

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
October 6, 2016**

Call to Order and Roll Call
Pledge of Allegiance
Approve the Agenda
Department Reports
Committee Minutes
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 5:35 p.m. Mayor Aymon, Council Member Giles, Council Member Scott, and Council Member Witte all answered roll call. Council Member Swanson was absent.

City staff members present were Nate Coyle, City Manager; Bill Nichols, City Attorney; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, City Planner; Kurt Wolf, Parks and Recreation Director; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Traci Malvich, Human Resources; Nathan Stewart, Public Works Director; Cris Malvich, Streets Supervisor; and Shay Tyler, Deputy City Clerk

Mayor Aymon led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

Council Member Witte 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.

DEPARTMENT REPORTS

City Manager

City Manager Nate Coyle reported the current happenings with the Commerce Street project, the issue of bad odors from the sewer holding ponds caused by the draining of the ponds which exposes the grit at the bottom, and holding a public meeting for the residents in the sewer pond area to discuss the solutions. He gave a brief history on Rio Vista and the need for lift stations for sewer hookup. The residents have asked the City of revisit the issue and seek options to solve the issue.

Airport

City Manager Nate Coyle reported in Airport Manager Jay Scherer absence. The delivery of the new snow removal equipment has been pushed back until April. The old snow plow has been serviced and prepped for winter.

Community Development

Community Develop Director Michelle Groenevelt reported on the issue of improper addresses, and the recycling center.

Golf Course

City Manager Nate Coyle gave an update on the Golf Pro contract. The Golf Advisory Committee has been asked for their recommendation for renegotiation at the October 12 Golf Advisory meeting. The results of the public survey are being compiled and will be available for the Advisory Committee and for the Council. Golf Course Superintendent Eric McCormick reported on the vole removal strategy. A product called Scram is being used. The winter tenant from last year is not interested in renting the Clubhouse this winter. Advertising for a tenant is being considered.

Parks and Recreation

Parks Supervisor Kurt Wolf reported that the Mountain Bike Park is being well used.

Public Works

City Engineer Nathan Stewart reported on the sewer pond liner issues.

COMMITTEE MINUTES

Council reviewed the following committee minutes.

1. Golf Advisory Committee – August 17, 2016
2. Library Building Committee – August 17, 2016
3. Library Building Committee – August 30, 2016
4. Library Building Committee – September 7, 2016
5. Library Board of Trustees – August 16, 2016
6. McCall Improvement Committee – August 4, 2016
7. Planning and Zoning Commission – August 2, 2016

PUBLIC HEARINGS

AB 16-235 ZON-16-01, SUB-05-14, CUP-16-03: Broken Ridge Commons Zoning Code Amendment, Minor Plat Amendment, and Conditional Use Permit Approval Requests

Mayor Aymon opened the public hearing at 6:07 p.m.

City Planner Delta James presented the Broken Ridge Commons zoning code amendment, minor plat amendment, and conditional use permit requests. The Resolute Land Holdings LLC has submitted the following applications:

1. Minor Subdivision Plat Amendment and Conditional Use Permit applications to convert platted but unbuilt condominium units to townhouse lots located on Lot 1 of the Broken Ridge Commons subdivision. The unit number (72), building configuration, building design and site plan will remain substantially in conformance with the previously approved (2005) condominium project.
2. Zoning Map Amendment to change the zoning designation of Lots 2, 3, and 4 from R8 – Medium Density Residential to CC – Community Commercial zoning in accordance with section 5.5 of the Development Agreement for Broken Ridge Commons Subdivision executed by the City of McCall and recorded with the Valley County Recorder's Office on January 17, 2007 as Instrument No. 317596, which stipulates that the applicant shall submit an application for rezoning of the subject parcels prior to submitting for a building permit for the 72 residential units on Lot 1 of the subdivision.

The McCall Area Planning and Zoning Commission at its August 2, 2016 regularly scheduled meeting held a properly noticed public hearing and recommended the application for approval by City Council.

Michael Jobs of Resolute Land Holdings spoke on the goal of providing affordable homes for citizens of McCall.

There were no written correspondence or additional public comments so Mayor Aymon closed the public hearing at 6:27 p.m.

