

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
July 13, 2017**

Call to Order and Roll Call
Pledge of Allegiance
Approve the Agenda
Consent Agenda
Department Reports
Committee Minutes
Public Hearing
Public Comment
Presentations
Proclamations
Business Agenda
Executive Session
Return to Open Session
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, 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; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, City Planner; Carol Coyle, Grant Coordinator; Kurt Wolf, Parks and Recreation Director; Jay Scherer, Airport Manager; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Traci Malvich, Human Resources Manager; Justin Williams, Police Chief; Nathan Stewart, Public Works Director

Mayor Aymon led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

CONSENT AGENDA

Staff recommended approval of the following items:

1. Payroll Report for Period Ending June 16, 2017
2. Payroll Report for Period Ending June 30, 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 voice vote all members voted aye and the motion carried.

DEPARTMENT REPORTS

City Manager

City Manager Nate Coyle gave an update the meeting with the healthcare broker, the annexation agreement, the website progress, 4th of July, and the city manager recruitment.

Airport

Airport Manager Jay Scherer gave an update on the antique aircraft fly-in, and the upcoming open house happening on Saturday, July 15th.

Community Development

City Planner Delta James spoke about the art grant and the artist/art selection process. Grant Coordinator Carol Coyle spoke about the Certified Local Government (CLG) award, and gave an update on the landscaping project at the Post Office and the MIC involvement.

Golf Course

Golf Supervisor Eric McCormick gave an update on where the Golf Course is at for rounds and staffing issues. The sod will be wrapped up the expansion area.

Library

Library Director Meg Lojek spoke of the \$7000 donation received and will have an update soon on the fund raising efforts.

Police

Police Chief Justin Williams answered questions regarding overnight camping in a public parking lot. Mayor Aymon expressed some concerns with parking there, and expressed concerns regarding parking up to the crosswalks. She asked about the possibility of painting the curb red. Chief Williams discussed the parking issues and gave a brief update on the crossing guard situation. Council Member Witte suggested yellow cones for the parking issues. Public Works Director Nathan Steward shared that traffic control devices can cause secondary issues.

Parks & Recreation

Parks and Recreation Director Kurt Wolf gave an update on the soccer camp and mountain biking program. He briefly reported on the 4th of July event clean up and talked about the staffing issues.

Public Works

Public Works Director Nathan Stewart answered questions on the timing of ITD's striping of Highway 55 and it unknown when it would be done due to no response from ITD as of yet. He gave an update on the water treatment and chlorination process, and reported that Commerce Street reconstruction has started with the burial of the utilities. The contractor is waiting until the utility companies are done before starting the project.

COMMITTEE MINUTES

The Council received the following Committee Minutes for review:

1. Environmental Advisory Committee 2017 – April 18
2. Golf Advisory Committee 2017 – February 15
3. Golf Advisory Committee 2017 – March 8
4. Golf Advisory Committee 2017 – April 12 – MA was in attendance
5. Golf Advisory Committee 2017 – May 10
6. Historic Preservation Commission 2017 – May 22
7. Library Board of Trustees 2017 – May 11
8. McCall Improvement Committee 2017 – May 11
9. Planning & Zoning Commission 2017 – May 2

PUBLIC HEARING

AB 17-133 Request to approve PUD-16-01 Silverpine Village Development Agreement

Mayor Aymon opened the public hearing at 6:14 p.m.

City Planner Delta James presented the Silverpine Village development agreement. Alpine Village Townhomes LLC has submitted a Development Agreement for Silverpine Village (formerly known as Alpine Village Townhomes), thirty (30) unit townhome units in nine (9) duplex structures and four (4) triplex structures located on approximately 2.41 acres adjacent to the existing Alpine Village Phase 1 plaza. The applicant has obtained Planning and Zoning and City Council approval of the project's Planned Unit Development (PUD) General Plan (PUD-16-01), Subdivision Preliminary Plat (SUB-16-04), Design Review (DR-16-54) and Scenic Route (SR-16-19) applications the proposed Development Agreement is intended to memorialize the Conditions of Approval of the above-mentioned applications and to detail City/Developer cost sharing of certain improvements.

Completion of all project improvements is proposed to occur prior to execution of the Final Subdivision Plat for the project or the issuance of a Certificate of Occupancy for any unit,

whichever comes first. Alternatively, the applicant will financially assure any outstanding improvements.

