

MINUTES

**McCall City Council
Regular Meeting
September 27, 2007**

Agenda

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

CALL TO ORDER AND ROLL CALL

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

City staff members present were Lindley Kirkpatrick, City Manager; Walt Eisenstein, Deputy City Manager/Infrastructure & Community Development; Fred Quiel, Deputy City Manager/Administrative Services; Jerry Summers, Chief of Police; Michelle Groenevelt, Planning Manager; Carol Coyle, Grant Coordinator; Brock Heasley, Parks & Recreation Director; Allan Morrison, Golf Professional; Brenna Chaloupka, Administrative Assistant - City Manager and Bill Nichols, City Attorney.

Council Member Bailey led the audience in the Pledge of Allegiance.

PUBLIC COMMENT

Council Member Bailey called for public comment at 6:03 p.m.

Scott Davenport, resident of McCall, presented a letter to the City Council members.

Hearing no further comments, Council Member Bailey closed the public comment at 6:04 p.m.

COUNCIL TALK TIME

Council Member Bertram asked about the construction on Lenora Street, wondering who dug the hole and for what purpose. There was no one present who knew what the construction project was about. Lindley Kirkpatrick stated he would get back to her about the project.

Council Member Bailey asked about the August City of McCall financial statement and asked if Lindley Kirkpatrick was confident that the City would meet the end of the year commitments of income versus expenses. Mr. Kirkpatrick stated that they will balance if considered by each fund, but not necessarily if you just look at each department, adding that neither golf nor sewer is likely to balance.

Council Member Bailey suggested removing the utility pole on the corner of Park and 3rd Street because it is unsightly and appears to only have one light on it. Council Member Bailey added that there is another pole on the border between the Maverick gas station and Alpine Village property that does not seem to be in use, that he would also like to see removed.

Council Member Bailey asked about getting ITD to lower the speed limit on Highway 55 near the intersection of Elo Road, due to numerous accidents on that section of the Highway

Council Member Bailey stated that one of the projects associated with the affordable housing projects on county land include enlarging the existing courthouse facility. Council Member Bailey stated that the City needs to think about what they want the courthouse facility to do for them now and in the future because now is the time to do the design work for that facility. Council Member Bertram stated it was important for the City to get a letter from the senior citizens stating that they are not interested in the courthouse property, and that they are interested in staying where they are currently. Mr. Kirkpatrick stated that the Senior Center Board provided such a letter about a year ago.

Council Member Bailey asked about the status of DEQ's approval of the wastewater plant and he also asked about the FAA review of the airport layout plan. Lindley Kirkpatrick stated he would get back to Council regarding the status of these issues.

CONSENT AGENDA

Staff recommended approval of the following items:

- Minutes – July 12, 2007, August 9 & 23, and September 6 & 13, 2007
- Warrant Register printed on September 20, 2007
- Payroll Report for Period ending 09/07/07
- AB 07-172 Alcohol Beverage Catering Permits
- AB 07-176 Award of Construction Contract for I & I Removal Project
- AB 07-171 Central Idaho Museum Development Plan Adoption
- AB 07-173 Idaho Airport Aid Program: Resolution 07-13 and Grant Agreement
- AB 07-178 CUP-07-15: KDZY Radio Station, 707 Mission Street

- AB 07-181 Assumption of Lease for Greystone Village #3, Lot 5, Block 3 from Neighborhood Housing Services to Ryan and Jenna Ringer
- AB 07-182 Line Item Transfer – Insurance Reimbursement for Damaged City Property
- AB 07-183 Airport Paving: LOT FY07 Funding

Corrections were made to the minutes.

Regarding AB 07-171, Council Member Bailey asked for clarification as to what exactly was being approved by adopting the Development Plan for the Central Idaho Museum. He asked that each work item identified in the Plan include a brief summary of the work to be done and include cost estimates. Carol Coyle stated the numbers provided in the Plan were for preliminary budget purposes only.

Council Member Kraemer moved to approve the Consent Agenda as amended and authorize Council President Bailey to sign all necessary documents. Council Member Bertram seconded the motion, and in a roll call vote, the motion passed with four ayes.

BUSINESS AGENDA

The Business Agenda began at 6:57 p.m.

AB 07-175 Parks & Recreation Committee Annual Report

Brock Heasley, Parks & Recreation Director, introduced Kevin Briem, Parks & Recreation Advisory Committee Chairman. Mr. Briem presented the Parks & Recreation Advisory Committee annual report.

Mr. Briem stated that the Parks & Recreation Committee's role has changed considerably and that they are dealing with larger, more sensitive issues. There is a lot of work involved with enforcing the new City Code, and dealing with developers to satisfy the parks requirement for developments.

Legacy Park– There were huge concerns about jet skis again this year and Mr. Briem recommended finding a new home for them in the future, adding that the area north of the marina may be a possible location, especially if they recondition the beach in that area. Mr. Briem stated that the Boating Ambassador program was successful, and feedback indicates the program was very informative and beneficial to boaters using the launch area.

