



**City of McCall  
City Council**

**AMENDED - AGENDA  
Regular Meeting  
October 24, 2019 at 5:30 PM  
Legion Hall - McCall City Hall  
(Lower Level)  
216 East Park Street**

**OPEN SESSION**

**PLEDGE OF ALLEGIANCE**

**APPROVE THE AGENDA**

**CONSENT AGENDA**

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and will be enacted with one motion unless a Council Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following **ACTION ITEMS**:

1. City Council Special Minutes – January 7, 2019 (ACTION ITEM)
2. City Council Special Minutes – January 18, 2019 (ACTION ITEM)
3. **City Council Regular Minutes – September 26, 2019 (ADDED 10-21-19) (ACTION ITEM)**
4. City Council Special Minutes – September 27, 2019 (ACTION ITEM)
5. Payroll Report for period ending October 4, 2019 (ACTION ITEM)
6. Clerk License Report (ACTION ITEM)
7. Warrant Register – GL (ACTION ITEM)
8. Warrant Register – Vendor (ACTION ITEM)
9. AB 19-223 Request to accept the Treasurer’s Report as Required by IC 50-208 (ACTION ITEM)
10. ~~AB 19-226 Request to Approve the Assumption of Hangar 550 Lease by Joseph F. McDonough & Anne E. McDonough and Terminate Individual Interest of Paul Schaetzel & Laurie Birch in the Lease at Time of Closing (ACTION ITEM)~~
11. AB 19-228 Ratify Mayor’s Signature on Letter of Support for ITD Grant Funds on Behalf of Treasure Valley Transit (ACTION ITEM)
12. AB 19-230 Request to Approve Local Professional Services Agreement No. 95386 - Project No. A020(146), Key No. 20146 For the Mission Street Reconstruction Project (South City Limits to Deinhard) (ACTION ITEM)
13. **AB 19-233 Approve termination of the existing lease with Paul Schaetzel & Laurie Birch and subsequently approve the new lease with Joseph F. McDonough & Anne E. McDonough for Hangar 550 (ADDED 10/21/19) (ACTION ITEM)**

**CITY COUNCIL AGENDA**

October 24, 2019 Regular AMENDED TO REMOVE AB 19-226 AND TO ADD AB 19-233 Approve termination of the existing lease with Paul Schaetzel & Laurie Birch and subsequently approve the new lease with Joseph F. McDonough & Anne E. McDonough for Hangar 550 AND ADD City Council Regular Minutes – September 26, 2019

## **PUBLIC COMMENT**

At this time, the Mayor will call for any comments from the public on any subject whether or not it is on the agenda for any item(s) the public may wish to bring forward and discuss. **Please limit comments to three (3) minutes. The City Council does not take any action or make any decisions during public comment.** To request Council action during the Business portion of a Council meeting, contact the City Manager or City Clerk at least one week in advance of a meeting.

## **WORK SESSION**

AB 19-225 Joe Eisenbrandt from Assistance for Transients in Need (AFTIN), Will Give an Informational Presentation Regarding the AFTIN Assistance Program and Discuss Community Needs

## **PUBLIC HEARING**

AB 19-221 Request to Adopt an Ordinance Establishing a New Urban Renewal District Plan – Downtown West (ACTION ITEM)

## **BUSINESS AGENDA**

AB 19-220 McCall Redevelopment Agency (MRA) Annual Report for the Urban Renewal District

AB 19-227 Request for Approval to Submit a Transportation Alternatives Grant application for 1st Street Pedestrian Improvements (ACTION ITEM)

AB 19-224 Request Approval of the Submission of the Idaho Transportation Department – Office of Highway Safety FFY20 Traffic Enforcement Grant Project Agreement (TEGPA) (ACTION ITEM)

AB 19-222 Convert unclaimed Found Property to City of McCall Parks and Recreation Department for use in the Check-Out Program (ACTION ITEM)

AB 19-229 Request to Commence Rezone Application Process for Public Works Property to be Zoned Civic (ACTION ITEM)

Review the Upcoming Meetings Schedule

## **ADJOURNMENT**

***American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, please contact City Hall at 634-7142 at least 48 hours prior to the meeting.***

### **CITY COUNCIL AGENDA**

October 24, 2019 Regular AMENDED TO REMOVE AB 19-226 AND TO ADD AB 19-233 Approve termination of the existing lease with Paul Schaetzel & Laurie Birch and subsequently approve the new lease with Joseph F. McDonough & Anne E. McDonough for Hangar 550 AND ADD City Council Regular Minutes – September 26,

# MINUTES

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**McCall City Council  
Special Meeting  
McCall City Hall -- Legion Hall  
January 7, 2019**

Call to Order and Roll Call  
Work Session  
Adjournment

## CALL TO ORDER AND ROLL CALL

**Mayor Aymon called the special meeting of the McCall City Council to order at 6:00 p.m. Mayor Aymon, Council Member Giles, Council Member Holmes, Council Member Nielsen, and Council Member Sowers all answered roll call. was absent.**

City staff members present were Anette Spickard, City Manager; BessieJo Wagner, City Clerk; Erin Greaves, Communications Manager

## PUBLIC COMMENT

### **Public Comment related to the Midas Gold Community Partnership Agreement**

Anne Labelle with Midas Gold gave a brief overview of the Community Partnership Agreement. She explained that it is a legal document that binds the company, if the company is sold this would also bind the purchaser.

Sean Gould – Stated that his comment is not about the project or the character of the employees of Midas Gold, he requested that the Council stay neutral and not sign the agreement.

Don Chapman - Requested that the Council stand with Nez Perce on their position. He also felt that prior to making any decisions the Council should wait for the EIS to come out.

Clements stated that he was in favor of the agreement with the caveat that the Council stay involved long term. He is a native Idahoan and feels that the Midas project is an opportunity to clean up the Stibnite site.

Wes Keller expressed concern with the agreement stating that in his experience, generally the community writes the agreement. He opined that since Midas wrote it, he feels there is a conflict of interest. He stated that the agreement never mentions the communities that do not sign the agreement. He is concerned with the effects on the fishery and the economic impacts.

Brian Maloney stated that he is opposed to the Council signing the agreement. He felt that the agreement does not hold Midas accountable to anything. He felt that the amount of money at stake is small by not signing the agreement.

Mike Weisenbach stated that he was opposed to the Council signing the agreement. He stated that it felt premature and would put the City in a bad spot.

Joey Petrie felt that there was no guarantee of the safety of the material that will be moved through McCall and he was opposed to the Council signing the agreement.

Barre Quartine stated that he owns property on the river and any risk to the river is not a good idea. He was opposed to the agreement and encouraged the Council to stay neutral.

Belinda Provancher explained that the agreement is not about whether or not to approve the project, it is about the opportunity for regional discussion.

Judy Anderson was opposed to the Council signing the agreement. She felt that Midas has been misrepresenting their intent.

Nick Monahan expressed concerned with how the mine may affect the City and posed the question of what happens to tourist-based towns when the mine comes.

Caroline Penny was opposed to the Council signing the agreement. She felt that the agreement only benefits Midas and the community does not benefit.

Erin Zachery expressed his opposition to the Council signing the agreement.

Lisa Weisnant was opposed to the Council signing the agreement. She felt that it is not about being at the table, it is about the foundation. She opined that the foundation should be separate from the agreement and it is too soon to be establishing such an agreement. She stated that the EISs will tell the community more. She did express her concern about how the mine will affect the river.

David Simmonds stated that he understands that the agreement is not about the mine, that it is more about relationships. However, he is opposed to the Council signing the agreement. He stated that the NEPA process needs to happen first prior to signing any agreement.

Julia Thrower, Environmental advisory Committee Chair, commented that the committee advises the Council to not sign the agreement. She cautioned the Council about the many unknown impacts of the agreement and feels it would make the City an investor and would be a conflict of interest for the Council to sign the agreement.

Julia Thrower speaking on her own behalf, asked the question is the agreement constitutional. She is opposed to the Council signing the agreement. She opined that it makes the City a stockholder with Midas and creates a conflict of interest between representing the public's best interest.

Robin Armstrong thanked the Council for providing the education series. She is opposed to the Council signing the agreement that would make the City a business partnership.

Jeff Abrams spoke about perceptions, stating that the agreement is not an endorsement, but the perception is that by signing the agreement it would be an endorsement—.

Michelle Blank stated that she was opposed to the Council signing the agreement. She felt it was premature and the Council needs the EIS first. She felt this was the wrong agreement, and that the City needed an agreement with robust protection. This Community Agreement sends the wrong message.

Alex Braun, speaking for Joseph Fox, stated to reject the agreement. He stated that the agreement would be a contractual realm far outside the Council realm. He stated that the advisory board referenced in the agreement was not subject to open meeting laws and could make the Council personally liable.

Mora Goldstien stated that by not signing the agreement it does not exclude the Council from being able to comment. She requested that the Council not sign the agreement.

Jamie Laidlaw wondered what the benefit for the City is by signing the agreement, just conversation. She stated that the agreement does not bind Midas and is not subject to open meeting laws. Felt it would be a conflict of interest.

Julia Welch was opposed to the Council signing the agreement. She stated that the Council has the option of maintaining neutrality.

Andrew Mentzer stated that he was in favor of the Council signing the agreement. He gave some examples of similar situations of Cities signing similar agreements.

Gina Chanman stated she was in favor of the Council signing the agreement. She feels the city needs to be part of the conversation and waiting does not make sense to her.

Fred Corielle stated that even though the agreement is not part of the NEPA process, it would have an impact on the process. He was opposed to the Council signing the agreement. He expressed concern with the money involved and encouraged the Council to have a separate MOU. He stated that this agreement is to be used to bolster their investors and feels the agreement has undue influence.

Jessica Newell asked that the Council solve our current issues before taking on a new issue. She is concerned how the influx of the mine would have on the hospital and other services. She is opposed to the Council signing the agreement.

Scotty Davenport spoke in favor of the Council signing the agreement to make their voices heard.

Olin Balche was opposed to the Council signing the agreement as he feels they should wait until the EIS comes out.

Karen Balche stated that it feels it is bribery on Midas' part. She is concerned for animal and human life if the mine is allowed to happen. She is opposed to the Council signing the agreement and feels the agreement breaks the treaty with the tribe.

Jay Masterson spoke in support of the Community Agreement, stating that it would be a robust discussion and impact on the community from a fiduciary responsibility. He stated that Midas has shown that they want to work with the community and felt that the option to do nothing is not an option.

Mathew Ganz stated that he was opposed to the Council signing the agreement.

Bruce Rankin wondered if there was forward looking information. He feels that what Midas says does not mean much. He is opposed to the Council signing the agreement and feels the agreement would make the City a partner, therefor creating a conflict of interest.

Jon Rygh was opposed to the Council signing the agreement, stating a conflict of interest issue. He states that he feels it is against the constitution, and a public trust issue. He stated that another option could be a MOU.

Amy Rush questioned the transparency of the intent of Midas and the agreement. She stated that Midas claims they are transparent and would like the public to believe the agreement is for the community; however, she questions their motive. She is opposed to the Council signing the agreement.

Melissa Coriell is opposed to the agreement. She is in support of the Nez Perce and expressed concern about the risk associated with the agreement.

Connie McClaren expressed concerned that the agreement was tied to so many dollars and stated that if it sounds too good to be true, then it probably is. She was opposed to the Council signing the agreement.

Debbie Fereday asked the question - do we have complete information? She encouraged the Council to have complete information prior to signing an agreement. She was opposed to the Council signing the agreement and requested that the Council wait for the EIS.

Beth Kochever was opposed to the Council signing the agreement and requested that they wait for the EIS.

Tor Anderson stated that Midas is control of the conversation. He was opposed to the Council signing the agreement.

Logan Bonnesen shared Karen Tilley Comments who was opposed to the Council signing the agreement.

Monahan (a Minor) was opposed to the Council signing the agreement. He expressed concern with how the mine would affect the community and environment.

Cec Tyler spoke in favor of the agreement. Stating that the regulatory agencies will make the decision of the mine.

Terry Edvalsen states he had experience with mining and found that Midas' approach is interesting. He stated that the plan presents multiple opportunities for the regulatory agencies to intervene and is pro participation in favor of the Council signing. He feels if they do not sign, they miss an opportunity.

Devon Barker-Hicks feels waiting on the EIS to sign the agreement is crucial. He was opposed to the Council signing the agreement prior to the release of the EIS.

Lisa Marie Gledowski was opposed to the Council signing the agreement.

Sara Jessup stated that issues get a little muddy and was not sure that the EIS really matters. She stated that the issue is - do we want to be part of the committee that looks like we are being paid. If there were no money involved, the agreement could be a good thing.

Galen Shaver is opposed to the agreement, feeling it creates a conflict of interest. He stated that with the money on the table it presents a perception of a conflict of interest and bias as well as conflicts with the public trust. He feels it is bribery and will be seen as endorsement.

Mary Thurogh was opposed to the Council signing the agreement and feels it is premature and a conflict of interest.

Gail Rankin, a physician, was opposed to the Council signing the agreement. She expressed concerns of the environmental issues that will affect people's health if the mine is permitted.

Dave Robi visited the mine in an effort to get informed. He stated that it was difficult to separate the mine operations from the Community Agreement. He feels that Midas has contributed greatly to the community and requests that the City remain neutral and not sign the agreement.

Neil Baker asked what the urgency is to sign the agreement. Does it mean no seat at the table or communication with Midas in the future? He feels like Midas is using bully tactics and is opposed to the Council signing the agreement.

Jesse Lutz expressed concerns about the Community Agreement, stating that the agreement negates tribal involvement and creates conflict of risk. The Council already have a seat at the table as City Leaders and requested that the Council not make a decision tonight.

Laura Bechdel stated that there was large opposition to the agreement. She disagreed with the statement that by signing the agreement it is not a statement of approval of the project. She feels that by signing the agreement, the Council would be showing support of the project.

Charles Ray stated that the agreement represents a long-term business agreement with Midas and feels it is a clear conflict of interest and a public trust obligation. He stated that if the Council votes

yes to sign the agreement, it will be impossible to avoid public perception of support for the mine. By signing would create a conflict of interest and be a violation of public trust; therefore, he was opposed to the Council signing the agreement.

