

# MINUTES

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**McCall City Council  
Regular Meeting  
July 12, 2007**

## Agenda

Call to Order and Roll Call  
Reports  
Public Hearing  
Public Comment  
Council Talk Time  
Consent Agenda  
Business Agenda  
Committee Minutes  
Adjournment

## CALL TO ORDER AND ROLL CALL

**Mayor Robertson called the regular meeting of the McCall City Council to order at 6:01 p.m. Council Member Bertram, and Mayor Robertson, Council Member Kraemer and Council Member Scott answered roll call. Council Member Bailey was absent. A quorum was present.**

Also present were Lindley Kirkpatrick, City Manager; Fred Quiel, Deputy City Manager / Administrative Services; John Anderson, Airport Manager; Brenda Loftis, Personnel Officer; Eric McCormick, Golf Course Superintendent, Brock Heasley, Parks & Recreation Director; Anne Kantola, Library Director; David Simmonds, Network Administrator; and Bill Nichols, City Attorney.

**Mayor Robertson led the audience in the Pledge of Allegiance.**

## REPORTS

City Manager Lindley Kirkpatrick reminded Council of the hearing tomorrow morning regarding the Central Mountain Board of Realtors lawsuit.

Council Member Bailey called in via telephone and joined the meeting at 6:05pm.

Mr. Kirkpatrick explained that the Spring Mountain Boulevard paving project that was approved last week is underway and paving will begin next week.

Mr. Kirkpatrick stated that the Davis beach docks are again becoming an issue. He explained that there are two private docks within the Davis Beach Park. Mr. Kirkpatrick explained that an agreement was reached among the dock owners in 1985 and was restated again in 2003. This agreement mandates that the public is allowed to use the docks, but not allowed to moor boats to them. Currently the dock owners have put up gates and a sign stating the docks are private. Mr. Kirkpatrick stated Brock Heasley has been working with the dock owners to restore the spirit of the agreement, and that the gate and signs will be coming down.

Regarding the Urban Renewal project, Mr. Kirkpatrick stated they have not reached a conclusion at this time. He added that the agency has decided not to enter into a contract with PETRA, but have chosen to re-bid the project. Mr. Kirkpatrick explained that it required several executive sessions of the Board to reach this conclusion, but they are still hoping to do something with the project this year.

Mr. Kirkpatrick stated that Steve Hasson, Planning Manger, has submitted his resignation, effective one month from now.

Mr. Kirkpatrick stated the Council will receive a copy of the draft budget on Monday for consideration at the July 19 budget meeting. He added that a lot of hard work went into cutting down the budget and that it is now balanced.

Council Member Bailey asked that hard copies of the Airport Master Plan, with all the changes and corrections that have been recommended to date, be made available. John Anderson stated that once all the corrections have been made, hard copies will be handed out to council, the different planning committees and the public as well as being available as PDF files.

Council Member Bailey asked about the golf maintenance facility and why its completion was tied to the Wausau settlement. Lindley Kirkpatrick replied that statement was not necessarily true and that if a funding source could be identified, that is a project that could continue independent of the Wausau issue.

Council Member Bailey asked about the Davis Beach generator that needed to be replaced at some point in time. Mayor Robertson commented that the initial cost estimates were around \$100,000, and he asked about the Water Treatment generator, and whether or not it could be used at Davis Beach. Mr. Kirkpatrick stated there is not a generator there today, and it would be used solely for back up power. Council Member Bailey suggested looking at used generators.

Council Member Bailey reminded everyone that one of the conditions of approval for Aspen Ridge 3 was to take care of noxious weeds, trash, street lights, bike paths and other items before building permits were to be issued, and he did not want these conditions to get over looked. Mr. Kirkpatrick stated that the Community Development staff as well as building officials would be reminded of these conditions.

Council Member Bailey mentioned Task Order No. 36, and reminded Fred Quiel he had asked for a cash flow chart to track income vs. outgo of this project and the need for maintaining a

reserve. Mr. Kirkpatrick stated the Board saw this cash flow analysis at a recent meeting, adding that they would get a copy of that analysis to Council Member Bailey.

