

# MINUTES

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**McCall City Council  
Regular Meeting  
McCall City Hall -- Legion Hall  
July 28, 2016**

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

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

**Mayor Aymon called the regular meeting of the McCall City Council to order at 5:33 p.m. Mayor Aymon, Council Member Giles, Council Member Scott, Council Member Swanson, and Council Member Witte all answered roll call.**

City staff members present were Nate Coyle, City Manager; Bill Nichols, City Attorney; Linda Stokes, City Treasurer; Delta James, City Planner; Stacy LaFay, Wastewater Plant Manager; Jay Scherer, Airport Manager; Eric McCormick, Golf Course Superintendent; Traci Malvich, Human Resources Manager; Nathan Stewart, City Engineer; and Shay Tyler, Deputy City Clerk.

**Mayor Aymon led the audience in the Pledge of Allegiance.**

## **APPROVE THE AGENDA**

**Council Member Swanson moved to approve the agenda as submitted. Council Member Giles seconded the motion. In a voice vote all members voted aye and the motion carried.**

City Attorney Bill Nichols asked to amend the consent agenda to remove AB 16-179 Request to Approve Termination of the Existing Lease of Hangar 523 from SEICO, LLC at the Time of Closing and Subsequently Approve the New Lease for Hangar 523 to Bruce A. Hafenfeld & Sylvia J. Hafenfeld and add to the Business Agenda.

**Council Member Swanson moved to amend the consent agenda to move AB 16-179 to the Business Agenda. Council Member Witte seconded the motion. In a voice vote all members voted aye and the motion carried.**

## **WORK SESSION**

### **AB 16-181 Sewer Treatment 20-Year Capital Improvement Plan –SPF Water Engineering Update**

To assist in the development of the ongoing sewer rate study, the Sewer Department has been charged with developing a 20 year Capital Improvement Plan (CIP). The City has authorized SPF Water Engineering, Inc. (SPF is Horrocks Engineers sub-consultant) to provide technical assistance for development of this plan. This CIP will identify and define estimated costs for future improvements and their respective date of implementation. These costs will then be incorporated into the rate study to evaluate their impact on future sewer rates. Specific attention has been given to projects that would occur during the first 1-5 years, as they will have the most direct impact on near term financing strategies.

City Engineer Nathan Stewart and Scott Wenger, Project Manager at SPF Water Engineering presented a PowerPoint slide on the Wastewater Capital Improvement Plans with the main focus on the treatment of the wastewater. Mr. Wenger discussed how the current system traps debris such as plastics and trash, and presented a system that is less likely to overflow and requires less oversight by staff. He then discussed the aeration system, effluent filters, biosolids removal, and effluent storage. Lastly, Mr. Wenger discussed the disinfection system and nitrogen and phosphorus removal.

## **PUBLIC HEARING**

### **AB 16-175 Request to Adopt an Ordinance to Amend the FY16 Budget**

**Mayor Aymon opened the public hearing for the budget amendment at 6:47 p.m.**

City Treasurer Linda Stokes presented the Budget Amendment on the appropriation of the fund balance of \$42,666 in the Recreation Fund of FY15 Tourism LOT dollars awarded to the Parks Department for use as match for the McCall Boat Launch Replacement Project, and the appropriation of \$1,220,000 in estimated revenue for FY16 Streets Local Option Tax. The proposed ordinance will amend the FY16 Appropriations Ordinance No. 937 by appropriating additional monies in the sum of \$1,262,666.

**Mayor Aymon called for public comment at 6:49 p.m.**

**Hearing no comments, Mayor Aymon closed the comment period at 6:50 p.m.**

**Council Member Witte made a motion to suspend the rules, read by title only one time only, Ordinance No. 944. Council Member Giles seconded. Roll call Council Member Witte, Council Member Giles, Mayor Aymon, Council Member Witte, Council Member Swanson, and Council Member Scott all voted aye and the motion carried.**

**Council Member Witte made a motion to adopt Ordinance No. 944 amending the FY2016 Appropriations Ordinance No. 937. Council Member Swanson seconded. Roll call Council**

Member Witte, Council Member Swanson, Mayor Aymon, Council Member Giles, and Council Member Scott all voted aye and the motion carried.

