

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
October 8, 2015**

Call to Order and Roll Call
Pledge of Allegiance
Approve the Agenda
Department Reports
Committee Minutes
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, Councilor Swanson, and Councilor Witte all answered roll call.

City staff members present were Nate Coyle, City Manager; Bill Nichols, City Attorney; Dennis Coyle, Parks and Recreation Director; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Nathan Stewart, City Engineer; BessieJo Wagner, City Clerk; and Lisa Kundrick, Deputy City Clerk.

Mayor Aymon led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

Councilor Swanson moved to amend the agenda to add AB 15-190 Parks and Recreation Advisory Committee Member Appointment and defer AB 15-187 and AB 15-188 to the next meeting. Councilor Scott seconded the motion. In a voice vote all members voted aye and the motion carried.

DEPARTMENT REPORTS

Nate Coyle, City Manager, stated that he continues to provide to the community information about the upcoming Local Option Tax initiative. City Manager Coyle and Mayor Aymon gave a presentation to the Chamber of Commerce on October 8, 2015 that was received very well.

Mr. Coyle also updated Council on the Joint Wastewater Advisory Group (JWAG) consolidation process. The legislative proposal will be reviewed by AIC. Data for the terms and conditions is being collected. Mr. Coyle is updating the timeline currently. There was a meeting held with Simplot to discuss the easement for the mixing station. It is evident that Simplot expects some sort of compensation to renew the easement. At the next JWAG meeting there will be a recommendation from Staff about the splitting of capital costs.

City Manager Coyle stated that there was a multi-agency discussion held on September 25 regarding the Fourth of July. Staff will review the information received and present that to the community for feedback. He also updated the Council on the Airport Manager vacancy stating that the application period is now closed. Applicants are currently being narrowed down for interviews on October 19. Also, the Communications Manager position is now open and currently being advertised with a few applications received.

Council reviewed the department reports.

Airport: Mayor Aymon asked about the status of the Lease Rate Analysis. Mr. Coyle stated that the Airport Advisory Committee (AAC) agreed to get an appraisal. The appraiser's recommendation was to consider a blended rate, meaning that the covered and uncovered parcels get the same value, so a hangar has the same lease rate as an uncovered parcel. The AAC also want to compare with a split rate (different rates for uncovered versus covered parcels). Mr. Coyle explained the theory behind both rates and added that he will be bringing a proposal to consider both options to Council along with AAC recommendations.

Library: Meg Lojek, Library Director, commented on the Library Expansion Committee meeting and that it went well. There will be open meetings with dates to be published. The Library Board has given an outline to the Expansion Committee with a charter.

Golf: Eric McCormick, Golf Course Superintendent, stated that the last operating day of the Golf Course will be Sunday, November 1, 2015. Mowing is starting to slow down.

Parks: Mayor Aymon and Dennis Coyle, Parks and Recreation Director, discussed knapweed abatement efforts.

Councilor Witte asked about progress the Environmental Advisory Committee (EAC) has made on the air quality initiative. Dennis Coyle replied that the committee has received some instruction and a presentation to Council will be forthcoming.

Public Works: Mayor Aymon commented that the Local Option Tax brochure was very nicely done and appears to be well received. Mayor Aymon asked for comment on the Davis Beach issue in which one of the intake pumps had to be shut down due to vibrations. Nathan Stewart, City Engineer, replied that Energy Management Co. performed diagnostics and identified that the pump shaft needed replacement. That was replaced and vibrations were reduced but not eliminated. New diagnostics revealed that there is an electrical issue within the concrete building; perhaps a problem within the electrical panel, so additional evaluation will be performed.

Councilor Scott asked about recent fuel spills at the Airport. City Manager Coyle replied that there were two to his knowledge, one with the Sky Crane during fuel transfer and another one at the Forest Service helipad on their property, which was contained appropriately.