At its June 6, 2017 regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing and unanimously recommended the Development Agreement to City Council for approval.

Mayor Aymon referenced a public comment letter received regarding tree removal, and City Planner James responded that the placement of the buildings were designed to keep the larger trees but not replacing the rest.

Council Member Witte commented on the 8.1.4 references pointing out a possible error with article 8 and 9. The applicant's attorney Steve Millemann gave an explanation of the meaning of each article item. There was some discussion regarding disputes and explanations given. After which, Mr. Millemann gave a brief explanation for the need of the development agreement and the next steps in the process for this development.

Public Comments

Pike Teinert of 743 Chad Drive was not opposed to the project but is concerned with some of the aspects of the development phase and the possible damage to Washington Street with the heavy equipment to be used. He wanted to know more about the burial of the utilities, is concerned with the complexity and construction, and who will be responsible for any damage that will be made to the street. His hopes is these items will be addressed.

Carol Levitt, whose cabin in on the corner of 1st and Railroad, is concerned with the changes that have occurred since the project came forward. Her understanding was that this project was to bring in affordable work force housing but has heard that the units would be put up for sale. She feels the City has been very fair and thinks the developer should stick with the original plan. She also expressed concern with who would be responsible for landscaping and snow removal, parking issues, and the possibility of short term rentals. She felt this that this project should be what is good for the community and not the developer.

Public Works Director Nathan Stewart addressed the concerns with Washington Street, and stated that the right of way will be returned to the same or better condition and that the utilities will be undergrounded on the north side of the road. There will still be some utilities on the south and west side of the street that will remain overhead.

Attorney Steve Millemann briefly covered the process that the applicant has had to go through with the City to get this approved. He explained what the applicant is doing toward improvements, and added that the project has not changed since its proposal. There has been no bait and switch. The design plan is still the same with the same number of homes. Some of the units will be sold and others will be long term rentals. The intention is to not use Railroad Ave until it is improved. The hope was to have long term leasing but the project was not necessarily sold as affordable housing. Mr. Millemann stated that the entire project is "by the book".

Hearing no further comments, Mayor Aymon closed the public hearing at 6:46 p.m.

Council Member Witte moved to approve the Silverpine Village Development Agreement with the corrections 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.

AB 17-135 Request to approve CUP-17-05 Camp Pinewood Master Plan Update

Mayor Aymon opened the Public Hearing at 6:48 p.m.

City Planner Delta James presented the Camp Pinewood Master Plan update. Idaho Regular Baptist Bible Camps, Inc. has submitted a Conditional Use Permit application to update the existing approved camp master plan to include additional facilities and increase the maximum occupancy of the camp from 185 persons to 400 persons. Camp Pinewood has been in operation for more than 70 years at its current location. The current master plan for the camp was approved by the City of McCall in 1995. Subsequent Conditional Use Permit approvals (2002 and 2007) permitted the existing RV loop, allowed for the relocation of the Chapel building to its current location, permitted the use of the retreat and conference center, and established the peak capacity at 185 campers.

At its June 6, 2017 regularly scheduled meeting, the McCall Area Planning and Zoning Commission approved the companion Design Review application (DR-17-12) for two employee housing units on Mather Road parcels, and unanimously recommended the Conditional Use Permit (CUP-17-05) for approval to City Council.

The primary access is off of Mission Street. The secondary emergency access was not required by fire code and so was removed from the plans. Instead, an emergency evacuation plan was implemented. Currently, the access to Mather Road is in its natural state and not a road.

Bill Daniels, Camp Manager, presented to the Council. Camp Pinewood has been in business for over 70 years and there is no plan to change the current operation but they do expect to grow. It is anticipated to receive up to 400 campers. The building are 30-40 years old and this issue is what mitigated this design process.

City Planner James covered the conditions of approval. There was some discussion regarding emergency access to Mather Road including pedestrian access. Council Member Witte thought it prudent to leave access to Mather Road but to change the wording in Condition 5 to say no emergency vehicle access.

There was no written comment and hearing no further comments, Mayor Aymon closed the public hearing at 7:07 p.m.

Council Member Witte moved to approve CUP-17-05 as amended to add vehicle under condition #5 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 Witte, Council Member Scott, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Aymon called for public comment at 7:08 p.m.

Hearing no comments, Mayor Aymon closed the comment period at 7:08 p.m.