Council Member Witte moved to approve zoning map amendment application ZON-15-01 as recommended by the McCall Area Planning and Zoning Commission. Council Member Scott seconded the motion. In a roll call vote Council Member Witte, Council Member Scott, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.

Council Member Giles moved to suspend the rules and read by title only one time only Ordinance No. 950 Council Member Witte seconded the motion. In a roll call vote Council Member Giles, Council Member Witte, Mayor Aymon, and Council Member Scott all voted aye and the motion carried.

Deputy City Clerk Shay Tyler read by title only one time only Ordinance 950:

An Ordinance of the City of McCall, Valley County, Idaho rezoning certain real property known as Lot 2, Lot 3 and Lot 4 Block 1 Amended Broken Ridge Commons, located in the City of McCall, from R8- Medium Density Residential to CC-Community Commercial; providing for related matters; and providing an effective date.

Council Member Witte moved to adopt Ordinance No. 950, approve the publication of the summary, 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, and Council Member Giles all voted aye and the motion carried.

Council Member Scott moved to approve minor plat amendment application SUB-05-14 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Scott, Council Member Giles, Mayor Aymon, and Council Member Witte all voted aye and the motion carried.

Council Member Giles moved to approve conditional use permit application CUP-16-03 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Giles, Council Member Witte, Mayor Aymon, and Council Member Scott all voted aye and the motion carried.

AB 16-236 ZON-16-02, VAC-16-02, CUP-16-06: Albertsons Zoning Code Amendment, Vacation of Alleyway, and Conditional Use Permit Approval Requests

Mayor Aymon opened the public hearing at 6:33 p.m.

City Planner Delta James presented the Albertsons zoning code amendment, vacation of alleyway, and conditional use permit requests. Albertsons LLC has submitted the following applications:

1. Zoning Map Amendment application to change the zoning of the parcel currently used as parking west of the existing supermarket from R8 – Medium Density Residential to CBD – Central Business District.
2. Application for vacation of a section of 8-foot wide alley public right-of-way consisting of 599.5 sq. ft. located parallel to E. Lake Street and Park Street from the western façade of the exiting Albertsons building to the west property boundary for the purpose of allowing the expansion of the existing supermarket building to the west.
3. Conditional Use Permit application to allow a building footprint in excess of 15,000 sq. ft. within the Central Business District zone, pursuant to MCC 3.4.031. The existing supermarket building footprint is 35,123 sq. ft. The proposed building footprint area is 36,498 sq. ft.

At its September 6, 2016, regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing, unanimously recommended the zoning amendment, vacation of right of way and conditional use permit applications for approval by

City Council, and approved the companion Design Review (DR-16-34), Scenic Route (SR-16-13) and Record of Survey (ROS-16-08) applications.

Tamara Thompson, Land Group; Bob Howard, CTA Architects Engineers; Roger Collins, Land Group; and Eric Holzer, Albertsons Corporate Office were present. Ms. Thompson gave a quick overview. Mayor Aymon had a list of questions from the public she presented the group for answers.

There were no written comments and no public comments so Mayor Aymon closed the public hearing at 6:50 p.m.

Council Member Scott moved to approve zoning map amendment application ZON-15-02 as recommended by the McCall Area Planning and Zoning Commission. Council Member Giles seconded the motion. In a roll call vote Council Member Scott, Council Member Giles, Mayor Aymon, Council Member Witte all voted aye and the motion carried.

Council Member Scott moved to suspend the rules and read by title only one time only Ordinance No. 951. Council Member Witte seconded the motion. In a roll call vote Council Member Scott, Council Member Witte, Mayor Aymon, Council Member Giles all voted aye and the motion carried.

Deputy City Clerk Shay Tyler read by title only one time only Ordinance 951:

An Ordinance of the City of McCall, Valley County, Idaho rezoning certain real property located at 121 E. Park Street in the City of McCall, from R8- Medium Density Residential to CBD – Central Business District; providing for related matters; and providing an effective date.

Council Member Witte moved to adopt Ordinance No. 951, approve the publication of the summary, 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, and Council Member Giles all voted aye and the motion carried.

Council Member Giles moved to approve vacation of right of way application VAC-16-02 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Giles, Council Member Witte, Mayor Aymon, and Council Member Scott all voted aye and the motion carried.