COMMITTEE MINUTES

Council was presented with the following committee minutes:

1. Airport Advisory Committee – August 13, 2015
2. Environmental Advisory Committee – May 19, 2015
3. Environmental Advisory Committee – June 18, 2015
4. Library Board of Trustees – August 18, 2015
5. McCall Centennial Committee – June 17, 2015
6. McCall Improvement Committee – July 30, 2015
7. Public Art Advisory Committee – June 6, 2015

PUBLIC COMMENT

Mayor Aymon called for public comment at 5:52 p.m.

There was comment from Robin Hopper, a resident of 2805 Bannock Avenue, Nampa; also of 951 Conifer, McCall. Ms. Hopper applied for a building permit to build a chain link fence, which was denied. Ms. Hopper voiced her disapproval of the City Code banning chain link as a perimeter fence and stated that her particular fence plan does not constitute a perimeter fence.

Mayor Aymon closed the comment period at 6:04 p.m.

BUSINESS AGENDA

AB 15-185 Letter of Appreciation to Midas Gold for Donation of Snow Blower Attachment

This was presented by Nate Coyle, City Manager. Recently Midas Gold approached the City about donating a snow blower attachment. An acceptance ceremony was held at the Public Works facility on September 24. City Manager Coyle requested the Mayor sign a Letter of Appreciation for this donation.

Councilor Scott moved to authorize the Mayor to sign and present the enclosed letter of appreciation to Midas Gold for its recent donation of a self-contained snow blower to the McCall Public Works Department. Councilor Swanson seconded the motion. In a voice vote all members voted aye and the motion carried.

Mayor Aymon signed the letter following the vote and it was presented to representatives of Midas Gold who were in attendance.

AB 15-190 Parks and Recreation Advisory Committee Member Appointment

This was presented by Dennis Coyle, Parks and Recreation Director. The Parks and Recreation Advisory Committee recommended the appointment of Brigid Lawrence to the Parks and Recreation Advisory Board. This appointment will expire in October of 2018.

Councilor Swanson moved to approve the appointment of Brigid Lawrence to the Parks and Recreation Advisory Board with the term to expire in October of 2018. Councilor Giles seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 15-181 McCall Redevelopment Agency (MRA) Annual Report

This item was postponed as Mr. Fereday was not present.

AB 15-186 Information Regarding the Formation of a Recreation District

Sherry Maupin, President of the Valley County Economic Development Council, presented the opportunity of developing a Parks and Recreation District. Ms. Maupin explained that one of the goals for economic development that came out of the America's Best Communities (ABC) contest was to form a Northern Valley Parks and Recreation District. Currently there is a Southern Valley Recreation District, which was specifically formed to build the swimming pool in Cascade. Ms. Maupin discussed the benefits of having a recreation district. Programs within the City of McCall's Parks and Recreation Department are only able to extend as far as City boundaries, whereas a recreation district's boundaries would follow the McCall-Donnelly School District as well as possibly Adams County. Ms. Maupin pointed out that there is \$2.8 billion of taxable income within the school district boundary, which can be taxed up to 0.06%, which might allow generous funding for a recreation district opportunity. Currently there are limited recreation facilities within city limits with a very limited amount of space for a large sports complex.

Ms. Maupin also added that many people in the region are not currently being served through the City's programs because of boundaries. Going outside those boundaries allows a wider variety of sports to be included such as Nordic trails, snowmobile trails, mountain biking, etc. The ABC Committee decided that this would be a great goal to focus on going forward with the help of the Valley County Economic Development Council to provide an asset such as a sports field complex or a large indoor sports facility with ball courts, or perhaps Riverside Park could be finished. To start a recreation district would require passing 60% of the vote. Ms. Maupin stated that the economic impact would be beneficial to the region. Ms. Maupin brought up the question of how this would affect the City parks and recreation programs or the park facilities. Although Ms. Maupin did not have an answer currently, she thought the biggest concern would be how to transition current City programs to recreation district programs without interruption.

Mayor Aymon asked how the board would be appointed. Ms. Maupin explained that initially The Governor would appoint the first three board members, which could then grow to five members from areas within the district. After the initial appointment the members would be elected for staggered terms.

Mayor Aymon was concerned regarding the example of Mountain Home, where a recreation district was formed without any tangible benefit. Ms. Maupin acknowledged that it is a common

problem with recreation districts when a short-term plan is not in place, but in this case she advocated for a short-term plan to create something right away that the community can benefit from with other projects in the long-term future.

