

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
March 9, 2017**

Call to Order and Roll Call
Pledge of Allegiance
Approve the Agenda
Department Reports
Committee Minutes
Consent Agenda
Proclamations
Business Agenda
Public Hearing
Public Comment
Business Agenda continued
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, 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; BessieJo Wagner, City Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, City Planner; Kurt Wolf, Parks and Recreation Director; Jay Scherer, Airport Manager; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; David Simmonds, Information Systems Manager; Justin Williams, Police Chief; Nathan Stewart, Public Works Director; Jerry Langreder, Parks Superintendent; Stephanie Bork, Parks and Recreation Administrative Assistant; Philip Bowman, City Engineer

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 Scott seconded the motion. In a voice vote all members voted aye and the motion carried.

DEPARTMENT REPORTS

City Manager

City Manager Nate Coyle reported on the latest with the recycling discussions and the golf course restaurant leasing.

Airport

Airport Manager Jay Scherer answered questions regarding the GIS inspection form.

Community Development

Community Development Director Michelle Groenevelt gave an update on the McCall in Motion meetings and Planning and Zoning code update and answered questions.

Parks and Recreation

Parks and Recreation Director Kurt Wolf introduced the new Parks Superintendent Jerry Langreder, and Parks Administrative Assistant Stefanie Bork and answered questions about the bonfire and Legacy Park.

Public Works

Public Works Director Nathan Stewart introduced the new City Engineer Philip Bowman, and answered questions about who was responsible for the street flooding issues, water treatment, and replacement of chlorine treatment systems.

City Clerk

City Clerk BessieJo Wagner reported that the Local Option Tax – Tourism funds are following the projected schedule.

COMMITTEE REPORTS

The Council received the following Committee Minutes for review:

1. Environmental Advisory Committee – December 20, 2016
2. Environmental Advisory Committee – January 17, 2017
3. McCall Historical Preservation Commission – January 16, 2017
4. Library Building Committee – February 1, 2017
5. Valley County Economic Development Council – December 1, 2016
6. Valley County Economic Development Council – January 16, 2016

CONSENT AGENDA

Staff recommended approval of the following items:

1. City Council Regular Minutes – February 9, 2017
2. Payroll Report for Period Ending February 24, 2017
3. Clerk's License Report
4. Warrant Register – GL
5. Warrant Register – Vendor

Council Member Scott moved to approve the Consent Agenda as submitted. Council Member Giles seconded the motion. In a roll call vote Council Member Scott, Council Member Giles, Mayor Aymon, Council Member Swanson, Council Member Witte all voted aye and the motion carried.

PROCLAMATIONS

AB 17-49 Request to Proclaim April 29, 2017 as Arbor Day in the City of McCall

Parks & Recreation Director Kurt Wolf presented the request to proclaim April 29, 2017 as Arbor Day in the City of McCall. Arbor Day is celebrated nationally on the last Friday of April however the City has the flexibility to designate whichever day we prefer to celebrate it as a community. This year we will be partnering with Franz Witte Nursery and holding the official Arbor Day Celebration on Saturday, April 29 at the nursery. The event will consist of a celebration of trees with guest speakers covering topics on Urban Forestry & Management, Nursery & Landscaping, and Natural Resource and Forest Management.

Council Member Scott moved to approve submission of the 2017 Arbor Day Proclamation and authorize the Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote Council Member Scott, Council Member Swanson, Mayor Aymon, Council Member Giles, Council Member Witte all voted aye and the motion carried.

Mayor Aymon read the proclamation.

BUSINESS AGENDA

AB 17-54 2016 Annual Department Reports to Council

Council Members have requested the opportunity to review and discuss operations, priorities, and future activities for each Department in more detail.

Staff has prepared brief Annual Reports for the following departments: City Clerk and Tourism Local Option Tax (LOT). The Reports are intended to serve two purposes: provide background for the Council and provide an overview of the Department for the public. The City Clerk Wagner presented the annual report for the City Clerk's Department and the Tourism Local Option Tax.

PUBLIC HEARING

AB 17-44 In Consideration of the Alpine Village Townhomes, the following are Requested:

Adopt an Ordinance to Rezone from CC – Community Commercial to R16 – High Density Residential zone, Approve Planned Unit Development application PUD-17-01 and Subdivision Preliminary Plat application SUB-16-04 as recommended by the McCall Area Planning and Zoning Commission, and to request to deny the appeal of the Planning and Zoning decision regarding the Design Review application DR-16-54 and Scenic Route application SR-16-19

Mayor Aymon opened the public hearing at 6:00 p.m.

