

# MINUTES

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## **McCall City Council Regular Meeting July 24, 2008**

### Agenda

Call to Order and Roll Call  
General Work Session  
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 5:31 p.m. Mayor Kulesza, Council Member Delaney, Council Member Bailey and Council Member Witte answered roll call. A quorum was present. Council Member Scott joined the meeting via the telephone.**

In addition to the Council Members, present were Lindley Kirkpatrick, City Manager; City Attorney Bill Nichols; Walter Eisenstein, Public Works Director; Michelle Groenevelt, Community Development Director; Carol Coyle, Grant Writer; and BessieJo Wagner, Deputy City Clerk /Administrative Assistant.

## **COUNCIL WORK SESSION**

Mr. Kirkpatrick updated the Council on LOT Revenue, June was even with the projected number and the revenue is about \$19,000 down for the year. Mr. Eisenstein updated the Council on the parking lot project, the resurface of Fir Street, Lake Street and the Lower Rio Vista water line project, these projects are on schedule.

Mr. Kirkpatrick went over some scheduling of Special Meetings coming up. The Marina work session, the Council stated that August 1 is preferable, with a morning meeting at 9 am or Aug 8. There is also a joint meeting with Payette Lakes Water and Sewer District that needs to be set, possibly on August 6 in the evening, or August 8, during the day. The meeting dates will be confirmed and communicated to the Council.

Council Member Delaney wanted to know when the letter for public comment for pathways would be sent to the Idaho Transportation Department. Mr. Kirkpatrick stated that yes it would be sent and he will check to be sure that it is received on time.

Council Member Delaney wanted to know what is happening with the log problem next to Mile High Marina. The City can communicate in writing to Inland Marine on how this problem impacts the City. Mr. Kirkpatrick stated that the Department of Lands has enforcement authority after July 31, 2008 and Mr. Heasley, Parks Director, has been in contact with the Department of Lands to find out what they are going to do after that date. They are planning to start the enforcement process. To assist with the process, Mr. Heasley is working on getting a contractor lined up to clean it up and then bill Inland Marine for the work. The question was posed - What do we do once Inland Marine is no longer responsible for the clean up? Can the City take it on, with some kind of contract to clean it up? Mr. Kirkpatrick stated that it is an option for the City to take on this issue. There are several items to consider in looking at the cleanup such as the storage and removal of the water debris.

Council Member Delaney stated that Roosevelt Street looks great, and the bike path is wonderful.

**Mayor Kulesza led the audience in the Pledge of Allegiance at 5:59 p.m.**

## **PUBLIC COMMENT**

**Mayor Kulesza called for public comment at 6:00 p.m.**

Tuck Miller, 657 Koski – expressed concerns about the mosquito abatement program at the golf course. Mr. Miller requested a review of the presentation given at the last Council Meeting and to have the opportunity for Public Comment.

Jim Rehder – Democratic candidate for State Representative in District 8A introduced himself to the Council.

Richard Adams – Democratic candidate for State Representative in District 8B introduced himself to the Council.

**Hearing no additional comments, Mayor Kulesza closed the public comment at 6:22 p.m.**

Council Member Scott signed off at this time.

## **CONSENT AGENDA**

Staff recommended approval of the following items:

- Minutes July 10, 2008

- Warrant Register printed on July 17 and July 24, 2008
- Payroll Report for Period ending July 11, 2008
- AB 08-146 Application to Hang a Highway Banner – McCall Artist Connection Art Sale & Show at Whitetail, A Club for All Seasons
- AB 08-147 Alcohol Beverage Catering Permit
- AB 08-152 Manchester Ice Rink Arts and Crafts Street Fair - Suspension of Noise Ordinance – for approval
- AB 08-148 City Council’s Second letter of support for the University of Idaho Field Campus

The Council wanted this letter to make a stronger statement in support for the University of Idaho Field Campus.

