

MINUTES

**McCall City Council
Regular Meeting
High School Annex
401 North Mission Street
November 20, 2014**

Agenda

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

CALL TO ORDER AND ROLL CALL

Mayor Aymon called the regular meeting of the McCall City Council to order at 5:30 p.m. Mayor Aymon, Councilor Giles, Councilor Scott (via phone), Councilor Swanson, and Councilor Witte all answered roll call.

City staff present was Gene Drabinski, City Manager; Bill Nichols, City Attorney; Dennis Coyle, Parks and Recreation Director; Eric McCormick, Golf Course Superintendent; Justin Williams, Chief of Police; Michelle Groenevelt, Community Development Director; Peter Borner, Public Works Director; Traci Malvich, Human Resources Manager; Carol Coyle, Grant Coordinator; Nathan Coyle, Airport Manager; Cris Malvich, Streets Superintendent; and BessieJo Wagner, City Clerk.

APPROVE THE AGENDA

Councilor Witte moved to approve the agenda as submitted. Councilor Swanson seconded the motion. In a voice vote all members voted aye and the motion carried.

WORK SESSION

AB 14-220 3% Local Option Tax (LOT) Community Discussion

Gene Drabinski, City Manager, presented the 3% Local Option Tax (LOT) Community Discussion stating that the distribution of funds from the current 3% LOT is a subject worthy of

a community discussion. This may also present an opportunity to structure the discussion in a format which is more interactive than our current Public Forum model.

Mr. Drabinski stated that if the Council would articulate goals (what is it you wish to learn, gain, understand...) from the proposed discussion, City staff would design and facilitate a meeting structure designed to both meet those goals, and encourage robust discussion of community views of LOT funds distribution.

Councilor Witte stated that she would like to know what the community thought when they voted on the 3% LOT and what they understood the money would be used for.

Mayor Aymon asked that there be some kind of ranking and ask the group a criteria for how the money should be spent.

There was general Council consensus to move forward, as recommended, on a new model for community discussion regarding the 3% LOT.

Mayor Aymon led the audience in the Pledge of Allegiance at 5:43 p.m.

PUBLIC HEARING

AB 14-222 Adoption of Resolution 14-20 - 2015 Season Golf Rates

Eric McCormick, Golf Course Superintendent stated that City Staff and the Golf Advisory Committee (GAC) have discussed the rates for the upcoming 2015 season. After acknowledging a continued shortfall in the Golf Fund, it was determined that a rate increase was needed.

Mayor Aymon opened the public hearing for 2015 Season Golf Rates at 6:06 p.m.

Roger Snodgrass, McCall resident, provided the Council with a handout that showed the percentage of increase of the proposed rates. Mr. Snodgrass felt that the new rates would affect play and stated that there would be less play. He opined that the restaurant could make up for what the proposed increase is supposed to accomplish if it was ran properly. He then walked the Council through his recommended rate changes. He stated that his recommended rates would not lose any rounds and would raise \$49,022. Mr. Snodgrass requested that the Council remand it back to the Golf Course Committee to review and come up with a new recommendation.

Anne McQuade, McCall resident, stated that her brother is a golfer and generally will golf at Jug Mountain and this year he had played at McCall and McCall was more expensive.

Wayne Dolik, did some research on the pro and con on government owned courses. He suggested that the Council consider a senior rate and cut the fees by half.

Kristen Kristiansen was opposed to the new rates. She felt that full time residents should not have to pay the same as visitors. She expressed concern that some people play for free.

Rick Feredey, McCall resident, asked if it was true that the City subsidized the Golf Course at \$100,000 and asked for an explanation. He would like for the golf course to move toward being independent of property taxes.

Wayne Dolik stated the purpose of a municipal golf course was not to make a profit it was only for local people to be able to play.

Colby Nielson, resident, stated that he was not a golfer and suggested that the Council look at how ski areas determine prices. He also wanted to know how they are going to attract more people to play. He stated that he felt that the Golf Course was an important amenity for a city to have.

Mayor Aymon asked Eric McCormick for the estimated how many more rounds the golf course could handle, he responded stating that it would be about 10,000 rounds. Mayor Aymon asked where we lost those rounds and he stated to the competing Golf Courses.