Mayor Aymon asked if the District would maintain the grounds and the buildings. Ms. Maupin acknowledged that it would be important to have enough money within the District to maintain its own facilities.

Mayor Aymon asked about boundaries. This district would go to the School District boundary at Little Donner and would not overlap the southern district. Councilor Witte asked how the boundaries would work across counties. Ms. Maupin replied that the boundaries are created and could involve both Valley and Adams counties. For this to happen it would have to be approved by both County Commissioners.

Councilor Witte asked about a timeline. Ms. Maupin would like to see this up for vote in May 2016.

AB 15-177 Request for Approval of Timbercrest Downtown Amended Escrow Account Instructions

Nathan Stewart, City Engineer, presented on behalf of Michelle Groenevelt, Community Development Director. Timbercrest is a development located on Second Street that has been in the process of trying to finalize their infrastructure for years. A previous development agreement indicated that they were required to complete their streetscape improvements by October 31, 2015. City Engineer Stewart met with Timbercrest in April and they wanted to get started. However, Public Works has some underground infrastructure that needs improvement that wasn't identified in the original agreement, so both parties agreed that it makes sense to delay the requirement. This agenda bill extends the timeline for which Timbercrest is required to do this.

Councilor Giles moved to approve the Timbercrest Downtown Amended Escrow Account Instructions 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 15-182 Request for Approval of the AmeriGas Propane Contract Renewal

Nathan Stewart, City Engineer, presented on behalf of Peter Borner, Public Works Director. Idaho Code allows piggyback on the State Terminal Index rate for purchasing propane. The State issues one contract to a propane company and AmeriGas was awarded that bid. AmeriGas is required to honor that agreement with other public agencies with approximately 20% savings.

Councilor Giles moved to approve the contract with AmeriGas for propane for FY16 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 15-183 Request for Approval of the Contract for Bid Number PW 16-01, 2015- 2016 Water & Wastewater Treatment Chemicals

Nathan Stewart, City Engineer, presented on behalf of Peter Borner, Public Works Director. Public Works has put together a request for bid proposals for bulk chemicals used at the wastewater treatment facility. In the past there has been a contract with Thatcher and it was appropriate to rebid it this year. One bid was received from Thatcher Company. Mr. Stewart noted that this is a purchase agreement only and not a contract.

Councilor Scott moved to approve Public Works' recommendation to award PW 16-01, 2015-2016 Water & Wastewater Treatment Chemicals Bid to Thatcher and authorize the Mayor to sign all necessary documents. Councilor Swanson seconded the motion. In a roll call vote Councilor Scott, Councilor Swanson, Mayor Aymon, Councilor Giles, and Councilor Witte all voted aye and the motion carried.

AB 15-184 Request for Approval of the Boat Ramp Reconstruction Contract

This was presented by Nathan Stewart, City Engineer, along with support from Dennis Coyle, Parks and Recreation Director regarding reconstruction of the City boat ramp and sidewalk and ramp approach. This project has been on the list for three years. The project has support and matching funds from Urban Renewal. The boat ramp has cosmetic and structural issues, so design and bid packets went out. Four bids were received. City Engineer Stewart passed out the bid results from each of the four bidders. The project was bid with three alternates as it is very challenging to get a project to stay on budget. Mr. Stewart described the nature of the three bid alternates. Alternate #1 is the sidewalk along the south side of the boat ramp, Alternate #2 is the south boat ramp, and Alternate #3 is the north boat ramp. The south boat ramp (#2) has more damage and is the bigger priority. The bids were reviewed on October 7. Richard Jordan was the lowest bidder for bid alternates #1 and #2. Mr. Stewart and Mr. Dennis Coyle reviewed the bids and recommended awarding to Richard Jordan as two of the alternates could be completed.