Bill Sifford stated that in the beginning he was neutral and is now totally opposed to the Council signing the agreement.

Gene Tyler expressed support of the Community Agreement.

Cheyenne Petri stated that she was surprised that this is even a discussion. She is opposed to the agreement. She encouraged the Council to show that we do not support the mine and is opposed to the Council signing the agreement.

Molly Alene was opposed to the Council signing the agreement. She stated that the Council had a duty to remain in control.

Sasha Jackson was opposed to the Council signing the agreement. She feels that it is too soon prior to the EIS and was concerned with the time sensitivity.

Steve Jones expressed concern that we would not have a seat at the table and feels more power not at the table. He was opposed to the Council signing the agreement.

Sherry Maupin wanted to give a brief history of how the agreement came about stating that it was not Midas driven, it was started with members of the community. She stated that she spent 18 months formulating the agreement with other leaders of the community. She stated that the Americas Best Community group formulated the agreement for the community and was not driven by Midas. She stated that if the mine is not approved the agreement goes away. She was concerned with impact on the community. She was in support of the agreement for the community.

Brian Stole took an informal poll of the room of who would be in favor stating 12; against was the majority. He stated that the Council should represent the will of the people and feels that the contract is illegal. He was opposed to the Council signing the agreement.

Dave Ogden was concerned with the effects of the mine.

Jim Griffith was opposed to the agreement.

Diane Penny was concerned that the agreement was not necessary. She felt that there is nothing binding future owners of the mine to the agreement.

Anne LaBelle spoke about the people that would be dealing with in the agreement. She stated that if the Council was not supportive of the project to put things in writing. She stated several lawyers have reviewed the agreement and it is not in support of the project and there is no time pressure.

Nate stated there were national problems and to remember that water runs downhill.

Lynn Lewinski stated that the Community Agreement has been changed and is concerned that those changes are not to help us.

Anette Spickard City Manager gave a wrap up to the agreement discussion. She went over the changes from the last draft and reminded the Council that they are not a permitting agency. The agreement is not the vessel to discuss the impacts to the City. She stated that the preliminary agreement has been through legal review.

## **BUSINESS AGENDA**

### **AB 19-008 Request to consider either approval or non-approval of entering into a Community Partnership Agreement with Midas Gold**

Midas Gold, owner of the former Stibnite Gold Mine site, has approached the City with an offer to enter into a Community Benefit Partnership Agreement between the company and other cities and communities in the West Central Mountains that may be impacted by their new mining operation at the site. The company is in the permitting stage of the project with multiple state and federal agencies. It is unknown at this time whether they will receive the permits and what conditions will be associated with those permits to mitigate project impacts. The City of McCall is not a permitting agency for this project, but the City and its impact area are included in the company's required studies for the federal environmental impact statement (EIS) as they relate to transportation and social/economic impacts. Council and staff have participated in a number of public meetings regarding the proposed agreement and the project in general. Midas Gold has made it clear in many communications with the City that regardless of whether this agreement is signed by the City, the company will work with the City to mitigate direct impacts to the City as a result of the project including but not limited to items such as intersection improvements to accommodate their vehicle traffic along Highway 55. Not all impacts will be known until the draft EIS is published sometime in 2019.

The purpose of this special council meeting is to gather a final round of public input on the topic and act on the proposed agreement. A memo from the City Manager was distributed to the Council in their packet discussing the following options:

1. Approve entering into the Community Benefit Partnership Agreement (attached) and give direction for appointment of a representative to the Stibnite Mine Advisory Council and a representative to the Stibnite Foundation Board.
2. Do not enter into the agreement and seek to participate on the Stibnite Mine Advisory Council only.
3. Do not enter into the agreement.

Council Member Sowers thanked the community for coming out to speak to the Council. He also expressed appreciation of the Midas Gold employees. He stated that the environmental impacts of the mine are huge. He feels it is not the right time.

Council Member Holmes stated that she did not feel that it is the right time.

Council Member Giles feels it is important to be at the table. He stated that the City may need a different sort of agreement. He heard that the community and feels the foundation is a conflict of

interest. He would like some agreement to have a seat at the table and was concerned that some feel that no seat has a louder voice. He does not agree. He stated that the City should be at the table expressing the issues and focus on the impacts to the City. He encouraged the people to speak with the Forest Service.

Council Member Nielsen was concerned that the agreement was not drafted by the communities it affects and it does not represent the voice of the community. He encouraged Midas to communicate with the City of McCall. He does not feel the agreement gives the City any power to hold Midas to anything related to the project. He commented that there was pretty broad opposition to signing the agreement and the numbers have been consistent in opposition. He feels that he should listen to what the community has to say. The issue is not whether they support the mine. He like the idea of an MOU stating that the foundation would be focused on the community organization. He stated that any money received from the foundation is not enough to offset any infrastructure needs, that it is more for community organizations.

Mayor Aymon feels communication and conversation is needed and does not feel that being part of a committee to communicate with Midas Gold is needed to have a voice. She stated that she is encouraged that staff has already started with communication with Midas. She also stated that when you ask for public opinion, it would behoove the Council to listen to what the people want. We asked and you responded it is our job to listen, she is not in favor of being part of the foundation.

Council Member Nielsen suggested another option, to wait for the EIS to develop an alternative agreement.

Council Member Sowers stated an alternative agreement would give a voice to the City.

**Council Member Holmes moved to reconvene after the draft EIS has been received and read, and then draft a proposed MOU with Midas Gold. Council Member Nielsen seconded the motion. In a roll call vote Council Member Holmes, Council Member Nielsen, Mayor Aymon, Council Member Giles, and Council Member Sowers all votes aye and the motion carried.**

## ADJOURNMENT

**Without further business, Mayor Aymon adjourned the meeting at 9:30 pm.**

**ATTEST:**

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Jackie J. Aymon, Mayor

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BessieJo Wagner, City Clerk

# MINUTES

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**McCall City Council  
Special Meeting  
Si Buenos Southwest Grill  
339 Deinhard Lane, McCall  
January 18, 2019**

Call to Order and Roll Call  
Work Session  
Adjournment

## CALL TO ORDER AND ROLL CALL

**Mayor Aymon called the special meeting of the McCall City Council to order at 9:00 a.m. Mayor Aymon, Council Member Giles, Council Member Holmes, Council Member Nielsen, and Council Member Sowers all answered roll call.**

City staff members present were Anette Spickard, City Manager; BessieJo Wagner, City Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Kurt Wolf, Parks and Recreation Director; Jay Scherer, Airport Manager; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Chris Curtain, Information Systems Manager; Traci Malvich, Human Resources Manager; Justin Williams, Police Chief; Nathan Stewart, Public Works Director;

## WORK SESSION

### Welcome, Annual Department Reports

Each Department Head presented their Annual Reports to Council

1. McCall Municipal Airport – Airport Manager Jay Scherer
2. Public Works - Public Works Director Nathan Stewart
3. Community and Economic Development – Community and Economic Development Director Michelle Groenevelt
4. Parks and Recreation – Parks and Recreation Director Kurt Wolf
5. McCall Golf Club – Golf Course Superintendent Eric McCormick
6. McCall Public Library - Library Director Meg Lojek
7. Police Department – Police Chief Justin Williams
8. Information Technology Department – Information Systems Manager Chris Curtin
9. Finance Department - City Treasurer Linda Stokes
10. City Clerk Department – City Clerk BessieJo Wagner
11. Local Option Tax
12. City Manager Anette Spickard

### Council Reflection on 2018, Set Goals for 2019

The Council discussed the many accomplishments of 2018 such as the Adoption of several plans: Transportation Master Plan, Water Master Plan, and the Comprehensive Plan.

Mayor Aymon stated that the Midas Gold lecture series was well scheduled within a condensed time frame. The Council commented on how they liked that the series was video recorded. The awarding of contracts for city infrastructure shows that things are getting done. The completion of the water rate structure was done timely, the study showed that deferred maintenance has been an issue in the past and will cost into the future. Council appreciated how City Staff looks at ways to combine projects to save money through communication and collaboration between departments. The Council commented how they were pleasantly surprised by the forward-looking approach that was happening. Council also expressed their appreciation on how well the departments work well together with competent staff to move the City forward. They also commented that it easier to back up the actions of the City when they, the Council, understands why something is happening.

The Council also discussed areas where they felt the City could do better. The Council did not feel that the water rate informational meetings were well attended and may not have been well communicated to the community. The Council identified that this could be due to time of year. There was some conversation on whether the Council should go out to the public or should we create an opportunity for public information.

The Council then discussed possible ways to do business differently such as find stakeholders, look for ways to educate, give more opportunity for people to weigh-in, look for ways to make the subject matter more relatable. The Council discussed sidewalk maintenance and identified that an educational series would be beneficial. Timing of this topic is important, they discussed late fall through the winter would give people more time to be involved. Council also discussed some of the challenges with getting out information could be in part due to the venue. The Council discussed different locations such as Northfork Lodge that could accommodate a large number of people. There was some discussion around cost of looking at other venues and whether or not it would be worth the change in venue. Council felt that if a large meeting is anticipated then there would be a need to find a venue to accommodate.

Through some additional discussion, Council Member Nielsen opined that there was not enough public input for the Comprehensive plan, while Council Member Holmes contradicted and stated that there was good participation although it may have been too spread out.

The Council then worked to identify the listed future opportunities and upcoming challenges with projects:

1. EIS draft for Midas Gold will be a lot of work on staff to analyze the results and the effects on the community
2. Housing strategy
3. Parks and Recreation relocation prior to the Library expansion project
4. Library Expansion Project 2020
5. The Airport new taxiway
6. Wildfire education

The Council then worked to identify the listed future opportunities and upcoming challenges related to policy:

1. Parking
2. Sidewalk maintenance
3. Recycling – EAC – Lakeshore Disposal
4. Urban renewal
5. Density and growth

6. Land Use Code update
7. Fiber project
8. Full time code enforcement officer
9. Environmental climate change

### Three Touch Rule?

Council discussed the merits of the Three Touch Rule and Community education with a brief discussion. After three touches an item may still warrant additional community outreach. It is important to identify when additional outreach is needed. After the discussion the Council consensus was for Communications to take the lead on outreach to include a trial of live streaming of Council meetings, and, dependent on feedback from the community, may make streaming standard for all Council Meetings.

### Staffing Challenges

Council brainstormed on ideas regarding opportunities for cross training and looking at some shared employees to fill in the holes. They discussed that Communication key. The discussion included ways to communicate better with community including ideas of two-minute briefs, community bulletin boards, a communication plan from the Council initiatives, and local radio spots. The Council rounded out their discussion with various ideas to include community involvement.

### Review Governance Manual

Council discussed the agenda structure to ensure the flow of their meeting was efficient. There was Council consensus to publish the Public Hearings for 5:30, and at times, move the department reports to the consent agenda when there is a lengthy meeting. The Council discussed the appointment process for City committees, commissions and boards, expressing the desire to make the process more uniform across the board. The Council would like a more formal process.

There was some discussion regarding the Council liaison expectations and an opportunity for the Council to report. Council also discussed how they should consider previous Council action and requested that staff include documentation of previous council action, so they are completely up to speed when a related topic comes before them. Council also expressed interest in training, especially land use related training, so when the new code updates come, they understand what that code update means. There was also interest emergency management strategies.

Council wrapped up the day with a brief discussion regarding Council legislative priorities that included State supported transit and a review of the liquor license initiative from Driggs.

## **ADJOURNMENT**

**Without further business, Mayor Aymon adjourned the meeting at 2:24p.m.**

**ATTEST:**

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Jackie J. Aymon, Mayor

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BessieJo Wagner, City Clerk



# MINUTES

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**McCall City Council  
Regular Meeting  
McCall City Hall -- Legion Hall  
September 26, 2019**

Call to Order and Roll Call  
Pledge of Allegiance  
Approve the Agenda  
Consent Agenda  
Work Session  
Public Comment  
Business Agenda  
Executive Session  
Open Session  
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 Nielsen, and Council Member Sowers all answered roll call. Council Member Holmes was absent.**

City staff members present were Anette Spickard, City Manager; Bill Nichols, City Attorney; Shay Tyler, Deputy Clerk; Michelle Groenevelt, Community Development Director; Delta James, Economic Development Planner; Eric McCormick, Golf Course Superintendent; Chris Curtin, Information Systems Manager; Nathan Stewart, Public Works Director; Stephanie Bork

Also, in attendance was Andrew Mentzer, West Central Mountains Economic Development Council

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

## APPROVE THE AGENDA

**Council Member Sowers moved to approve the proposed amended agenda to add *Executive Session for Litigation to discuss information received on September 25, 2019 that cannot wait until the next regular Council meeting* as submitted. Council Member Nielsen seconded the motion. In a roll call vote, Council Member Sowers, Council Member Nielsen, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

## CONSENT AGENDA

Staff recommended approval of the following ACTION ITEMS. All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and were enacted with one motion.