PRESENTATIONS

AB 17-138 Presentation of Certificate of Appreciation to Carol Coyle for 16 Years of Service Recognition

Community Development Director Michelle Groenevelt presented the Certificate of Appreciation to Carol Coyle. Carol has worked at the City of McCall for 16 years and is retiring on July 14, 2017. She has done a tremendous job serving the organization and the community as the Grant Coordinator/Special Projects. The City employees and City Council would like to present a Certificate of Appreciation for the amazing contributions she has achieved while employed at the City of McCall.

Mayor Aymon presented years of service award to Carol Coyle.

PROCLAMATIONS

AB 17-136 Request to Proclaim July 15, 2017 as Careers in Aviation Day

Airport Manager Jay Scherer presented the Careers in Aviation Day proclamation. The Airport Open House is the largest single event that allows non-aviators access to the airport and aviation professionals. The number of General Aviation (GA) pilots has been declining over the last several years. With this reduction in GA pilots, exposure to aviation careers has been reduced as well creating shortages within numerous aviation specialties. With this in mind, Open House speakers and booths have been solicited to generate interest in flight and aviation, provide information on careers available and pathways to training for these careers.

The proclamation is requested to bring awareness of these careers to our citizens and acknowledge the efforts of our speakers and guests in providing this valuable knowledge.

Council Member Giles moved to proclaim July 15, 2017 as Careers in Aviation Day in the City of McCall and authorize the Mayor to sign the proclamation. 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.

Mayor Aymon read the proclamation.

BUSINESS AGENDA

AB 17-134 Request to Recognize the McCall Centennial Committee for their outstanding efforts and authorize the Dissolution of McCall Centennial Committee

Grant Coordinator Carol Coyle presented the request to recognize the McCall Centennial Committee for their outstanding efforts. The McCall City Council established the McCall Centennial Committee on 9/23/2010 for the purpose of planning and implementing a celebration of the 100th anniversary of the incorporation of the Village of McCall on July 19, 1911.

The Committee consisted of over 20 active members, and created a memorable event complete with community BBQ, street fair, Navy jet flyover, music, dancing, cake/ice cream and numerous nonprofit and business-sponsored special events. The concept was to have an event that was focused on the local community. It was very well received and the turnout was large. A smaller follow up celebration was held in 2012.

The Centennial Committee also wished to create a lasting legacy in tribute to the people, places, and events of McCall and the concept of "Centennial Plaza" was developed. Committee Co-chairs Lyle Nelson and Dean Martens, Project Manager Dave Armstrong, and Committee members Steve Gleason, Steve Forrey, Phil Feinberg, and Mayor Jackie Aymon spearheaded the development and fundraising for the Plaza. Many donors participated, contributing both cash and in-kind materials and labor, and LOT funds were awarded for the project. Brick and jade paver sales generated significant funding for the project. The Committee held a grand opening for the Plaza on July 19, 2015.

The last finishing touches, including the installation of bronze donor plaques, have been completed. The official work of the Centennial Committee is complete and the Plaza is under the management of the McCall Parks and Recreation Department.

Phil Feinberg made some closing comments recognizing all the efforts of those who made it possible. Steve Gleason also made some comments about Centennial Park and thanked the Council for their support.

The Council thanked the McCall Centennial Committee for their work and recognized its dissolution.

AB 17-137 Request to Adopt Resolution 17-12 to Surplus Property from the Police Department - Tasers

Police Chief Justin Williams presented Resolution 17-12 to surplus some of the police department's Tasers. Idaho Code §67-5732A allows the conveyance of surplus personal property to other state and local agencies. Annually City staff identifies several items as surplus property. Chief Williams has determined that three TASER X26 Tasers no longer serve the needs of the department, and would like to sell them for \$150.00 each. The Tasers are being decommissioned by the company that makes them and will no longer receive updates. The Heyburn Police Department has expressed interest in purchasing the TASER X26 Tasers as they do not have the funds to purchase the new upgrades.

Council Member Scott moved to adopt Resolution 17-12 declaring the three TASER X26 Tasers as surplus, authorizing the sale of the three X26 Tasers to the Heyburn Police Department, and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Scott, Council Member Witte, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.

AB 17-142 Solar Eclipse Discussion

Police Chief Williams presented information concerning the solar eclipse and the estimated impacts from the upcoming event on August 21, 2017. He went over anticipated impacts and gave an overview of preparations on behalf of the City. His projection is there will not be much of an impact any different than normal in McCall. Smith's Ferry will be

City Manager Nate Coyle commented that Public Works did not have concerns from a traffic perspective but it is possible that the City may have a reduction in staff during the eclipse due to employees wanting to view it.