Councilor Witte asked what kind of analysis was done to determine if the increased rates would price people out of play. Mr. McCormick responded stating that not of the local courses have the same rate structures so it was difficult to compare.

Roger Snodgrass recommended taking over all the operations of the golf course including the club house and restaurant.

Hearing no further comments, Mayor Aymon closed the public hearing at 6:50 p.m.

Councilor Swanson did not feel that the increase was unreasonable. He felt that it was still the best deal in the area for golf.

Councilor Scott stated that the Golf Course needed to come in line with their actual costs and she was in favor with what the Golf Advisory Committee recommended.

Councilor Witte stated that it seemed that the rates were reasonable and an 8% increase over 3 years is barely keeping up with the CPI.

Councilor Giles stated that Golf Advisory Committee does a good job and put time and thought into the rate discussion.

There was some continued discussion and clarification on the recommend rates.

Councilor Swanson moved to adopt Resolution 14-20 establishing the golf rates for the 2015 season and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Councilor Swanson, Councilor Giles, Mayor Aymon, Councilor Scott, and Councilor Witte all voted aye, and the motion carried.

AB 14-213 Timbercrest Downtown Development Agreement – 1000 2nd Street

Michelle Groenevelt, Community Development Director, presented Timbercrest Downtown Development Agreement – 1000 2nd Street stating that the proposed development agreement for Timbercrest Downtown at 1000 2nd Street offers the public benefit of sidewalks re-constructed in keeping with the conceptual street sections within the Downtown Master Plan in exchange for alleviation from heating the decks of the structured parking area as originally required as a condition of approval of SUB-04-18. The sidewalk and streetscape improvements will be wider than the current sidewalks constructed that have not been accepted by the City, because the sidewalk was not constructed to ADA standards.

The applicant has proposed an alternative to the traditional financial assurances (for 125% of the estimated cost of the street section construction) in the following ways: (1) First Deed of Trust in favor of the City on the residential units within the property; (2) Or within one (1) year following the execution of the amended development agreement or the closing sale of the first of the residential units, the financial assurances will be held in Escrow. In the event the City has not begun construction of the street section by June 1, 2024, the property owner will be relieved of his responsibility to construct the street section as described in the development agreement.

At its September 9, 2014 meeting, the McCall Area Planning and Zoning Commission held a properly notice public hearing and unanimously recommended the proposed development agreement to City Council for approval.

Steve Millemann, representing the applicants gave a summary of the application.

Mayor Aymon opened the Public Hearing at 7:27 p.m. for the Timbercrest Downtown Development Agreement – 1000 2nd Street.

Rick Feredey, local business owner, stated that he did not believe the deck at the Timbercrest parking garage was leaky, he felt that there are products to prevent that leakage. He also stated that the skate rink has posted that it is skate parking only,

Dan Krahn, resident, concerned as to where the snow would be stored. He also expressed concern on how they would keep the deck cleared of snow and ice if it was not heated. He was also concerned with the parking issues. Mr. Krahn stated that current businesses are held to requirements that this development would not be held to. He stated that it was his opinion that the city was giving up on requirements and did not agree that there would be more parking, with the allowance that the parking structure may not always be cleared.

Colby Neilson stated that he was curious how much was being set aside for sidewalks.

Anne McQuade expressed concern that the First Street parking lot was used for snow storage that takes up parking and that the snow off the deck would be stored in that First Street lot. She stated that wanted the city to find a place out of the city core to store the snow.

Steve Millemann stated that the snow would need to be hauled off site and that there would be a snow storage plan.

There was general Council consensus that a snow storage plan be condition of approval of the application.

Hearing no further testimony Mayor Aymon closed the public hearing. 7:54p.m.

Councilor Witte moved to approve the Timbercrest Downtown Development Agreement to include the snow storage plan and the revised cost estimates and authorize the Mayor to sign all necessary documents. Councilor Swanson seconded the motion. In a roll call vote Councilor Witte, Councilor Swanson, Mayor Aymon, Councilor Giles, and Councilor Scott all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Aymon called for public comment at 8:00 p.m.

Dan Krahn since time change lights are not coming on. Timers are broke

Hearing no further comments, Mayor Aymon closed the public comment period.