## **PUBLIC COMMENT**

Mayor Aymon called for public comment at 6:52 p.m.

Hearing no comments, Mayor Aymon closed the comment period at 6:52 p.m.

## **CONSENT AGENDA**

Staff recommended approval of the following items:

1. AB 16-174 Request to Consent to the Assignment of the 2015-16 Prosecution Services Agreement with Jay Kiiha
2. AB 16-177 Request for Approval of Contingent Revenue and Contingent Expense line item transfers for unanticipated revenue
3. Council Regular Minutes – July 14, 2016
4. Council Special Minutes – July 15, 2016
5. Payroll Report for Period ending July 15, 2016
6. Clerk's License Report

**Council Member Witte moved to approve the Consent Agenda as amended. Council Member Swanson seconded the motion. In a voice vote all members voted aye and the motion carried.**

## **BUSINESS AGENDA**

### **AB 16-179 Request to Approve Termination of the Existing Lease of Hangar 523 from SEICO, LLC at the Time of Closing and Subsequently Approve the New Lease for Hangar 523 to Bruce A. Hafenfeld & Sylvia J. Hafenfeld**

Attorney Bill Nichols explained the delay for the new hangar lease. The wrong paperwork for securing a lease hold was submitted to the title company so the buyer and seller hired an attorney draw up the documents. Those documents were delivered this afternoon and there has not been time to review them.

Attorney Nichols would like to ask the Council to approve the agenda bill subject to Attorney Bill Nichols' approval of the language in the deed of trust.

**Council Member Witte moved that subject to City Attorney Bill Nichols' approval of the language of the deed of trust to approve termination of the existing lease of Hangar 523 from SEICO, LLC at the time of closing and subsequently approve the new lease for Hangar 523 to Bruce A. Hafenfeld & Sylvia J. Hafenfeld, and authorize the Mayor to sign all necessary documents. Council Member Scott seconded the motion. In a roll call Council Member Witte, Council Member Scott, Mayor Aymon, Council Member Giles, and Council Member Swanson all voted aye and the motion carried.**

**AB 16-176 Request for Approval of a Conditional Use Permit CUP-16-02 Wild River Java Drive Through – 213 N. 3rd Street**

A Conditional Use Permit application has been submitted to construct a new 1164 sq. ft. building with two drive-through windows, two one-way drive accesses, and parking area to replace the existing Wild River Java drive-up coffee shop. The project includes establishment of new entrance and exit access driveways, paving of drive and parking areas, construction of curb, gutter and sidewalk along the 3rd Street property frontage, landscaping, drainage, and outdoor seating.

At its July 5, 2016, regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing, approved the associated Design Review (DR-16-25) and Scenic Route (SR-16-09) applications, and unanimously recommended approval of this Conditional Use Permit application to City Council without requiring a second public hearing. No public comment in favor or opposition has been received to date.

City Planner Delta James presented a PowerPoint showing the design of the new coffee shop layout, parking, pedestrian/car traffic flow in and out of the property, and landscaping and lighting.

**Council Member Giles moved to Approve CUP-16-02 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote Council Member Giles, Council Member Swanson, Mayor Aymon, Council Member Scott, and Council Member Witte all voted aye and the motion carried.**

**AB 16-178 Golf Course Rule & Rain Check Policy Discussion**

Golf Course Supervisor Eric McCormick presented the review and update of the existing rules and regulations and rain check policy for the golf course. These documents have not previously been formalized within a resolution or ordinance, and staff believes that it may be appropriate to establish these policies by resolution or ordinance. The intent of this agenda bill is to review the proposed rules/regulations and rain check policy.

One topic brought up for discussion was the age of golf cart drivers and how many people to a cart. City Attorney Bill Nichols was not aware of any State laws that govern this issue. He stated the City can stipulate rules for the carts that the golf course provides, but he expressed no reason for concern regarding the City's liability for how people use their private carts.

The staff will have another work session to hammer out the specifics and will present for approval to the City Council at a later date.