Council Member Bailey asked about the Rio Vista water line project and the availability of funds to do repairs on other streets, such as Roosevelt and Whipkey. Mayor Robertson stated they gave Betsy Roberts direction at the last Council meeting to maximize the funds available towards these other water line repairs.

Mayor Robertson asked David Simmonds about the addition of electrical circuits and about moving the server equipment downstairs. Mr. Simmonds replied that it could be another month before the new location is ready for the server equipment to be moved downstairs.

Regarding the pedestrian crosswalk flags, Mayor Robertson commented that from the staff report, it appeared staff was still evaluating the program. Mayor Robertson stated he believes the program has been a success and he hopes it is a permanent program. Mr. Kirkpatrick stated they retained the funding in next year's budget for this program.

In regards to the J Ditch irrigation system, Mayor Robertson cautioned that the City make sure there is more than one year left on the Simplot agreement.

Mayor Robertson questioned the issuance of "will serve" letters from the City Engineer for Whitetail, Phase I. Mr. Kirkpatrick stated those letters were sent because the City will be supplying the water.

Mayor Robertson stated it was important to know who completed the landscaping at the water treatment plan. Mr. Kirkpatrick stated he believed Hillside Nursery completed the landscape, but could not confirm that. He added that the Urban Renewal Agency was intent on answering that question.

Council Member Bertram commented on Task Order No. 42, regarding the storm water study, stating that this issue needs to be a high priority for the Urban Renewal formation so that a decision may be reached soon.

**Mayor Robertson moved to open the public hearing at 6:31 p.m.**

## **PUBLIC HEARING**

### **AB 07-88 ZON-06-3: Zoning Map Amendment to rezone the Cross Bar Property**

Steven Hasson explained that Cross Bar has requested a rezone from R1 to R16, and reminded Council that their application was presented to them on June 7, 2007. Mr. Hasson reminded Council that they approved the rezone contingent upon City staff and the applicant creating a Development Agreement for Councils' approval prior to finalizing the rezone ordinance.

Clayn Sonderegger, 2101 Delta Drive, Nampa, stated he has two original copies of the Development Agreement that have been signed by the owner of the Cross Bar property and just needs to be signed by the City.

Council Member Bertram recused herself at this time.

**Mayor Robertson opened the Public Hearing at 6:35 p.m.**

**Hearing no comments, Mayor Robertson closed the Public Hearing at 6:36 p.m.**

Mayor Robertson stated for the record that one neighbor had come forward and worked through the concerns they had in regards to the project.

**Mayor Robertson moved to suspend rules and read Ordinance No. 837 by title only, one time only. Council Member Kraemer seconded the motion. In a roll call vote, Council Member Bailey, Council Member Kraemer, Mayor Robertson and Council Member Scott all voted aye, and the motion carried.**

**Mayor Robertson moved to adopt Ordinance No. 837. Council Member Kraemer seconded the motion. In a roll call vote, Council Member Bailey, Council Member Kraemer, Mayor Robertson and Council Member Scott all voted aye, and the motion carried.**

**AB 07-118 Forest Street Professional Condominiums: Zone Map Amendment**

Steven Hasson explained this application is for the final plat of a subdivision and a rezone request to change the zoning from R4 to the Civic Zone. Mr. Hasson stated that there was a final plat and a development agreement available for Council's review and added that staff recommends approval of these documents.

Meredith Arnold, of Millemann, Pittenger, McMahan, and Pemberton, explained that the addition is going to be one building and will have two condominiumized units, of which some will be owned by the hospital and some will be owned by the clinic. Ms. Arnold stated the Planning & Zoning Commission has granted preliminary and final condominium plat approval as well as unanimously recommending the rezone. Ms. Arnold added that the applicant has held three neighborhood meetings and there has been no opposition to the project, in fact the neighbors have been very supportive. Ms. Arnold stated they have received approval letters from the Fire District and the City Engineer, as well as approval of their parking analysis, and that the Development Agreement has been approved by Planning Manger Steven Hasson and City Attorney Bill Nichols.

**Mayor Robertson opened the Public Hearing at 6:59 p.m.**

There was no public comment.

