

# MINUTES

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**McCall City Council  
Regular Meeting  
McCall City Hall -- Legion Hall  
October 26, 2017**

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

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

**Mayor Aymon called the regular meeting of the McCall City Council to order at 5:30 p.m. Mayor Aymon, Council Member Giles, Council Member Holmes, Council Member Nielsen, and Council Member Witte all answered roll call.**

City staff members present were Bill Nichols, City Attorney; BessieJo Wagner, Interim City Manager/City Clerk; Shay Tyler, Deputy Clerk; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Morgan Bessaw, City Planner; Kurt Wolf, Parks and Recreation Director; Jay Scherer, Airport Manager; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Nathan Stewart, Public Works Director; Phillip Bowman, City Engineer;

Also present were Heide Carter and Kip Davidson, Horrocks Engineering; Rick Fereday, McCall Redevelopment Agency; Melissa Hamilton, University of Idaho Extension Office

**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.**

## **CONSENT AGENDA**

Staff recommended approval of the following items:

1. City Council Regular Minutes September 14, 2017
2. City Council Regular Minutes October 12, 2017

3. Payroll Report for Period ending October 6, 2017
4. Clerk Licenses Activity Report
5. Warrant Register – GL
6. Warrant Register – Vendor
7. AB 17-238 Treasurer’s Report as Required by IC 50-208 for the Month of September
8. AB 17-240 Treasurer’s Report as Required by IC 50-208 for the 4th Quarter
11. AB 17-242 Request to Approve the Amendment Transferring the Department of Environmental Quality Wastewater Planning Grant to the Payette Lakes Recreational Water & Sewer District

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

## **WORK SESSION**

### **AB 17-239 Idaho Street / Brown Drive Reconstruction Preliminary Design Update**

City Engineer Phillip Bowman presented the Idaho Street and Brown Drive reconstruction preliminary design update. On August 25, 2017, a work session was held with the City Council to discuss the overall project, review the input received from a public open house and on-line survey, and select an alternative for the project to advance into the preliminary design phase. Based on the City Council’s selection of Alternative 3, the project team commenced the preliminary design phase. With the preliminary design now complete, the project team is reporting back to the City Council to (1) provide additional information related to the questions asked by Council Members at the August work session and (2) provide an updated project cost estimate for comparison to the FY 2018 Approved Budget.

Heidi Carter, Horrocks Lead Engineer, and Public Works Director Nathan Stewart went through the PowerPoint discussing the layout of the parking area and pathway. An update on three points brought up at the previous work session regarding a center connection between the parking and pathway, a connecting pathway from Idaho Street down 1<sup>st</sup> Street to the Railroad pathway, and the placement of benches and field viewing area was given. City Engineer Bowman went over the project funding. Staff made the suggestion to not put in the connection bridge to keep within the budget and breaking out the other two items as alternate bids. It recently came to light a drainage issue at the corner of 1<sup>st</sup> and Idaho Streets so additional funds have been added to the budget for storm water drainage. Local Highway Technical Assistance Council (LHTAC) has grant funds available for shovel ready projects and an application is in the works to apply for those funds for this project.

## **PUBLIC COMMENT**

**Mayor Aymon called for public comment at 6:22 p.m.**

**Hearing no comments, Mayor Aymon closed the comment period at 6:22 p.m.**

## **BUSINESS AGENDA**

### **AB 17-232 Request to Amend the Timbercrest Downtown Condominiums Escrow Account**

#### **Instructions**

Economic Development Planner Delta James presented the Timbercrest Downtown Condominiums escrow account instruction amendment. At the request of City staff, Timbercrest Downtown Condominium Association, Inc. submitted a Second Amendment to Escrow Instructions for the Timbercrest Downtown Condominiums Escrow Account which is being held by AmeriTitle. The Escrow Account Instructions require the owner (assigned to Timbercrest Downtown Condominiums Association, Inc.) to complete Second Street and Lenora Street Improvements along the property frontage by October 31, 2017 in accordance with the McCall Downtown Master Plan. To better coincide the Timbercrest Downtown Street Improvements with the City's construction schedule for improvements downtown streets, including Second and Lenora Streets, this proposed amendment extends the timeline of the Escrow Account Instructions to October 31, 2021. The Council was presented with the proposed Second Amendment to Escrow Instructions and the existing recorded Development Agreement, recorded first Amendment to Escrow Instructions, and Assignment of Escrow Instructions. The City Attorney has reviewed all relevant documents.

**Council Member Witte moved to approve the Timbercrest Downtown Condominiums Second Amendment to Escrow Account Instructions 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, Council Member Holmes, and Council Member Nielsen all voted aye and the motion carried.**

### **AB 17-233 Request to Approve the Establishment of a New Lease for Hangar 500**

Airport Manager Jay Scherer presented the new lease for Hangar 500 and explained why the lease is an original lease and not an assumption. Hangar 500 is currently a pending sale. The ground the hangar is sited on has not been previously leased. The purchaser is May Rental, LLC.