BUSINESS AGENDA

AB 14-217 Approval Request for a One year contract extension for McCall City Prosecutor - Kiiha

Justin Williams, Chief of Police, presented the Request for a One year contract extension for McCall City Prosecutor, Jay Kiiha. A one year contract for McCall City Prosecutor was awarded to Kiiha Law Office, P.L.L.C. in 2013. In November 2012 a new Request for Proposal (RFP), for McCall City Prosecutor was approved by Council. Following the bid period, a proposed contract was approved by Council and awarded to Kiiha Law Office, P.L.L.C. The approved contract was for one year, January 14, 2013 through December 31, 2013, and carried a provision for a one year extension in 2014 and again 2015.

The Council received a letter from Kiiha Law Office, P.L.L.C. requesting a one year contract extension for the period of January 14, 2015 through December 31, 2015.

Jay Kiiha addressed the Council and expressed his appreciation of the relationship Chief Williams has built in his short tenure at the City.

Councilor Swanson moved to approve the contract extension for McCall City Prosecutor with Kiiha Law P.L.L.C and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Councilor Scott, Councilor Giles, Mayor Aymon, and Councilor Swanson all voted aye, Councilor Witte voted nay, and the motion carried.

AB 14-214 Library Board Appointment - Lewinski

Councilor Giles presented stating that the Library Board Member Lynn Lewinski's term of service ended October 2014. The Library Board discussed this in their monthly meeting and expressed a desire to continue with Ms. Lewinski's service to the City and grant her a new term on the Library Board of Directors.

Councilor Swanson moved to confirm the appointment of Lynn Lewinski to the Library Board for a new term, to expire in 3 years, October 2017. Councilor Witte seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 14-210 Historic Preservation Commission appointments-Theisen and Thompson

Carol Coyle, Grant Coordinator, presented the Historic Preservation Commission appointments to Council stating that Jennifer Theisen and Gary Thompson, Jr. both wish to be reappointed to the Commission. Ms. Theisen has served on the Commission since 2009. She is an archaeologist and currently works for the Bureau of Land Management in Vale, Oregon. She returns to the area periodically for meetings and also fully participates in HPC activities via email and telephone. Mr. Thompson was appointed to fill a one year term in 2013. He is retired, owns a home in McCall, and has previous experience with the Greenville County, South Carolina Historic Preservation Commission and the Greenville Historic Preservation Foundation.

Councilor Witte moved to appoint Jennifer Theisen to the Historic Preservation Commission for a term ending February 2017 and appoint Gary Thompson Jr. to the Historic Preservation Commission for a term ending September, 2017. Councilor Giles seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 14-212 McCall Historic Preservation Commission Annual report to Council

Brian Corcoran, Chairperson of the McCall Historic Preservation Commission, presented the Commission's annual report to the City Council.

AB 14-211 Approval Request to submit a New Mobility West Community Assistance Grant Application

Carol Coyle, Grant Coordinator, presented the request to submit a New Mobility West Community Assistance Grant Application to the Council. She stated that the New Mobility West (NMW) Community Assistance program is an initiative sponsored by the Sonoran Institute and the Project for Public Spaces. She stated that NMW is soliciting applications for technical assistance from communities in the Rocky Mountain West to address specific challenges or opportunities relating to transportation and community development. City staff has identified the need for technical assistance to plan for potential impacts to the downtown transportation corridor from the future widening of SH 55 between McCall and New Meadows. The feasibility of establishing the Deinhard-Boydston connector as an alternate route will be studied, including the socioeconomic impacts to downtown McCall, as well as safety and the opportunity for multimodal transportation improvements. The technical assistance would include a one to three day site visit and community workshop. NMW would provide a technical assistance team of transportation planners and the City would be required to assist in developing the project scope, meeting logistics, public involvement plan, maps, and other related duties.

Councilor Witte moved to approve submission of the New Mobility West Community Assistance application and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Councilor Witte, Councilor Giles, Mayor Aymon, Councilor Scott, and Councilor Swanson all voted aye and the motion Carried.