Council Member Witte moved to approve conditional use permit application CUP-16-06 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Witte, Council Member Giles, Mayor Aymon, and Council Member Scott all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Aymon called for public comment at 6:57 p.m.

Hearing no comments, Mayor Aymon closed the comment period at 6:57 p.m.

CONSENT AGENDA

Staff recommended approval of the following items:

1. City Council Regular Minutes – September 22, 2016
2. City Council Special Minutes – September 23, 2016
3. Payroll Report for Period Ending September 23, 2016
4. Clerk's License Report
5. AB 16-239 Settlement Agreement for an Incident that happened at the Airport – Storer / ICRMP

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

BUSINESS AGENDA

AB 16-240 Parks and Recreation Director Appointment Confirmation: Kurt Wolf

Human Resources Manager Traci Malvich presented the Parks and Recreation Director appointment. Several qualified applications for the Parks and Recreation Director position were received. The search process was very thorough, including a full regional search. Staff members and a member of the Parks and Recreation Advisory Committee conducted extensive interviews with the top three candidates. The decision to select Kurt Wolf as our next Parks and Recreation Director was unanimous. The City Manager has extended a conditional offer of employment to Kurt Wolf, subject to Council confirmation.

Mr. Wolf achieved his Bachelor of Science Degree in Landscape Architecture from the University of Idaho; he has since gained extensive knowledge and experience in both parks management and recreation programming. Prior to beginning his career in public service, he worked on design and development projects at both the local and international level. Some of Mr. Wolf's experience in public service includes increasing recreational programming, management, and redevelopment of community parks and open space, as well as budget development and capital improvement planning. Mr. Wolf has shown his ability to develop strong, collaborative relationships both internally and externally; he is also well versed in the future plans and needs of our community and organization.

In addition to professional experience, Mr. Wolf currently serves on the Payette Lakes Ski Club board and the McCall Nordic Ski Club board. He has been a youth, high school, and collegiate coach for twelve years in both track and field, and Nordic skiing events.

Mr. Wolf has demonstrated his dedication, knowledge, and experience throughout his career with the City of McCall. Kurt's combined experience, education, dedication to our organization

and clear passion for recreation; make him the ideal selection as the City of McCall's Parks and Recreation Director.

Council Member Scott moved to confirm the City Manager's appointment of Kurt Wolf as the Parks and Recreation Director, per McCall City Code 1-9-3(C). Council Member Giles seconded the motion. In a roll call vote Council Member Scott, Council Member Giles, Mayor Aymon, Council Member Witte all voted aye and the motion carried.

AB 16-244 Public Works Director Appointment Confirmation: Nathan Stewart

Human Resources Manager Traci Malvich presented the Public Works Director appointment. Several qualified applications for the Public Works Director position were received. The search process was very thorough, including a national search. An ad hoc hiring committee was assembled to review qualified applications, participate in candidate interviews, and ultimately make a recommendation for City Manager consideration. Following initial interviews with the top four candidates, three candidates were selected to advance in the process. Second interviews were conducted on-site in McCall with the three finalist candidates. After reviewing all applications, and two rounds of thorough interviews, the committee deliberated and made a final recommendation for Nathan Stewart. The City Manager has extended a conditional offer of employment to Nathan Stewart, subject to Council confirmation.

Mr. Stewart earned his Master of Science Degree in Environmental Engineering from Virginia Polytechnic Institute and State University in 2005; he has since gained extensive knowledge and experience in both private and public sector roles. Prior to beginning his career in public service, he worked as an Engineer Consultant, providing engineering design for water, sewer, road, grading, drainage, and storm water management construction plans. Some of Mr. Stewart's experience in public service includes; providing civil and environmental engineering expertise, implementing construction contracts for multiple departments, contributing to infrastructure and policy development, departmental budgeting, and planning. Mr. Stewart has been serving as project lead for Streets-LOT, Transportation Master Plan, and ongoing water and wastewater master planning as well.

Mr. Stewart has demonstrated his dedication, knowledge, and experience throughout his career with the City of McCall. His combined experience, education, dedication to our organization and community, make him the right selection as the City of McCall's Public Works Director.

