

# MINUTES

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**McCall City Council  
Regular Meeting  
Legion Hall (McCall City Hall - Lower Level)  
October 6, 2011**

## Agenda

Call to Order and Roll Call  
Approve the Agenda  
Reports  
Pledge of Allegiance  
Public Hearing  
Public Comment  
Business Agenda  
Consent Agenda  
Adjournment

## **CALL TO ORDER AND ROLL CALL**

**Mayor Bailey called the regular meeting of the McCall City Council to order at 5:32 p.m. Council Member Aymon, Mayor Bailey, Council Member Swanson, and Council Member Witte all answered roll call. Council Member Scott was absent.**

City staff present was Lindley Kirkpatrick, City Manager; Bill Punkoney, City Attorney; Linda Stokes, City Treasurer; Dennis Coyle, Parks and Recreation Director; Jerry Summers, Chief of Police; John Anderson, Airport Manager; David Simmonds, Information Systems Manager; Peter Borner, Public Works Director; Eric McCormick, Golf Course Superintendent; Michelle Groenevelt, Community Development Director; Delta James, City Planner; and Denise Tangen, Deputy City Clerk.

## **APPROVE THE AGENDA**

**Mayor Bailey moved to amend the City Council Agenda to add to the Business Agenda AB 11-180 Authorization of a proxy to vote at the Greystone Village Homeowner's Association Meeting to remove the McCall Avenue Community Housing lots from the Greystone Village Homeowner's Association and add to the Consent Agenda a Warrant Register Dated October 5, 2011. This amendment is necessary as the City was notified on Wednesday of the need to have a proxy at the October 15 Greystone Village Homeowner's Association meeting. Council Member Swanson seconded the motion. In a roll call vote Mayor Bailey, Council Member Swanson, Council Member Aymon and Council Member Witte all votes aye and the motion passed.**

## **REPORTS**

### **Department Reports**

Lindley Kirkpatrick, City Manager, stated that the City's new website is live; however there are still some issues to work out. Mr. Kirkpatrick stated that it was an overall improvement over the previous website. Mr. Kirkpatrick stated that the Public Works Department did additional testing of the water for lead and copper. He stated that of the additional 27 sites tested all came in within the normal levels. Mr. Kirkpatrick announced that Nick Nicholas, City Building Official, would be retiring at the end of the year. The City advertised the opening of the Building Official's position. Mr. Kirkpatrick also updated the Council on the airport runway project stating that the paving would start October 7, 2011. Mayor Bailey requested a copy for the Council of the Environmental Assessment that was done at the airport.

Council Member Witte stated that she observed many dogs off of leashes at Legacy Park, and voiced her concern of the effectiveness of the ordinance. Dennis Coyle, Parks and Recreation Director, stated that the ordinance did have a sunset clause and could be revisited at that time.

Council Member Swanson asked for the status of the sewer line replacement on Park Street. Peter Borner, Public Works Director, responded stating that the grade on the line was not adequate; therefore the entire 335 feet of sewer line would need to be replaced. Mr. Borner stated that funding for that project was not in the budget and would have to be reevaluated.

Council Member Aymon had concerns about Evening Rise bakery remodel, stating that the owners were concerned with the amount of time it was taking to get approvals and could not afford the sidewalks. Michelle Groenevelt responded stating that the original approval required the sidewalks, curb and gutters. The applicant then returned and scaled back the project which to be only the façade improvement, the Planning and Zoning Commission then removed the sidewalk improvement requirement from the approval of the project.

Council Member Witte had a question about the new Deinhard pathway relating to yield and stop signs, stating that there were some inconsistencies between the pathway around the high school and the pathway at the middle school. Mr. Borner stated that his staff would take a look at it to ensure that the signage is correct in both locations.