1. City Council Regular Minutes – July 11, 2019
2. City Council Special Minutes – September 11, 2019
3. City Council Regular Minutes – September 12, 2019
4. Payroll Report for period ending 09-06-2019
5. Clerk License Report
6. Warrant Register – GL
7. Warrant Register – Vendor
8. **AB 19-205 Request to accept the Treasurer’s Report as Required by IC 50-208:** Treasurer’s report of accounts and activity of office during the month of August 2019 regarding care, management, or disposition of moneys, property or business of the City. *Action: The Council shall examine the report and determine whether additional information from the Treasurer is required.*
9. **AB 19-203 Request to Authorize the Library Director to sign the Idaho STEM Action Center Public-Private Partnership (P3) Grant Award Agreement:** The McCall Public Library has been awarded a \$50,000 Public-Private Partnership (P3) grant from the Idaho STEM Action Center to support the construction of an educational classroom (aka MakerSpace) within the McCall Public Library Expansion project. The \$50,000 grant award will be matched by \$100,000 in private donations contributed to the Library Foundation. This minimum 1:2 match from privately sourced donations is a grant program requirement. The grant final report is due by November 15, 2021. The award agreement calls for the Library Director’s signature and this agenda bill is asking for that permission. *Action: Authorize the Library Director to sign the Idaho STEM Action Center Public-Private Partnership Grant Award Agreement.*
10. **AB 19-208 Request to Proclaim October 6-12, 2019 as Fire Prevention Week – “Not Every Hero Wears a Cape. Plan and Practice your Escape!”:** The City of McCall, Idaho is committed to ensuring the safety and security of all those living in and visiting the City. Fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire. This year’s National Fire Protection Association® (NFPA®) Fire Prevention Week campaign is “Not Every Hero Wears a Cape. Plan and Practice Your Escape!” The campaign works to educate everyone about the small but important actions they can take to keep themselves and those around them safe. NFPA statistics show that in 2017 U.S. fire departments responded to 357,000 home structure fires. These fires caused 2,630 fire deaths and 10,600 fire injuries. On average, seven people died in a fire in a home per day during 2012 to 2016. These numbers show that home fires continue to pose a significant threat to safety. In a typical home fire, there may be as little as one to two minutes to escape safely from the time the smoke alarm sounds. Escape planning and practice is important to utilize those few minutes to give everyone enough time to get out. Situational awareness is a skill people need to use wherever they go. In an effort to support the national proclamation of Fire Prevention Week and bring awareness to the citizens of McCall, staff requests the Council proclaim October 6-12, 2019 as Fire Prevention Week in McCall. The proclamation, talking points, and fire escape checklists are attached. More information and activities can be found on the NFAP

website <https://www.nfpa.org/Public-Education/Staying-safe/Preparedness/Fire-Prevention-Week> Action.: Proclaim October 6-12, 2019 as Fire Prevention Week throughout the City of McCall and authorize the Mayor to sign the proclamation.

11. **AB 19-209 Request to Proclaim October 2019 as Arts and Humanities Month:** National Arts & Humanities Month is a coast-to-coast collective celebration of culture in America. Coordinated by Americans for the Arts, it has become the largest annual celebration of the arts and humanities in the nation. From arts center open houses to mayoral proclamations to banners and newspaper articles, communities across the United States join together to recognize the cultural gems surrounding them. The month of October has been recognized as National Arts and Humanities Month by thousands of arts and cultural organizations, communities, and states across the country, as well as by the White House and Congress for more than 30 years. The arts and humanities embody much of the accumulated wisdom, intellect, and imagination of humankind and play an important role in our lives—they provide enrichment and strive to provide enlightening and transformational experiences to the broadest possible cross section of the American public. The arts allow us to explore ideas, express emotions, and better appreciate cultures from around the world. The nonprofit arts industry also strengthens our economy by generating \$166.3 billion in total economic activity annually, 26 billion in government revenue, and by supporting the full-time equivalent of 5 million jobs nationwide. National Arts & Humanities Month is an opportunity to recognize and celebrate the positive impact the arts bring to our schools and communities therefore in an effort to support the national proclamation of Arts and Humanities, staff requests that Council proclaim October as Arts and Humanities month in McCall. Action.: Proclaim October 2019 as Arts and Humanities Month and authorize the Mayor to sign all necessary documents.

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

## **PUBLIC COMMENT**

**Mayor Aymon called for public comment at 5:31 p.m.**

**Hearing no comments, Mayor Aymon closed the comment period at 5:31 p.m.**

## **WORK SESSION**

### **AB 19-204 McCall Local Housing Discussion**

Community & Economic Development (CED) Director Michelle Groenevelt presented the McCall Local Housing Discussion. In 2018, the McCall City Council adopted *McCall In Motion/City of McCall Housing Strategy* and the *McCall Area Comprehensive Plan*. The Plans outline the need for a Local Housing Program that includes a variety of for sale or rent units with various price points to support a year around community.

CED Director Groenevelt provided an overview of the McCall's Local Housing Program with the status of each component covering the Private Development Incentive Program for rental or ownership; the request for qualifications/proposals for owned properties; land banking; annexation/zoning map amendment for new development; regulatory; temporary or seasonal housing explaining eligibility and public funding. She answered question about other possible incentives such as double density in residential zones, height in commercial zones as well as financial incentives. The program needs to be tailored to this community as what works in another city may not work here.

Staff shared information on the Request for Proposals (RFP) component of the Housing Program. She explained the map and spoke to the public owned parcels, not necessarily the City owned parcels, that have some restrictions. She pointed out there are two residential City owned parcels on Flynn Lane and Lenora Street and asked for Council input. Mayor Aymon like Flynn Lane as she felt the neighborhood would welcome the development. Council Member Giles feels waiting until the code amendments are done. Council Member Sowers spoke about prohibitive permitting costs, wants to incentivize builders, and loosen up regulation. Council Member Nielsen agrees with both Council Member Sowers and Council Member Giles in offsetting costs with incentives and waiting on the code amendments. He suggested other parcels to investigate, possible relocation of Public Works. CED Director Groenevelt suggested the consideration of multiple use & multi-family housing in the commercial areas that are not great for retail or food related business.

Andrew Mentzer, Executive Director at West Central Mountains Economic Development Council (WCMEDC) provided a regional perspective and update. The WCMEDC sent out a regional housing survey to the community asking people to share how they feel about their current living situations and future. He went over how and what data was collected: employment sectors, preferred housing, how current housing does not meet needs, how long they plan to live here – 5 years or long if possible. What was found was people can afford \$500-\$1500 with the average approximately \$1000. With the inflation, the community needs to see wage growth. Wage growth for all of Idaho is not where it should be. The majority surveyed shared what their ideals are which included close proximity to work so the commute is under 10 miles and three-bedroom houses. Mr. Mentzer stated this information is important as it helps in understanding the needs of the community so not all work force housing are multiplex units, etc. Out of the survey, 36% do not feel secure in their housing situation or their future here due to the housing issues. This information can be drilled down by sector and location. He shared comments made by those surveyed: going into credit card debt due to the high cost of housing and not being able to live within their means; no housing for seniors on fixed incomes; housing has surpassed income of profession and need to work 2-3 other jobs to afford rent. He gave a brief update on what the efforts of WCMEDC is doing to find and create solutions and programs with this issue.

Council Member Nielsen would like to see the wage statistics State versus Valley County versus the City. Mr. Mentzer will find out those numbers and bring the data back at a later date. He explained the State of Idaho is far behind the curve in wage increases and stated many still make the same amount as they did in 2007 and the cost of living has gone up precipitously.

Economic Development Planner Delta James shared the next steps is to implement a partnership with the WCMEDC to reconvene the regional housing coalition on a possible quarterly basis. The

group consists of developers, nonprofits, major employers, staff from regional jurisdictions, the Department of Commerce, any other regional or State entities, and any citizens interested in joining.

Council Member Nielsen feels there is a need of a local housing working group or committee. New ideas may come of it. There was a brief discussion about the creation of a citizen group that is connected to the City of McCall. Council Member Giles agrees a citizen committee seems appropriate so long as it is interfacing with the other groups and not working in isolation. Council Member Sowers agreed. Mayor Aymon expressed concern about it becoming out of control but does feel it is good idea. City Manager Anette Spickard stated staff could bring a proposed set of by-laws, etc. for the Council to review and adopt. CED Director Groenevelt pointed out there is a couple of ways to form a citizen group, formal and informal, and reminded the Council that the committees are overseen by a City staff person so there is a time commitment factor to take into consideration. Mayor Aymon asked Council Member Nielsen to meet with the City Manager and if any of the rest of the Council wants to give input to please email those ideas to Ms. Spickard.

## **BUSINESS AGENDA**

### **AB 19-207 Parks and Recreation Advisory Committee Annual Accomplishment Report**

Parks and Recreation Advisory Committee member Terry Edvelson presented the committee's annual accomplishment report. The Parks and Recreation Advisory Committee is established pursuant to Idaho Code 50-210 to advise and make recommendations to the McCall City Council on matters pertaining to the operations, management and programming of the McCall Parks and Recreation Department. The Committee consists of seven voting members serving rotating three-year terms.

He shared the need for a master plan update, spoke positively of the Parks and Recreation staff, talked about the department's needs and challenges, briefly touched on special events, projects and donations, resource challenges, and the lack of a large community park.

Mayor Aymon commented there was a research project done a couple years ago by Boise State University graduates about fireworks that might be useful.

### **AB 19-211 Request for Approval of the Thompson Place Addendum to Development Agreement for Local Housing Deed and Lease Restrictions**

Community & Economic Development (CED) Director Michelle Groenevelt presented the Thompson Place Addendum to the Development Agreement for Local Housing Deed and Lease Restrictions. At its March 28, 2019 regularly scheduled meeting, the McCall City Council approved the Findings of Fact, Conclusions of Law, and Decision documents for PUD-18-03, SUB-18-06, ZON-18-03, the Appeal of DR-18-52, and the City and Owner entered into a Development Agreement for Thompson Place recorded on July 30, 2019. JarMar INVESTMENTS LLC has acquired the property. The proposed development includes 16 condominium units to consist of four fourplexes, 12 deed restricted units for local housing, within the Jake's Landing Subdivision. The Owner agreed to allocate the first twelve (12) units of the Thompson Place development to be constructed for Local Housing pursuant to the City of McCall Local Housing Incentive Program. In exchange, the City will provide incentives to be allocated to Owner/LLC

that total the sum of \$120,000 toward the cost to complete such improvements. The criteria for the deed restrictions is outlined in the addendum. The Addendum was drafted by the City Attorney and the Owner/LLC has approved the Addendum.

Kurt Marostica, owner, clarified for the Council the base rent is the ceiling of how high the rent will be allowed to go but his goal is to offer it at a lesser amount. CED Director Groenevelt explained AMI and answered questions. Some corrections were called out on the draft amendment.

**Council Member Giles moved to approve the Addendum to the Development Agreement for Thompson Place as amended and authorize the Mayor to sign all necessary documents. Council Member Sowers seconded the motion. In a roll call vote Council Member Giles, Council Member Sowers, Mayor Aymon, and Council Member Nielsen all voted aye and the motion carried.**

**AB 19-210 Request for Approval of Resolution 19-18 to Auction Surplus Personal Property: Golf Course Express Duel 2000 Reel Grinder**

Golf Course Superintendent Eric McCormick presented the Resolution 19-18 to Auction Surplus Personal Property: Golf Course Express Duel 2000 Reel Grinder. Idaho Code §67-5732A allows for the disposal of surplus personal property, provided that when sales will be offered to the public and sold to the highest responsible bidder, notice of such sale shall be published in the newspaper for at least two (2) weeks prior to such offering. Golf Course staff has identified Express Duel 2000 Reel Grinder as surplus property due to an upgrade to a newer version and thus no longer needed. The resolution authorizes the City Clerk to conduct a bid auction for the purposes of selling the surplus property to the highest bidder. The City has partnered with Public Surplus, an online auction to auction our surplus items. The public auction on the Public Surplus auction website will be noticed in the Star-News for two consecutive weeks.

**Council Member Sowers moved to adopt Resolution 19-18 declaring the Express Duel 2000 Reel Grinder as surplus property, authorizing the sale of the grinder on public auction, and authorize the Mayor to sign all necessary documents. Council Member Nielsen seconded the motion. In a roll call vote Council Member Sowers, Council Member Nielsen, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

**AB 19-212 Request for Contract Award: Legacy Pump Station Building Structural Improvements**

Public Works Director Nathan Stewart presented Contract Award for the Legacy Pump Station Building Structural Improvements. The Water Treatment Department, with assistance from SPF Water Engineers and GLR Engineers, is conducting informal bidding (requests for proposals sent to multiple contractors) for the Legacy Pump Station Building Structural Improvements – Fall 2019 project. This station (originally built in 1957 and expanded multiple times since then) has experienced settling on its western portions due to the existing foundations being inadequate for the structure. Work will consist of installing multiple 20' deep micro-piles along the perimeter of the existing building as well as a grade beam that will be tied to the existing the western foundation line to stabilize the foundation, which has been subsiding for many years. Additional work will include repairs to the masonry siding and roofing repairs where the roof structure interfaces with the structural walls that are being adjusted.

This project is identified for completion this year in the Water Master Plan and funding has been programmed in the FY20 budget. The draft agreement has been reviewed by legal counsel. Proposals from selected contractors were asked to be sent in the City by September 24, 2019. Public Works Director Stewart stated no bids were received. He shared what was learned about the project and staff plans to rebid the project after Labor Day next year. He spoke about a possible design review. There are only a few select contractors who can complete the scope of work needed.

No action taken by the Council.

**AB 19-206 Request to Approve Agreement for City Attorney/Civil Legal Services with White Peterson Gigray & Nichols, P.A.**

City Manager Anette Spickard presented the Agreement for City Attorney/Civil Legal Services with White Peterson Gigray & Nichols, P.A. After reviewing proposals of qualified law firms and conducting interviews with certain selected law firms, the Council directed staff to prepare a legal services agreement with the firm of White Peterson Gigray & Nichols, P.A. Highlights of the agreement are:

Monthly Retainer Legal Services at a fee of \$7,000 based on an estimated need for 38 hours of legal work. Pricing includes 20% discount of the firm's hourly billing rates. Additional legal services for items such as litigation will be billed outside the retainer at the discounted hourly rate. The City and the firm will review the actual hours of work performed semi-annually and will adjust payment/credit if the monthly usage exceeds or falls below 10% of the retainer hours. In addition to these services, the firm will provide up to six of hours of training on topics determined by the City during FY20 at no additional charge. The agreement designates William F. Nichols as primary attorney for support to the Council and as primary contact for the agreement. The agreement also designates William L. Punkoney as primary attorney for Community Development and Public Works matters. The agreement is for one year with renewals or extensions to be made in writing by both parties.

City Attorney Bill Nichols commented on the changes made in the contract.

**Council Member Nielsen moved to approve the Agreement for City Attorney/Civil Legal Services with White Peterson Gigray & Nichols, P.A. effective October 1, 2019 and authorize the Mayor to sign all necessary documents. Council Member Sowers seconded the motion. In a roll call vote Council Member Nielsen, Council Member Sowers, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

**Upcoming Meetings Schedule Discussion**

Council discussed upcoming meetings. The City Manager and Council Member Holmes will both be absent at the October 24-25 meetings. Mayor Aymon asked if Police Chief Justin Williams or Sylvia from YAK could address the Council regarding the drug problem in McCall.

**EXECUTIVE SESSION**

**At 7:00 p.m. Council Member Nielsen moved to go into Executive Session for:**

- 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 Sowers seconded the motion. In a roll call vote, Council Member Nielsen, Council Member Sowers, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.**

Council discussed a litigation issue.