Council Member Giles moved to confirm the City Manager's appointment of Nathan Stewart as the Public Works Director, per McCall City Code 1-9-3(C). Council Member Witte seconded the motion. In a roll call vote Council Member Giles, Council Member Witte, Mayor Aymon, and Council Member Scott all voted aye and the motion carried.

AB 16-238 Library Board of Trustees Member Appointment – Jacki Rubin

Library Director Meg Lojek presented the Library Board of Trustees member appointment of Jacki Rubin. The Library Board works with the McCall Public Library to provide patrons with diverse and organized information that satisfies their learning and recreational needs. Together with a well-trained staff, modern equipment, and a welcoming environment, the McCall Public Library promotes understanding of our culture, our world, and us.

The term of appointment for Jacki Rubin is expiring. A press release seeking new members for the Library Board of Trustees ran two weeks in the Star-News. The City did not receive any additional letters of interest. The Library Board voted unanimously on September 20, 2016 to accept Ms. Rubin's letter of application for re-appointment. The Board also elected Ms. Rubin as Chair for the fiscal year and we are honored to have her serve our community library.

Council Member Scott moved to re-appoint Jacki Rubin to the McCall Public Library Board of Trustees for a term to expire October, 2021. Council Member Witte seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 16-234 McCall Redevelopment Agency Board of Commissioner Appointments – Bob Youde and Monty Moore

Community Development Director Michelle Groenevelt presented the McCall Redevelopment Agency Board of Commissioners appointment. The McCall Redevelopment Agency (MRA) Board of Commissioners is responsible for the administration of the affairs of the Urban Redevelopment Agency, including budget and carrying out Agency projects. The term of office of a member is three years and a full Board has seven members.

Two of the positions are up for appointment. The positions were advertised and Bob Youde, existing member, would like to be appointed for another term. Monty Moore, new member expressed interest to serve on the Board for a term.

Council Member Witte moved to appoint Bob Youde to the McCall Redevelopment Agency Board for a term to expire May 2019, and appoint Monty Moore to the McCall Redevelopment Agency Board for a term to expire September 2019. Council Member Giles seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 16-233 McCall Redevelopment Agency Annual Report

Rick Fereday, Chairperson of the McCall Redevelopment Agency, presented the Board's annual report. The Roosevelt and Pine Street project has been completed, paved the parking lot at the Alpine Playhouse, and finished the boat ramp rebuild. They came in under budget on the project. The disposal of the quarter acre parcel on Pine Street is moving forward. The 2017 budget has been approved, and future projects will be in the lake front area down by Mile High Marina.

AB 16-241 Approval Request to Accept Valuations Northwest's Proposal for Inventory and Appraisal of the City's Fixed Assets

City Manager Nate Coyle presented the request to accept Valuations Northwest's proposal for inventory and appraisal of the City's fixed assets. There was a concern that having staff appraise capital assets who are not experts was not the best approach for the City. Also, having a professional evaluation of the assets allows for it to be covered under ICRMP.

Valuations Northwest is a professional appraisal company providing services to Insurance Pools, Municipalities, Counties, Parishes, School Districts, Special Districts, all types of water treatment processing, Commercial and Industrial Enterprises, and the Medical Industry, throughout the United States. They take pride in their independent appraisal methodology, the

quality of their one-on-one service and long list of satisfied clients. Valuations Northwest offers appraisals to fit the client's needs. They can provide services from a walk-thru for condition reports and review of current valuations, audit fixed assets or full service appraisals with new calculations and detailed information. They also specialize in Specialty Districts to include process appraisals of Wastewater Treatment Plants.

The City's liability insurance company, ICRMP, has contracted with Valuations Northwest to appraise their client's buildings, which includes McCall. Staff received the attached proposal from Valuations Northwest to do a complete appraisal and inventory of all the City's assets. This will be very useful in assisting staff with making sure that all city assets are properly accounted for and properly insured. Following ICRMP policies for a periodic reoccurrence would be a good model.

Council Member Scott moved to approve the cost to appraise the City's fixed assets by Valuations Northwest and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Scott, Council Member Giles, Mayor Aymon, and Council Member Witte all voted aye and the motion carried.