### **Committee Minutes**

The Council received copies of the following committee minutes:

- McCall Historic Preservation Committee – June 21, 2011
- McCall Urban Redevelopment Agency – August 16, 2011
- Planning and Zoning Commission – August 2, 2011
- Technical Advisory Group – May 11, 2011

**Mayor Bailey led the audience in the Pledge of Allegiance at 6:00 p.m.**

## **PUBLIC HEARING**

### **AB 11-176 Resolution 11-16 Change to GIS fees**

Michelle Groenevelt, Community Development Director, stated that Resolution 11-16 adds a new fee for the preparation of 24"x36" prints of aerial photos, and changes the custom mapping fee from \$20/hour to \$45/hour.

**Mayor Bailey opened the Public Hearing on Change to GIS fees at 6:01 p.m.**

**Hearing no comments, Mayor Bailey closed the Public Hearing at 6:02 p.m.**

**Council Member Swanson moved to adopt Resolution 11-16 establishing updated GIS fees and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, Council Member Aymon, and Mayor Bailey all voted aye and the motion passed.**

## **PUBLIC COMMENT**

**Mayor Bailey called for public comment at 6:05 p.m.**

Heather Susemihl, representing the McCall Arts and Humanities Council, provided information on the upcoming Smithsonian Institution exhibit *The Way We Worked*. The exhibit runs from October 29 through December 11, at the McCall Art + Commerce Center, at 125 Commerce Street. The travelling exhibit will be hosted in only six cities in Idaho, and McCall will be the only city in southwest Idaho to host it.

**Hearing no further comments, Mayor Bailey closed the public comment.**

## **BUSINESS AGENDA**

### **AB 11-178 McCall Urban Redevelopment Agency Board of Commissioners Appointment**

Michelle Groenevelt, Community Development Director, stated that there were two vacancies on the Urban Redevelopment Agency's Board of Commissioners and that Rick Fereday has requested to serve an additional 3 year term.

**Council Member Aymon moved to appoint Rick Fereday to the McCall Urban Redevelopment Agency Board of Commissioners, to a term expiring October 2014. Council Member Witte seconded the motion. In a voice vote all members voted aye and the motion carried.**

### **AB 11-173 VAR-11-01, 491 Chula Rd. Reduction of lot setback**

Delta James, City Planner, presented VAR-11-01, 491 Chula Rd Reduction of lot setback to Council. Ms. James introduced Cameron Cordova, the applicant's representative to the Council.

Mr. Cordova addressed the Council stating that the existing home is built right on the river. He stated that the applicant would like to tear down the existing home and build a new one away from the river. Mr. Cordova pointed out that the lot was a nonconforming lot with nonconforming structures.

There was much discussion about sewer and the issue that the home is on septic as well as all the homes on Chula. Mr. Cordova stated that he had been working with Central District Health and the viability of the septic.

Ms. James stated that the requested variance would allow a house to be built 3 feet from Chula Road (instead of the required 20 feet) and 30 feet from the Payette River (instead of the required 50 feet). The Planning and Zoning Commission had reviewed the application and recommended approval. Ms. James also stated that some additional information has become available after the Planning and Zoning Commission had reviewed and recommended approval of the project. The additional information included the buildable footprint that was presented to Planning and Zoning was 1320 square feet, and the revised site plan has the buildable footprint as 1873 square feet; the presented square footage of the new structure was presented to Planning and Zoning as 2000 square feet of living area, and the plans currently indicate a structure with a foot print of 1884 square feet; and the comments by the Public Works department concerning the proposed property front setbacks.

There was some discussion concerning plowing issues with a home 3 feet from the road. There was some concern that the Council had additional information regarding the application that the Planning and Zoning Commission did not have when the Commission recommended approval.

Mayor Bailey stated that he would need a visual of the property as being compatible to the suggested improvement to make an informed decision on the variance.

Ms. James stated that the conforming buildable footprint should be considered.