**Hearing no further comments, Mayor Robertson closed the Public Hearing at 7:00 p.m.**

**Council Member Kraemer moved to adopt the Findings & Conclusions and related development agreement for the final plat of SUB-07-4 and zoning map amendment ZON-07-5, Forest Street Professional Condominiums, 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.**

**Council Member Kraemer moved to suspend the rules and read Ordinance No. 839 by title only, one time only. Council Member Scott seconded the motion. In a roll call vote, all members voted aye and the motion carried.**

**Council Member Kraemer moved to adopt Ordinance No. 839. Council Member Bertram seconded the motion. In a roll call vote, all members voted aye and the motion carried.**

**AB 07-117 Crystal Beach Condominium Zone Map Amendment**

Steven Hasson explained the property associated with this application is zoned both R8 and Community Commercial, and there is currently a bank located on the Community Commercial portion of this property. The applicant wishes to remove the bank building from the site and replace the structure with a parking lot. The applicant wishes to rezone the entire property R8.

Mr. Hasson stated staff has created a development agreement and given it to the applicants' counsel, Steve Brown, who contends there are still some issues with the development agreement. Mr. Hasson recommended continuing this application until the development agreement has been reworked to everyone's satisfaction.

Council Member Bertram commented that if curbs and gutters are going to be installed along W. Lake Street, overhead utilities must also be addressed.

Mr. Hasson explained that the City receives franchise fees, currently 1%, which may be available for placing utilities underground, adding that there is \$214,000 available at this time. Mr. Hasson stated W. Lake Street and Third Street are priority areas for eliminating overhead utilities, adding that there has been much discussion about under grounding the utilities between Alpine Village and The Woodsman projects along Third Street.

Mr. Hasson stated that there was discussion about using the remaining funds from the franchise fees to under ground the utilities in front of Crystal Beach Condominiums, and rough estimates indicate it could be done for approximately \$88,000.

There was much discussion surrounding who will be asked to pay for specific improvements, such as curbs, gutters and underground utilities, as areas get redeveloped.

Council Member Bertram questioned the new fencing associated with this redevelopment, and questioned what exactly would be enclosed by the new fence.

Andy Laidlaw, McCall Design and Planning, representing Crystal Beach Condominiums, explained the applicant purchased the property and bank building and stated they want to take the building down and replace it with additional parking, rezone the property to residential, and

provide a fence to enclose that portion of the property. Mr. Laidlaw explained that if it were possible to use the franchise funds from the City to place utility services underground, that would provide enough room for the applicant to install sidewalks, curbs and gutters, to re-landscape the area, as well as replace the existing fence with something more attractive. Mr. Laidlaw explained the applicant obtained an estimate from Idaho Power to place telephone, cable and power underground for an area over 550 feet in length, which they feel would be a huge improvement to W. Lake Street and provide a catalyst for others to create more sidewalks, underground utilities, etc.

Mr. Laidlaw stated the proposal has always been for the City to use franchise funds to place the utilities underground and for the applicant to provide new fencing, landscaping and sidewalks, and that the current development agreement does not reflect that original proposal. Mr. Laidlaw added that the proposed fence would replace all of the old fencing but that it does not make sense nor would there be room to replace the fence if the utilities were not placed underground.

Lindley Kirkpatrick stated the city's priorities are to bury utilities along Third Street between The Woodsman and Alpine Village, but if there was franchise money left over, they were interested in burying the utilities in front of Crystal Beach. He added that they should perhaps continue this application until the development agreement has been worked out to everyone's satisfaction.

**Mayor Robertson opened the Public Hearing at 744: p.m.**

There was no public comment.

**Hearing no further comments, Mayor Robertson moved to continue the Public Hearing until the July 26, 2007 Council meeting, and directed staff to have a final draft of the development agreement completed for that meeting. Council Member Scott seconded the motion. In a voice vote, the motion carried with 5 ayes.**

**AB 07-116 Airport Rezone**

Steven Hasson explained that this application was first presented to Council on June 7, 2007. Mr. Hasson further explained that an inquiry made by an attorney prompted staff to review the public noticing procedure, and it was concluded the public noticing was inadequate and that the application for a rezone had to come back through the public hearing process.