Mr. Stewart added that there is an additional \$35K that can be used on the north boat ramp. Mr. Stewart is optimistic that a significant portion of the north ramp can be done, provided the City gets some additional funding and utilizes that \$35K in the best way possible. Once the contractor is on board they may have a better idea of costs and may be able to do more than what was originally negotiated. There is an additional \$10K that Urban Renewal has committed for a stormwater improvement just south of the sidewalk, so as soon as the construction contractor is on board Staff will be negotiating whether that work can get done for the money that Urban Renewal has provided for that. A similar conversation will be had with the contractor on the north ramp.

Councilor Witte suggested using the left over money plus the excess 2015 Local Option Tax funds to possibly accept all three bid alternates. Council and City Engineer Stewart discussed accepting all three bids versus accepting the two alternates and negotiating the third bid once the contractor is on site and mobilized.

City Engineer Stewart stated that the north boat ramp work could possibly be a change order that is substantially different than bid alternate #3. There are certain redundancies in bid alternate #3

where the costs will be realized and will not have to be added to the change order. It will also afford the opportunity for the City to apply for additional grant funding.

Councilor Scott moved to approve the contract with Richard Jordan for Bid Alternates #1 and #2 for a total of \$85,653.61 for the *First Street Boat Ramp Reconstruction -- Fall 2015* and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Scott, Councilor Witte, Mayor Aymon, Councilor Giles, and Councilor Swanson all voted aye and the motion carried.

AB 15-189 Request for Approval of the Expenditure of FY2015 Local Option Tax Excess Revenue

This was presented by BessieJo Wagner, City Clerk. Projections show that there may be FY2015 Local Option Tax (LOT) surplus revenue of approximately \$18K to \$25K. Prior to knowing about the boat ramp issue, Staff looked for ideal City projects to use the funds on. FY2015 projects were examined and found to be already completed or not awarded. At the time Staff recommended moving forward with FY2016 projects. However, following the previous agenda item at tonight's meeting, Council is now considering using the excess 2015 LOT revenue for the boat ramp reconstruction project. City Clerk Wagner noted that the boat ramp reconstruction would fall within the scope of allowable uses of LOT funds.

Council agreed that it would be an excellent use for FY2015 LOT funds.

City Clerk Wagner asked if there was a defined amount of LOT funds requested for the boat ramp reconstruction. City Engineer Stewart responded that \$15K would give money to match the State's request. The State is willing to give the City 15% of the original grant funds, which is approximately \$80K, so with this \$15K Staff hopes to get an additional \$10K from the State. It also allows for some additional money to hopefully get far enough along with the boat ramp project to be appropriate for the need. Mrs. Wagner said there may be additional revenue from FY2015 LOT, but City Engineer Stewart was not certain that it will be necessary. However, not knowing what is structurally beneath the boat ramp, additional costs could always arise, or if the additional State grant is not obtained it might be needed.

Councilor Witte moved to approve the FY 2015 Local Option Tax excess revenue to be committed to the Fir Street Boat Ramp Reconstruction Project. 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.

Upcoming Meetings Schedule Discussion

Council discussed the schedule for upcoming meetings. Postponed agenda items from tonight's meeting will be moved to the October 22 meeting.

CONSENT AGENDA

Staff recommended approval of the following items:

1. City Council Special Minutes – February 20, 2015

2. City Council Special Minutes – February 27, 2015
3. City Council Regular Minutes – April 9, 2015
4. City Council Regular Minutes – September 24, 2015
5. City Clerk License Report
6. Payroll Report -- Period ending September 25, 2015
7. Warrant Registers

Councilor Witte recommended corrections to the February 20 meeting minutes.

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

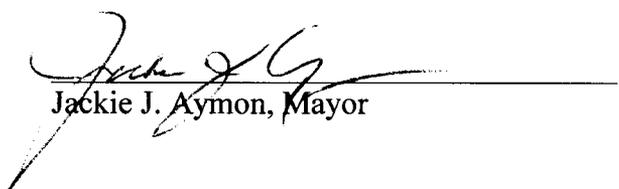
ADJOURNMENT

Without further business, Mayor Aymon adjourned the meeting at 7:08 p.m.

ATTEST:




BessieJo Wagner, City Clerk


Jackie J. Aymon, Mayor