### **RETURN TO OPEN SESSION**

**At 7:15 p.m. Council Member Giles moved to return to Open Session. Council Member Sowers 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 7:15 p.m.**

**ATTEST:**

\_\_\_\_\_  
Jackie J. Aymon, Mayor

\_\_\_\_\_  
BessieJo Wagner, City Clerk

# MINUTES

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**McCall City Council  
Special Meeting  
McCall City Hall -- Legion Hall  
September 27, 2019**

Call to Order and Roll Call  
Work Session  
Adjournment

## CALL TO ORDER AND ROLL CALL

**Mayor Aymon called the special meeting of the McCall City Council to order at 9:00 a.m. Mayor Aymon, Council Member Giles, Council Member Nielsen, and Council Member Sowers all answered roll call. Council Member Holmes was absent.**

City staff members present were Anette Spickard, City Manager; Shay Tyler, Deputy Clerk; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Chris Curtin, Information Systems Manager; Traci Malvich, Human Resources Manager; Nathan Stewart, Public Works Director

Also, in attendance was Andrew Mentzer, West Central Mountains Economic Development Council

## WORK SESSION

### **AB 19-213 Municipal Broadband and Fiber Utility Discussion**

Information Systems Manager Chris Curtin presented the discussion. On July 12, 2018, Council approved Resolution 18-15 recognizing internet services to be essential services. Additionally, language in the McCall Area Comprehensive Plan's Policy 2.5 "Improve broadband and fiber optic capacity within the city...." and Policy 5.2 "Explore ways of expanding high speed internet and fiber optic access to public buildings, businesses and residences...." supports this need.

At the April 26, 2019 Council work session, staff provided a brief history about the project and explained the challenges and goals of providing this service. The staff discussed the merits of expanding on installed fiber and conduit to create an open fiber network allowing third parties to offer internet services to citizenry and businesses within the City of McCall. This would be a multi-year project designed to support high speed internet access at lower prices for the community. Council expressed support of the project and gave staff direction to move forward and bring back more information on the methods for financing this effort.

Manager Curtin gave an update on the installation of seven miles of fiber and shared that he has teamed up with the Idaho Broadband Task Force and has done a presentation for them at their recent conference. He explained his strategic goals of accessibility, affordability, minimized risk,

and enabling long term community plans and objectives. He spoke about finalizing the Broadband Plan, establish a legal authority, launch a community engagement program, specified the equipment to be used, and distribute a request for proposals for design and construction.

Phase 1 is the first phase of construction which would include the selection of an engineering partner, continued community engagement, oversight of the engineering and construction, completion of the financial model, selection of short- and long-term funding channels, stand up network operations, and begin connection of subscribers. Phase 2 would be a continuation of engaging the community, beginning the next level of the construction, monitor the internal workings of the network and financial performances, and providing ongoing customer support, story tracking, and network monitoring.

Key success factors necessary to make this endeavor a success will be a robust community engagement process, affective project management, retainment of a construction partner, implement the Broadband Plan as a common shared language between key team members and community, and a strong focus on communication with the consumer to create value and network problem solving.

Market analysis and market trends were discussed. Potential subscribers include 2700+ single family homes, 1200 multi-family units, and approximately 600 commercial units. Currently, cable companies are winning the war in offering wire to the home over phone companies; however, it is turning into a cable monopoly. InfoSystems Manager Curtin explained the difference between cable and Rapid Fiber, the cable monopoly, wireless connection to fiber, fiber performance into the future, bandwidth, and affordability. He shared what he identified as strengths, weaknesses, opportunities, and threats with the program.

Financial projections are based on the City of Ammon who has already implemented a fiber utility system. InfoSystems Manager Curtin explained the install model. There was a discussion about cost to customers, number of installs per day, the test community, the annual LID process, and when profitability would kick in. Staff went over cost projections and marketing. Staff explained the LID bond process, who would be financially responsible for the connection process, and shared the difference between a rolling model versus an aggregate model. The City's goal is to be only responsible for the fiber being brought into a neighborhood but not the connection into the property itself. There was a discussion a few different financial models and feedback received so far from the community.

Staff answered questions about installation costs and the LID bond process. Andrew Mentzer of the West Central Mountains Economic Development Council explained distribution and density challenges of small communities. Council Member Sowers shared he feels the model is a bit too optimistic. As Council Member Giles stated he would like to see this move forward as recommended by staff, still have an option to the house, and work with the consultant on a 5-year option.

***Council Member Giles left the meeting at 10:24 a.m.***

Mr. Mentzer suggested speaking with the Central Mountain Realtors to reach home owner associations for feedback. Council Member Sowers shared some concerns about costs on installation. Staff explained how installation into a neighborhood is averaged out to each house and answered the Council questions about the process and the value it will bring to property values.

The fiber will also be brought in to the commercial areas. Anchor tenants would be the larger users such as the school district, fire district, city and government offices, and large commercial users would be hotels, etc. Staff shared other ways to raise funds such as lease dark fiber (unused fiber), lit fiber (fiber with services on it), and allow some entities to purchase their own pipeline. This may spur some surrounding communities to want to be annexed into the city limits. The opt in, the opt out, and general obligation bond models were explained. InfoSystems Manager Curtin feels the opt in model is the best option out of the three models and explained the reasons why. Through the bond and subscribers, with the 10-year financial model, the final costs in the end for the City will only be the InfoSystems staff.

Council Member Sowers wants a Demand Analysis model (live map) for the next meeting to get a better idea of public feedback.

***Council Member Sowers left the meeting 10:49 a.m.***

Council Member Nielsen wanted to know more about the middle mile providers. Staff gave an overview of the dialog that has happened over the last year and shared providers are approaching the City already. There was a discussion of who and how middle mile providers are part of the process and how they may potentially affect the system.

Council consensus was to move forward with in a more aggressive 5-year install timeframe model and flesh out the requirements for the opt in option.

## **ADJOURNMENT**

**Without further business, Mayor Aymon adjourned the meeting at 11:09 p.m.**

**ATTEST:**

\_\_\_\_\_  
Jackie J. Aymon, Mayor

\_\_\_\_\_  
BessieJo Wagner, City Clerk



Emp No	Name	Total Gross Amount	2-00 Overtime Emp Amt	10-00 Overtime-G Emp Amt	
	Total Airport:				
		2	3,965.93	.00	.00
	Total City Clerk:				
		3	6,164.85	106.80	.00
	Total City Manager:				
		4	10,554.09	.00	.00
	Total Community Development:				
		6	13,419.97	.00	.00
	Total Council:				
		5	1,275.00	.00	.00
	Total Finance:				
		3	7,126.60	.00	.00
	Total Golf Course Maint:				
		14	16,603.51	.00	.00
	Total Info systems:				
		2	4,923.56	.00	.00
	Total Library:				
		6	7,211.39	.00	.00
	Total Local Option Tax:				
		1	1,753.94	276.94	.00
	Total Parks:				
		12	11,346.44	161.20	.00
	Total Police:				
		12	27,102.16	30.79	.00
	Total PW/Streets:				
		13	26,308.03	.00	.00
	Total Recreation Programs:				
		3	5,937.39	.00	.00
	Total Water Distribution:				
		5	8,931.30	84.00	.00
	Total Water Treatment:				
		1	2,732.83	255.48	.00
	Grand Totals:				
		92	155,356.99	915.21	.00

Departments	Pay Code	Pay Code Title	Hours Beg Bal	Hours Accrued	Hours Used	Hours Remain
<b>Airport</b>						
Total 9-02:			37.86	.00	3.00	34.86
<b>City Clerk</b>						
Total 9-02:			55.98	.00	.00	55.98
<b>City Manager</b>						
Total 9-02:			19.76	.75	.88	19.63
<b>Community Development</b>						
Total 9-02:			37.78	12.38	1.50	48.66
<b>Finance</b>						
Total 9-02:			44.25	.00	12.00	32.25
<b>Golf Course Maint</b>						
Total 9-02:			1.00	.00	.00	1.00
<b>Info systems</b>						
Total 9-02:			.00	.00	.00	.00
<b>Library</b>						
Total 9-02:			.38	.00	.00	.38
<b>Local Option Tax</b>						
Total 9-02:			15.37	.00	.00	15.37
<b>Parks</b>						
Total 9-02:			105.64	16.50	13.50	108.64
<b>Police</b>						
Total 9-02:			176.24	6.38	2.50	180.12
<b>PW/Streets</b>						
Total 9-02:			93.92	10.50	9.00	95.42
<b>Recreation Programs</b>						
Total 9-02:			22.63	12.00	.00	34.63
<b>Water Distribution</b>						
Total 9-02:			146.03	31.50	.00	177.53
<b>Water Treatment</b>						
Total 9-02:			56.00	.00	.00	56.00
Grand Totals:	9-02	CT Avail				

# City Clerk's License Report

**Council Meeting: October 24, 2019**

## Business License Activity

Business Name	Type of Business	Address	New	Close	Transfr	BL#	Issued
Gregg Barney Excavation Inc	General Contractor Excavator	6687 N Barney Ln, Meridian	X			2126	10/14/2019
Rywest Homes Inc.	General Contractor Construction	105 SW 3rd Ave, Fruitland	X			2127	10/14/2019
Stephan Fitzpatrick Idaho State Contractor LLC	General Contractor Construction	1228 W Williams St, Boise	X			2128	10/15/2019
Golden Eagle LLC	General Contractor	1305 Ponderosa St, Unit 8	X			2113	9/12/2019

## Alcohol License Activity

Business Name	Owner(s)	Physical Address	New	Renewal	Closed	BL#	Issued	Comments
Jasmine + Ginger	Steve Topples	203 E Lake Street, Ste 4	X			2119A	10/7/19	

## Catering Permit Activity

Name of Licensee	Event	Location of Event	Day & Date of Event	Time of Event	Revenue
Delish Catering	Business After Hours	McCall Weddings	Thrus. Oct. 17	5pm to 8pm	\$20

## Outdoor Public Events/Vendor Permit Activity

Applicant	Event	Location of Event	Date(s) of Event	Time of Event	Road Closure
Butler Grass Fed	Broken Horn Brewing	Broken Horn Brewing	10/7/2019	4pm to 8pm	No
Butler Grass Fed	Broken Horn Brewing	Broken Horn Brewing	10/11, 10/12/19	4pm to 8pm	No

## Peddler Permit Activity

Applicant	Company Represented	Product Sold	Date(s) Permitted	Permit #	Fees Collected
No Activity					

# City Clerk's License Report

## Snow Removal Operator Permit Activity

<b>Business Name</b>	<b>Owner</b>	<b>Address</b>	<b>BL#</b>	<b>Decal Permit Numbers Issued</b>	<b>Denied</b>	<b>Date</b>
No Activity						