Art Roberts Park– The Parks Department has some funding available for installing restrooms in the park, and additional funds may be available from either the McCall Improvement Committee or from LOT funds, and he would like to see the restrooms built. Mr. Briem stated the Committee is talking about expanding the beach area by pulling the grass back, and extending bike path or walkway and adding park benches.

Brown Park – Mr. Briem stated the fish pens are working very well where they are and that the Committee is thinking of installing a sandbox area to dovetail with the beach area.

Fairway Park – Mr. Briem stated the condition of Fairway Park is better than it has been in years, and that several Softball tournaments were held at the park this year, and the teams were very happy with the condition of the park.

Rotary Park– Mr. Briem explained that the Rotary Club renovated the bathrooms this summer, and that went well. He added that the Committee would like to add some picnic tables and BBQ's.

Davis Beach– Mr. Briem stated a compromise has been reached in regard to the docks, but that the Committee would still like to see improved access to the beach, including parking, and moving the south dock further south to open up the beach area in between the docks.

Riverfront Park – Mr. Briem explained the issue regarding access to Riverfront Park, stating Forest Service land has to be crossed in order to access Riverfront Park. Mr. Briem stated the Forest Service land is going to come up for sale in the near future and if that land is not purchased, access to the park could be compromised.

Mr. Briem stated he would like to credit Jenny Ruemmele, also a member of the Parks Advisory Committee, for her work with the recreational side of the program, adding that there were increases in the number of participants for all recreational programs. New programs this year include a youth soccer camp, a fall youth soccer camp, skateboarding, and dodge ball and flag football for adults.

Council Member Bertram asked about renovating the fireworks barge and moving it out into the lake so that it may be used by boaters, etc. as an additional picnicking area. Mr. Briem stated he was in favor of the idea of adding floating docks around the lake to relieve congestion on some of the beaches. Council Member Bertram expressed her concern about the absence of a railing around the fish pen docks, and that it may be a safety concern.

Brock Heasley stated the fish food vending machine generated \$800 this summer and that the fish grew approximately 3 inches this year. Mr. Heasley stated he recently talked with the Chamber of Commerce about making improvements to the fireworks barge and it was discussed that the school may come up with a program/project to build a dock to replace the barge or at least make improvements to the barge.

Mr. Briem stated the area north of marina should be cleaned up. Mr. Heasley stated he has received several complaints about this area this summer. Mr. Heasley stated Inland marine will not be there next year, that their lease is up in December, and the City does not intend to renew the lease.

Mayor Robertson stated the Council needs to get a plan from the Parks & Recreation Advisory Committee in regards to Riverfront Park.

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

Michelle Groenevelt, Planning Manager, stated this application was continued from the last meeting to clean up the Council Findings & Conclusions and to create a development agreement and ordinance for the zone change.

Bill Nichols stated the ordinance is not usually adopted until after the development agreement has been signed by all parties. The Council moved on to the next item on the agenda so that this development agreement could be signed by the applicant before proceeding with adopting the ordinance.

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

Michelle Groenevelt, Planning Manager, stated this application was also continued from the last meeting to clean up the Council Findings & Conclusions and to create a development agreement and ordinance for the zone change.

Council Member Bailey asked that a sentence be added that states “in the event the alley is improved through to Spruce Street, it shall revert to public ownership and maintenance” so that if the alley is ever finished, this group does not have to continue maintaining the alley.

Council Member Bertram suggested that it made more sense to pave Louisa Avenue, an arterial street, before paving the alley way and asked staff to ask the developer if they would be interested in trading the paving of Louisa Avenue for the paving of the alley.

Council Member Bailey moved to adopt the Findings & Conclusions as amended for the Zone Map Amendment ZON-07-4, Preliminary Plat SUB-07-7, and Preliminary Plat PUD-07-4, and to suspend the rules and read Ordinance 844 by title only, one time only. Council Member Bertram seconded the motion and in a roll call vote, all members voted aye and the motion passed.

Ordinance 844 was read by title only, one time only.

Council Member Bailey moved to adopt Ordinance 844. Council Member Bertram seconded the motion and in a roll call vote, all members voted aye and the motion passed.

Council Member Bailey move to approve the related development agreement and authorize the Council President to sign all related documents. Mayor Robertson seconded the motion and in a roll call vote, all members voted aye and the motion passed.

AB 07-179 Contract for Golf Professional Services

Lindley Kirkpatrick stated he feels this renewal contract is fair and equitable for both parties, and that the only missing piece is how to handle the relationship between revenues that increase as rates increase and the bonus compensation, the splits of those revenues, over time. Mr. Kirkpatrick added that he and Allan Morrison are happy to continue this relationship and look forward to finalizing contract and having another 5 years of continued success.