AB 14-223 Local Rural Highway Investment Program (LRHIP) grant application for chip sealing project

Carol Coyle, Grant Coordinator, presented the request to submit a Local Rural Highway Investment Program (LRHIP) grant application for chip sealing project. The Local Highway Technical Assistance Council (LHTAC) administers grant funding for roadway projects, including the LRHIP. Valley County Road Department has invited the City of McCall to participate in a joint project for chip sealing of roadways in each jurisdiction. Both jurisdictions would provide equipment and labor, and the grant funds would be used for materials and additional contractors if needed. This cooperative effort would yield cost savings for both jurisdictions and allow for a larger scope of work.

Councilor Swanson moved to approve the submission of a FY2016 Local Rural Highway Investment Program grant application and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Swanson, Councilor Witte, Mayor Aymon, Councilor Giles, and Councilor Scott all voted aye and the motion carried.

AB 14-218 Approval Request to submit a Tree City USA Growth Award 2014 Application for Certification

Dennis Coyle, Parks and Recreation Director, presented the request to submit a Tree City USA Growth Award 2014 Application for Certification to the Council. The Parks and Recreation Department and the Tree Committee have worked on numerous projects over the course of the year to qualify for Tree City USA certification and earn enough points to qualify for another growth award. The application summarizes the activities staff chose to use this year in an effort to earn the points qualifying us for another growth award.

Councilor Swanson moved to approve the application for the City of McCall for Tree City USA and Growth Award. Authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Swanson, Councilor Witte, Mayor Aymon, Councilor Giles, and Councilor Scott all voted aye and the notion carried.

AB 14-209 Approval Request for Woodworth Development Agreement Fulfillment and Satisfaction of Conditions 501 N. 3rd Street

Michelle Groenevelt, Community Development Director, presented the request for Woodworth Development Agreement Fulfillment and Satisfaction of Conditions 501 N. 3rd Street to Council. She stated that in October, 2013, Dexter B. Woodworth and City of McCall entered into the Third Amendment to Development Agreement for implementations of improvements associated with Conditional Use Permit, Design Review, and Scenic Route conditions of approval for 501 N. 3rd Street.

Mr. Woodworth asked that the City of McCall verify the completion of the conditions of the Development Agreement by recording a Fulfillment and Satisfaction of Conditions document. City Community Development staff, Parks and Recreation staff, and the City Engineer reviewed the project and determined that all of the conditions within the Third Amendment to Development Agreement have been satisfied.

Councilor Giles moved to authorize the Mayor to sign the Woodworth Third Amendment to Development Agreement Fulfillment and Satisfaction of Conditions document. Councilor Witte seconded the motion. In a roll call vote Councilor Giles, Councilor Witte, Mayor Aymon, Councilor Scott, and Councilor Swanson all voted aye and the motion carried.

AB 14-216 Approval Request for Termination and Establishment of a New Lease

Nate Coyle, Airport Manager, presented the request for termination and establishment of a new lease to Council, stating that the owners of Hangar 523, Douglas J. and Susan K. DePew, have a sale pending and would like to request termination of the existing lease at the time of closing with a subsequent request for establishment of a new lease to SEICO LLC (David M. Shotwell). The purchaser has been provided with a copy of the proposed lease, current Airport Rules and Regulations, and Airport Minimum Standards. Mr. Shotwell is a private pilot and owns a Kitfox aircraft, which he plans to store within this hangar. The existing lease was entered into on January 31, 2007, for a period of 20 years and is renewable for up to four (4) additional five (5) year terms. The proposed new lease stipulates a period of 20 years and is renewable for up to four (2) additional ten (10) year terms. The annual lease rate will be aligned to the current rate, \$.35 per square foot for both covered area and bare ground, resulting in an annual lease fee of \$535.50 plus the annual CPI adjustment, and lease rate adjustments at 10, 20, and 30 years.

Councilor Giles moved to approve termination of the existing lease of Hangar 523 from Douglas J. and Susan K. DePew at the time of closing and subsequently approve the new lease for Hangar 523 to SEICO LLC, and authorize the Mayor to sign all necessary documents. Councilor Swanson seconded the motion. In a roll call vote Councilor Giles, Councilor Swanson, Mayor Aymon, Councilor Scott, and Councilor Witte all voted aye and the motion carried.