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>01-11750 UTILITY CASH CLEARING</b>						
BEVER, TIM	190364	DBL PAYMENT FOR UTILITY JULY AND	10/14/19	71.84	.00	
Total 01-11750 UTILITY CASH CLEARING:				71.84	.00	
Total :				71.84	.00	
Total :				71.84	.00	
<b>PAYROLL PAYABLES CLEARING</b>						
<b>03-22375 CHILD SUPPORT</b>						
IDAHO CHILD SUPPORT RECEIPTING	20191011-2	CHILD SUPPORT - #195240	10/11/19	187.38	187.38	10/11/2019
IDAHO CHILD SUPPORT RECEIPTING	20191011-4	CHILD SUPPORT - #301057	10/11/19	217.28	217.28	10/11/2019
Total 03-22375 CHILD SUPPORT:				404.66	404.66	
Total :				404.66	404.66	
Total PAYROLL PAYABLES CLEARING:				404.66	404.66	
<b>GENERAL FUND</b>						
<b>10-22540 DEPOSITS/EVIDENCE PROPERTY</b>						
CLAY, JASON	20190707	REFUND CONCESSION RENTAL AND D	08/13/19	25.00	.00	
Total 10-22540 DEPOSITS/EVIDENCE PROPERTY:				25.00	.00	
Total :				25.00	.00	
<b>MAYOR &amp; COUNCIL</b>						
<b>10-41-150-275.0 PUBLIC RELATIONS</b>						
KDZY 98.3 FM	19080217	RADIO SPOTS - CITY OF MCCALL	08/31/19	96.00	.00	
KDZY 98.3 FM	19080218	RADIO SPOTS - CITY OF MCCALL	08/31/19	48.00	.00	
KDZY 98.3 FM	19090216	RADIO SPOTS - CITY COUNCIL MTG	09/30/19	48.00	.00	
STAR 95.5 FM McCALL	19080241	RADIO SPOTS - CITY OF MCCALL	08/31/19	96.00	.00	
STAR 95.5 FM McCALL	19090242	RADIO SPOTS - CITY COUNCIL MTG	09/30/19	48.00	.00	
Total 10-41-150-275.0 PUBLIC RELATIONS:				336.00	.00	
<b>10-41-700-100.0 MCCALL TRANSIT</b>						
TREASURE VALLEY TRANSIT INC.	321	LOCAL MATCH FOR MOUNTAIN COMM	10/01/19	37,500.00	.00	
Total 10-41-700-100.0 MCCALL TRANSIT:				37,500.00	.00	
Total MAYOR & COUNCIL:				37,836.00	.00	
<b>INFORMATION SYSTEMS</b>						
<b>10-42-150-240.0 MINOR EQUIPMENT</b>						
SHI INTERNATIONAL CORP.	B10625660	FUSION WELDING SPLICER WITH STD	09/24/19	8,899.00	.00	
Total 10-42-150-240.0 MINOR EQUIPMENT:				8,899.00	.00	
<b>10-42-150-300.0 PROFESSIONAL SERVICES</b>						
CDW GOVERNMENT INC.	VCM6879	ANNUAL RENEWAL OF ADOBE CREATI	09/26/19	1,871.36	.00	
DOCUSIGN	15078326	DOCUSIGN CONTRACT FOR ELECTRO	08/31/19	9,999.73	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ENTRY POINT LLC	1172	CONSULTING SERVICES AGREEMENT	10/09/19	975.00	.00	
Total 10-42-150-300.0 PROFESSIONAL SERVICES:				12,846.09	.00	
<b>10-42-150-420.0 TRAVEL AND MEETINGS</b>						
U.S. BANK - CARD SERVICES	201909-JOVANOV	PARKING	09/25/19	15.00	.00	
Total 10-42-150-420.0 TRAVEL AND MEETINGS:				15.00	.00	
<b>10-42-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - INFO SYSTEMS	10/01/19	48.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - INFO SYSTEMS	10/01/19	48.10	.00	
Total 10-42-150-460.0 TELEPHONE:				96.20	.00	
<b>10-42-150-465.0 COMMUNICATIONS - ETHERNET</b>						
FRONTIER	1019-0058	ETHERNET	10/05/19	975.00	.00	
FRONTIER	1019-0944	ETHERNET	10/07/19	1,200.00	.00	
Total 10-42-150-465.0 COMMUNICATIONS - ETHERNET:				2,175.00	.00	
<b>10-42-150-560.0 REPAIRS - COMPUTER EQUIP</b>						
CDW GOVERNMENT INC.	1BZX3H7	ANNUAL RENEWAL OF IVANTI PATCH S	10/11/19	1,562.80	.00	
CDW GOVERNMENT INC.	1BZX3HY	ANNUAL RENEWAL OF SYMANTEC AN	10/11/19	2,983.10	.00	
Total 10-42-150-560.0 REPAIRS - COMPUTER EQUIP:				4,545.90	.00	
<b>10-42-150-610.0 COMPUTER SOFTWARE</b>						
U.S. BANK - CARD SERVICES	201909-CURTIN	DEEP FREEZE ENTERPRISE SUBSCRI	09/25/19	345.00	.00	
U.S. BANK - CARD SERVICES	201909-CURTIN	STANDARD MAINTENANCE FOR SONIC	09/25/19	310.00	.00	
Total 10-42-150-610.0 COMPUTER SOFTWARE:				655.00	.00	
<b>10-42-150-620.0 COMPUTER HARDWARE</b>						
SHI INTERNATIONAL CORP.	B10679051	SUPPORT AGREEMENT	10/03/19	2,046.87	.00	
SHI INTERNATIONAL CORP.	B10679051	SWITCHES	10/03/19	9,300.69	.00	
U.S. BANK - CARD SERVICES	201909-CURTIN	1 YEALINK HEADSET	09/25/19	33.46-	.00	
Total 10-42-150-620.0 COMPUTER HARDWARE:				11,314.10	.00	
Total INFORMATION SYSTEMS:				40,546.29	.00	
<b>CITY MANAGER</b>						
<b>10-43-150-420.0 TRAVEL AND MEETINGS</b>						
MALVICH, TRACI	20190930	REIMB. - MILEAGE - DOT MANDATORY	09/30/19	184.44	.00	
Total 10-43-150-420.0 TRAVEL AND MEETINGS:				184.44	.00	
<b>10-43-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
CASELLE INC.	2019-020	2019 CASELLE ANNUAL CONFERENCE	09/27/19	595.00	.00	
Total 10-43-150-440.0 PROFESSIONAL DEVELOPMENT:				595.00	.00	
<b>10-43-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - CITY MANAGER	10/01/19	43.10	.00	
Total 10-43-150-460.0 TELEPHONE:				43.10	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CITY MANAGER:				822.54	.00	
<b>ADMINISTRATIVE COSTS</b>						
<b>10-44-150-200.0 OFFICE SUPPLIES</b>						
MAY HARDWARE INC.	961365	SINGLE CUT KEY	10/08/19	6.58	.00	
Total 10-44-150-200.0 OFFICE SUPPLIES:				6.58	.00	
<b>10-44-150-310.0 ATTORNEY - CIVIL NON-REIMB</b>						
WHITE PETERSON P.A.	136224	GENERAL CITY ADMIN	09/30/19	5,500.00	.00	
WHITE PETERSON P.A.	136231	OUT OF RETAINER	09/30/19	350.00	.00	
WHITE PETERSON P.A.	136232	THOMPSON PLACE EXPLORATORY CO	09/30/19	655.00	.00	
Total 10-44-150-310.0 ATTORNEY - CIVIL NON-REIMB:				6,505.00	.00	
<b>10-44-150-410.0 INSURANCE</b>						
CNA SURETY	69433652-2019	NOTARY E & O POLICY - 0601-69433652	11/07/19	39.00	.00	
Total 10-44-150-410.0 INSURANCE:				39.00	.00	
<b>10-44-150-420.0 TRAVEL AND MEETINGS</b>						
McCALL COFFEE ROASTERS	20190924	COFFEE	09/24/19	100.00	.00	
TREASURE VALLEY COFFEE INC.	2160:06350140	TEA, COCOA, SUGAR	10/07/19	74.02	.00	
Total 10-44-150-420.0 TRAVEL AND MEETINGS:				174.02	.00	
<b>10-44-150-450.0 CLEANING AND CUSTODIAL</b>						
ALSCO	LBO11741687	FLOOR MATS	10/01/19	63.50	.00	
ALSCO	LBO11743656	FLOOR MATS	10/08/19	63.50	.00	
Total 10-44-150-450.0 CLEANING AND CUSTODIAL:				127.00	.00	
<b>10-44-150-500.1 RENTAL - EQUIPMENT MAINTENANCE</b>						
RICOH AMERICAS CORP.	5057652771-CH	RICOH MPC6004 MAINT. AGREEMENT	09/27/19	261.53	.00	
Total 10-44-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				261.53	.00	
Total ADMINISTRATIVE COSTS:				7,113.13	.00	
<b>FINANCE</b>						
<b>10-45-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
CASELLE INC.	2019-020	2019 CASELLE ANNUAL CONFERENCE	09/27/19	595.00	.00	
Total 10-45-150-440.0 PROFESSIONAL DEVELOPMENT:				595.00	.00	
Total FINANCE:				595.00	.00	
<b>CITY CLERK</b>						
<b>10-46-150-598.0 RECORDS DESTRUCTION</b>						
SHRED-IT USA - BOISE	8128308808	SHREDDING	10/07/19	120.37	.00	
Total 10-46-150-598.0 RECORDS DESTRUCTION:				120.37	.00	
<b>10-46-150-599.0 RECORDS RETENTION - LASERFICHE</b>						
ARCHIVESOCIAL	8939	ONE MONTH OF ARCHIVESOCIAL ECO	11/07/19	2,388.00	.00	
Total 10-46-150-599.0 RECORDS RETENTION - LASERFICHE:				2,388.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total CITY CLERK:				2,508.37	.00	
<b>COMMUNITY DEVELOPMENT</b>						
<b>10-48-100-160.0 EMPLOYEE RECOGNITION</b>						
U.S. BANK - CARD SERVICES	201909-GROENEV	EMPLOYEE RECOGNITION	09/25/19	26.97	.00	
Total 10-48-100-160.0 EMPLOYEE RECOGNITION:				26.97	.00	
<b>10-48-150-210.0 DEPARTMENT SUPPLIES</b>						
S & S ENTERPRISES - SSE LASER	498078	OUTSTANDING DEVELOPMENT AWARD	10/09/19	90.00	.00	
Total 10-48-150-210.0 DEPARTMENT SUPPLIES:				90.00	.00	
<b>10-48-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
JERRY'S AUTO PARTS	123489	WIND DE-ICE	10/01/19	4.74	.00	
Total 10-48-150-250.0 MOTOR FUELS AND LUBRICANTS:				4.74	.00	
<b>10-48-150-420.0 TRAVEL AND MEETINGS</b>						
BESSAW, MORGAN	20190927	REIMB. - MILEAGE/NORFMA COMFERE	09/27/19	125.28	.00	
JAMES, DELTA	20191010	REIMB. - MILEAGE-LHTAC WORKSHOP	10/10/19	42.92	.00	
U.S. BANK - CARD SERVICES	201909-GROENEV	TRAVEL AND MEETINGS	09/25/19	5.23	.00	
U.S. BANK - CARD SERVICES	201909-GROENEV	MEETING	09/25/19	46.10	.00	
U.S. BANK - CARD SERVICES	201909-GROENEV	CODE UPDATE MTG	09/25/19	7.66	.00	
Total 10-48-150-420.0 TRAVEL AND MEETINGS:				227.19	.00	
<b>10-48-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
U.S. BANK - CARD SERVICES	201909-GROENEV	MT TOWNS CONFERENCE	09/25/19	132.80	.00	
Total 10-48-150-440.0 PROFESSIONAL DEVELOPMENT:				132.80	.00	
<b>10-48-150-465.0 HISTORIC PRSRVT COMMITTEE SUP.</b>						
U.S. BANK - CARD SERVICES	201909-GROENEV	NATIONAL ALLIANCE OF PRESERVATIO	09/25/19	50.00	.00	
U.S. BANK - CARD SERVICES	201909-GROENEV	MARANTZ 2 CHANNEL/S TRACK PARTA	09/25/19	369.94	.00	
Total 10-48-150-465.0 HISTORIC PRSRVT COMMITTEE SUP.:				419.94	.00	
<b>10-48-150-466.0 PUBLIC ART</b>						
MAY HARDWARE INC.	961585	GAL SPAR URETHANE	10/09/19	89.98	.00	
Total 10-48-150-466.0 PUBLIC ART:				89.98	.00	
<b>10-48-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
CHEVRON TEXACO	61690913-CD	FUEL	10/06/19	180.16	.00	
STERLING BATTERY CO.	G53220	ROTATE BATTERIES	09/30/19	104.95	.00	
Total 10-48-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				285.11	.00	
<b>10-48-150-610.0 GIS EQUIPMENT</b>						
ANATUM GEOMOBILE SOLUTIONS LL	2027	EOS REPLACEMENT BATTERY	09/26/19	195.00	.00	
ANATUM GEOMOBILE SOLUTIONS LL	2027	HANDHELD ARROW MOUNTING KIT	09/26/19	230.00	.00	
ANATUM GEOMOBILE SOLUTIONS LL	2027	SURVEY ANTENNA FOR ARROW GOLD	09/26/19	1,250.00	.00	
ANATUM GEOMOBILE SOLUTIONS LL	2027	GPS QUICK-RELEASE ADAPTER	09/26/19	147.00	.00	
ANATUM GEOMOBILE SOLUTIONS LL	2027	SHIPPING	09/26/19	30.00	.00	
ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	7,000.00	.00	
U.S. BANK - CARD SERVICES	201909-GROENEV	ARCGIS	09/25/19	125.00	.00	
U.S. BANK - CARD SERVICES	201909-GROENEV	MATTE BLACK AND CYAN PRINTHEAD	09/25/19	255.59	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
U.S. BANK - CARD SERVICES	201909-GROENEV	MATTE BLACK AND CYAN PRINTHEAD	09/25/19	83.02	.00	
Total 10-48-150-610.0 GIS EQUIPMENT:				9,315.61	.00	
Total COMMUNITY DEVELOPMENT:				10,592.34	.00	
<b>POLICE DEPARTMENT</b>						
<b>10-50-100-156.0 CLOTHING/UNIFORMS</b>						
GALLS LLC	13775180	UNIFORMS/SUPPLIES	09/23/19	70.00	.00	
GALLS LLC	13855833	TACLITE 3 GLOVES	10/01/19	469.00	.00	
Total 10-50-100-156.0 CLOTHING/UNIFORMS:				539.00	.00	
<b>10-50-100-160.0 EMPLOYEE RECOGNITION</b>						
U.S. BANK - CARD SERVICES	201909-RYSKA	BANYANS ON THE GREEN	09/25/19	468.10	.00	
Total 10-50-100-160.0 EMPLOYEE RECOGNITION:				468.10	.00	
<b>10-50-150-210.0 DEPARTMENT SUPPLIES</b>						
U.S. BANK - CARD SERVICES	201909-RYSKA	13 POINT CARDSTOCK PRE WIRED SHI	09/25/19	48.36	.00	
U.S. BANK - CARD SERVICES	201909-RYSKA	PROPANE	09/25/19	12.83	.00	
U.S. BANK - CARD SERVICES	201909-RYSKA	FLASH DRIVE SWIVE MEMORY STICK	09/25/19	55.99	.00	
Total 10-50-150-210.0 DEPARTMENT SUPPLIES:				117.18	.00	
<b>10-50-150-240.0 MINOR EQUIPMENT</b>						
U.S. BANK - CARD SERVICES	201909-RYSKA	DOG SLIP LEAD	09/25/19	41.99	.00	