Mr. Hasson stated that the application has been re-noticed, but it will not be presented here tonight as an action item, rather it will be continued until the noticing procedures can be done more thoroughly.

Mayor Robertson stated this rezoning issue has become clouded by the scenic route issue, and he feels this application should wait until the scenic route issues are resolved.

Lindley Kirkpatrick asked Council if their intention was to have the rezone application move forward under the terms of an amended zoning code that has not yet occurred for the purpose of deciding whether to let this application die or not. Bill Nichols stated that there is a requirement

that Council take up a hearing within 45 days after the Planning & Zoning Commission is received. Mr. Nichols recommended continuing this application.

**Mayor Robertson made the motion to continue this application until the next meeting. Council Member Bertram seconded the motion. Council Member Scott recused herself before the vote. In a voice vote, the motion carried with 4 ayes and one recusal.**

## **PUBLIC COMMENT**

### **Mayor Robertson called for public comment at 8:06pm:**

Marilyn Arp, 1704 Pine Circle, stated she came to comment on the situation at Davis Beach. Ms. Arp stated she recently visited Davis Beach and saw a gate and sign stating the dock was private property. Ms. Arp stated she is aware of the agreement that states the maintenance of the docks is the responsibility of the dock owners, but that the docks are open to public. Ms. Arp believes this gate breaks the spirit of community, and it should come down now, not later. Ms. Arp added she would like to see the buoys that designate the swimming area in place again, as well as some kind of delineation outlining the boundaries of the Davis Beach.

Mary Wood, 295 Rio Vista, stated she wanted to comment in response to newspaper reports that the City might engage in the aerial spraying of mosquitoes for West Nile Virus. Ms. Wood brought signed petitions as well as a copy of her testimony. Ms. Wood stated she does not believe the City or County has analyzed the risks associated with the chemicals they plan on using and she feels it is arbitrary and capricious to spray without an environmental analysis and put the public at risk. Ms. Wood asked the City to cease their plans for spraying, or at least give 7 days notice in the newspaper if they are going to spray, to allow for a voluntary evacuation.

Sage Fox, 295 Rio Vista, stated he does not want town covered in toxic chemicals just to stop mosquitoes. Mr. Fox stated there are other alternatives to aerial spraying, such as fogging your own property, or using bug spray.

Joe Fox, 295 Rio Vista, stated he has a PhD in entomology and his concern is the secondary effect spraying has by knocking out predators and parasites, which are beneficial insects. Mr. Fox stated the unintended effects are very undesirable and increased numbers of other insects may encourage more spraying and it perpetuates the disruption of the entire natural balance of things.

Tuck Miller, 657 Koski, stated he initially came to comment on the airport issue, but will comment on aerial spraying at this time. Mr. Miller stated the chemical reactions occurring in the soils are huge, adding that the aquatic ecosystems suffer too. Mr. Miller added that spraying for knap weed needs to be advertised to the public as well.

Cyndi Miller, 657 Koski, stated she is opposed to the mosquito abatement program. Ms. Miller stated she was very upset that she did not know about the fogging at the golf course until she

read it in the paper. Ms. Miller asked about the minutes from the April 12th City Council meeting, because they are not on website, and that those minutes contained the approval for the mosquito abatement program.

**Hearing no further comments, Mayor Robertson closed the public comment at 8:29 p.m.**

## **COUNCIL TALK TIME**

Mayor Robertson questioned Council Member Bailey about the email in which he suggested reconsidering the rezoning of the industrial zones. There was discussion surrounding the rezoning of industrial zones and the minimum square footage required to make these lots conforming lots. Steven Hasson explained the rationale for staff's recommendation to consider the rezoning of the industrial zones. There was discussion about whether the Ordinance was published or not.

**Mayor Robertson made the motion to reconsider the motion to approve the code revisions and put the original motion to approve back on the table for further debate and vote. Council Member Scott seconded the motion. In a voice vote, the motion carried with 5 ayes.**

Council Member Scott requested that the April 12 City Council meeting minutes get posted on the website as soon as possible. Lindley Kirkpatrick stated they have been posted on the website, adding they were posted on Tuesday or Wednesday.

