golfers.

He reported that the Police Department had extended offers to candidates in patrol positions. He said that both candidates had accepted and would start in the July session of the Peace Officer Standards & Training (POST), and that neither one of them was currently certified. He said that Mark Donica was back full time as Sergeant. He announced that Mark Wright and Vic Last had resigned and accepted positions with Idaho State Patrol (ISP), and that they will be resident ISP officers in this area.

Mr. Kirkpatrick said the Boating Ambassador position was filled and had been well received.

He announced that the Recreation Department and the Golf Course were both fully staffed for the summer and that the recreation intern had started several summer programs and was doing a very good job.

Council Member Bailey asked about the status of the Mission Street dip. Mr. Kirkpatrick deferred to Mr. Millar for an update. Mr. Millar reported that the Mission Street dip would be under construction this summer, and he was expecting to receive a price and a schedule from the developer the next day. He stated that the goal was to have the project funded and constructed this fiscal year.

Council Member Scott asked Mr. Millar about the leak test; Mr. Millar replied that the test was completed but the results were not back yet. Mr. Millar also said that the Department of Environmental Quality said they would require the City to conduct the same test next year, regardless of the results this year.

Mayor Robertson asked Mr. Millar whether the Council would continue to be updated on Urban Renewal matters, and Mr. Millar replied that they would.

Mayor Robertson asked Mr. Millar if the new electronic system for the water meter would still require a drive-by inspection, and Mr. Millar replied that it would.

Council Member Bailey asked Mr. Millar if the City was completing the hazardous fuel reduction project. Mr. Millar replied that there were ten piles of debris left to be disposed of as a condition of the grant, and that Rick Schiermeier would be removing the piles.

Council Member Bailey mentioned that, according to the new Code, there was a time limit of twelve months to get rid of slash piles, and the City needed to start enforcing this.

Tuck Miller offered to chip the piles, and Mr. Millar said he would talk to him about that.

Mr. Millar responded to questions about the pre-application process, stating that once the pre-application was received, it was scheduled for a hearing, which must be held within seventy-five days of the application being completed. He further stated that based on applications received to date, hearings were already being scheduled into August, and that the current planning list was on the City's website.

Mr. Kirkpatrick asked that Mr. Millar add other columns to the planning list so that it would show the date the pre-application was received and any other information that would help track the applications, and that this information also be available on the website and be provided to Council.

Council Member Bailey inquired about the Parks Master Plan, and Mr. Kirkpatrick responded that it would be available soon.

Council Member Scott asked if McCall had resident Idaho State Patrol in the past and if the resident officers would be available to assist in McCall. Chief Summers joined the meeting at this time and replied to the question, stating yes, but they would not be available this summer because of the length of their training period. Chief Summers confirmed that there are three officers coming on – two patrol candidates and Sergeant Donica.

PUBLIC COMMENT

Mayor Robertson called for public comment at 6:35 p.m.

Kim Apperson stated she had applied for a position on the Planning and Zoning Commission but had not heard anything in reply. Mr. Millar responded that her application was for appointment by the Valley County Board of County Commissioners to the McCall Planning and Zoning Commission and that he had contacted Lee Heinrich concerning her application. Mayor Robertson asked that Mr. Millar prepare a letter from the Council to the County about Ms. Apperson's application.

Kirk Eimers stated he was in favor of repealing the height limit and that it would be better to roll back the height ordinance rather than have a moratorium.

Marilyn Arp stated she opposed the fifty-foot height and that the potential of having a fifty-foot height limit contributed to the escalation of land prices. She asked the Council to declare a roll back or a moratorium on all fifty-foot height buildings.

Esther Mulnick stated she was opposed to the fifty-foot height limit.

Curt Mack stated he represented Community Voice, a citizens group recently organized to address the building and growth issues in McCall. He encouraged the Council to revisit the height issue and to put a moratorium in place. He also expressed concern that fifty-foot buildings would be allowed in any areas of McCall.

Mr. Kirkpatrick asked Mr. Millar to specifically address the question of where and how fifty-foot buildings would be allowed. Mr. Millar explained that roughly thirteen percent of overall commercially zoned land was eligible to apply for a Conditional Use Permit or a Planned Unit Development for a fifty-foot height limit, and none of the residential land was eligible. He stated that if someone went through the public process to rezone their land to R-16 they would then have the opportunity to apply for a Conditional Use Permit, but no one currently had any R-16 zoned land. He also pointed out that the old Code did not cap height in the industrial zone, but the new Code did.

Tuck Miller stated that the Save Our Skyline (SOS) group was very passionate about the fifty-foot height issue and that was the only issue they wanted to address.

Liz Warner stated she was in favor of the moratorium.

Alana Shoemaker stated she was opposed to the fifty-foot height limit.

Ann Eberle stated she was opposed to the fifty-foot height limit.

Jean Vance stated she was opposed to the fifty-foot height limit and was in favor of the moratorium.

Andrew Cochrane stated he was opposed to the fifty-foot height limit.

Barbara Nokes-Kwader stated she was opposed to the fifty-foot height limit.

Jeannie Bonaminio stated she was opposed to the fifty-foot height limit and was in favor of the moratorium.

