

MINUTES

**McCall City Council
Regular Meeting
March 13, 2008**

Agenda

Call to Order and Roll Call
Executive Session
Council Work Session
Public Hearing
Public Comment
Consent Agenda
Business Agenda
Committee Minutes
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Kulesza called the regular meeting of the McCall City Council to order at 2:36 p.m. Council Member Bailey, Mayor Kulesza, and Council Member Scott answered roll call. A quorum was present.

Also present were Lindley Kirkpatrick, City Manager; Walter Eisenstein, Deputy City Manager / Infrastructure & Community Development; Fred Quiel, Deputy City Manager / Administrative Services; and Kim Trout (via telephone).

Council Member Briem joined the meeting at 2:41 p.m.

EXECUTIVE SESSION

Council Member Scott 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.

COUNCIL WORKSESSION

The work session began at 3:29 p.m.

Betsy Roberts, CH2M HILL joined the meeting. Eric Heringer, Seattle Northwest Securities, and Dave Green, CH2M HILL joined the meeting via telephone.

Mr. Green and Mr. Heringer reviewed a memo from CH2M HILL dated March 12, 2008, regarding sewer rate analysis conducted by CH2M HILL. The analysis included both a rate increase to cover the revenue bonds proposed to satisfy the Wausau judgment as well as two options to pay for the reconstruction of Lift Station #7. After much discussion, the Council directed staff to notice a public hearing for the regular meeting on April 10 to consider a rate increase of up to \$20.50 per month. All agreed that the Council may select a smaller increase on April 10.

The telephone call with Mr. Green, Mr. Heringer and Mr. Trout was terminated.

Michael David, VARHA, and Michelle Groenevelt, Planning Manager, joined the meeting.

There was much discussion regarding the community housing policy and VARHA's efforts to provide community housing.

Mr. David provided a brief report on VARHA's recent activities.

The Council took a brief recess at approximately 6:00 pm.

Mayor Kulesza led the audience in the Pledge of Allegiance.

Also present were Eric McCormick, Golf Course Superintendent; Jerry Summers, Chief of Police; John Anderson, Airport Manager; Brock Heasley, Parks and Recreation Director; Bradley Krashaar, City Planner; and Brenna Chaloupka, Administrative Assistant, City Manager.

PUBLIC HEARING

The Public Hearing began at 6:10 p.m.

AB 08-39 SUB-07-10, PUD-07-6: Whitetail Lodge Conversion to 41 Condominiums, Preliminary and Final Plat and Plan

Bradley Krashaar, City Planner, explained the application is to convert the Whitetail Lodge into 41 condominium units. Mr. Krashaar stated the Planning and Zoning Commission has recommended approval with conditions and that the application is very straight forward.

Council Member Bailey asked about the Conditional Use Permits from Valley County when the property is within the city of McCall. Mr. Krashaar stated he would contact Sesech engineering and get an answer.

Council Member Briem asked if the units would be considered “dwelling units” and if they would have kitchens in them. Mr. Krashaar stated the definition of a dwelling unit must include a range/stove/oven and these units would not include that amenity, but that they would have microwaves, small refrigerators, and a small sink.

Steve Millemann, representing the applicant, stated there are four applications before Council that would essentially plat the units as separate condominium units for the sole purpose of testing the market as fractional units. Mr. Millemann stated the Conditional Use Permit from Valley County is a mistake and that it would be removed from the final plat mylars.

There was some discussion regarding parking requirements and what was being platted outside the lodge.

Council Member Briem asked if this project would be phased or if there would be a shut down of services. John Sabala replied the project would be phased, and that the market would be tested first. Mr. Sabala added that they expect to keep renting units as they would as a resort, and that they don't expect to close restaurant or anything else that is open to the public right now.

Mayor Kulesza opened the public hearing at 6:24 p.m. Hearing no public comments 6:25 p.m.

Council Member Bailey moved to approve SUB-07-19 and PUD-07-06, Whitetail Lodge Condominium conversion, as amended, subject to the Finding and Conclusions. Council Member Scott seconded the motion and in a roll call vote, all members voted aye and the motion passed.

PUBLIC COMMENT

Mayor Kulesza called for public comment at 6:26 p.m. Hearing no comments, Mayor Kulesza closed the public comment at 6:27 p.m.

REPORTS

City Manager Report & Consolidated Department Head Report

Lindley Kirkpatrick, City Manager, stated staff is gearing up for next year's budget, adding that the process will start formally in April and that the schedule will come out soon. Mr. Kirkpatrick stated LOT applications are now available and that the application deadline will be April 30.

Mr. Kirkpatrick stated the Capital Improvement Plan & Impact Fee processes are moving forward and that drafts have been reviewed by advisory committee. Mr. Kirkpatrick stated the Planning and Zoning Commission will hold a public hearing during the April 1 meeting, adding that the Commission is involved because the Capital Improvement Plans become an amendment

to the Comprehensive Plan. Mr. Kirkpatrick stated there will be a joint work session with the Planning and Zoning Commission on April 1.

Council Member Scott asked about a multi-year budget. Mr. Kirkpatrick stated staff is looking at a multi-year budget and that it would be discussed at the first budget meeting.

Mr. Kirkpatrick stated a Wellness event has been scheduled for next week and that the City has partnered with the hospital to offer this benefit to employees and council members as well.

Mr. Kirkpatrick stated Gregory Nicholas has been promoted to Building Official following Bill Housdorf's resignation and that staff is currently recruiting for a building inspector.

Council Member Briem asked about Task Order 34 and the application of treated wastewater on Simplot property. Walt Eisenstein stated that their contract expires this year and he does not think they will renew their contract. Mr. Kirkpatrick stated there will be a work session March 27 to discuss the Water and Wastewater Master Plan update.