**Council Member Witte moved to remand the application back to the Planning and Zoning Commission, to consider additional information provided to the Council but not to the Planning and Zoning Commission. Council Member Aymon seconded the motion. In a roll call vote Council Member Witte, Council Member Aymon, Mayor Bailey, and Council Member Swanson all voted aye and the motion passed.**

#### **AB 11-177 FY12 Local Option Tax Priorities – Discussion**

Lindley Kirkpatrick, City Manager, gave a brief summary of the Local Option Tax (LOT) projects and the priorities set by Council during the City's budget process for FY12. The Council briefly reviewed the priorities. Council Member Witte agreed that it was not in the best interest of the City to change the priorities that had already been determined.

Mayor Bailey made a suggestion that the Council consider reserving a percentage of the LOT funds for capital improvements. Council Member Witte was in favor of funding capital improvements with LOT funds. Mayor Bailey also suggested that the City consider a Local

Option Sales Tax of 1% for capital improvements. Mayor Bailey felt that the measure had a reasonable chance of passing with the voters.

The Council's general consensus was to leave the FY12 LOT priority projects as previously approved.

**AB 11-174 VARHA Termination – Discussion**

Lindley Kirkpatrick, City Manager, stated that a Resolution by the Valley County Commissioners created the housing authority, and then an MOU by which the other local governments participated was separate to be adopted by each entity. Mr. Kirkpatrick stated that within the VARHA minutes there was only record of 5 of the 7 local governments that adopted the MOU. He stated that neither Valley County nor the City had the original or a copy with signatures from the other local governments. Mr. Kirkpatrick also stated that VARHA was only created by the authority of the Valley County Commissioners and could only be extinguished by the County Commissioners.

Council Member Witte asked if VARHA could exist without funding; Mr. Kirkpatrick responded that yes they could if they only functioned in a way that would not require any funds.

It was Mayor Bailey's recommendation to keep VARHA in place; however scale it back and reduce the funding. He stated that the City of McCall had a housing project in McCall, The Springs. He continued that by keeping VARHA on a limited basis would enable the housing authority to monitor The Springs apartments and track their progress.

Mr. Kirkpatrick commented that VARHA's role in The Springs was that of construction management and now their role had been completed.

Council Member Witte stated that it would be good for the community to have an office that was a resource for housing in McCall. She suggested that the same person who manages The Springs could be that resource. Council Member Witte stated that to maintain the entity of VARHA in some limited capacity could be a good thing for the Community, so when it is needed it would be there without having to go through the long process of establishing a housing authority.

Mayor Bailey commented that Michael David, Executive Director of VARHA, suggested that Toni Powell, a formal employee of Mr. David's, may be interested on a part time basis, possibly 10 hours a week to maintain VARHA.

Mr. Kirkpatrick suggested that possibly the staffing of VARHA could be absorbed by either existing Valley County staff or existing City of McCall staff. He did comment further stating that he did not think that McCall staff could absorb 5 hours a week but some lesser level of work could perhaps be absorbed to keep it barely alive.

There was some discussion as to why it would be valuable to maintain VARHA even at such a low level. Mr. Kirkpatrick stated that even at a low level what would be valuable would be a Fair Housing resource in the community. It could be as simple as maintaining a web site. There would still need to be a board that meets periodically.

Council Member Swanson stated that it would be important to keep people who are interested informed and up to date.

Mayor Bailey suggested that the City write a letter to the County Commissioners to keep up VARHA on some limited basis possibly through the Web site.

Mr. Kirkpatrick asked the Council if the following captured what it was that they wanted to share with the County Commissioners:

1. Each of the other local governments involved with VARHA – Adams County and the Cities of McCall, Cascade and Donnelly – should be consulted before any action is taken by the County Commissioners.
2. The “need for a housing authority to function” should be carefully examined and considered from a long term perspective. The history of the housing market in Valley County reflects a series of highs and lows, but an overall rising trend. In each cycle the peaks are higher, and the valleys are not as low as the previous cycle.
3. The “need for a housing authority to function” is different than the ability to fund a housing authority.
4. The substantial investment, in time and public funds, that was expended in the formation of VARHA should be considered. If VARHA is terminated now, and it is later determined that a housing authority is necessary, that work will have to be recreated.
5. All funding and operational options should be considered, including the option of providing very limited services with existing Valley County or City of McCall staff, at essentially no additional cost to either agency.

