

MINUTES

**McCall City Council
Special Meeting
Legion Hall - McCall City Hall (Lower Level)
April 24, 2015**

Agenda

Call to Order
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Aymon called the Special meeting of the McCall City Council to order at 9:03 a.m. Mayor Aymon, Councilor Swanson, and Councilor Witte were present. Councilor Giles and Councilor Scott were absent.

City Staff present were Gene Drabinski, City Manager; Michelle Groenevelt, Community Development Director; John Powell, Building Official; Traci Malvich, Human Resources Manager; Justin Williams, Chief of Police; Linda Stokes, City Treasurer; Cris Malvich, Streets Supervisor; Nathan Stewart, City Engineer; and BessieJo Wagner, City Clerk.

WORK SESSION

AB 15-59 City Campus Planning Work Session

Michelle Groenevelt, Community Development Director, presented the City campus planning work session. She stated that in 2005, a McCall City Needs Assessment and Conceptual Facilities Plan Options was prepared by CH2MHill in support of preparation of a Facilities Master Plan adequate to provide a decision-making framework for future City facilities growth and modifications. The scope of this conceptual facilities plan included a survey of existing properties and improvements, an interview process with department heads to define current and future people and space needs, the refinement of determined needs data into a usable planning matrix, the preparation of conceptual facility plan options based on those needs, and the presentation of three options to the City for input and direction.

Ms, Groenevelt stated that it has been ten years since this work was completed and discussed by the McCall City Council. Since that time, there have been several Master Plans developed that consider the City Campus and the potential uses. As the City is faced with the need for increased square footage, centralizing operations, maintenance and repair issues of existing facilities, it is important to understand and discuss the current thinking of the City campus.

Justin Williams, Chief of Police, spoke on the needs of the Police Department stating that he does not anticipate a new facility as outlined in the report. He would like to use the existing space in the Police Department more efficiently. The future needs include the following:

1. Interview room(with security)

2. Evidence room (done)
3. Location of the process evidence
4. Camera system for facility

Lynn Lewinski, Library Board Member, spoke on the needs of the Library. John Powell, Building Official, spoke about the viability of going to a second story with the current Library building. The Library Board has been discussing library expansion, but currently does not have a specific funding source identified. Ms. Lewinski stated that there might be opportunities to partner with others on creating shared meeting and program space. There are some storage needs for the library to consider including the Friends of the Library inventory. She is applying for Local Option Tax funding to secure an architect to develop conceptual plans on the library expansion. Mr. Powell and Meg Lojek, Library Director, are working on a Space needs analysis.

Michelle Groenevelt, Community Development Director, spoke about the Parks and Recreation needs stating that keeping operations like the Parks maintenance shop downtown would be beneficial given the central location to city parks. There is concern that the existing office at the airport will not be allowed to remain. The city campus location also allows the park's department to be consolidated. Ideally, the city campus would have space for programs and a 'recreation storefront.' No funding source has been identified to date.

Traci Malvich, Human Resources Manager, spoke about the space issues in the Annex (Old Fire Station): John Powell and Kurt Wolf are evaluating the Annex to better understand the work and cost to remodel the building (if this makes sense). It has always been assumed that this building is at the end of its lifecycle and would be demolished. However, without finding an alternative location for the Parks shop, the Annex serves an important purpose. There are numerous challenges with the office spaces located on the second floor including but not limited the lack of space and it does not meet ADA accessibility requirements.

Ms. Groenevelt and Mr. Powell spoke about the Senior Center stating that the exterior of the senior center will require a significant investment to replace the roof, add insulation, and replace siding in the next couple of years. The lease with the seniors expires in 2017. There could be potential grant funding opportunities for these improvements, but those grants would come with Federal funding requirements.

Ms. Groenevelt stated that the Facility Plan identified a proposed multi-use community center and fitness center and community housing. In 2013, The Multi-Modal Transit Location Analysis and The Downtown Master Plan identified the City Campus as the preferred location for siting a multi-modal terminal. Treasure Valley Transit (TVT) received federal funding and is ready to move forward with Phase 2 of the project which is a new building and the associated infrastructure. This 'Depot' could be designed to accommodate multiple uses. For example, if the City partners with TVT, then there are opportunities to create multi-use spaces and additional City administrative offices.

Ms. Groenevelt stated that The Facility Plan also identified community or workforce housing on the west end of the city campus. Staff presented a 'conditional letter of commitment' for a lease of city property for a housing developer to apply for tax credits, but this was not approved by the City Council in February 2015. Staff is seeking direction from the City Council about the City's role in planning for or reacting to workforce housing/community amenities proposals.

Terri Lindenberg of Treasure Valley Transit spoke about the multi-model transit facility and shared space opportunities

Councilor Swanson stated he was in favor of the multi model complex. He also stated that the need to find the right place for the Parks Department. He introduced the idea the annex could be refurbished and reconfigured to fit the City's needs. Councilor Swanson really liked the idea of a more store front type look in the area of the annex. He would recommend looking at how the City could utilize the Park Street frontage more effectively, especially those departments that need to be available to the public. Councilor Swanson recognized that funding has financial constraints and would suggest looking at how could the City use what we have for the upcoming budget cycle. He also stated that the Library needs are also very dire, would entertain the ideas from the Library Board on funding ideas in a work session

Mayor Aymon liked Councilor Swanson's ideas. She also suggested some ideas for possible funding opportunities through partnerships, grants, Local Option Tax funds, and excess fund balance. Councilor Swanson stated that there were two ways of accomplishing the improvements to the city campus: #1 is to look at how much funding the City has currently and work a plan around that; or #2 is to design a plan around current and future needs and look at ways to fund it. He opined that the second option should be considered first. Mayor Aymon stated that the planning needs to be conservative and only provide what is needed and can be affordable.

Councilor Witte like Councilor Swanson's idea of the store front concept on Park Street; however she stated that the annex should be a priority considering the condition of the building and the ADA issues. She would like to see an overall concept plan that would start in the area of the annex.

Gene Drabinski asked the question if the needs of the Transit Facility and the needs for administrative offices could go hand in hand. There was a brief discussion around the Transit Center, the annex and the needs of the Park's Department.

Mayor Aymon would like to see plans that are the most efficient and cost effective with Library expansion and the parking lot issues.

There was also a brief discussion around community housing and if the City campus was the right location. Council encouraged working closely with the Library during the process.

Staff was directed to develop an updated' City Campus Concept Plan' based on this work session outcomes.

AB 15-68 Debrief Discussion Regarding the Community Conversations Meeting Held April 16, 2015

Gene Drabinski, City Manager discussed with the Council the results of the Community Conversation held on April 16, 2015. He asked the Council for feedback on the process.

Councilor Witte thought that the conversation needed to be in a large group discussion instead of the small groups so people could hear each other's comments and questions. There was some general conversation around the room set up configuration. There was general consensus on the

arrangement of information starting with education, then an activity, and then a wrap up discussion.

Mr. Drabinski challenged the Council to reach out to people to invite to the next community conversation.

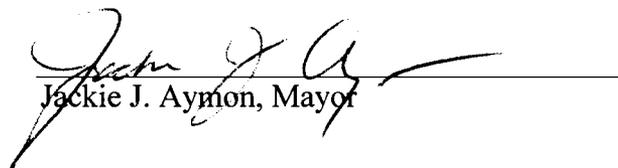
ADJOURNMENT

Without further business, Mayor Aymon adjourned the meeting at 10:58 a.m.

ATTEST:


BessieJo Wagner, City Clerk




Jackie J. Aymon, Mayor