City Planner Delta James presented the request to adopt an Ordinance to rezone from CC – Community Commercial to R16 – High Density Residential zone, approve Planned Unit Development application PUD-17-01 and Subdivision Preliminary Plat application SUB-16-04 as recommended by the McCall Area Planning and Zoning Commission, and to request to deny the appeal of the Planning and Zoning decision regarding the Design Review application DR-16-54 and Scenic Route application SR-16-19. She brought to the Council’s attention that since the agenda bill was made, the applicant had withdrawn the appeal of the Planning & Zoning Design Review decision and concurs with the condition #21, and have agreed to fulfill that condition. Action number 6 needs stricken from the agenda bill.

Alpine Village Townhomes LLC has submitted Planned Unit Development (PUD) General Plan and Subdivision Preliminary Plat applications for development of thirty (30) townhome units in nine (9) duplex structures and four (4) triplex structures located on approximately 2.41 acres adjacent to the existing Alpine Village Plaza. The project includes an application for re-zoning of the property from CC – Community Commercial to R16 – High Density Residential zoning. At its February 7, 2017, meeting, the McCall Area Planning and Zoning Commission unanimously approved the project Design Review/Scenic Route application and recommended the companion Planned Unit Development, Zoning Amendment, and Preliminary Plat applications for approval by the McCall City Council with conditions. City Planner James went over the code alleviations that the applicant is asking for, and conditions being asked.

The Council asked questions regarding pathways, and short term rental use.

Steven Millemann, legal counsel for the applicant, summarized the project. Originally the project was to be all long term rentals but because of the financial requirements, it has changed to a mix between owned and rented units. Brian Visser, co-owner of Alpine Village Townhomes LLC shared their vision and spoke on the ascetics and design of the units. Dave Peugh of Epikos, overseer of the sight plan and landscape architecture, summarized their plan with the layout of the buildings, roads, walkways, and landscape.

Receiving no written comments, Mayor Aymon opened the floor for public comment.

Public Comment

Carol Leavitt of 200 Railroad (the corner of Railroad, Colorado, and Washington Streets) expressed concern about the widening the streets reducing the size of her lot, no more mention of a dog park and those animals coming on to her property, and extending the sidewalk. She was glad to hear of the long term units because of the issues short term units brings in the way of partiers.

Sherry Maupin of 376 Verita expressed support for the project especially since it will bring more long term housing for locals.

Mr. Millemann addressed some of the questions raised by Ms. Leavitt. There is an area envisioned as a dog park and the owners are committed to ensuring that an area for dogs is implemented. There will be a sidewalk along applicant's frontage along with improvement and paving of the crossover pathway, and improvement of the public pathway from 1st Street.

Hearing no more comments, Mayor Aymon closed the Public Hearing at 6:45 p.m.

Council Member Scott liked the overall appearance and that it gives more housing options to the workforce. Council Member Witte thought it looked reasonable and did not have any concerns. Council Member Swanson commented on the condition #21 to further incentivize projects with the streets Local Option Tax (LOT). In addition, he felt this project brings to the forefront that there is City infrastructure that needs improvement. This is a good example of how to use excess LOT funds along with grants, etc. to use as an incentive to encourage more projects like this one. Council Member Giles was impressed with the developer and the staff. Mayor Aymon liked the overall design and was in favor.

Council Member Swanson moved to suspend the rules and read by title only one time only Ordinance No. 956 Council Member Scott seconded the motion. In a roll call vote Council Member Swanson, Council Member Scott, Mayor Aymon, Council Member Giles, and Council Member Witte all voted aye and the motion carried.

City Clerk BessieJo Wagner read by title only one time Ordinance 956:

AN ORDINANCE OF THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, REZONING CERTAIN REAL PROPERTY LOCATED AT 209, 211 AND 213 WASHINGTON STREET IN THE CITY FROM CC-COMMUNITY COMMERCIAL TO R16-HIGH DENSITY RESIDENTIAL; AMENDING THE CITY ZONING MAP ACCORDINGLY; AND PROVIDING AN EFFECTIVE DATE.

Council Member Swanson moved to adopt Ordinance No. 956 to rezone from CC-Community Commercial to R16-High Density Residential zone, approve the publication of the summary, and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, Mayor Aymon, Council Member Giles, and Council Member Scott all voted aye and the motion carried.

