

MINUTES

**McCall City Council
Regular Meeting
September 13, 2007**

Agenda

Call to Order and Roll Call
Executive Session
Reports
Public Hearings
Public Comment
Council Talk Time
Consent Agenda
Business Agenda
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Robertson called the regular meeting of the McCall City Council to order at 4:00 p.m. Council Member Bailey, Council Member Bertram, Mayor Robertson, and Council Member Scott answered roll call. A quorum was present. Council Member Kraemer was absent.

Also present were Lindley Kirkpatrick, City Manager; Fred Quiel, Deputy City Manager / Administrative Services, Walter Eisenstein, Deputy City Manager / Infrastructure & Community Development; Dick Kluckhohn, and City Attorneys Bill Nichols and Kim Trout.

EXECUTIVE SESSION

Mayor Robertson moved to go into Executive Session for litigation pursuant to Idaho Code §67-2345(1)f to consider and advise its legal representatives in pending litigation or where there is a general public awareness of probable litigation. The motion was seconded by Council Member Bailey. In a roll call vote, all members voted aye, and the motion carried.

The Council discussed litigation pursuant to Idaho Code §67-2345(1)f.

At 5:55 p.m. the meeting returned to regular session.

A brief recess was taken and the meeting resumed at 6:03 p.m.

City staff members present were Lindley Kirkpatrick, City Manager; Fred Quiel, Deputy City Manager/Administrative Services; Walter Eisenstein, Deputy City Manager/Infrastructure & Community Development; Michelle Groenevelt, Planning Manager; John Anderson, Airport Manager; Jerry Summers, Chief of Police; Carol Coyle, Grant Coordinator; Eric McCormick, Golf Course Superintendent; Linda Stokes, Finance Manager; and Brenna Chaloupka, Administrative Assistant, City Manager.

Mayor Robertson led the audience in the Pledge of Allegiance.

REPORTS

City Manager Report

Lindley Kirkpatrick introduced Walter Eisenstein as the new Deputy City Manager/Infrastructure & Community Development. He added that Brenda Loftis, Personnel Director, has left the City of McCall and the City is actively recruiting for that position. Stephen Fitzgerald, with the Police Department, has also turned in his resignation. The GIS position in the Community Development department has been filled and the City has extended an offer for the Community Planner position.

The FY08 Budget process is complete and the City will move into that budget the first of October. This also means that the City and Finance Department can now start preparing for year end and the audit process for the current year.

Regarding the J-Ditch project, Mr. Kirkpatrick reported that the pump will shut down 3 weeks early this year due to low fresh water flows, adding that the line will be winterized and drained back into the pond. Mr. Kirkpatrick stated that repairs to the pond liner have been completed and that there were several small tears, but nothing too large. Regarding the leak test, Mr. Kirkpatrick stated that CH2M Hill and MTI, the company that performed the leak test, have discovered that there may have been both a reporting error and a data collection error that may have affected the seepage test results. CH2M Hill and MTI are both working to solve these testing problems.

In the Public Works department, Mr. Kirkpatrick reported that the Mission to Mather project has started and involves grinding up the old surface and then repaving that portion of Highway 55. This project should be paved and completed by the end of next week. Mr. Kirkpatrick reported that the Boydstun Street project is well on schedule and should be paved by the end of the month. The Rio Vista water line project is also on schedule, and the main line is in and should be ready for paving by the end of the month.

PUBLIC HEARING

The public hearing commenced at 6:33 p.m.

AB 07-116 ZON-07-1: Zoning Map Amendment to Rezone the City of McCall Airport Property

Bill Nichols explained that the development agreement would require that the Scenic Route standards apply to the Airport District as well, despite language to the contrary in the zoning code. The goal of the development agreement is to restrict building heights to a maximum of 35 feet within 150 feet of scenic routes Deinhard Lane and Third Street.

Mayor Robertson opened the public hearing at 6:38 p.m.

Melinda Nielson, McCall, asked for clarification about the height restrictions in regards to the conditions provided in the development agreement. It was explained that the development agreement would insure that there were no buildings above 35 feet along the Scenic Route.