U.S. BANK - CARD SERVICES	201909-RYSKA	STERILITE LATCHING BOX	09/25/19	44.17	.00	
U.S. BANK - CARD SERVICES	201909-RYSKA	PAPER CUTTER GUILLOTINE	09/25/19	86.95	.00	
U.S. BANK - CARD SERVICES	201909-WILLIAMS	GARDEN HOSE	09/25/19	28.61	.00	
Total 10-50-150-240.0 MINOR EQUIPMENT:				201.72	.00	
<b>10-50-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
CHEVRON TEXACO	61690643-PD	FUEL	10/06/19	1,787.35	.00	
U.S. BANK - CARD SERVICES	201909-MCPHERS	FUEL	09/25/19	29.36	.00	
Total 10-50-150-250.0 MOTOR FUELS AND LUBRICANTS:				1,816.71	.00	
<b>10-50-150-260.0 POSTAGE</b>						
UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	10.26	.00	
Total 10-50-150-260.0 POSTAGE:				10.26	.00	
<b>10-50-150-275.0 PUBLIC RELATIONS</b>						
CREATIVE PRODUCT SOURCE INC	CPI081749	COLOR ME DRUG FREE COLORING TO	10/02/19	139.00	.00	
Total 10-50-150-275.0 PUBLIC RELATIONS:				139.00	.00	
<b>10-50-150-300.0 PROFESSIONAL SERVICES</b>						
SHRED-IT USA - BOISE	8128308808	SHREDDING	10/07/19	67.09	.00	
Total 10-50-150-300.0 PROFESSIONAL SERVICES:				67.09	.00	
<b>10-50-150-420.0 TRAVEL AND MEETINGS</b>						
U.S. BANK - CARD SERVICES	201909-PALMER	HOMETOWN PIZZA CREDIT	09/25/19	126.32-	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-50-150-420.0 TRAVEL AND MEETINGS:				126.32-	.00	
<b>10-50-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	9.58	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	13.92	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	18.65	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	7.55	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	35.34	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	37.93	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	12.10	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	RENTAL CAR FUEL	09/25/19	23.13	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	12.64	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	23.95	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	19.15	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	PARKING	09/25/19	80.50	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	EXCESS BAGGAGE	09/25/19	30.00	.00	
U.S. BANK - CARD SERVICES	201909-ARRASMIT	MEAL - GRACIE GROUND FIGHTING	09/25/19	19.99	.00	
U.S. BANK - CARD SERVICES	201909-RYSKA	NORTHWEST ALCOHOL CONFERENCE	09/25/19	155.00	.00	
JOHN E. REID AND ASSOCIATES	188136	INTERVIEW AND INTERROGATION-MC	01/17/19	575.00	.00	
Total 10-50-150-440.0 PROFESSIONAL DEVELOPMENT:				1,074.43	.00	
<b>10-50-150-450.0 CLEANING AND CUSTODIAL</b>						
BLUE RIBBON LINEN SUPPLY INC.	105414	FLOOR MATS	10/11/19	22.50	.00	
FIRST CLASS CLEANING LLC	43554	JANITORIAL/SWEEP, MOP BUFF	09/30/19	357.75	.00	
Total 10-50-150-450.0 CLEANING AND CUSTODIAL:				380.25	.00	
<b>10-50-150-460.0 TELEPHONE</b>						
U.S. BANK - CARD SERVICES	201909-KOLANO	CLACKAMAS CTY RECORDS REQUEST	09/25/19	3.74	.00	
VERIZON WIRELESS	9838910685	CELLULAR PHONE SERVICE	09/26/19	832.32	.00	
Total 10-50-150-460.0 TELEPHONE:				836.06	.00	
<b>10-50-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
WELLS FARGO EQUIPMENT FINANCE	5007494885-PD/A	XEROX C405 #603-0173151	10/01/19	56.02	.00	
WELLS FARGO EQUIPMENT FINANCE	5007494886-PD	XEROX C8045 #603-0173257-000 MIN. U	10/01/19	458.55	.00	
Total 10-50-150-500.0 RENTAL - OFFICE EQUIPMENT:				514.57	.00	
<b>10-50-150-520.1 RENTAL-POLICE DEPT. FACILITIES</b>						
VALLEY COUNTY	2020-NOVEMBER	PD FACILITY LEASE	10/17/19	2,700.00	.00	
Total 10-50-150-520.1 RENTAL-POLICE DEPT. FACILITIES:				2,700.00	.00	
<b>10-50-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
U.S. BANK - CARD SERVICES	201909-RYSKA	TV MOUNT	09/25/19	176.12	.00	
Total 10-50-150-570.0 REPAIRS - BUILDING AND GROUNDS:				176.12	.00	
<b>10-50-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
U.S. BANK - CARD SERVICES	201909-BATES	COVER PLATE FOR ADMIN CAR	09/25/19	20.00	.00	
U.S. BANK - CARD SERVICES	201909-KIMMEL	CARWASH	09/25/19	7.00	.00	
U.S. BANK - CARD SERVICES	201909-PALMER	CARWASH	09/25/19	7.00	.00	
U.S. BANK - CARD SERVICES	201909-PALMER	CARWASH	09/25/19	7.00	.00	
U.S. BANK - CARD SERVICES	201909-RYSKA	ITD HQ VEHICLE REGISTRATIONS	09/25/19	49.44	.00	
U.S. BANK - CARD SERVICES	201909-WILLIAMS	CARWASH	09/25/19	8.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 10-50-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				98.44	.00	
Total POLICE DEPARTMENT:				9,012.61	.00	
<b>CAPITAL IMPROVEMENT PLAN</b>						
<b>10-70-750-997.0 FRANCHISE FEES - CONTINGENCY</b>						
ACKER TREE SERVICE	20190927	TREE CLEANUP	09/27/19	4,125.00	.00	
EDGEWOOD LOG HOMES	COM-0002	REMOVE BUS SHELTER	10/14/19	1,200.00	.00	
HORROCKS ENGINEERS INC.	53082	TASK 17-03 C 2ND STREET AND LENOR	10/16/19	1,749.95	.00	
SUNROC CORPORATION	5	2ND STREET AND LENORA STREET PH	10/15/19	29,233.20	.00	
Total 10-70-750-997.0 FRANCHISE FEES - CONTINGENCY:				36,308.15	.00	
Total CAPITAL IMPROVEMENT PLAN:				36,308.15	.00	
Total GENERAL FUND:				145,359.43	.00	
<b>PUBLIC WORKS &amp; STREETS FUND</b>						
<b>PUBLIC WORKS &amp; STREETS</b>						
<b>24-55-150-211.0 MECHANIC SHOP SUPPLIES</b>						
STERLING BATTERY CO.	G53220	ROTATE BATTERIES	09/30/19	47.28	.00	
Total 24-55-150-211.0 MECHANIC SHOP SUPPLIES:				47.28	.00	
<b>24-55-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
A & I DISTRIBUTORS	3367381	5GAL SERVICE PRO HYD 68, 2/2.5 GAL	10/01/19	121.71	.00	
CHEVRON TEXACO	61691508-PW	FUEL	10/06/19	2,174.94	.00	
Total 24-55-150-250.0 MOTOR FUELS AND LUBRICANTS:				2,296.65	.00	
<b>24-55-150-300.0 PROFESSIONAL SERVICES</b>						
CNA SURETY	69433652-2019	NOTARY E & O POLICY - 0601-69433652	11/07/19	13.00	.00	
ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	625.00	.00	
Total 24-55-150-300.0 PROFESSIONAL SERVICES:				638.00	.00	
<b>24-55-150-350.0 ENGINEER SERVICES</b>						
HORROCKS ENGINEERS INC.	53082	TASK 19-02 MISCELLANEOUS TRANSP	10/16/19	257.72	.00	
SPF WATER ENGINEERING LLC	26990	MCCALL - AGATE STREET HYDRAULIC	09/30/19	391.50	.00	
Total 24-55-150-350.0 ENGINEER SERVICES:				649.22	.00	
<b>24-55-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
AMERICAN PUBLIC WORKS ASSOC.	692505-2020	ANNUAL MEMBERSHIP	10/02/19	360.00	.00	
Total 24-55-150-440.0 PROFESSIONAL DEVELOPMENT:				360.00	.00	
<b>24-55-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	25.62	.00	
VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	965453972 - PW ENGINEER	10/01/19	43.10	.00	
Total 24-55-150-460.0 TELEPHONE:				241.12	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>24-55-150-500.1 RENTAL - EQUIPMENT MAINTENANCE</b>						
RICOH AMERICAS CORP.	5057652815	ADDITIONAL IMAGES	09/27/19	76.23	.00	
Total 24-55-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				76.23	.00	
<b>24-55-150-540.0 STREET REPAIR - PATCHING</b>						
VALLEY PAVING & ASPHALT INC.	10190	ASPHAL BY THE TON	09/30/19	1,154.86	.00	
Total 24-55-150-540.0 STREET REPAIR - PATCHING:				1,154.86	.00	
<b>24-55-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
JERRY'S AUTO PARTS	123514	AIR FILTERS	10/02/19	98.31	.00	
LES SCHWAB TIRE CENTERS	12500250310	WINTER CHANGEOVER	10/09/19	105.00	.00	
Total 24-55-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				203.31	.00	
<b>24-55-200-701.0 FACILITY PLAN &amp; IMPROVEMENTS</b>						
HORROCKS ENGINEERS INC.	53082	TASK 19-07 PUBLIC WORKS FACILITY	10/16/19	256.99	.00	
Total 24-55-200-701.0 FACILITY PLAN & IMPROVEMENTS:				256.99	.00	
Total PUBLIC WORKS & STREETS:				5,923.66	.00	
Total PUBLIC WORKS & STREETS FUND:				5,923.66	.00	
<b>RECREATION FUND</b>						
<b>RECREATION FUND REVENUE</b>						
<b>28-30-020-100.0 PARKS RENTAL FEES</b>						
CLAY, JASON	20190707	REFUND CONCESSION RENTAL AND D	08/13/19	50.00	.00	
Total 28-30-020-100.0 PARKS RENTAL FEES:				50.00	.00	
Total RECREATION FUND REVENUE:				50.00	.00	
<b>RECREATION - PROGRAMS</b>						
<b>28-58-150-210.0 DEPARTMENT SUPPLIES</b>						
U.S. BANK - CARD SERVICES	201909-BORK	ELECTRIC PENCIL SHARPENER	09/25/19	18.99	.00	
U.S. BANK - CARD SERVICES	201909-BORK	RECTANGLE TABLE	09/25/19	70.23	.00	
U.S. BANK - CARD SERVICES	201909-BORK	RUGS, RUNNERS	09/25/19	316.00	.00	
U.S. BANK - CARD SERVICES	201909-BORK	CHALK BOARD ROOM DIVIDER	09/25/19	129.99	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	CREDIT TAX FOR EPIC SPORTS INVOIC	09/25/19	12.76	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	BASE PLATE PINS	09/25/19	1.99	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	BASEBALL BASES (SET OF 3)	09/25/19	112.09	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	DOUBLE FIRST PLATE	09/25/19	152.78	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	CHALK FIELD MARKER	09/25/19	133.99	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	PAINT LINER	09/25/19	98.69	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	AEROSOL TURF PAINT 1 CASE	09/25/19	112.47	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	SHIPPING	09/25/19	114.06	.00	
Total 28-58-150-210.0 DEPARTMENT SUPPLIES:				1,248.52	.00	
<b>28-58-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
CHEVRON TEXACO	61689902-PR	FUEL	10/06/19	31.10	.00	
Total 28-58-150-250.0 MOTOR FUELS AND LUBRICANTS:				31.10	.00	
<b>28-58-150-300.0 PROFESSIONAL SERVICES</b>						
U.S. BANK - CARD SERVICES	201909-BORK	SCOUT FLAG SERVICE	09/25/19	40.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
U.S. BANK - CARD SERVICES	201909-WOODS	FALL ASA SOFTBALL REGISTRATION	09/25/19	129.78	.00	
Total 28-58-150-300.0 PROFESSIONAL SERVICES:				169.78	.00	
<b>28-58-150-400.0 ADVERTISING/LEGAL PUBLICATIONS</b>						
U.S. BANK - CARD SERVICES	201909-BORK	SUBSCRIPTION TO BASIC DOWNLOAD	09/25/19	49.00	.00	
U.S. BANK - CARD SERVICES	201909-BORK	AD - NO SCHOOL FUN DAYS PROGRA	09/25/19	25.00	.00	
Total 28-58-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				74.00	.00	
<b>28-58-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
U.S. BANK - CARD SERVICES	201909-WOODS	RECERTIFICATION WFR-T. WOODS	09/25/19	327.00	.00	
Total 28-58-150-440.0 PROFESSIONAL DEVELOPMENT:				327.00	.00	
<b>28-58-150-501.0 MAINT - COPIER - PER PAGE COST</b>						
WELLS FARGO EQUIPMENT FINANCE	5007470956-PR	XEROX C7025 #6030192296000 MIN US	09/29/19	211.90	.00	
Total 28-58-150-501.0 MAINT - COPIER - PER PAGE COST:				211.90	.00	
Total RECREATION - PROGRAMS:				2,062.30	.00	
<b>RECREATION - PARKS</b>						
<b>28-59-150-210.0 DEPARTMENT SUPPLIES</b>						
BUILDERS FIRSTSOURCE INC.	5438101	8" BRIGHT SMOOTH SPIKE	10/03/19	13.99	.00	