Council Member Swanson moved to Approve Planned Unit Development application PUD-17-01 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 Swanson, Council Member Witte, Mayor Aymon, Council Member Giles, and Council Member Scott all voted aye and the motion carried.

Council Member Swanson moved to Approval Subdivision Preliminary Plat application SUB-16-04 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Scott seconded the motion. In a roll call vote Council Member Swanson, Council Member Scott, Mayor Aymon, Council Member Giles, and Council Member Witte all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Aymon called for public comment at 6:53 p.m.

Shauna and Craig Enders of 648 Woodland Drive, recently moved to McCall and purchased a home built by Steve Edwards and Hunter Homes. It is a new home with a one year builder's warranty. Not long after moving in there was a bad leak. When contacting Mr. Edwards, he told Mrs. Enders that it was from snow build up on the roof and not his issue. After a series of attempts to stop the water flow by snow removal and heat tape, she hired another contractor to come look at it. He informed her that there was 3-4 inches of water in the crawl space, that there was a hole in the roof, insulation coming out of the roof, one spot was bare plywood under one of the eaves with no protection, and an incorrect slope of the skirt in the garage. When contacting Mr. Edwards regarding these issues, he took no ownership for the damage and stated that everything was built correctly, that it must be caused by a frost heave and to purchase a sump pump. Now it is an issue of mold growth in addition to the loss of personal property. She had the City Building Official John Powell come inspect her home. She stated that what she understood from Mr. Powell was that the slope is not correct and the house does not meet code. Mrs. Enders stated that in speaking with a neighbor, they stated that many of the homes in that area were built by Hunter Homes and many of them had issues with settling and cracks, and the neighbor stated that even their own home which had been built by Hunter Homes had the patio and deck sink. The question Mrs. Enders wanted to know is how did this building pass inspection? What can be done to prevent this catastrophe happening to someone else in the future? Do the building codes need to be revised?

City Manager Nate Coyle was asked to meet with the Enders and City Attorney Bill Nichols will contact City Manager Coyle if there is any legal information he can contribute.

The Council asked to check if Hunter Homes had a Business License with the City of McCall.

Hearing no comments, Mayor Aymon closed the comment period at 7:05 p.m.

BUSINESS AGENDA continued.

AB 17-45 FY16 Audit Report presented by Bobby Lawrence, EideBailly

Bobby Lawrence of EideBailly presented the annual report for the fiscal year ended September 30, 2016. The City's financials are in conformance with accepted accounting principles. He covered some of the new changes/additions and discussed the importance of reporting items such as a lease or a joint venture which typically do not affect the financials, because at some point, these assets will generate revenue. Part of the audit process is the preparation of the government wide financial statements and assisting with converting the fund level financial statements to full accrual government wide reporting. Mr. Lawrence briefly discussed some of the adjustments.

AB 17-52 America's Best Community Update presented by Sherry Maupin

Sherry Maupin presented an update on America's Best Communities contest and the final submission to the judges. The America's Best Communities competition began in 2014 with towns

from across the U.S. signing up to demonstrate how their community is paving the way to a resilient and vibrant future.

Valley County along with Meadows Valley has made it as one of the top 8 finalist for The America's Best Communities (ABC) competition, a \$10 million campaign that has inspired small towns and cities to pursue innovative solutions for revitalization. Each of the eight finalists received a \$100,000 prize grant from competition sponsors Frontier Communications, DISH Network, CoBank, and The Weather Channel. This funding award will empower the finalists to bring their new economic revitalization strategies to life.

In the competition's quarterfinal round, 50 communities — from the pool of over 350 participants — were awarded \$50,000 in seed money to develop a Community Revitalization Plan and each was paired with a major corporation that served as a strategic adviser as part of the competition's Adopt-a-Community Program. From this class of 50 quarterfinalists, the 15 with the best plans — those with the most innovative ideas being effectively executed — were named semifinalists this past January.

In April 2017, the top three communities making the largest impact and fostering long-term growth will be selected as the grand prize winners. The first-place community will receive \$3 million and the second-place community \$2 million, and \$1 million for third.