Mayor Robertson closed the public hearing at 6:41 p.m. Council Member Scott recused herself.

Council Member Bertram motioned to adopt the Findings and Conclusions for ZON-07-1 and authorize the Mayor to sign the development agreement. Council Member Bailey seconded the motion. In a roll call vote, Council Member Bertram, Council Member Bailey, and Mayor Robertson all voted aye and the motion passed.

Council Member Bertram moved to suspend rules and read Ordinance 835 by title only one time only. Council Member Bailey seconded the motion and in a roll call vote, Council Member Bertram, Council Member Bailey, and Mayor Robertson all voted aye and the motion passed.

Council Member Bertram made the motion to adopt Ordinance 835. Council Member Bailey seconded the motion, and in a roll call vote, Council Member Bertram, Council Member Bailey, and Mayor Robertson all voted aye and the motion passed.

AB 07-138 Cattail Ridge Subdivision: Zone Map Amendment, Preliminary Plat, and Planned Unit Development

Michelle Groenevelt, Planning Manager, introduced project and applicant.

Larry Tiernan, owner of Advanced Properties, introduced this 18.26 acre project, stating the wetland area will remain in its natural state and will become a focal point of the development. The project proposes a mixed development consisting of a total of 43 units, including 14 "cottage" lots interspersed within the project, 9 single family units and 20 condominiums plus 9 community housing units. They are also proposing a 10 unit community building for storage with two condominiums located above.

Mr. Tiernan stated the Louisa Avenue Condominium project is connected to the Cattail Ridge project because two of the community housing units located at Cattail Ridge will be off-site units for the Louisa Avenue project. Mr. Tiernan stated that VARHA has approved their draft community housing plan.

Other project amenities include 3.9 acres of dedicated open space/common area with an internal trail system throughout the project. They are also proposing a bus stop if approved by ITD. There is a proposed 2.1 acre community park. The park area will have a pavilion with picnic tables and have interpretive displays along the trail system.

Mr. Tiernan stated one of the applications is to amend the zoning map from R-1 to R-4. They are also submitting an application for a planned unit development in order to create the variety of housing types proposed. The third application is for preliminary plat approval. The Condominium plat will be submitted at a later date. Mr. Tiernan stated this project is consistent with the McCall Area Comprehensive Plan for future growth and it follows the recommendations for the McCall Area Smart Growth Plan.

Mr. Tiernan stated that the water & sewer will be provided by the City of McCall and there will be a private lift station built and maintained by the HOA of Cattail Ridge.

Mayor Robertson opened the public hearing at 7:16 p.m.

John Walker, Director of Quaker Hill, stated he has concerns about how the boundary between the two properties will be delineated. He is also concerned about the density of the project. He also had concerns about the lift station. Mr. Walker explained that the property bordering the Cattail Ridge property is their "back forty" and there is no fence at this time.

Hearing no further comments, the public hearing was closed at 7:23 p.m.

Mr. Tiernan stated they will continue to work with the people at Quaker Hill and they will work with them to find a solution to their boundary concerns.

There was general approval for the applications, but several minor changes needed to be made to the approval documents before Council can act on them, so it was suggested that the applications be continued to the next meeting on September 27. Council Member Bailey also asked that there be a separate development agreement just for the zone change.

Council Member Bailey moved to continue this application until the next meeting on September 27. Council Member Scott seconded the motion and in a voice vote the motion passes with four ayes.

AB 07-137 Louisa Avenue Condominiums: Zone Map Amendment, Preliminary Plat, and Planned Unit Development

Michelle Groenevelt, Planning Manager, introduced the project and the applicant.

Larry Tiernan, Advanced Properties, introduced the application and stated there will be a Power Point presentation of this project.

Andy Laidlaw and Luke Vannoy, McCall Design and Planning, representing Advanced Properties presented a slide show about the project. Mr. Laidlaw stated they are requesting a zone change from R-4 to R-16. This is being requested so that more of the trees can be preserved

and to compliment the existing grade. The increased density allows for them to design more creatively and intelligently.

Mayor Robertson opened the public hearing at 7:55 p.m.

Hearing no public comment, the public hearing was closed at 7:56 p.m.