**Council Member Delaney moved to approve the Minutes for July 10, 2008. Council Member Bailey seconded the motion and in a voice vote, three members voted aye and the motion passed. Council Member Witte Abstained.**

**Council Member Delaney moved to approve the Consent Agenda minus the Minutes and a re-draft of the letter of support for the University of Idaho Field Campus. Council Member Bailey seconded the motion and in a voice vote, all members voted aye and the motion passed.**

## **BUSINESS AGENDA**

### **AB 08-140 Planning and Zoning Commission Annual Report to Council**

Bob Youde, Chairman of the Planning and Zoning Commission, presented the Commission’s annual report to Council. Mr. Youde stated that with fewer applications, actions and permits the Commission has had the opportunity to focus on the “planning” part of their commission along with the “zoning”. The major planning opportunities that the Commission is looking at are: downtown and commercial parking, sidewalks, Smart Growth for the Commercial and Industrial zones, environmentally responsible ways of moving people in and out of Downtown, and airport development. He also encourages the Council to have an annexation plan, particularly the three parcels not yet annexed that are within the City’s parameters, as well as other areas of the City’s urban edges.

Mr. Youde strongly urged the Council to consider several points for the City: policy for burying all utility lines in the Central Business District, support the bicycle loaner program, continue the momentum for pedestrian and bicycle pathways, the downtown parking and restroom deficiencies, economic development plan to bring year round employment and tax base opportunities, and the support of P&Z recommendations on appeals of design review, scenic corridor review, sign review findings and assured lake visual and physical access.

Mr. Youde handed out the Annual Status report for Land Use Applications and Building Permits. Council Member Bailey asked how the current workload compared to other years. Mr. Youde responded that although the workload and applications for big projects are substantially less, the

procedural paperwork for lesser projects are continuing on at a good pace. Also the paper process to fix many problems, such as houses built on the wrong lot, continues unabated.

Phil Feinberg, a long time Planning and Zoning Commissioner addressed the Council with some concerns. He stated that some code enforcements for some approved projects needs to happen. For some projects, the end result of the project may have some details that do not get done, such as landscaping, that slipped through the cracks. Mr. Feinberg stated that the commission has talked about ways to avoid this, such as possibly having two permits, a building permit and a landscaping permit. It was also discussed to include guidelines, such as the Dark Sky Ordinance, into the permit process.

Attached is Mr. Youde's Report.

**AB 08-149 Alpine Village Planned Unit Development (PUD-06-3, SUB-06-7): First Amendment to the Development Agreement**

There was a brief discussion on the reasoning behind this amendment. This amendment is due to the repeal of Community Housing Ordinance 819.

**Council Member Witte moved to approve the First Amendment to the Community Housing Plan for Alpine Village PUD and authorize the Mayor to sign all necessary documents. Council Member Delaney seconded the motion and in a roll call vote, Council Member Witte, Council Member Delaney and Mayor Kulesza voted aye; Council Member Bailey abstained, and the motion passed.**

**AB 08-150 The Timbers Condominiums (SUB-06-8) Second Amended and Restated Condominium Declaration**

There was a brief discussion on the reasoning behind this amendment. This amendment is due to the repeal of Community Housing Ordinance 819.

**Council Member Delaney moved to approve the Exhibit D of the Second Amended and Restated Condominium Declaration for the Timbers Condominiums and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion and in a roll call vote, Council Member Delaney, Council Member Witte and Mayor Kulesza voted aye; Council Member Bailey abstained, and the motion passed.**

**AB 08-153 McCall Urban Renewal Agency Board of Commissioners Appointment**

Letters of interest received: David Peugh, John Watkins, Pat Hill, Richard Fereday, Lynne Westerfield, Tama Lamm, and Dave Carter have sent in letters of interest for the positions on the McCall Urban Renewal Agency Board of Commissioners. Mr. Watkins and Mr. Fereday are current members whose terms expire July of 2008, and are requesting to renew their terms which would be July of 2011. The third appointment is to complete Scott Jeffrey's three year term ending June of 2010. The Council had a brief discussion and acknowledgement of the candidate pool and then made the following appointments.

**Council Member Delaney moved to appoint Richard Fereday and John Watkins to the McCall Urban Renewal Agency Board of Commissioners, to a term expiring on July, 2011,**

**Council Member Bailey seconded the motion and in a voice vote, all members voted aye and the motion passed.**

**Council Member Delaney moved to appoint Lynne Westerfield to the McCall Urban Renewal Agency Board of Commissioners, to a term expiring on June, 2010, Council Member Witte seconded the motion and in a voice vote, all members voted aye and the motion passed.**

The Council stated that these great candidates should consider serving on some of the other committees the City has to offer.