Council Member Bertram stated she appreciates that Mr. Morrison has done such a great job with the restaurant and she feels better incentives for the restaurant portion of the contract should be included. There was much discussion regarding the contract.

Council Member Bailey stated the total bonus compensation should not be limited to \$10,000, and suggested there be no cap on the bonus. Mayor Robertson also stated that there should not be a cap on the bonus.

Mr. Morrison stated that he is happy with the proposed contract, as long as the cap on the total bonus compensation is removed.

Council Member Bailey suggested that Council get their ideas and thoughts regarding the contract to Mr. Kirkpatrick to review with Mr. Morrison for the final draft of the contract.

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

Council Member Bailey redirected the discussion to the Cattail Ridge development. Ms. Groenevelt stated that the development agreement had been signed and notarized by the applicant.

Council Member Bailey moved to adopt the Findings & Conclusions for the Zone Map Amendment ZON-07-2, Preliminary Plat SUB-07-3, and Preliminary Plan PUD-07-3 and to suspend the rules and read Ordinance 845 by title only, one time only. Council Member Kraemer seconded the motion and in a roll call vote, the motion passed with four ayes.

Ordinance 845 was read by title only, one time only.

Council Member Bailey moved to adopt Ordinance 845. Council Member Bertram seconded the motion and in a roll call vote, all members voted aye and the motion passed.

Council Member Bailey moved to approve the development agreement and authorize the Council President to sign all necessary documents. Council Member Bertram seconded the motion and in a roll call vote, the motion passed with four ayes.

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

There was some discussion about the ordinance that was read as part of AB 07-137, regarding the Louisa Avenue Condominiums. It was determined that the wrong ordinance had been read aloud, however the correct ordinance had been distributed to and considered by the Council. In order to confirm the Council's action, Mr. Nichols suggested that Ordinance 844 be re-adopted.

Council Member Bailey moved to suspend the rules and read Ordinance 844 by title only, one time only. Council Member Bertram seconded the motion and in a roll call vote, all members voted aye and the motion passed.

Ordinance 844 was read by title only, one time only.

Council Member Bailey moved to adopt Ordinance 844.

Council Member Bertram seconded the motion and in a roll call vote, all members voted aye and the motion passed.

Council Member Bailey called for a recess at 8:17 p.m.

Council Member Bailey called the meeting back to order at 8:21 p.m.

AB 07- 174 Standard Street Sections for City Streets and Highway 55

Michelle Groenevelt, Planning Manager, stated staff asked the City Engineer to update the street standards because the standards had not been updated when the new city code was adopted. There was discussion about the requirements for street standards.

Mayor Robertson expressed concern that there could not be any construction of sidewalks, curbs, or gutters until a master plan from an engineer has been generated. Ms. Groenevelt stated that the City Manager has recently approved a task order for the City Engineer to establish storm water grades along the Third Street corridor.

Council Member Bailey moved to adopt the standard street sections and related detail designs. Council Member Kraemer seconded the motion and in a roll call vote, all members voted aye and the motion passed.

AB 07-177 ROS-05-15: Samson Trail Business Park

Michelle stated this application was approved in 2004 and that a condition of approval was that the applicant enter into a development agreement with the City of McCall.

Council Member Bailey moved to approve the Development Agreement for ROS-05-15, Samson Trail Business Park, and authorize the Mayor to sign all necessary documents. Council Member Kraemer seconded the motion and in a roll call vote, all members voted aye and the motion passed.

AB 07-180 Update Regarding Accessibility Complaints

Lindley Kirkpatrick stated there was a recent complaint regarding handicap access and the question was raised as to who is responsible for ADA compliance and conformance.

Mr. Kirkpatrick stated the new building codes, which will be effective in January 2008, address ADA compliance more comprehensively and that all new construction as well as remodels will have to be in compliance with the ADA guidelines.

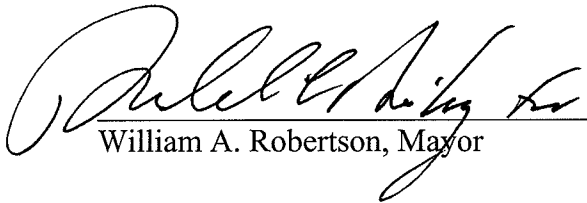
Mr. Kirkpatrick stated that ADA compliance is not something the City enforces, unless it can be addressed in the building code, so enforcement becomes a civil rights matter against a specific business. Mr. Kirkpatrick stated staff is now aware of an ADA Task Force that can assist the Building Department in understanding the new International Building Code.

COMMITTEE MINUTES

Airport Advisory Committee – August 2, 2007
Golf Advisory Committee – September 12, 2007
Library Board of Trustees – August 16, 2007

ADJOURNMENT

Without further business, the meeting was adjourned at 9:02 p.m.



William A. Robertson, Mayor

ATTEST:



Fred Quifel, Deputy City Clerk /
Administrative Services