AB 17-143 Golf Professional Contract Discussion Continued

City Manager Nate Coyle presented the continued discussion of the Golf Professional contract on finalization of a contract for golf professional services between the City of McCall and Allan Morrison. Specifically, during the last conversation the City Council asked that staff bring back additional language options for consideration related to the bonus compensation provision within the draft agreement which would account for years when operations revenue might be below \$600,000.

Staff has provided two separate options within the draft golf pro agreement. These two options consider use of a flat-rate bonus if operations income exceeds \$540,000 within a single golf season and a percentage share of income when income exceeds \$615,000. Included with the draft agreement is an outline of rounds played at the golf course from FY10-FY16 in addition to total operations income for each respective fiscal year. This outline also provides an overview of the bonus payouts at difference levels of sharing for consideration of the Council.

The Council discussed the bonus provision options. Mayor Aymon and Council Member Giles were in favor of the middle bonus. Council Member Witte expressed concern that the bonus could exceed what an employee may make in a year and the need to be sensitive to that. Mayor Aymon thought a cap is a dis-incentive. Council Member Giles wanted to make sure to get the opinion of Golf Course Superintendent Eric McCormick. City Attorney Bill Nichols commented on the negative risk of a cap on the bonus.

City Manager Coyle discussed green fees and how those impact the bonus provision. Mayor Aymon and Council Member Witte were comfortable with the bonus being \$5000-\$10,000. Attorney Nichols made the suggestion that if golf fees change then the bonus provision should be renegotiated. Council Member Giles does not feel the bonus should be capped unless there is a better formula and agrees with the necessity in being sensitive towards the employees. The consensus of the Council was the middle row on the draft.

Golf Course Advisory Committee (GCAC) Rita Bolli-Neal presented the reasoning behind the Committee's recommendation for a 3 year term contract versus a 5 year contract. Kristen Christenson, GCAC member, also made comments as to why a 3 year was better than 5 year contract.

Council briefly discussed the 3/2 year contract versus the 5 year contract. Council Member Witte and Council Member Giles were comfortable with the previous decision to go with a 5 year contract and Mayor Aymon and Council Member Scott open to discussing this topic further. The decision was to bring back the final contract and go from there.

AB 17-140 Request to Approve Midas Gold Project Letter of Support

Belinda Provancher of Midas Gold presented the project letter of support. Midas Gold recently announced its Notice of Intent (NOI) to prepare an Environmental Impact Statement (EIS) on the proposed Stibnite Gold Project's Plan of Restoration and Operations. This Notice of Intent was published in the Federal Register on Monday, June 5, 2017 by the United States Forest Service. The NOI marked the opening of a 45-day scoping period, which included three public meetings and opportunity for the public to provide written comments to the USFS, the lead agency on the Stibnite Gold Project. The aforementioned comment period closes on July 20, 2017.

Midas Gold has asked the City' Council's consideration for submission of a letter of support for this project. A template letter of support was provided by Midas Gold for consideration of the Council, and has been attached to this agenda bill. The Plan of Restoration and Operations is too large and cumbersome to include within this agenda bill but can be found at the link below for review of the Council and public:

Council Member Giles made a suggestion for a change to the letter to support the proposed action as described and delete the language that said the preferred alternative. He felt this needs to be done in stages and receive more community input.

Council Member Witte is concerned with the letter as written as speaking for the community, and would be more comfortable with a letter stating the experience the Council has had with Midas Gold such as they have shown community support and have been a great partner to date. Council Member Scott would like to support Midas Gold as she feels there will be a positive impact.

The Council would like to adjust the letter more before sending it out. City Attorney Nichols stated that the Council can give the Mayor and City Manager final say so it can be sent out by the deadline.

Council Member Giles moved to approve a letter to be drafted by the Mayor and City Manager providing supporting comments to the United States Forest Service for the Stibnite Gold Project, and authorize the Mayor to sign the letter. Council Member Scott seconded the motion. In a voice vote, all voted aye and the motion carried.