Mayor Kulesza asked about the vacancies on the Airport Advisory Committee. John Anderson stated there are two or three vacancies and that 6 letters of interest have been received, all from good applicants, and that five of them are pilots. Mayor Kulesza stated it would be good to have someone who is not a pilot on the Committee and asked whether or not it would be prudent to spend more time looking for someone. Mr. Kirkpatrick commented that advisory committees main function is to advise the City Council, and that historically committees have been heavily involved in recruiting their own new members and that Council was not involved in the recruitment process. Mr. Kirkpatrick stated committees should reflect Councils desires, viewpoints and diversity. Mr. Kirkpatrick stated that if Council wants to see new applicants they could reopen the application. Mayor Kulesza stated he would like to see more diversity and asked Council members to come forward with any names of people who may add diversity. It was discussed that the appointment of new committee members be scheduled for next meeting, but more time could be taken if needed.

Council Member Briem asked about the intersection at Lick Creek and Davis. Mr. Kirkpatrick stated the Parks and Recreation department received a grant to redevelopment that intersection and that funds would be available summer 2009. Mr. Kirkpatrick added that the project will be addressed through the budget process.

Council Member Bailey asked for a LOT funding matrix that shows the actual income vs. the budgeted income on month by month basis, adding that this would be a useful tool.

CONSENT AGENDA

Staff recommended approval of the following items:

- Minutes from February 19, 25, 26, 27, March 3 and 5, 2008
- Warrant Register printed on March 6, 2008

- Payroll Report for Period ending February 22, 2008
- AB 08-43 Alcohol Beverage Catering Permits
- AB 08-47 Application to Hang a Highway Banner – The McCall Home Show
- AB 08-45 Insurance for Art Piece place by the Arts & Humanities Council
- AB 08-51 SUB-05-14: Final Plat Amendment: Broken Ridge Commons & Broken Ridge Commons Condominiums

Council Member Bailey moved to approve the Consent Agenda as amended and authorize the Mayor to sign all necessary documents. Council Member Briem seconded the motion and in a roll call vote, all members voted aye and the motion passed.

BUSINESS AGENDA

AB 08-46 Treasure Valley Transit Funding Request

Terri Lindenberg, Executive Director, Treasure Valley Transit, Inc. provided an update to Treasure Valley Transit's services. Ms. Lindenberg stated their services have expanded to include the Valley County Connections which makes 15 commuter runs per day from McCall to Cascade. Ms. Lindenberg stated the Valley County Connections name will change to CAT - Community Access Transit.

Ms. Lindenberg stated the budget incorporates both McCall Transit and Valley County Connections, adding that Treasure Valley Transit did not ask for a budget increase last year. Ms. Lindenberg stated TVT is asking for an increase this year, mostly to help offset the increase in fuel costs.

Mayor Kulesza thanked Ms. Lindenberg for their efforts during the Masters World Cup. Judy Watkins, a volunteer with TVT, stated the paper had several favorable comments regarding the free transportation during the Masters World Cup.

AB 08-44 Special Use Permit and Concession Agreement recommendation from City staff for Sawtooth Power, Inc. located at Legacy Park for Watercraft Concessions

Brock Heasley, Parks and Recreation Director, stated staff has been unable to come to an agreement with Sawtooth Power, Inc. and recommends rejecting the proposal for the watercraft rental concession agreement.

Council Member Scott moved to reject the proposal for watercraft rental concession agreement submitted by Sawtooth Power, Inc. Council Member Briem seconded the motion and in a voice vote all members voted aye and the motion passed.

Mr. Heasley added that Cheap Thrills declined acquiring additional space at Legacy Park at this time.

AB 08-49 Amend the City Code in order to change the hours of operation at Harshman Skate Park and Davis Beach, and to prohibit alcohol at Harshman Skate Park

Brock Heasley, Parks and Recreation Director, stated staff is recommending amending the City Code in order to change the hours of operations at Harshman Skate Park and Davis Beach and to prohibit alcohol at Harshman Skate Park.

There was discussion regarding the hours of operation and how those hours should be defined. It was suggested to change the ordinance so that it reads "sunrise to ½ hour past sunset".

Mr. Heasley stated he will present a revised version of this ordinance to Council at the March 27, 2008 meeting.

AB 08-50 Council Vacancy

Council Member Briem suggested posting the City Council vacancy in the paper and on the City's website in order to solicit candidates and to ask interested persons to submit letters of interest and then conduct public interviews if needed. It was discussed that letters of interest will be accepted until April 1 and that Council should be prepared to take action April 10.

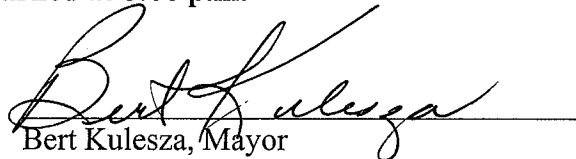
COMMITTEE MINUTES

Golf Advisory Committee – October 10, 2007, January 9 and February 13, 2008

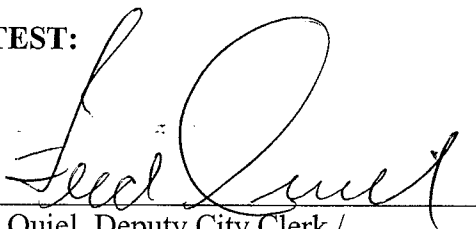
ADJOURNMENT

Council Member Scott moved to adjourn the meeting. Council Member Bailey seconded the motion and in a voice vote, all members voted aye and the motion passed.

Without further business, the meeting was adjourned at 8:06 p.m.


Bert Kulesza, Mayor

ATTEST:


Fred Quiel, Deputy City Clerk /
Administrative Services