Glenn Jacobsen stated he was in favor of the moratorium.

Tracy Stigert stated she was opposed to the fifty-foot height limit.

Jim Arp stated that the comprehensive plan should reflect what the community wanted.

Dave Mathis stated that the only fifty foot building that would benefit the community would be the hospital, and that he was opposed to fifty foot buildings anywhere in town.

Lydia Hakes asked the Council to give the community the opportunity to vote on the height limit.

Cathy Them stated the City needed to maintain the town as it was.

Hearing no further comments, Mayor Robertson closed the public comment at 7:25 p.m.

CONSENT AGENDA

There was some discussion concerning the Warrant Register.

Council Member Bertram moved to approve the Consent Agenda and authorize the Mayor to sign all necessary documents. Council Member Scott seconded the motion. In a roll call vote, all members voted aye, and the motion carried.

BUSINESS AGENDA

AB 06-114 Lease Agreement between Hangar Solutions and the City of McCall

Rick Harvey introduced Steve Minor, a representative of Hangar Solutions. Mr. Harvey explained the background for this lease and stated that the lease had lacked specific wording to terminate the lease. He explained that Council Member Bailey had made some corrections and revisions to the lease, and the corrected copy was the one presented to Council tonight.

Mayor Robertson stated that there was a possibility that Frontier might be agreeable to move their pole barn which would provide land that could be used for condominium/office space.

There was further discussion of how many hangars would be moved and what other possibilities existed. Mr. Minor suggested that Hangar Solutions might be willing to build five of the six buildings and continue to develop a plan if the Frontier property became available to the City for that area, and not build the sixth building this year.

Mr. Kirkpatrick said that the City would have more time to study the options if Hangar Solutions phased their construction, starting on the south end and building toward the north.

Council Member Bertram said that if Frontier was interested in discussing this option, the Council needed to address it immediately.

Council directed staff to initiate discussions with Frontier.

Council Member Kraemer moved to approve the lease agreement with Hangar Solutions, as amended, and to authorize the Mayor to sign all necessary documents. Council Member Bailey seconded the motion. In a roll call vote, all members voted aye and the motion carried.

AB 06-113 Comprehensive Plan Update and possible Moratorium on Lake-Front Development in the Central Business District

Mr. Millar gave a presentation on the Comprehensive Plan.

There was a lengthy discussion concerning the City Code and the Comprehensive Plan. The Council expressed a need to go back to the Comprehensive Plan and use it to address issues such as economic development in the downtown area.

Mayor Robertson asked about the status of creating a Mission Statement for the Environmental Committee. Mr. Kirkpatrick replied that Deb Fereday was contacting people who might be interested in serving on the committee.

Mayor Robertson directed staff to start work on the Comprehensive Plan as soon as possible.

There was more discussion on how to address the issue of buildings over the thirty-five foot limit along the eight-hundred feet of Lake Front.

Council Member Scott summarized the public comments into four specific issues: the Lake Front; the Commercial District; the Industrial Zone; and the Airport. She also stated that the public comments seemed to support imposing a moratorium.

Council Member Bailey said that the town might need more time to consider what could be done along the lake shore. Mayor Robertson said that the citizens could vote to have a bond election to purchase the vacant lot next to the Yacht Club for a public park.

Council Member Kraemer pointed out that the Council members all agreed that they needed to move forward with the Comprehensive Plan.

Mayor Robertson moved to direct staff to negotiate agreement with the consulting firm to start as soon as possible on the Comprehensive Plan update and to keep Council informed of any development and ideas for the lake front so that Council would be able to make a decision concerning a moratorium, and that

decisions concerning changes for the rest of the town could wait until Council had time to review the Updated Comprehensive Plan and determine whether revisions to the Code would be necessary.

Council Member Scott asked that the motion be separated into the different issues.

Mayor Robertson revised his original motion and moved that Council direct staff to negotiate the task order contracts. Council Member Kraemer seconded the motion. All Council members voted aye and the motion carried.

Mr. Kirkpatrick asked the Council if they viewed the moratorium as a means of reuniting the town. There was discussion of whether the moratorium would be good or bad for McCall.

Council Member Bertram stated the Council needed to make a decision one way or another, to make a decision now rather than wait until projects were submitted, and to work through the Comprehensive Plan Update.

There was discussion concerning the word, "moratorium", and how the use of that word would be perceived.

Council Member Bailey said that the Council and the Planning and Zoning Commission, according to the new Code, could work together to do a Code Amendment, stating it would be another method to put this issue aside for a year.

Council Member Scott said the Council needs to be deliberate, strategic, and as thorough as possible when considering a Code change and that would be accomplished through the Comprehensive Plan.

Mayor Robertson questioned the availability of economic development downtown, stating that this issue needed to be looked at. He said he would be in favor of a moratorium but would not want to change the Code for a single issue.

Council Member Kraemer moved to place a moratorium on all buildings over thirty-five feet anywhere in the City and to direct staff to start the process. The motion died for lack of a second.

Council Member Kraemer then stated that it was at least worth a try.