KINETICO QUALITY WATER OF McCAL	3601	WATER STAND RENTAL, WATER	09/30/19	57.80	.00	
MAY HARDWARE INC.	960885	LED ACE 100W, SPIDERMAN GRIP GLO	10/03/19	48.57	.00	
MAY HARDWARE INC.	961263	SIMPLE GREEN CLEANER, ANTIFREEZ	10/07/19	53.97	.00	
MAY HARDWARE INC.	961541	SPIDERMAN GRIP GLOVE, WOOD GLU	10/09/19	64.77	.00	
MAY HARDWARE INC.	961736	PROPANE TORCH KIT, CYLINDER, BALL	10/11/19	19.88	.00	
U.S. BANK - CARD SERVICES	201909-TRAPP	DECAL REMOVED ON COAT	09/25/19	5.00	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	USPS	09/25/19	3.66	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	SPRAYER NOZZLE	09/25/19	37.75	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	SPRAYER NOZZLE - CREDIT	09/25/19	37.75-	.00	
Total 28-59-150-210.0 DEPARTMENT SUPPLIES:				267.64	.00	
<b>28-59-150-223.0 FLOWERS</b>						
GERRIE'S GREENHOUSE	0274396	FLOWERS 2019	09/27/19	270.00	.00	
Total 28-59-150-223.0 FLOWERS:				270.00	.00	
<b>28-59-150-227.0 IRRIGATION MAINTENANCE</b>						
MAY HARDWARE INC.	961023	PVC TEE	10/04/19	8.05	.00	
MAY HARDWARE INC.	961693	THREADED CAP	10/10/19	2.51	.00	
MAY HARDWARE INC.	961736	PROPANE TORCH KIT, CYLINDER, BALL	10/11/19	21.21	.00	
Total 28-59-150-227.0 IRRIGATION MAINTENANCE:				31.77	.00	
<b>28-59-150-240.0 MINOR EQUIPMENT</b>						
MAY HARDWARE INC.	961770	STIHL HEDGE TRIMMER, HEDGE SHEA	10/11/19	276.04	.00	
Total 28-59-150-240.0 MINOR EQUIPMENT:				276.04	.00	
<b>28-59-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
CHEVRON TEXACO	61556070-PR	FUEL	09/30/19	148.16	.00	
CHEVRON TEXACO	61689902-PR	FUEL	10/06/19	491.14	.00	
CHEVRON TEXACO	61689902-PR	FUEL	10/06/19	127.90	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 28-59-150-250.0 MOTOR FUELS AND LUBRICANTS:				767.20	.00	
<b>28-59-150-300.0 PROFESSIONAL SERVICES</b>						
U.S. BANK - CARD SERVICES	201909-WOODS	LODGING - SOCCER REFEREE	09/25/19	222.00	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	TAX SCANDIA INN SOCCER REFEREE	09/25/19	33.30	.00	
U.S. BANK - CARD SERVICES	201909-WOODS	TAX SCANDIA INN SOCCER REFEREE -	09/25/19	33.30-	.00	
Total 28-59-150-300.0 PROFESSIONAL SERVICES:				222.00	.00	
<b>28-59-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
U.S. BANK - CARD SERVICES	201909-BORK	ISA TREE RISK ASSESSMENT QUALIFI	09/25/19	332.79	.00	
U.S. BANK - CARD SERVICES	201909-WOLF	TRAVEL - TRAQ RENEWAL ARBORIST	09/25/19	112.10	.00	
Total 28-59-150-440.0 PROFESSIONAL DEVELOPMENT:				444.89	.00	
<b>28-59-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS-EQPT	10/01/19	40.01	.00	
VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	43.29	.00	
Total 28-59-150-460.0 TELEPHONE:				169.50	.00	
<b>28-59-150-491.0 TRASH, PORTA POTTIE RENTAL</b>						
HONEY DIPPERS INC.	2019-1791	PUMP & PICKUP - TENNIS COURTS	09/30/19	120.00	.00	
HONEY DIPPERS INC.	2019-1792	SHORT-TERM SVC - SHEEP BRIDGE	09/30/19	120.00	.00	
Total 28-59-150-491.0 TRASH, PORTA POTTIE RENTAL:				240.00	.00	
<b>28-59-150-510.0 RENTAL - MINOR EQUIPMENT</b>						
COASTLINE EQUIPMENT CO.	627699	EXCAVATOR RENTAL	09/30/19	2,351.70	.00	
Total 28-59-150-510.0 RENTAL - MINOR EQUIPMENT:				2,351.70	.00	
<b>28-59-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
CONSOLIDATED ELECTRICAL DIST	4438-495263	ANTI OXIDANT COMP	10/09/19	50.52	.00	
FRANZ WITTE - McCALL LLC	11197	PLANTS	09/03/19	1,427.26	.00	
MAY HARDWARE INC.	961670	FLEX SEAL, TAPE, PAINT TAPE, PAINT,	10/10/19	106.52	.00	
MAY HARDWARE INC.	961749	SEALER QT, STONE AND GROUT SEAL	10/11/19	43.18	.00	
P & B DRAIN CLEANING & SEPTIC SE	000502	DRAIN CLEANING - MUSEUM	10/03/19	275.00	.00	
U.S. BANK - CARD SERVICES	201909-TRAPP	VALVE REPAIR KIT	09/25/19	136.17	.00	
U.S. BANK - CARD SERVICES	201909-TRAPP	CREDIT SALES TAX	09/25/19	7.71-	.00	
Total 28-59-150-570.0 REPAIRS - BUILDING AND GROUNDS:				2,030.94	.00	
<b>28-59-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
BRUNEEL COMPANY INC.	MCC 0009006	DISMOUNT/REMOUNT TIRE, WHEEL BA	10/07/19	214.86	.00	
MAGIC VALLEY MINI TRUCKS LLC	4624	RECTANGULAR/FLAT AIR FILTERS	10/02/19	178.81	.00	
Total 28-59-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				393.67	.00	
<b>28-59-200-702.0 CAPITAL PURCHASES</b>						
RMT EQUIPMENT	PO6747	VENTRAC 4500Z TRACTOR W/DUAL W	10/11/19	21,972.50	.00	
RMT EQUIPMENT	PO6747	BROOM ATTACHMENT AND ACCESSOR	10/11/19	4,649.50	.00	
RMT EQUIPMENT	PO6747	DROP SPREADER AND ACCESSORY KI	10/11/19	5,078.75	.00	
RMT EQUIPMENT	PO6747	CAB AND ACCESSORY KIT	10/11/19	7,059.25	.00	
RMT EQUIPMENT	PO6747	SNOW BLOWER & ACCESSORY KIT	10/11/19	5,002.25	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
RMT EQUIPMENT	PO6747	SET-UP CHARGES & FREIGHT	10/11/19	3,070.00	.00	
Total 28-59-200-702.0 CAPITAL PURCHASES:				46,832.25	.00	
Total RECREATION - PARKS:				54,297.60	.00	
Total RECREATION FUND:				56,409.90	.00	
<b>AIRPORT FUND</b>						
<b>AIRPORT DEPARTMENT</b>						
<b>29-56-150-210.0 DEPARTMENT SUPPLIES</b>						
JERRY'S AUTO PARTS	123750	THERMOSTAT, NITRILE GLOVE, GLASS	10/03/19	33.28	.00	
PRINTSHOP McCALL LLC	23651	ENVELOPES	10/04/19	135.00	.00	
U.S. BANK - CARD SERVICES	201909-STEIN	OTTERBOX FOR PHONE	09/25/19	16.91	.00	
WELLS FARGO EQUIPMENT FINANCE	5007494885-PD/A	XEROX C405 #603-0173151	10/01/19	56.01	.00	
Total 29-56-150-210.0 DEPARTMENT SUPPLIES:				241.20	.00	
<b>29-56-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
AMERIGAS PROPANE L.P.	3097107500-A	PROPANE - A/C #200810869	09/30/19	94.50	.00	
CHEVRON TEXACO	61692364-A	FUEL	10/06/19	48.16	.00	
Total 29-56-150-250.0 MOTOR FUELS AND LUBRICANTS:				142.66	.00	
<b>29-56-150-300.0 PROFESSIONAL SERVICES</b>						
ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	500.00	.00	
Total 29-56-150-300.0 PROFESSIONAL SERVICES:				500.00	.00	
<b>29-56-150-350.0 ENGINEER SERVICES</b>						
T-O ENGINEERS INC.	05113-10407	PROFESSIONAL SERVICES FEES	10/07/19	1,200.00	.00	
Total 29-56-150-350.0 ENGINEER SERVICES:				1,200.00	.00	
<b>29-56-150-460.0 TELEPHONE</b>						
FRONTIER	1019-0267	PHONE SERVICE - AIRPORT	10/01/19	65.03	.00	
VERIZON WIRELESS	9839259508	#965453972 - AIRPORT	10/01/19	40.01	.00	
VERIZON WIRELESS	9839259508	#965453972 - AIRPORT	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - AIRPORT	10/01/19	43.10	.00	
Total 29-56-150-460.0 TELEPHONE:				191.24	.00	
<b>29-56-150-490.0 HEAT, LIGHTS, AND UTILITIES</b>						
PAYETTE LAKES RECREATIONAL	10/19-0513	SEWER FEES	10/01/19	46.35	46.35	10/10/2019
PAYETTE LAKES RECREATIONAL	10/19-0528	SEWER FEES	10/01/19	92.70	92.70	10/10/2019
Total 29-56-150-490.0 HEAT, LIGHTS, AND UTILITIES:				139.05	139.05	
<b>29-56-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
JERRY'S AUTO PARTS	123243	GASKET, THERMOSTAT	09/30/19	15.71	.00	
Total 29-56-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				15.71	.00	
<b>29-56-150-590.0 REPAIRS - AIRPORT EQUIPMENT</b>						
GRAYBAR ELECTRIC CO INC	9311615781	CCR CONTROLLER	08/13/19	694.69	.00	
U.S. BANK - CARD SERVICES	201909-BISOM	CALIBRATE AND RECERTIFY AFM2	09/25/19	432.88	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 29-56-150-590.0 REPAIRS - AIRPORT EQUIPMENT:				1,127.57	.00	
Total AIRPORT DEPARTMENT:				3,557.43	139.05	
Total AIRPORT FUND:				3,557.43	139.05	
<b>LOCAL OPTION TAX FUND</b>						
<b>LOCAL OPTION TAX DEPARTMENT</b>						
<b>31-49-200-700.0 REIMB. SEWER IMPROVEMENTS</b>						
HORROCKS ENGINEERS INC.	53082	TASK 17-01 B IDAHO STREET AND BRO	10/16/19	30.37	.00	
HORROCKS ENGINEERS INC.	53082	TASK 19-03 A PARK STREET AND VETE	10/16/19	2,207.10	.00	
Total 31-49-200-700.0 REIMB. SEWER IMPROVEMENTS:				2,237.47	.00	
<b>31-49-200-702.0 MAINTENANCE IMPROVMNT PROJECTS</b>						
HORROCKS ENGINEERS INC.	53082	TASK 18-06 FY 2019 PAVEMENT MAINT	10/16/19	1,630.59	.00	
Total 31-49-200-702.0 MAINTENANCE IMPROVMNT PROJECTS:				1,630.59	.00	
<b>31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT</b>						
HORROCKS ENGINEERS INC.	53082	TASK 17-03 C 2ND STREET AND LENOR	10/16/19	20,124.40	.00	
HORROCKS ENGINEERS INC.	53082	TASK 19-03 DOWNTOWN CORE PHASE	10/16/19	1,593.55	.00	
HORROCKS ENGINEERS INC.	53082	TASK 19-03 A PARK STREET AND VETE	10/16/19	2,153.27	.00	
HORROCKS ENGINEERS INC.	53082	TASK 19-06 PHASE 2B FINAL DESIGN	10/16/19	36,096.35	.00	
SUNROC CORPORATION	5	2ND STREET AND LENORA STREET PH	10/15/19	336,181.83	.00	
Total 31-49-200-704.0 DOWNTOWN CORE REDEVELOPMENT:				396,149.40	.00	
<b>31-49-200-705.0 IDAHO STREET</b>						
CORNERSTONE CONSTRUCTION AN	2019-178	CONCRETE APRON CONSTRUCTION	09/17/19	7,750.00	.00	
HORROCKS ENGINEERS INC.	53082	TASK 17-01 B IDAHO STREET AND BRO	10/16/19	259.88	.00	
Total 31-49-200-705.0 IDAHO STREET:				8,009.88	.00	
<b>31-49-200-706.0 JASPER SUBDIVISION IMPROV.</b>						
WARRINGTON CONSTRUCTION COR	4	JASPER SUBDIVISION WATER & DRAIN	10/15/19	34,638.19	.00	
Total 31-49-200-706.0 JASPER SUBDIVISION IMPROV.:				34,638.19	.00	
<b>31-49-200-998.0 RESERVED - FUTURE PROJECTS</b>						
HORROCKS ENGINEERS INC.	53082	TASK 19-04 JASPER SUBDIVISION WAT	10/16/19	5,394.03	.00	
Total 31-49-200-998.0 RESERVED - FUTURE PROJECTS:				5,394.03	.00	
Total LOCAL OPTION TAX DEPARTMENT:				448,059.56	.00	
Total LOCAL OPTION TAX FUND:				448,059.56	.00	
<b>GOLF FUND</b>						
<b>GOLF OPERATIONS DEPARTMENT</b>						
<b>54-85-100-156.0 CLOTHING/UNIFORMS</b>						
MCCALL PRO SHOP	365	CREW SHIRTS	09/29/19	502.35	.00	
Total 54-85-100-156.0 CLOTHING/UNIFORMS:				502.35	.00	
<b>54-85-150-210.0 DEPARTMENT SUPPLIES</b>						
ALSCO	LBO11743651	LAUNDRY	10/08/19	32.06	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
ALSCO	LBO11745604	LAUNDRY	10/15/19	32.06	.00	
LAWSON PRODUCTS INC.	9307050454	MAGNETIC WND	09/26/19	100.23	.00	
MAY HARDWARE INC.	960820	POLY TWINE	10/02/19	26.99	.00	
MAY HARDWARE INC.	962241	WOODCUTTER B&C OIL	10/16/19	25.98	.00	
MAY HARDWARE INC.	962248	SPRYFINISH BBQ	10/16/19	11.98	.00	
MAY HARDWARE INC.	962249	MAHOGANY WOOD PENCIL	10/16/19	5.84	.00	
NORCO INC.	27593739	CARBON DIOXIDE/ARGON	10/09/19	33.84	.00	
NORTHERN TOOL & EQUIPMENT CO.	43398850	MECHANICS VISE	10/02/19	342.99	.00	
Total 54-85-150-210.0 DEPARTMENT SUPPLIES:				611.97	.00	
<b>54-85-150-216.0 SUPPLIES - SEED, SOD</b>						
WILBUR-ELLIS COMPANY LLC	13103426	80/20 BLUE RYE GRASS SEED	10/14/19	4,800.00	.00	
Total 54-85-150-216.0 SUPPLIES - SEED, SOD:				4,800.00	.00	
<b>54-85-150-218.0 SUPPLIES - FERTILIZER</b>						
PLANET TURF	17843	PROPEAT 13-5-8 FERTILIZER	10/07/19	348.00	.00	
PLANET TURF	17843	FREIGHT	10/07/19	50.00	.00	
Total 54-85-150-218.0 SUPPLIES - FERTILIZER:				398.00	.00	
<b>54-85-150-222.0 CHEMICALS</b>						