Mayor Robertson stated the City needs to make sure we understand the requirements surrounding warning the public about spraying. Eric McCormick stated there was an article in the Star News in April about fogging for mosquitoes at the golf course.

Council Member Bailey commented that while corresponding with a previous City Engineer, he discovered that when documents are completed and approved, they often do not make it back to the engineering firm for them to complete their files. Lindley Kirkpatrick stated CH2MHill is only getting signed plats, except on an as needed basis, due to the costs associated with them storing those documents.

Council Member Bailey asked if the wastewater facility plan was approved by Council at the last meeting. Mayor Robertson stated it was approved and forwarded on to DEQ for its approval.

Council Member Bailey asked about the Granite Falls situation. Lindley Kirkpatrick stated staff worked with Chris Gabbert to revise the letter, which Kurt Kroll received. Steven Hasson added that two documents were drafted by Mr. Gabbert, the first being a non-compliance document that was filed with the County, stating that the way the condominium plat process occurred was not according to City or State statute process. The second document was a letter addressed to Kurt Kroll, stating that if he was more open and up front with the City, they would be more willing to work with him. Mr. Hasson stated Mr. Kroll has satisfied all the requirements for the apartment



unit, so the City has or intends to give him a certificate of occupancy for the one building, given that he continues to work with the City.

Council Member Bailey asked about the agreement they have negotiated with the Sewer District, and questioned how the wording might affect the budget process. Council Member Bailey suggested discussing this issue next week.

**Council Talk Time concluded at 8:51 p.m.**

## **CONSENT AGENDA**

Staff recommended approval of the following items:

- Minutes – June 19 and 27, 2007
- Warrant Register printed on July 6, 2007
- Payroll Report for Period ending June 29, 2007
- AB 07-115 Alcohol Beverage Catering Permits
- AB 07-119 Dew – Salmon Survey Payment

John Anderson explained that the survey referenced in AB 07-119 (Dew – Salmon Survey Payment) was completed in order to square up the lease lines with Hwy 55 to create more usable space for Granite Holdings and Dew Aircraft. Council Member Bailey asked for clarification about the State of Idaho easement, and what it was for. Lindley Kirkpatrick replied those easement are for landscaping, as outlined in the Four Corners project.

Council Member Bailey suggested not renewing the lease agreements with these companies until Council is more involved with the terms of those leases and Mr. Anderson agreed.

**Council Member Scott moved to approve the consent agenda as submitted. Council Member Bertram seconded the motion. In a voice vote, the motion carried with 5 ayes.**

## **BUSINESS AGENDA**

The Business Agenda commenced at 8:57 p.m.

### **AB 07-108 Reserve on Payette SUB-07-2 and PUD-07-2**

Steven Hasson explained this application was pulled from the June 28, 2007 Agenda because Council did not feel they had sufficient information to hear the application at that time. Mr. Hasson stated the applicant is requesting to build 13 town homes on a 10 acre piece of land, and is planning on providing land for affordable housing, dedicate 6 acres for conservation purposes, as well as provide a 75 foot riparian area along Payette River that would be available for a pathway and recreational use. Mr. Hasson stated the City has an easement along the boundary line of the property, and the applicant would like to use that easement to access the affordable

housing units. This easement would also provide a maintenance road and access to the Payette River and a kayak access. Mr. Hasson stated staff believes this is a win/win situation for the community and is recommending approval of this project, adding that there are 46 conditions of approval.

In regards to parking requirements, Council Member Scott asked for verification that the number of spaces planned for meets the number of spaces required. Phil Feinberg stated the application did not ask for any parking variances and what is planned for satisfies the code requirements. Lindley Kirkpatrick asked Mr. Hasson to verify the number of parking spaces required versus the number of spaces supplied, and Mr. Hasson replied he could not determine the number of spaces the applicant was providing from the renderings provided.

Phil Feinberg clarified that there are over 7 acres that are projected to be in the land conservation, Payette Land Trust, and that the access to the river is for a public takeout for kayaks and rafts as part of the Parks requirement. Mr. Feinberg stated they are also looking into the possibility of putting in a tennis court, possibly an enclosed court that would also be available to the public. Mr. Feinberg stated they are working with Bob Hunt to create some connectivity of the bike path with Mr. Hunt's properties to the south. Mr. Feinberg stated they intend to improve and rehabilitate/re-vegetate the area below the sewer lagoons.