Council Member Kraemer moved to direct staff to begin the process of considering a moratorium on buildings in excess of thirty-five feet on the lake front. Mayor Robertson seconded the motion.

Mr. Kirkpatrick pointed out that twelve months would be the maximum length initially for the moratorium, but it could be extended after that.

In a roll call vote, Council Member Kraemer voted aye, Mayor Robertson voted aye, Council Member Bertram voted nay, Council Member Bailey voted nay, and Council Member Scott voted aye. The motion carried, 3 to 2.

AB 06-107 Local Option Tax (LOT) Commission Recommendation for FY 05-06 Unanticipated Funds

Mr. Kirkpatrick introduced this agenda bill, stating that the proposed allocations would be funded in August or September, when and if these funds became available.

Council Member Bertram suggested the Council re-address the allocations at the last meeting in September to see if there were more funds available than anticipated.

Steve Gleason, Chairman of the LOT Commission, said that the LOT Committee could convene again if necessary.

Mayor Robertson asked Mr. Gleason to consider what to do if more than \$38,000 was available by the end of this fiscal year.

Council Member Bertram recommended specifying another category to be a catch-all for unanticipated funds.

Council Member Bailey moved to adopt the Local Option Tax Commission's recommendations for FY 05-06 unanticipated funds allocations. Council Member Kraemer seconded the motion. All members voted aye and the motion carried.

At this time, Council Member Bailey recused himself, as he was Chairman of the Planning and Zoning Commission when this issue was approved and sent to Council.

AB 06-112, SUB-05-1 and PUD-05-1: Whitetail (Phase 2), Final Plat and Final Plat related Development Agreement.

Mr. Millar introduced AB 06-112, explaining that the Planning and Zoning Commission had recommended approval and the final plat and plan by the City Council subject to certain conditions which the applicant had met. He said that staff recommended that Council adopt the Findings and Conclusions and approve the Final Plat and Final Plan and approve the Development Agreement.

There was some discussion concerning the applications and the agreement. Council inquired about the greenbelt trail and the surveyor's suggestions to take it all the way south to connect to another property. Mr. Millemann, representing the applicant, said that he had no material issues with the surveyor's requests and that there would be no problem complying.

There was some discussion about the time frame for the construction of the water tank.

John Sabala expressed his appreciation to the Council for their support.

Council Member Scott moved to adopt the Findings and Conclusions and approve the Final Plat and Final Plan for SUB-05-1 and PUD-05-1, Whitetail, Phase 2. Council Member Bertram seconded the motion. In a roll call vote, Council Member Scott, Council Member Bertram, Council Member Kraemer, and Mayor Robertson voted aye, and the motion carried.

Council Member Scott moved to approve the related development agreement and authorize the Mayor to sign. Council Member Bertram seconded the motion.

Mr. Millar asked Council to include the phrase “substantially as it is” in their motion to cover for any clerical errors that might be in the document.

Council Member Scott moved to approve the related development agreement substantially as it is, and authorize the Mayor to sign. Council Member Bertram seconded the motion. In a roll call vote, Council Member Scott, Council Member Bertram, Mayor Robertson, and Council Member Kraemer voted aye, and the motion carried.

At this time Council Member Bailey rejoined the Council.

REPORTS

Council Member Bailey asked Mr. Millar if the City had a map of City streets that indicated whether the streets were arterial, connector, or private. Mr. Millar replied that the City had a map, but it was very old. Mr. Kirkpatrick said that the Transportation Advisory Council had at one time identified arterials and connectors but he did not know if that had ever been endorsed by the Council.

Council Member Bailey recommended that the City proceed with that because there was a provision for it in the new Code that required certain features where intersecting streets cross arterials and connectors. Mr. Millar said that staff would be preparing a map showing both street classification and a pavement management system.

Mayor Robertson asked if there were any other questions concerning staff reports. He asked Mr. Kirkpatrick to send a copy to Council of the letter that he was sending to the County concerning County services in McCall. Council Member Bertram asked that a copy also be sent to Larry Dunn, City prosecuting attorney.

There was a discussion about the need to fill the position of Golf Superintendent as soon as possible and the process being undertaken to do that.

Mr. Kirkpatrick said that the relationship of the Golf Pro and the Golf Superintendent would remain the same as it had been, and that the goal was for them to work together as a team and as a partnership, with each still in his own slot.

There was further discussion about the Golf Pro's contract and that the conditions of his contract would be determined long before the current contract expired.

There was a discussion concerning the plans for River Front Park. Mr. Kirkpatrick reported that work was progressing on the Parks and Recreation Master Plan.

Council Member Bertram reminded Council that the Four Corners needed to be a higher priority because it was the entrance to town.

Mr. Nichols, City Attorney, announced to Council that there had been an adverse decision concerning the Fish Pen Docks, but that he did not know what the full meaning of the decision was. There was a lengthy decision about the plans submitted for the Fish Pen Docks and why the plans were not complete.

ADJOURNMENT

Without further business, Mayor Robertson moved to adjourn. Council Member Scott seconded the motion. All members voted aye, and the motion carried. The Council adjourned at 11:00 p.m.

William A. Robertson, Mayor

ATTEST:

Joanne E. York, City Clerk