#### **AB 08-151 Noxious Weed Update**

Brock Heasley, Director of Parks and Recreation, along with Monika Trapp, Parks Supervisor and Kevin Gaither, Valley County Weed Control gave a presentation on the City's noxious weed control program. Included in the presentation was a map of the City with the area that has been sprayed marked on the map, and an overview of how much product has been used and how much time has been spent. The Spraying started on June 12, 2008. The City is looking at putting information on the website to get the information to the citizens.

Mr. Gaither stated that he creates a partnership with property owners, to take care of the problem. This partnership includes giving free product to the home owner if they are willing to apply it. He also stated that beetles are used to control some of the noxious weeds. Mr. Gaither offered to introduce these beetles to help control some of the infestation; he gave the website to the Council to find more information on the beetle. Mr. Gaither also stated that the County has a grant that enables him to have enough of the product to give some to the City.

Mayor Kulesza is a proponent of home owners doing their part in controlling this problem. Communication to the home owners, education and awareness

Mr. Gaither would like to come back at a later date to give a report to Council of what has been done.

Council Member Scott re-joined the meeting at 7:36

#### **AB 08-154 Neighborhood Housing Services and The McCall Avenue Homes**

Lynn Cundick of Neighborhood Housing Services (NHS) and Mike David of Valley Adams Regional Housing Authority (VARHA) discussed the McCall Avenue Homes with the Council. The discussion covered topics of why the homes have not sold and what needs to happen to help them sell, and the current buyers that are now trying to sell their homes and how they may be affected by the proposed changes. The Council also discussed ways to sell the homes and have the City regain their initial investment of \$175,000 and be able to maintain affordable housing. After much discussion the Council provided direction to staff to prepare for the following three proposals:

1. Allow NHS and VARHA to increase the appreciation cap from 4% to 8%.
2. Amend the leases to eliminate the requirement that the City's \$175,000 be repaid upon the first sale and change it to require that a percentage of any equity earned be paid to the

City as a deferred lease payment upon each subsequent sale (not the first sale, though). This means that the \$175,000 that the City contributed to the project for site development costs will be returned over time, rather than all at once. It will allow NHS and VARHA to reduce the sale price of the remaining homes.

3. Terminate the MOU with NHS.

The lease amendment and termination of the MOU will be on the next Council meeting agenda for Council consideration.

**AB 08-155 Upper Payette River Economic Development FY09 Budget Request and Status Report**

John Blaye, with the Upper Payette River Economic Development Council (UPRED), presented his budget request for FY09 and a status report on recent UPRED activities. Within Mr. Blaye's report he gave an overview of who UPRED is and what their primary missions are and activity report. The reports are on a three year plan, 2007-2010. The Upper Payette River Economic Development organization (UPRED) is comprised of Valley County, McCall, Cascade, Donnelly, northern Boise County, Lowman, Garden Valley, and Crouch.

Accomplishments over the last seven years have been that UPRED has created 502 jobs, \$9.5 million in payroll, capital investment of \$17 million, financing and loan facilitation around \$21 million, completed grant applications in the Valley \$1.7 million, grant applications currently under construction of \$2.2 million, and an awarded grant in Boise County. The last city who recruited him in 1990 was Caldwell, and they were at the time going broke, with about a million dollars of debt. Mr. Blaye's organization was there for eleven years. They were able to create 2060 new jobs, with an annual payroll of \$43 million, capital investments of \$62 million and grants awarded were \$1.4 million. They were able to recruit and expand about 86 companies.

Projects that UPRED has worked on in McCall are Park Place, Hunt Lodge, Valley Lighting, and the AmericInn Hotel. Current projects for McCall are the airport business park. Mr. Blaye noted that it can take several years to get a business park built; it took ten years in Caldwell to build their business park. The McCall business park has been in the works for 4 or 5 years. The business park is looking at a possible 50 jobs and possibly a \$500,000 grant from the Idaho Department of Commerce for an infrastructure grant. He is also working with several businesses that need to move out of down town to more of an industrial type client.

Mr. Blaye went over some of the other projects they are currently working on: the Commercial Village, currently under construction, Hotel Condo and Commercial Center (the old Woodsman), The McCall Hotel Conference and Convention Center, Hotel Event Center and the Indoor Water Park (has three years invested in this project), Marketing programs, and also some commercial programs.

Mr. Blaye went over grants that have been granted in Boise and Valley County. He also talked about what is going on in the other communities that UPRED represents.