Mayor Robertson stated he had one overriding question regarding the City's agreement with Mike Eckhart, generated during the land acquisition for the Deinhard Bridge, that the road would not be labeled as a truck route or bypass. Mayor Robertson stated it would take a great deal of work to make that change. Mayor Robertson stated his concern is that right now the property has one owner, and if this project moves forward, there will be multiple owners and that would further complicate this situation.

Mr. Feinberg stated that presently Mike Eckhart is a partial owner in the property, and he and Mr. Eckhart together are the decision makers for the property. Mr. Feinberg added that they are willing and receptive to work with staff and Council to reach an agreement that is acceptable to both parties. Mr. Feinberg stated it is their desire to work out the details in the Development Agreement and Final Plat approval, so that they may move forward with the project.

**Council Member Kraemer moved to adopt the staff report and Findings & Conclusions for SUB-07-2 and PUD-07-2, and authorize the Mayor to sign all necessary documents as modified. Council Member Scott seconded the motion.**

Mayor Robertson asked it be noted in the minutes that there is a general agreement to continue discussions with the applicant.

**In a roll call vote, all Council members voted aye and the motion was carried.**

#### **AB 07-121 NHS – VARHA Status Report**

Tom Lay with Neighborhood Housing Services stated he is here to provide an update on the McCall Avenue homes. Mr. Lay stated they are committed to having all of the units completed and recorded by August 10<sup>th</sup>, adding that the first unit will be completed and have a Certificate of

Occupancy by next Wednesday. Mr. Lay stated the actual completion dates are 8-10 weeks past the projected completion dates, and he explained some of the reasons for the delays. Mr. Lay added the project will be completed within the original budget.

Council Member Bertram commented on her frustrations surrounding the fact that they did not set certain deadlines and that she frequently saw very few people working on the units, adding that there was a lack of oversight on some of the subcontractors used on the project.

Mr. Lay commented that the manufacturer of the units provide a good product that NHS would use again and explained that the manufacturing company was sold during the construction process of these particular units and that situation caused several serious setbacks.

Mayor Robertson brought up the landscaping issue, stating everyone on the Council was in agreement that something had to be done to the landscaping and that Council would have to find the funding for it, adding that Lindley Kirkpatrick indicated they may be able to use the "in lieu of fees" for landscaping these units. Mayor Robertson added that he felt it was imperative that sod be used.

Lindley Kirkpatrick stated that Fred Quiel has performed an audit of the expenses incurred on the project, to determine if all the expenses were reasonable and a part of the agreement.

Fred Quiel handed out a document summarizing his analysis/audit of the developer fees associated with the project. Mr. Quiel stated that when he discovered there was no ceiling to the developer fee, Mayor Robertson asked him to audit and verify the actual costs put into this project and determine what the actual developer fee was. Mr. Quiel discovered the developer fee is currently 14.4%, adding that number could change due to taxes, interest, etc.

Mayor Robertson stated the deliberation for this agenda bill will be moved until after the next agenda bill is presented.

#### **AB 07-109 Payette National Forest Conveyance of Land**

Shane Jeffries, Payette National Forest Service, stated the Forest is in the process of considering the conveyance of three parcels of land, two in McCall, and one in New Meadows. Specifically, the properties they are considering selling are:

1. A 4.5 acre parcel across from the Smoke Jumper Base, adjacent to River Front Park.
2. The Forest Service block from Hwy 55 to Mather Road
3. The New meadows property, a 1 acre parcel with 7 structures

Mr. Jeffries stated the way these properties would be conveyed or sold is through a competitive bid process where a minimum bid price is established and people are free to bid until the bid period closes. Another way to convey these properties would be to do a direct sale, adding there must be a direct benefit to the City of McCall to do that. Mr. Jeffries stated the City would need to make some decision to buy sometime early next year, perhaps by March 2008.

Mr. Jeffries stated there would be a best use/market analysis performed in September and he would like to come back and share that information with Council.