The purchaser has been provided with a copy of the proposed lease, current Airport Rules and Regulations, and Airport Minimum Standards. The hangar owner currently leases space for hangar 106H which is undersized for the storage of a Cessna 182 and Piper Cub. The owner is still deciding whether to sublease or sell hangar 106H. The annual lease rate is \$.30 per square foot for a 3660 sq. ft. footprint only leasehold (\$1098.00).

This is a non-commercial hangar and as such was not required to meet the Airport Advisory Committee.

**Council Member Witte moved to approve the new lease for Hangar 500 to May Rental, LLC, and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Witte, Council Member Holmes, Mayor Aymon, Council Member Giles, and Council Member Nielsen all voted aye and the motion carried.**

**AB 17-234 McCall Public Art Advisory Committee Appointments – Claire Remsberg and Karla Eitel**

Economic Development Planner Delta James presented the McCall Art Advisory Committee appointments. The mission of the McCall Public Art Advisory Committee is to make recommendations to City Council regarding public art projects and policies within the City of McCall. The Public Art Advisory Committee was formed in 2012 by resolution of City Council (Resolution 12-13), consisting of five members appointed by City Council. Members are appointed to three-year terms, which are renewable.

The current term for committee member Claire Remsberg has expired and she has submitted a letter of interest to request reappointment for a second full term. Additionally, committee member term for Barbara Nokes-Kwader has concluded and she has chosen not to request reappointment. Therefore, there are now two vacancies on the committee.

After advertisement of the committee vacancies within the *Star News* and via the City's web and social media outlets, two community members have submitted written letters of interest from Claire Remsberg and Karla Eitel to serve on the Public Art Advisory Committee

**Council Member Holmes moved to appoint Claire Remsberg and Karla Eitel to the McCall Public Art Advisory Committee, each for three-year terms to expire November, 2020. Council Member Witte seconded the motion. In a roll call vote Council Member Holmes, Council Member Witte, Mayor Aymon, Council Member Giles, and Council Member Nielsen all voted aye and the motion carried.**

**AB 17-231 McCall Redevelopment Agency (MRA) Annual Report for the Urban Renewal District**

Rick Fereday, Chairperson of the McCall Redevelopment Agency (MRA), presented the Board's annual report to Council for the Urban Renewal District. The MRA meets on the third Tuesday every other month and consists of (7) seven members each serving a (3) three year term.

In 1965, the State of Idaho created the Idaho Urban Renewal Law to allow a city or county governing board to designate areas for urban renewal projects aimed at eliminating or preventing deteriorated or deteriorating areas and developing and revitalizing underutilized areas. An urban renewal agency, governed by a board of commissioners appointed by the Mayor and confirmed by the City Council, is responsible for overseeing implementation of urban renewal plans that outline the necessary projects for specific areas. The McCall Redevelopment Agency was formed by Resolution 6-90 on May 10, 1990, and the current Urban Renewal District encompasses the areas from 3<sup>rd</sup> Street running along the lake shore out to Roosevelt and Davis Streets down to Lick Creek Road.

Mr. Fereday shared this year's focus included completion of the Community Choices Project by Alpine Playhouse, the progress of what has transpired so far in finding a use for the small vacant parcel on Pine Street, and the first phase movement in addressing the Legacy Park promenade issues. Mr. Fereday stated that Staff is looking at creating a new Urban Renewal District which will basically be the historic downtown area and part of the old district along the lake front.

Renegotiation of the bond is in process and it may be possible to do an early payoff. Lastly, there are discussions in the works for a structure on Spruce Street where it meets the lake.

**AB 17-237 Area Sector Analysis Process Final Report of Compatible and Desirable Industries Presentation by University of Idaho Extension Office**

Melissa Hamilton, University of Idaho (U of I) Extension Educator, presented the Area Sector Analysis Process Final report. U of I partnered with the West Central Mountains Economic Development Council in the fall of 2014 to apply for a technical assistance grant called the Area Sector Analysis Process (ASAP). The technical grant was awarded and our region is the first community in Idaho to participate in the ASAP program sponsored by the Western Rural Development Center. The ASAP program was one of the 21 initiatives of the America's Best Communities Contest. This program looks at the compatible and desirable industries for a region based on local and national survey responses utilizing a quantitative approach to identify industry sectors for our region.

The overall goal of the analysis was to help achieve sustainable community economic development and evaluate what industries would do well in this area. 17 sectors have been identified as compatible for the region with fiber optics, high-speed internet, and electricity being strong factors at what would do best. Ms. Hamilton explained how to read the report data. Short term goal is to inform the community of this report. Long term goal is having local municipalities using this data for industry job development and infrastructure needs and work with Department of Commerce. A great next step is narrowing down the sectors by identifying the existing sectors and identify community assets.