AB 16-242 McCall Fourth of July Survey Results

Communication Manager Erin Greaves presented the McCall 2016 Fourth of July survey results. The public survey had 220 respondents, 85% locals, with 67% saying it was an improvement over previous years. 195 of the 220 provided comments. The top topics were: providing a 21 and older area with a beer garden; more food vendors; more activities for teens; water stations; access and activities for elderly; a fun run; more art vendors; being clear about which activities are free; and keeping the activities going later. The advertising was mixed. A change to the language regarding the alcohol ban and using more media to promote that McCall was suggested. In general, it looks that the community is pleased with the overall improvement.

The business survey had 59 respondents. There was a great diversity of businesses that responded. 22% said sales were up, 37% sales were down, and 40% said it was about the same. Most of the businesses did not advertise or did not respond to the question about advertising. Many of those who stated that their sales were down were very positive because it was less stress on their business.

City Manager Coyle would like to engage with the business community to get their feedback, possibly a work group or some public meetings. Mayor Aymon reiterated the importance of removing the word "ban" from the verbiage. She also pointed out that the City's main goal is safety, and it is necessary to gain partners to help provide the activities that people would like to have. The County is planning to change some of the way they handle North Beach next year. City Manager Coyle reminded the Council that the State and County made the alcohol ban effective for 3 years, but the City is only held to one year. There is a decision point that will need to be made after the one year mark.

AB 16-243 Tourism LOT Excess Funds Discussion

City Manager Nate Coyle discussed the Tourism Local Option Tax (LOT) excess funds. The City Clerk has identified a potential for excess Tourism LOT funds to be available at the end of the FY. The rough projection for estimated availability of funds is \$20,000. Staff has been considering the use of these funds.

An ongoing discussion has been held with property owners of Flynn Lane, Conifer Lane, and Chipmunk Lane to potentially establish a Local Improvement District (LID) to pave these streets. In this process, an engineer must eventually be identified by the City Council to provide engineering services for the project. The cost of this engineering work can be assessed to property owners under the LID. One potential use of the aforementioned LOT dollars is to request a task order with Horrocks Engineers to complete preliminary engineering of these three streets. This will help property owners better understand the condition of the road and potential expense for paving the road while minimizing staff workload for managing this same process. It is expected that the preliminary engineering can be executed with a portion of the funds projected to be available from the Tourism LOT.

Council Member Witte made the comment that it is important to fund projects that are beneficial to the community as a whole. She did not think that applying LOT dollars into an area that is not greatly impacted by tourism was the best idea. She was not against it if it was only a small project. City Manager Coyle did point out that those funds could be used at Rotary Park as well. City Attorney Bill Nichols stated that if those funds were used on a LID project, that they could be paid back at a later date.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings.

Warrant Registers

Staff presented the Warrant Registers for approval.

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

EXECUTIVE SESSION

At 7:52 p.m. Council Member Witte moved to go into Executive Session for:

- **Land Acquisition – 74-206(1)(c) To acquire an interest in real property which is not owned by a public agency;**
- **Exempt Records - 74-206 (1)(d) To consider records that are exempt from disclosure as provided in chapter 1, title 74, Idaho Code;**
- **Litigation – 74-206 (1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The mere presence of legal counsel at an executive session does not satisfy this requirement;**

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

Council discussed land acquisition, records exempt from disclosure, and possible litigation issues.

RETURN TO OPEN SESSION

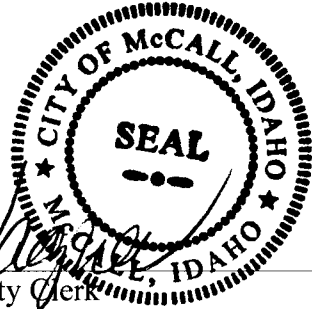
At 8:09 p.m. Council Member Giles moved to return to Open Session. Council Member Scott seconded the motion. In a voice vote, all members voted aye and the motion carried.

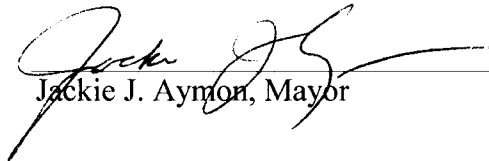
ADJOURNMENT

Without further business, Mayor Aymon adjourned the meeting at 8:10 p.m.

ATTEST:


BessieJo Wagner, City Clerk




Jackie J. Aymon, Mayor