**Council Member Bailey left the meeting at 10:37 p.m.**

**AB 07-121 NHS – VARHA Status Report (Continuation)**

Regarding AB 07-121 (NHS – VARHA Status Report), Council Member Scott asked Lindley Kirkpatrick to pursue the landscaping possibilities on McCall Avenue and direct staff to solicit bids from area landscapers. Council Member Scott also suggested putting in sod rather than trying to hydro seed the lawn areas. Mayor Robertson stated Council needed to give direction with some parameters regarding the landscaping.

**AB 07-120 LID 3 Status Report**

Fred Quiel explained the bond for LID 3 began in 1993 and will go through 2013, adding that the auditors are predicting a shortfall in LID 3. Mr. Quiel explained there are 3 options:

1. Notify bondholders of a \$500,000 call on August 15, 2007. This option would reduce the shortfall by \$320,000.
2. Refunding the bond before they make the call, leaving enough cash in the bond proceeds to be able to service that debt from the refunded bond, the benefits being the lowered interest rate, plus extending it out.
3. Taking the bonds and selling a new bond at the very end or some other time, and reassessing people that were in that district.
4. Take any excess money into a fund that may be able to pay it off by 2013.

Mayor Robertson asked if a refunding could be done without judicial consent and Mr. Quiel replied yes. Lindley Kirkpatrick added these are dedicated funds, and the funds are separate.

**AB 07-122 Runway Seal Coat & Striping Project**

John Anderson stated the bids were opened today for the Airport project, adding the engineers' estimates were between \$95,000 and \$105,000. Mr. Anderson stated four bids were received, and the apparent low bidder is Curtis Clean Sweep at \$72,632.70 and he requests Council to authorize the bid to be awarded and authorize the Mayor to sign the contract once the contract is worked out.

**Mayor Robertson made the motion to approve the letting of the contract to Curtis Clean Sweep and authorize the Mayor to sign. Council Member Scott seconded the motion. In a roll call vote, Mayor Robertson, Council Member Scott, Council Member Bertram and Council Member Kraemer voted aye, and the motion carried.**

**AB 07-121 NHS – VARHA Status Report (Continuation)**

Regarding AB 07-121 (NHS – VARHA Status Report), Lindley Kirkpatrick stated there is about \$27,000 of housing funds available to spend, and there is about \$79,000 housing funds in the restrictive account, and the \$10,000 Council contingency funds. Mayor Robertson mentioned the funds advanced to NHS that the City will get back.

Council Members asked Lindley Kirkpatrick to direct staff to get more bids/estimates for landscaping the McCall Avenue homes, focusing on putting in sod and an irrigation system in

the front yard and letting the homeowner take care of back yard. Lindley Kirkpatrick suggested having Monika Trapp or someone from the golf course come out and educate the homeowners on the sprinkler system and perhaps blow out the system for them the first year. Mr. Kirkpatrick suggested trying to keep the budget around \$3700 per unit.

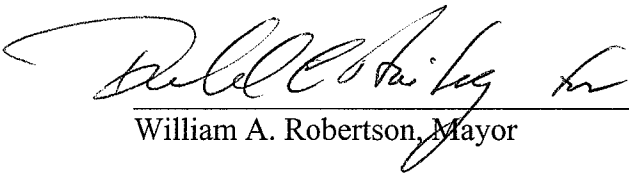
Council Member Bertram voiced her concern over the Mountain Central Board of Realtor court case tomorrow and asked if the City should lose, what would happen to VARHA, especially if the City could not fund them next year. Lindley Kirkpatrick replied that the City has not done any contingency planning on behalf of VARHA at this point, and he did not know what contingencies VARHA has done up to this point.

**COMMITTEE MINUTES**

Golf Committee Meeting – June 13, 2007  
Tree Committee Meeting – June 13, 2007

**ADJOURNMENT**

Without further business, Council Member Kraemer motioned to adjourn the meeting. Mayor Robertson seconded the motion. The meeting was adjourned at 11:17pm.

  
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William A. Robertson, Mayor

ATTEST:   
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Fred Quiel, Deputy City Manager /  
Administrative Services