Ms. Maupin spoke of the improvements that have happened in the region such as bus kiosks, community gardens, and that the new housing trust has 5 houses and will gain 4 more each quarter. The West Central Mountain Parks and Recreation has been pushed back but that has opened up new opportunities to be brought to the table. A marketer has been hired to design regional trail maps and a regional plan. A linking strategy is in the works for all the different entities and volunteers with a coordinated regional calendar.

AB 17-46 Request to Consider a Budget Amendment to fund the Library Fundraising Consultant

Library Director Meg Lojek presented the request to consider a budget amendment to fund a Library Fundraising Consultant. To support the upcoming library expansion, the Library Board is in contract negotiations with Markley, LLC for fundraising consultant work and Amy Rush for local fundraising coordination. The work to be done by the consultants were not budgeted in FY17, but staff would like to have this work scheduled to start in April. Therefore a budget amendment is requested. The public hearing for the budget amendment would be scheduled for March 23rd.

Currently \$23,291.46 is available through the library's LGIP fund, which would be expended first. Then for the remainder of funding that would be needed would utilize some of the library fund balance. A full accounting of the requested budget amendment to include the amount of funds available in the library's fund balance was presented. It is anticipated that both contracts would continue into FY18, but would be budgeted according to the City's usual timeline.

The staff answered questions of the Council about amendment procedure and the timeline.

Council Member Giles moved to authorize staff to prepare a proposed budget amendment for an additional appropriation for the library for fundraising expenses related to library expansion and to notice a public hearing as required by Idaho Law. 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 17-50 Request to Approve FAA AIP Grant Application Rehabilitate Fuel Apron and Taxiway

Airport Manager Jay Scherer presented the request to approve the FAA AIP Grant application to rehabilitate fuel apron and taxiway. The project will repair and re-grade a portion of the ramp that contains a failed storm drain and a large area of failed pavement which was initially laid down in 1970. The taxiway portion strengthens E taxiway from in front of Building 100 (Snow Removal Equipment Storage) to Hangar 103 (McCall Aviation). This pavement is frequently used and is the primary taxi route for transient jet aircraft not remaining overnight. Construction is expected to commence in FY17, with bid opening scheduled for no later than June 1, 2017, but timing is dependent on when the grant funds may be made available.

Council Member Swanson moved to approve submission of the FAA Airport Improvement Program Grant and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Swanson, Council Member Giles, Mayor Aymon, Council Member Scott, Council Member Witte all voted aye and the motion carried.

AB 17-51 Airport Hangar Lease Rate Discussion #2

Airport Manager Jay Scherer presented the second Airport Hangar Lease Rate discussion. Airport Staff were directed to provide additional information to Council on four topics as part of the initial lease rate discussion held at the January 26, 2017 Council meeting. Those four topics were:

1. What is the worst case financial scenario for lease reduction?
2. What is the hangar sales history and what are hangars currently selling for?
3. How do we accomplish what needs to be done with less money?
4. What is the staff recommended lease rate?

The Council asked clarifying questions regarding the lease rate, property taxes, revenue options, and expenses. Council Member Giles was supportive of all the different revenue raising suggestions made by Manager Scherer. He also thought there was some wisdom with going along with the consultant's recommendation especially since there has not been reported any identification of mistakes or bias of the consultants as well as the Advisory Committee's support of this decision. Council Member Witte felt that following the consultant's recommendations was the best course of action. Council Member Swanson was not sympathetic towards helping realtors sell the hangars but would defer to the decision of the Council majority. Council Member Scott was supportive of the consultant's recommendation. Mayor Aymon was in support of the consultant's recommendation but felt the owners of airplanes and hangars could afford a rate increase. She also felt the snow plowing rate seemed low. Manager Scherer felt the rate was prudent and safe. The Council consensus was to move forward with the \$.30 rate.

AB 17-48 4th of July Event Discussion

City Manager Nate Coyle and Communication Manager Erin Greaves presented the 4th of July discussion and updated the City Council with outcome of recent discussions with key agencies, the general public, and business owners related to the 4th of July in McCall. Spoke to the Council regarding the planning of the events for the 4th and how the City should be involved.

He requested direction from the Council for consideration of an alcohol restriction within specific public parks for the July 4th holiday, and direction related to event planning for the 4th of July.