**City Council Member Witte recused herself at 7:27 p.m. due to a conflict with the next agenda item.**

**AB 17-236 Request to Approve Mile High Marina Expansion Conditional Use Permit Application CUP-17-09**

City Planner Morgan Bessaw presented the Mile High Marina Expansion conditional use permit application from Jim Gerblick and Sam Worley (Mile High Marina), to construct a new fixed pier dock totaling 2,400 sq. ft. next to the existing marina building to allow for increased offering of non-motorized water craft rentals.

The non-motorized water craft users will exit the Marina by paddling north from the new dock through an opening which will be created in the northern Marina breakwater. The opening will be created as close to shore as possible given safety concerns due to collecting dock debris in the area. Additionally, street frontage improvements including striping of a pedestrian/bike pathway section and elimination of public parking along the building frontage except for one ADA parking space and temporary loading area will be completed.

The dock is proposed to be constructed in two phases. The first phase, a section of fixed pier dock along the western face of the building, will be constructed by December 31, 2017. The second phase, an extension of the phase one dock to the north and wrapping around the north side of the building, will be completed by December 31, 2018.

At its October 3, 2017 regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing and unanimously recommended the Mile High Marina Expansion Conditional Use Permit application for approval by City Council.

Amy Pemberton, attorney for the applicant, spoke of the area improvements and how those will be conducted. The area is to be non-motorized as stated in the application and there will be signage. Ms. Pemberton and staff answered questions about kayak launching, dock parking, and safety issues.

**Council Member Giles moved to approve conditional use permit application CUP-17-09 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Giles, Council Member Holmes, Mayor Aymon, and Council Member Nielsen all voted aye and the motion carried.**

**City Council Member Witte rejoined the meeting at 7:36 p.m.**

**AB 17-235 Request to Approve Jake's Landing Minor Plat Amendment application SUB-17-03 and Conditional Use Permit application CUP-17-07**

City Planner Morgan Bessaw presented the Jake's Landing Minor Plat Amendment and Conditional Use Permit applications submitted by Robnett Properties McCall Inc., to convert the existing Jake's Landing Condominiums to townhouse units, and to amend the plat to turn eight (8) undeveloped platted condo parcels into a single parcel.

At its July 11, 2017 regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing and unanimously recommended the Jake's Landing Minor Plat Amendment and Conditional Use Permit applications for approval by City Council.

**Council Member Witte moved to approve conditional use permit application CUP-17-07 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, Council Member Holmes, and Council Member Nielsen all voted aye and the motion carried.**

**Council Member Witte moved to approve subdivision minor amendment application SUB-17-03 as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Holmes seconded the motion. In a roll call vote Council Member Witte, Council Member Holmes, Mayor Aymon, Council Member Giles, and Council Member Nielsen all voted aye and the motion carried.**

**AB 17-241 McCall Men's Association Tee Box Sign Agreement Approval Request**

Interim City Manager BessieJo Wagner presented the McCall's Men's Association tee box sign agreement. On March 23, 2017 the City Manager and McCall Men's Association (MMA) presented a proposal for management of tee box signs on the McCall Golf Course to the City Council. The general concept of this proposal is for the MMA to purchase and maintain tee box

signs on the golf course and to also arrange advertising to be placed on the respective signs. The revenue received by the MMA would be used to cover costs for sign purchase/maintenance with the net revenue returning to support McCall Golf Course projects. The Council had directed staff to establish an agreement for this use.

Robert Lyons, a MMA Member, explained what a tee box is, and answered the Council's questions about the size and design.

**Council Member Holmes moved to approve the Tee Box Sign Letter of Agreement between the City of McCall and McCall Men's Association, and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Holmes, Council Member Giles, Mayor Aymon, Council Member Nielsen, and Council Member Witte all voted aye and the motion carried.**

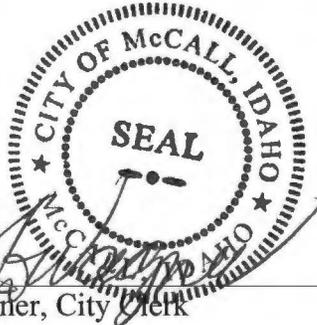
**Upcoming Meetings Schedule Discussion**

Council discussed upcoming meetings.

**ADJOURNMENT**

**Without further business, Mayor Aymon adjourned the meeting at 7:52 p.m.**

ATTEST:



*BessieJo Wagner*  
BessieJo Wagner, City Clerk

*Jackie J. Aymon*  
Jackie J. Aymon, Mayor