**AB 16-182 Request for Approval of Resolution 16-19 Authorizing Surplus of -Oshkosh Snowblower**

Airport Manager Jay Scherer presented the proposal to surplus the 1958 (factory refurbished in 1987) Oshkosh Snowblower. This resolution will allow city staff to use the Public Surplus Auction website to sell the Oshkosh online following appropriate public notification. The auction will be structured for a four week duration with a \$10,000.00 reserve price.

**Council Member Witte moved to Approve Resolution 16-182 declaring personal property surplus, authorizing and directing the disposal of surplus property, and authorize the Mayor to sign all necessary documents. Council Member Scott seconded the motion. In a roll call vote Council Member Witte, Council Member Scott, Mayor Aymon, Council Member Giles, and Council Member Swanson all voted aye and the motion carried.**

**AB 16-180 Release of Sanitary Sewer Easement Inst. #22295 Lots 1 and 2, Block 5, McCall's First Edition**

City Engineer Nathan Stewart discussed the back history on the Lots 1 and 2, Block 5 of McCall's First Edition (between Mill and E. Lake, just south of Spruce Street ROW), and presented the request to release a sanitary sewer easement recorded as Instrument #22295. This sewer easement was granted by the owners of Lots 1 and 2 to the City in 1936. Staff's review indicates that this easement was likely for a sewer main that has since been abandoned. As City sewer mains exist both in E. Lake (downslope) and Mill Street (upslope of these parcels), the Department does not see any foreseeable need for this easement. Additionally, because the recorded instrument number does not include information pertaining to the "survey", it is unclear if the City or the property owner could properly prove the location that this easement is intended to exist. It is therefore recommended that Council consider releasing this unneeded and undefined easement, so that the property owners can move forward with an impending sale of the properties. This action will also facilitate future development of these lots.

**Council Member Scott moved to Release the sanitary sewer easement identified as Instrument #22295 and authorize the mayor to sign all necessary documentation. Council Member Swanson seconded the motion. In a roll call vote Council Member Scott, Council Member Swanson, Mayor Aymon, Council Member Giles, and Council Member Witte all voted aye and the motion carried.**

**Upcoming Meetings Schedule Discussion**

Council discussed upcoming meetings. Tomorrow, July 29<sup>th</sup> at 9:00 a.m. in the Idaho First Bank meeting room will be a Special Council public work session for the Commerce Street road improvement. Also planned is a bike tour on August 26<sup>th</sup>.

**Warrant Registers**

Staff presented the Warrant Registers for approval.

**Council Member Swanson moved to approve the Warrant Registers as submitted. Council Member Witte seconded the motion. In a voice vote all voted aye and the motion carried.**

**EXECUTIVE SESSION**

**At 7:32 p.m. Council Member Scott moved to go into Executive Session for:**

- Personnel – 74-206(1)(b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student;

- Exempt Records - 74-206 (1) (d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code;
- Land Acquisition - 74-206 (1) (c) To acquire an interest in real property which is not owned by a public agency;

**Council Member Giles seconded the motion. In a roll call vote, Council Member Scott, Council Member Giles, Mayor Aymon, Council Member Swanson, and Council Member Witte all voted aye and the motion carried.**

Council discussed a personnel matter, records exempt from disclosure, and land acquisition at the airport.

**RETURN TO OPEN SESSION**

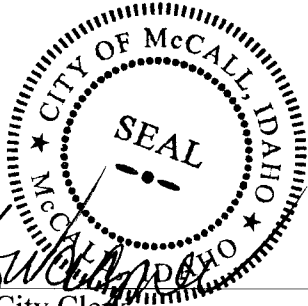
**At 8:00 p.m. Council Member Scott moved to return to Open Session. Council Member Giles seconded the motion. In a voice vote, all members voted aye and the motion carried.**

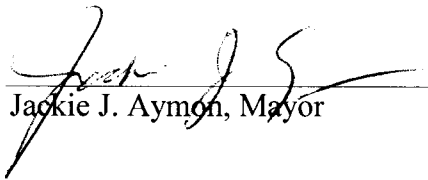
No action was taken.

**ADJOURNMENT**

**Without further business, Mayor Aymon adjourned the meeting at 8:01 p.m.**

ATTEST:

  
*BessieJo Wagner*  
BessieJo Wagner, City Clerk

  
Jackie J. Aymon, Mayor