Mayor Robertson asked about the concerned neighbor who did not want to give up four feet of their property in order to extend the alley. Michelle Groenevelt stated the Community Development and Public Works departments would ultimately like to see the alley continue through to Roosevelt Street.

There was general approval for the project, but several minor changes need to be made to the approval documents, so it was suggested to continue these applications to the September 27 Council meeting.

Mayor Robertson made a motion to continue these applications to the next Council meeting on September 27. Council Member Bertram seconded the motion and in a voice vote, the motion carried with four ayes.

PUBLIC COMMENT

Mayor Robertson called for public comment at 8:05 p.m.

Council Member Bertram commented that a concerned resident wanted the City to approach legislature about working with the Forest Service to establish a better fire fighting strategy. Council Member Bertram also asked about the County declaring a state of emergency so that business owners can get the assistance associated with that designation.

Hearing no further comments, Mayor Robertson closed the public comment at 8:13 p.m.

BUSINESS AGENDA

The Business Agenda began at 8:15 p.m.

AB 07-150, AB 07-167 and AB 07-168 were pulled from the Consent Agenda and moved to the Business Agenda.

AB 07-150 CUP-07-9: Hunt Lodge Expansion

Mayor Robertson stated that in the Findings, it should refer to “the City Engineer” and not CH2M Hill in case they are not the city engineer in the future.

Council Member Bailey moved to adopt the Finding & Conclusions for the Conditional Use Permit (CUP-07-9) for the Hunt Lodge expansion. Council Member Scott seconded the motion. In a roll call vote, all members voted aye and the motion passed.

AB 07-163 Treasure Valley Transit Update

Terri Lindenberg, Treasure Valley Transit, provided an update on the Valley County Transit program, stating their numbers are up and that Valley County has given them \$10,000 for their program.

Butch Ragsdale, ITD, oversees the FTA funds and stated his concerns surrounding the Masters event revolve around federal dollars competing with the private sector, and that TVT cannot provide shuttle services for the event because it would violate Federal transit rules. Mr. Ragsdale added that there are private charter companies available to provide that service.

AB 07-164 Resolution 07-12 for Fee Increases – Police, Library, Parks & Recreation, and Airport

Fred Quiel, Deputy City Manager/Administrative Services, introduced this agenda bill.

Council Member Bertram moved to adopt Resolution 07-12. Council Member Bailey seconded the motion and in a roll call vote, all members voted aye and the motion passed.

AB 07-159 Central Idaho Museum Plan Update: Presentation of Final Draft for Council Review and Comment

Carol Coyle, Grant Coordinator, introduced this agenda bill and introduced Tom Zabala with ZGA Architects and Planners. Tom Zabala stated the original plan was drafted in 1993.

Todd Adams, ZGA Architects, presented the final draft of the Museum Development Plan.

Council Member Bailey asked what the significant changes were. Mr. Adams stated most of the changes dealt with the wording of the document, especially regarding the history of the area.

Mayor Robertson called for a short recess at 9:00 p.m. The meeting was resumed at 9:11 p.m.

AB 07-165 Allocation of Returned FY07 LOT Funds

Fred Quiel, Deputy City Manager/Administrative Services, stated there was returned LOT funds in the amount of \$26,400. Staff is recommending allocating those funds to the programs next in line.

Council Member Bertram stated the LOT monies are supposed to be used to promote tourism and supporting businesses that promote tourism. She stated she feels the LOT committee is getting away from that philosophy.

There was much discussion regarding projects the Council would like to see funded by returned and excess LOT funds. The various projects discussed include the Manchester Ice & Events Center to purchase curtains, the Senior Center for building improvements, the Chamber of

Commerce to match ITC grant funds, the Alpine Playhouse for insulation, and the City of McCall Golf Course for a new irrigation pump.

Mayor Robertson made a motion to fund the following projects with the returned LOT funds:

- **Curtains at the Ice Rink (an approved FY08 project advanced to FY07) - \$7,000**
- **ITC grant match for the Chamber of Commerce, NOT to be used for staff - \$10,000**
- **Building improvements at the Senior Center (an approved FY08 project advanced to FY07) - \$7,500**
- **Insulation at the Alpine Playhouse (an approved FY08 project advanced to FY07) - \$5,500**
- **Irrigation pump repairs and improvements at the golf course - \$15,000**
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Council Member Scott seconded the motion. In a voice vote the motion carried with four ayes.