Staff and the Council had some discussion around what went well, what Idaho Department of Parks & Recreation (IDPR) is doing this year, educating businesses on marketing for the event, the importance of marketing the event as welcoming, and how long to extend the days of the alcohol free parks. Parks & Recreation Director Kurt Wolf reported that his department has been contacting other communities and have formulated some ideas on how to approach the event. Council Member Witte feels it should mirror IDPR restrictions at North Beach. Mayor Aymon, Council Member Swanson, and Council Member Scott were in favor of a restriction of alcohol only on July 4th. Mayor Aymon reiterated that whichever way is chosen, the message needs to be very clear to avoid the miscommunication of last year. Council Member Giles agrees with Council Member Witte the importance to be in coordination with our partners for this event.

The direction from the Council is to have staff meet with the planning committee and IDPR, put together ideas, and bring back recommendations. They were in support of a long term strategy for an event planner and felt the use of Tourism Local Option Tax dollars is a good use of those funds. Mayor Aymon also brought up the crossing guard position and would like to see someone in place perhaps by Memorial Day in preparation of July 4th. Staff stated that they will be bringing this to the Council sometime in April.

AB 17-47 Wastewater Discussion Update

City Manager Nate Coyle presented the update to the Wastewater Discussion. Communication Manager Erin Greaves led the discussion with a focus on a communication plan starting with the joint public hearing schedule, how to promote the meetings, and educate the community.

In response to Council Member Witte's concern of responding to public comments, City Attorney Bill Nichols stated that the goal is to have people come to the public hearing to get answers and to avoid individual communication so as to keep the information the same between all peoples and not create a convoluted perception. A joint public hearing will have all represented parties in attendance where as a meeting by one party or another may not. All information needs to be presented to everyone at the same time to avoid miscommunications. Attorney Nichols reminded the Council that the purpose of this joint public hearing is to ascertain whether or not to send the annexation question to ballot. Future information is based on the outcome of this first public hearing.

City Clerk BessieJo Wagner went over the procedures of how the joint public hearing will function and Public Works Director Nathan Stewart pointed out that the staff's job is to only present facts and not give pros and cons. Manager Coyle made the suggestion of having a presentation by FCS Financial at 5:00 p.m. before the hearing with all involved parties about the rate information and

the Council was in favor of this idea. Communication Manager Greaves wrapped up the discussion with a detailed account on what methods will be utilized to communicate talking points and share ballot information.

Council Member Witte left the meeting at 9:12

AB 17-53 Request to Approve funding for Governing Boards and City Advisory Committee Appreciation Breakfast or Lunch and Open Meeting Law Training

City Clerk BessieJo Wagner presented the request for approval of funding a Governing Boards and City Advisory Committee appreciation breakfast or lunch and Open Meeting Law training. The City of McCall has numerous City advisory committees that volunteer countless hours for the City Council and the community as a whole. The City has never hosted a City wide appreciation event for our dedicated volunteers. Therefore, an appreciation breakfast or lunch is being proposed to honor our volunteers, provide an opportunity for the different groups to interact and have the opportunity for some Open Meeting Law Training. Staff thought that having this event during National Volunteer Week, April 6-12, would be appropriate.

Staff is researching the cost of hosting the event. It is requested that the appreciation breakfast or lunch be funded through the City Council budget since the majority of the attendees are advisory groups to the City Council. Other groups to be invited include McCall Redevelopment Agency, Library Board of Trustees, and relevant staff liaisons to the committees and boards.

Council Member Giles moved to approve funding not to exceed \$1000 for an appreciation breakfast or lunch and training for City Advisory Committees and Governing Boards. Council Member Swanson seconded the motion. In a roll call vote Council Member Giles, Council Member Swanson, Mayor Aymon, Council Member Scott all voted aye and the motion carried.

Upcoming Meetings Schedule Discussion

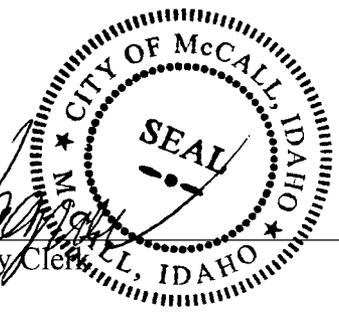
Council discussed upcoming meetings.

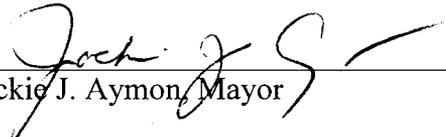
ADJOURNMENT

Without further business, Mayor Aymon adjourned the meeting at 9:17 p.m.

ATTEST:


BessieJo Wagner, City Clerk




Jackie J. Aymon, Mayor