The Council was in general agreement. Council Member Witte suggested that the letter should also include a statement somewhat like the following: “The Council feels that a resource for low income housing is necessary for our community and VARHA is one mechanism for that, and McCall is still here to provide limited funding if the authority remains in effect.”

The Council agreed to recommend that the County Commissioners keep VARHA in place, at a much reduced level of operations. Mayor Bailey and staff will attend the County Commissioners meeting on October 11, when the issue will be considered by the Commissioners.

**AB 11-180 Authorization of a proxy to vote at the Greystone Village Homeowner's Association Meeting to remove the McCall Avenue Community Housing lots from the Greystone Village Homeowner's Association (Added 10/5/11)**

Lindley Kirkpatrick, City Manager, stated that the nine lots owned by the City on McCall Avenue which are used for community housing are still a part of the Greystone Village Homeowners Association (HOA). Staff has been working with Tanglefoot Investments, LLC, the new owner of the Greystone Village development to remove the nine lots from the HOA. The HOA will meet on October 15 to consider the removal of the nine lots from the HOA.

A proxy was developed to be presented at the October 15 meeting. The proxy authorizes Robert Heleniak, managing partner in Tanglefoot Investments, to vote in favor of the removal of the nine lots from the HOA on behalf of the City. The proxy does not authorize any other changes or in any other way affect the City's property.

**Council Member Witte moved to authorize the removal of the City-owned lots on McCall Avenue from the Greystone Village Homeowners Association; approve the attached proxy for the October 15, 2011 meeting of the Greystone Village Homeowners Association; and authorize the Mayor to sign all necessary documents. Council Member Aymon seconded the motion. In a roll call vote Council Member Witte, Council Member Aymon, Mayor Bailey, and Council Member Swanson all voted aye and the motion passed.**

## CONSENT AGENDA

Staff recommended approval of the following items:

1. Council Regular Minutes – September 22, 2011
2. Warrant Registers Dated September 29, 2011
3. Warrant Register Dated October 5, 2011 (added 10/5/11)
4. Payroll Report for Period Ending September 16, 2011
5. AB 11-175 FY 2012 Water & Wastewater Chemical Bid
6. AB 11-179 Resolution 11-17 - Idaho Community Development Block Grant Citizen Participation Plan


A brief discussion took place regarding the Warrant Register and correct the minutes.

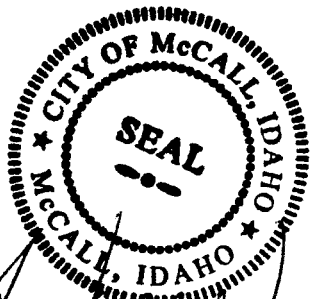
**Council Member Witte moved to approve the Consent Agenda with the minutes corrected. Council Member Swanson seconded the motion. In a roll call vote Council Member Witte, Council Member Swanson, Council Member Aymon, and Mayor Bailey all voted aye and the motion passed.**

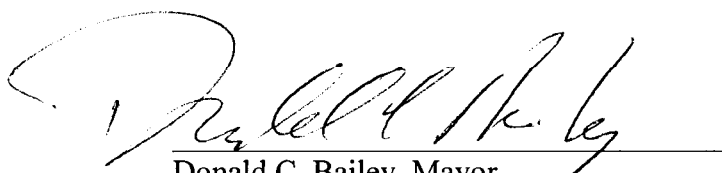
## ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 8:23 p.m.

ATTEST:

  
BessieJo Wagner, City Clerk



  
Donald C. Bailey, Mayor