AB 14-215 Approval Request for an ITD, Aeronautics Division, Grant Offer for Airport Improvement Project (AIP) 021

Nate Coyle, Airport Manager, presented the Request to accept an ITD, Aeronautics Division, Grant Offer for Airport Improvement Project (AIP) 021, stating that the Idaho Transportation Department, Aeronautics Division, has provided a grant offer for reimbursement of 4.4% of the total project cost under AIP 021. AIP 021 is an ongoing airport maintenance project to crackfill, sealcoat, and remark the runway and taxiway/apron surfaces, and to replace the airport's rotating beacon. The total project cost for this effort is \$228,347.12 for which an FAA grant will fund 90% of project cost and for which ITD has offered to match at 4.4% (\$10,047.00) within the enclosed grant offer.

Councilor Giles read the resolution to accept a grant offer from the ITD Aeronautics Division for reimbursement of 4.4% of the total project cost under AIP 021, and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll

call vote Councilor Giles, Councilor Witte, Mayor Aymon, Councilor Scott, and Councilor Swanson all voted aye and the motion carried.

AB 14-219 Request to adopt Resolution No. 14-19 to Ratify of the General Election Results for Ordinance Assessing a One Percent (1%) Local-Option Nonproperty Sales Tax

BessieJo Wagner, City Clerk, presented Resolution No. 14-19 to ratify the General Election Results for an Ordinance Assessing a One Percent (1%) Local-Option Non-property Sales Tax, stating that legislation went into effect on January 1, 2011 that establishes counties as the officials for all elections. Idaho Code §34-1205 and §34-1206 states that the county board of commissioners shall be the county board of canvassers and the county clerk shall serve as their secretary for this purpose; and the board shall examine and make a statement of the total number of votes cast for all candidates or special questions that shall have been voted upon at the election.

Idaho Code §50-1046 requires that a 60 percent majority of voters approve a local option non-property tax measure.

The results of the November 4, 2014 Election for a 1% Local Option Sales Tax are as follows:
978 Total Number of Votes Cast 580 In Favor (59.30%) 398 Against (40.70%)

Councilor Giles moved to Adopt Resolution 14-19 ratifying the Valley County Commissioners canvass of the November 4, 2014 General Election and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. Councilor Giles, Councilor Witte, Mayor Aymon, Councilor Scott, and Councilor Swanson all voted aye and the motion carried.

AB 14-225 Community Land Trust Ground Lease Rider

A Ground Lease Rider specific to closing for Hunter and Rebecca Baumgartner, 1559 McCall Avenue, with Rural Development.

This item was not ready for Council Action and will come back on a future agenda.

AB 14-224 Idaho Counties Risk Management Program (ICRMP) Region 1 Representative Election

As a member of the ICRMP Joint Powers Agreement, it is your right to participate in the ICRMP Board of Trustees election process.

It was a unanimous vote of the Council to Vote for Garret Nancolas for the ICRMP Board of Trustees.

AB 14-221 Succession and Transition Planning Discussion

Gene Drabinski, City Manager, presented the Succession and Transition Planning Discussion stating that with the failure of the 1% Ordinance, the immediate need for re-organization was removed. He stated that while he intends to make some work assignment changes in the short-

term, primarily to ensure appropriate attention would be given to the City's Utilities' challenges, no further reporting relationships would change in the short-term.

Mr. Drabinski stated that it was his current thinking that the City organization structure would be maintained until a new City Manager could be recruited and hired. He stated that for the Council to have sufficient time to prepare, he requested that the Council give consideration to the characteristics they would be seeking in the next City Manager.

Council asked that this topic be added to next meeting

Upcoming Meetings Schedule Discussion

The Council scheduled the Council Retreat.

CONSENT AGENDA

Staff recommended approval of the following items:

1. License Report
2. Payroll Report for Period ending November 7, 2014
3. Warrant Registers

Councilor Witte moved to approve the Consent Agenda as presented. Councilor Swanson seconded the motion. In a voice vote, all voted aye and the motion carried.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 8:49 p.m.

ATTEST:


BessieJo Wagner, City Clerk




Jackie J. Aymon, Mayor