Mr. Blaye Highlighted the Funding that UPRED is requesting for Budget FY09: Valley County \$60,000, Boise County \$2000, City of McCall \$30,000 (Years past have been \$15,000, \$12,000 and \$10,000) Cascade \$10,000, Donnelly \$3,000.

Council Member Bailey asked if there have been any estimates on the cost of the infrastructure required to support the Airport Business Park. Mr. Blaye referred to Mr. O'Morrow who responded that it would be about \$4-\$6 million. Mr. Blaye stated that they will try for an Economic Development Administration grant to assist with this project.

Mr. Kirkpatrick asked how this proposed budget for next year compared to the budget this year. Mr. Blaye stated that if there are funds available they will get very aggressive and hire staff to assist, if not they will need to cut back. They know they are restricted as far as whatever funding they are able to receive. They are hoping to receive \$100,000 for next year to match what they received this year. If the board directs him to Mr. Blaye can go after some major corporate contributions as well.

Council Member Scott asked about the budget for various types of travel, she would like to know if that is for people coming in or going out. Much of the travel is for Mr. Blaye to meet with clients in Boise. Department of Commerce funding, did it dry up? It did, UPRED was receiving \$41,500 every year and now it is not available.

Council Member Bailey asked if there are any other specific types of businesses that have expressed an interest in coming to McCall. Mr. Blaye stated that classic auto storage, car rental businesses, hotels, restaurants, offices, and many businesses that he is not at liberty to share at this time. He did assure the Council that there are some major builders and developers that have expressed interest in coming to McCall.

What is the recruitment and retention plan of UPRED? How UPRED is directed, driven, and influenced? The UPRED board, consisting of five members including the Mayor of McCall, is the decision maker. Mayor Kulesza asked how the Business park master plan fit in with McCall's Comprehensive plan. Mr. Blaye stated that the two are in parallel.

Mr. Kirkpatrick asked if Valley County or any of the other entities committed to any funding levels. Mr. Blaye responded that he will be meeting with Valley County; he thinks that the \$60,000 is a definite go, beyond that it has not been determined.

Council Member Witte asked what projects besides the Airport Business Park he will be working on for McCall. Mr. Blaye responded that McCall Alpine Village (tenants to lease the space), McCall Hotel Convention Center. Also he is working with AmericInn, John Hunt, David Carey, Manchester Whitetail Resort, to develop a plan to assist in develop the funding to hire an events coordinator for this community to bring conventions and conferences here to McCall. The major focus is to bring people here during the off season.

Mr. Blaye helps smaller businesses get financing to start or expand their businesses.

Council Member Delaney stated that she would like more details of what UPRED has done with the businesses of McCall. Mr. Blaye stated that he has helped get businesses into the Park Place Professional Center. Council Member Delaney did not think that there was enough evidence provided from Mr. Blaye to warrant budgeting \$30,000. She does not think that the community needs more hotels and convention centers in McCall, due to the decrease of tourism, they need businesses that will bring year round jobs to McCall. She feels that where the UPRED council is

focusing their efforts is not beneficial to the citizens of McCall and does not work in hand with the comprehensive plan.

Mr. Kirkpatrick did explain that the previous direction to UPRED was to investigate hotels and now the focus has shifted.

Council Member Delaney stated that the people in Alpine Village and the proposed airport business park should have the ability to bring businesses to McCall and that the City should not need to fund the effort.

There was a general consensus that the focus needs to be on bringing year round jobs to McCall.

The Council deferred any decisions until the budget hearing on August 14.

## COMMITTEE MINUTES

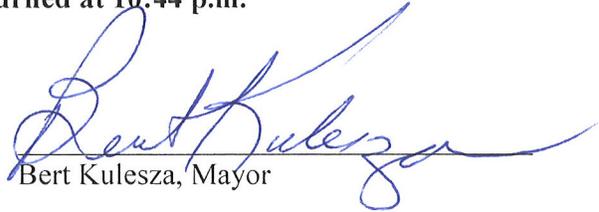
The Council received copies of the following minutes:

- Tree Advisory Committee – May 7, & June 11, 2008

## ADJOURNMENT

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

**Without further business, the meeting was adjourned at 10:44 p.m.**

  
Bert Kulesza, Mayor

**ATTEST:**

  
Brenna Chaloupka, Acting City Clerk