AB 17-139 Request to Approve the City Manager Recruitment Contract with Peckham & McKenney Executive Search Agency

Human Resources Manager Traci Malvich presented the City Manager recruitment contract with Peckham & McKenney Executive Search Agency. The current McCall City Manager will step down from the position, effective August 4, 2017. Two options for recruitment of the next City Manager are generally available and include a staff-led initiative to recruit for the next City Manager or utilization of a recruiting agency. In an earlier discussion, the Council directed staff to bring back proposals for a recruiting service. Staff has obtained three separate proposals from recruiting agencies and reviewed the proposals with associated fee schedules. The three proposals are included with this agenda bill. A staff committee comprised of Traci Malvich, Nate Coyle, and Erin Greaves reviewed proposals and recommends selection of Peckham and McKenney. The logic for this selection is that this agency has an all-included fee structure, record of successfully recruiting within similar communities, and a professional recruiting methodology. Also included with this agenda bill is a draft contract for services outlined within the proposal from Peckham and McKenney. Legal counsel has reviewed the draft agreement. Staff explained the contract and costs, shared their impression of the recruiting company, and answered the Council's questions.

Council Member Scott moved to approve the contract for recruitment of a McCall City Manager between the City of McCall and Peckham and McKenney Executive Search Agency, and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion.

Discussion:

Council Member Witte asked about the contract. HR Manager Malvich provided additional information that due to the vacancy of a position in Human Resources that will not be filled until October and the upcoming vacancy in the City Manager position will supply salary saving to go towards covering the costs of the contract.

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

Upcoming Meetings Schedule Discussion

There was a brief discussion of the length of the Special Meetings. Budget meetings are typically longer and times printed in the Budget Schedule. Council member appointment and Council salary have been added to the July 27 meeting. Council discussed other upcoming meetings.

EXECUTIVE SESSION

At 8:54 p.m. Council Member Witte moved to go into Executive Session for:

- **PERSONNEL - Hiring - Pursuant to Idaho Code §74-206 (1) (a): to consider hiring a public officer, employee, staff member or individual agent, wherein the respective qualities of individuals are to be evaluated in order to fill a particular vacancy or need. This paragraph does not apply to filling a vacancy in an elective office or deliberations about staffing needs in general;**

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.

Council discussed a personnel issue.

RETURN TO OPEN SESSION

At 9:07 p.m. Council Member Witte moved to return to Open Session. Council Member Scott seconded the motion. In a voice vote, all members voted aye and the motion carried.

BUSINESS AGENDA Continued

AB 17-141 Request to Appoint BessieJo Wagner, City Clerk as Interim City Manager

Due to the resignation of City Manager Nathan Coyle, it is recommended that an Interim City Manager be appointed. Appointing an Interim City Manager will allow for a “business as usual” environment for staff and community members while the City conducts the search for a permanent City Manager. The interim City Manager shall remain in place until a permanent City Manager is appointed.

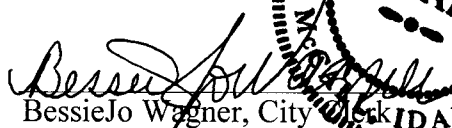
Staff recommends that City Clerk, BessieJo Wagner, be appointed Interim City Manager. Ms. Wagner began her career with the City of McCall in April 2008, and was appointed City Clerk in December of 2008. She is a sworn officer of the City of McCall, and has served as Acting City Manager routinely during her career as City Clerk. Ms. Wagner is actively engaged in many areas of city business on a regular basis, which has imparted considerable knowledge of current and ongoing items. She has extensive experience interpreting City, State, and Federal laws required to ensure compliant operations. She is also very familiar with our specific city processes and will be able to draw on her expertise to continue efficient operations. Ms. Wagner is a trusted, well respected, member of our staff and will be a great fit as Interim City Manager.


Council Member Witte moved to appoint BessieJo Wagner as Interim City Manager effective July 29, 2017 per McCall City Code 1.7.1. 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.

ADJOURNMENT

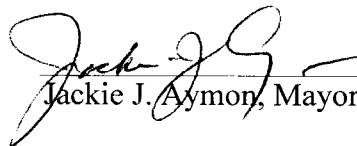
Without further business, Mayor Aymon adjourned the meeting at 9:09 p.m.

ATTEST:


BessieJo Wagner, City Clerk



The seal is circular with a double-line border. The outer ring contains the text "CITY OF McCALL, IDAHO" at the top and "IDAHO" at the bottom, separated by two stars. In the center, the word "SEAL" is written in a bold, serif font.


Jackie J. Aymon, Mayor