AB 07-167 Granite Holdings, Lease Agreement

Council Member Bailey suggested waiting to decide on this agenda bill until after the Airport Master Plan has been adopted. John Anderson stated he did not see a problem with waiting.

AB 07-168 D.E.W. Lease Agreement

Council Member Bailey also suggested waiting to decide on this agenda bill until after the Airport Master Plan has been adopted. John Anderson stated he did not see a problem with waiting.

Mayor Robertson pulled both of these above items from the agenda in order to allow the Airport Master Plan to be adopted.

CONSENT AGENDA

Staff recommended approval of the following items:

- Warrant Register printed on September 10, 2007
- AB 07-161 Alcohol Beverage Catering Permits
- AB 07-162 2007 Alcohol Beverage License (Renewals)
- AB 07-160 Mountain View Day Care CUP
- AB 07-150 CUP-07-9: Hunt Lodge Expansion
- AB 07-166 Hangar 214 Lease Transfer from McCall Hangar LLP to George Mandes
- AB 07-167 Granite Holdings, Lease Agreement
- AB 07-168 D.E.W. Lease Agreement
- AB 07-169 Lease Name Change/Assignment & Assumption of Lease from McCall Aviation, Inc. to Aviation Properties, LLC.

Regarding the Warrant Register, Council Member Scott commented on the penalty to the IRS, and hoped that we could get ahead of this in the future now that the financial team is in place.

AB 07-160 CUP-07-17: Mountain View Day Care

Regarding the Mountain View Day Care, Mayor Robertson stated he had concerns regarding a day care in a busy parking lot area. Council Member Bailey commented that in the past, a similar application was required to build a fence around their back yard to satisfy conditions of approval.

Michelle Groenevelt stated the P&Z Commission gave their approval based on the assumption that the children would be young enough and there would be no need for outdoor play space.

Bill Nichols suggested adding a condition that the parent/guardian is required to walk the child into the facility and when picking them up they must come into the building.

Council Member Bailey moved to adopt the Findings & Conclusions as amended. Council Member Bertram seconded the motion and in a roll call vote, all members voted aye and the motion passed.

Council Member Scott recused herself. Council Member Bailey moved to approve the consent agenda as amended. Council Member Bertram seconded the motion and in a roll call vote, Council Member Bailey, Council Member Bertram and Mayor Robertson all voted aye and the motion passed.

COUNCIL TALK TIME

Council Talk Time commenced at 10:20 p.m.

Council Member Bertram commented that none of the declared candidates came to the meeting tonight.

Council Member Bailey commented he received a call from Matt VanVleet from Potlatch Corp. regarding a large parcel of property they recently purchased near the City of McCall.

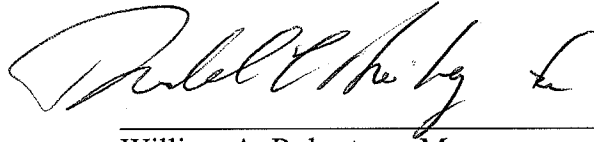
Council Member Bailey added that Frank Eld brought up the issue regarding the court house annex.

Council Member Scott commented on MCPAWS and the numbers they present and how they seem to fluctuate.

ADJOURNMENT

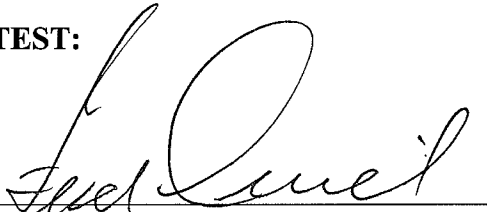
Mayor Robertson moved to adjourn. Council Member Bailey seconded the motion.

Without further business, the meeting was adjourned at 10:51 p.m.



William A. Robertson, Mayor

ATTEST:



Fred Quiel, Deputy City Clerk /
Administrative Services