PLANET TURF	17843	SYNC FUNGICIDE ACTIVATOR	10/07/19	132.00	.00	
WILBUR-ELLIS COMPANY LLC	13066394	DACONIL ACTION	09/24/19	607.50	.00	
Total 54-85-150-222.0 CHEMICALS:				739.50	.00	
<b>54-85-150-223.0 BIOLOGICAL PRODUCTS</b>						
ESD WASTE2WATER INC.	101762	MICROBES, SCREEN	09/27/19	126.75	.00	
Total 54-85-150-223.0 BIOLOGICAL PRODUCTS:				126.75	.00	
<b>54-85-150-227.0 IRRIGATION MAINTENANCE</b>						
SILVER CREEK SUPPLY LLC	S2059532.001	LEEMCO GATE	09/20/19	393.17	.00	
Total 54-85-150-227.0 IRRIGATION MAINTENANCE:				393.17	.00	
<b>54-85-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
CERTIFIED LABORATORIES	3688933	DIESEL-MATE ADDITIVE	09/19/19	354.00	.00	
CERTIFIED LABORATORIES	3688933	PREMALUBE EXTREME GREASE	09/19/19	291.45	.00	
DIAMOND FUEL & FEED SUPPLY INC.	22714	DIESEL FUEL	10/10/19	738.38	.00	
Total 54-85-150-250.0 MOTOR FUELS AND LUBRICANTS:				1,383.83	.00	
<b>54-85-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - GOLF COURSE	10/01/19	43.10	.00	
Total 54-85-150-460.0 TELEPHONE:				43.10	.00	
<b>54-85-150-490.0 HEAT, LIGHTS, AND UTILITIES</b>						
AMERIGAS PROPANE L.P.	3097414126-GC	PROPANE - A/C #200810869	10/09/19	28.80	.00	
AMERIGAS PROPANE L.P.	3097414131-GC	PROPANE - A/C #200810869	10/09/19	17.30	.00	
MCCALL, CITY OF	1019-176451	WATER	10/14/19	40.36	.00	
Total 54-85-150-490.0 HEAT, LIGHTS, AND UTILITIES:				86.46	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
54-85-150-491.0 CLUBHOUSE-HEAT, LIGHTS, UTILS						
MCCALL, CITY OF	1019-176501	WATER	10/14/19	247.71	.00	
Total 54-85-150-491.0 CLUBHOUSE-HEAT, LIGHTS, UTILS:				247.71	.00	
<b>54-85-150-522.0 PORTABLE TOILET-RENT CONTRACT</b>						
ASAP PORTABLES CO.	2019-1928	TOILET CLEANING FY19	09/30/19	580.00	.00	
Total 54-85-150-522.0 PORTABLE TOILET-RENT CONTRACT:				580.00	.00	
<b>54-85-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
BUILDERS FIRSTSOURCE INC.	5500608	PAINTED WOOD SCREW	10/11/19	9.00	.00	
LAWSON PRODUCTS INC.	9307054305	HEX CAP SCREW GRADE 5 PLAIN	09/27/19	186.72	.00	
WILD, THOMAS I.	516558	CUT LOGS FOR SHOP SIDING	10/14/19	1,208.50	.00	
Total 54-85-150-570.0 REPAIRS - BUILDING AND GROUNDS:				1,404.22	.00	
<b>54-85-150-590.0 REPAIRS - OTHER EQUIPMENT</b>						
JERRY'S AUTO PARTS	124958	OIL FILTER	10/10/19	8.52	.00	
JOHN DEERE FINANCIAL	10498780	DRIVE WHEEL BEARING HUB	10/10/19	190.72	.00	
MAY HARDWARE INC.	962248	PENTEK MICRON FILTER	10/16/19	29.39	.00	
R & R PRODUCTS INC.	CD2390173	VERTI-CUT BLADE - CARBIDE TIP	10/01/19	397.55	.00	
TURF EQUIPMENT & IRRIGATION	443872-00	RH WEAR PLT ASM, LH WEAR PLT ASM	10/11/19	71.64	.00	
TURF EQUIPMENT & IRRIGATION	758939-00	RH WEAR PLT ASM, LH WEAR PLT ASM	10/04/19	86.36	.00	
TURF EQUIPMENT & IRRIGATION	758964-00	RAM ROD, CUSHION, SPRING COMPR	10/11/19	145.64	.00	
WESTERN STATES EQUIPMENT CO.	IN001114913	TROUBLE SHOOT - CHARGING SYSTE	10/10/19	292.62	.00	
Total 54-85-150-590.0 REPAIRS - OTHER EQUIPMENT:				1,222.44	.00	
Total GOLF OPERATIONS DEPARTMENT:				12,539.50	.00	
Total GOLF FUND:				12,539.50	.00	
<b>WATER FUND</b>						
<b>60-22540 CUSTOMER DEPOSITS</b>						
SILVERPINE PARTNERS LLC	412011	REFUND - WATER DEPOSIT	10/14/19	69.62	.00	
RESORT CONCEPTS IDAHO LLC	410211	REFUND WATER DEPOSIT 4.1021.1	10/03/19	107.76	.00	
Total 60-22540 CUSTOMER DEPOSITS:				177.38	.00	
<b>60-22541 HYDRANT METER DEPOSITS</b>						
PAYETTE LAKES RECREATIONAL	88.1	REFUND - WATER HYDRANT METER D	09/27/19	430.70	.00	
Total 60-22541 HYDRANT METER DEPOSITS:				430.70	.00	
Total :				608.08	.00	
<b>WATER DISTRIBUTION</b>						
<b>60-64-150-210.0 DEPARTMENT SUPPLIES</b>						
ACTION MEDICAL INC.	VR10-1395	FIRST AID SUPPLIES	10/08/19	25.10	.00	
BUILDERS FIRSTSOURCE INC.	5486568	POINTED LATH BUNDLE	10/10/19	38.99	.00	
BUILDERS FIRSTSOURCE INC.	5488961	42 GAL CONTRACTOR BAG	10/10/19	64.73	.00	
INDUSTRIAL SYSTEMS INC.	71019	2 HYDRO EXCAVATION TURBO NOZZLE	10/07/19	224.00	.00	
JERRY'S AUTO PARTS	124025	MAT SET GRAY	10/04/19	31.40	.00	
Total 60-64-150-210.0 DEPARTMENT SUPPLIES:				384.22	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>60-64-150-250.0 MOTOR FUELS AND LUBRICANTS</b>						
CHEVRON TEXACO	61693070-WT	FUEL	10/06/19	663.34	.00	
CHEVRON TEXACO	61693070-WT	FUEL	10/06/19	129.18	.00	
Total 60-64-150-250.0 MOTOR FUELS AND LUBRICANTS:				792.52	.00	
<b>60-64-150-300.0 PROFESSIONAL SERVICES</b>						
ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	625.00	.00	
MOUNTAIN WATERWORKS INC	4374	TASK - CITY OF MCCALL WATER TEAM	09/30/19	495.00	.00	
SECESH ENGINEERING INC.	3852	SURVEYING - NOKE'S PROPERTY/WAT	09/10/19	1,605.00	.00	
Total 60-64-150-300.0 PROFESSIONAL SERVICES:				2,725.00	.00	
<b>60-64-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	40.01	.00	
VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	43.10	.00	
VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	43.10	.00	
Total 60-64-150-460.0 TELEPHONE:				126.21	.00	
<b>60-64-150-465.0 COMMUNICATIONS - RADIO</b>						
DAY WIRELESS SYSTEMS	3713	BATTERY 7.5V	10/03/19	155.00	.00	
Total 60-64-150-465.0 COMMUNICATIONS - RADIO:				155.00	.00	
<b>60-64-150-560.0 REPAIRS - OFFICE EQUIPMENT</b>						
RICOH AMERICAS CORP.	5057706412-WT	ADDITIONAL IMAGES	10/01/19	13.93	.00	
Total 60-64-150-560.0 REPAIRS - OFFICE EQUIPMENT:				13.93	.00	
<b>60-64-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT</b>						
INDUSTRIAL SYSTEMS INC.	21019	3X25 VACUUM HOSE FOR THE 250 INC	10/02/19	461.00	.00	
JERRY'S AUTO PARTS	124023	AIR FILTER	10/04/19	13.45	.00	
Total 60-64-150-580.0 REPAIRS - AUTOMOTIVE EQUIPMENT:				474.45	.00	
<b>60-64-150-590.0 REPAIRS - OTHER EQUIPMENT</b>						
FERGUSON WATERWORKS	726917	MISC PARTS	10/02/19	603.75	.00	
FERGUSON WATERWORKS	727013	RESETTER & VAULT	10/11/19	298.03	.00	
JOHNSTONE SUPPLY	1074047	UNIT HEATER PARTS	10/09/19	87.92	.00	
MAY HARDWARE INC.	960747	Q-CONNECT BRS, THREAD LOCKER, S	10/02/19	24.16	.00	
MAY HARDWARE INC.	960825	COUPLING, ELBOW PVC CEMENT, PRI	10/02/19	34.07	.00	
MAY HARDWARE INC.	960850	CMNT PVC RED HOT, ELBOW, SLIP CAP	10/02/19	39.64	.00	
Total 60-64-150-590.0 REPAIRS - OTHER EQUIPMENT:				1,087.57	.00	
<b>60-64-200-703.0 WATER LINE IMPR. - LOT STREETS</b>						
HORROCKS ENGINEERS INC.	53082	TASK 17-01 B IDAHO STREET AND BRO	10/16/19	47.25	.00	
HORROCKS ENGINEERS INC.	53082	TASK 19-03 A PARK STREET AND VETE	10/16/19	1,022.80	.00	
Total 60-64-200-703.0 WATER LINE IMPR. - LOT STREETS:				1,070.05	.00	
<b>60-64-200-720.0 LINE REPLACEMNT - CITY WIDE</b>						
HORROCKS ENGINEERS INC.	53082	TASK 19-04 JASPER SUBDIVISION WAT	10/16/19	12,586.06	.00	
WARRINGTON CONSTRUCTION COR	4	JASPER SUBDIVISION WATER & DRAIN	10/15/19	72,388.05	.00	
Total 60-64-200-720.0 LINE REPLACEMNT - CITY WIDE:				84,974.11	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total WATER DISTRIBUTION:				91,803.06	.00	
<b>WATER TREATMENT</b>						
<b>60-65-150-210.0 DEPARTMENT SUPPLIES</b>						
MAY HARDWARE INC.	961182	DISTILLED WATER	10/06/19	3.58	.00	
Total 60-65-150-210.0 DEPARTMENT SUPPLIES:				3.58	.00	
<b>60-65-150-222.0 CHEMICALS</b>						
THATCHER COMPANY	1479598	CHEMICALS	09/23/19	2,907.20	.00	
Total 60-65-150-222.0 CHEMICALS:				2,907.20	.00	
<b>60-65-150-240.0 MINOR EQUIPMENT</b>						
MAY HARDWARE INC.	960625	THERMAL GLOVES	10/01/19	49.47	.00	
Total 60-65-150-240.0 MINOR EQUIPMENT:				49.47	.00	
<b>60-65-150-260.0 POSTAGE</b>						
UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	12.94	.00	
UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	10.26	.00	
UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	16.38-	.00	
Total 60-65-150-260.0 POSTAGE:				6.82	.00	
<b>60-65-150-300.0 PROFESSIONAL SERVICES</b>						
A.M.E. ELECTRIC INC.	190627	ELECTRICAL REPAIRS	10/07/19	4,775.37	.00	
A.M.E. ELECTRIC INC.	190821	LABOR - TROUBLESHOOT PUMP 730 A	06/12/19	425.00	.00	
MOUNTAIN ALARM	1893032	SECURITY MONITORING #3004958	10/01/19	114.00	.00	
WIN-911 SOFTWARE	54762F80-2019121	SYSTEM CHARGE	09/19/19	659.00	.00	
Total 60-65-150-300.0 PROFESSIONAL SERVICES:				5,973.37	.00	
<b>60-65-150-302.0 LABORATORY TESTING</b>						
ANALYTICAL LABORATORIES INC.	66543	TESTING - WATER	09/30/19	224.25	.00	
Total 60-65-150-302.0 LABORATORY TESTING:				224.25	.00	
<b>60-65-150-350.0 ENGINEER SERVICES</b>						
HORROCKS ENGINEERS INC.	53082	TASK 19-01 2019 MCCALL MISCELLANE	10/16/19	2,332.62	.00	
Total 60-65-150-350.0 ENGINEER SERVICES:				2,332.62	.00	
<b>60-65-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	48.10	.00	
Total 60-65-150-460.0 TELEPHONE:				48.10	.00	
<b>60-65-200-706.0 INTAKE BLDG IMPROVEMENTS</b>						
HORROCKS ENGINEERS INC.	53082	TASK 18-04A LEGACY PARK PUMP STA	10/16/19	379.00	.00	
HORROCKS ENGINEERS INC.	53082	TASK 18-04B LEGACY PARK PUMP STA	10/16/19	3,817.00	.00	
Total 60-65-200-706.0 INTAKE BLDG IMPROVEMENTS:				4,196.00	.00	
<b>60-65-200-725.0 WTP IMPROVEMENTS</b>						
DE NORA WATER TECHNOLOGIES IN	1134395	TANK TRANSDUCER LEVEL & HUBBLE	09/21/19	4,000.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 60-65-200-725.0 WTP IMPROVEMENTS:				4,000.00	.00	
Total WATER TREATMENT:				19,741.41	.00	
Total WATER FUND:				112,152.55	.00	
<b>URBAN RENEWAL AGENCY FUND</b>						
<b>URBAN RENEWAL AGENCY EXPENSES</b>						
<b>90-40-150-300.0 PROFESSIONAL SERVICES</b>						
ELAM & BURKE, P.A.	180539	URBAN RENEWAL PLAN #2	07/31/19	4,047.30	.00	
Total 90-40-150-300.0 PROFESSIONAL SERVICES:				4,047.30	.00	
<b>90-40-150-410.0 INSURANCE</b>						
I C R M P	201910-UR	10/01/2019 - 09/30/2020 POLICY YEAR A	10/01/19	1,443.00	.00	
Total 90-40-150-410.0 INSURANCE:				1,443.00	.00	
Total URBAN RENEWAL AGENCY EXPENSES:				5,490.30	.00	
Total URBAN RENEWAL AGENCY FUND:				5,490.30	.00	
Grand Totals:				789,968.83	543.71	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>						
<b>GENERAL FUND REVENUE</b>						
<b>10-30-015-500.0 BUILDING PERMITS</b>						
JOHN OLESNIEWICZ & EVA PRINCE	20191017	REFUND - PERMIT AND FEES	10/17/19	2,206.15	.00	
Total 10-30-015-500.0 BUILDING PERMITS:				2,206.15	.00	
Total GENERAL FUND REVENUE:				2,206.15	.00	
<b>FINANCE</b>						
<b>10-45-150-440.0 PROFESSIONAL DEVELOPMENT</b>						
STOKES, LINDA	20191011	REIMB. - MEALS/MILAGE CASELLE USE	10/11/19	146.65	.00	
Total 10-45-150-440.0 PROFESSIONAL DEVELOPMENT:				146.65	.00	
Total FINANCE:				146.65	.00	
<b>COMMUNITY DEVELOPMENT</b>						
<b>10-48-150-420.0 TRAVEL AND MEETINGS</b>						
LYONS, ROBERT	20191004	REIMB. - APA ID PLANNING CONFEREN	10/04/19	408.64	.00	
Total 10-48-150-420.0 TRAVEL AND MEETINGS:				408.64	.00	
Total COMMUNITY DEVELOPMENT:				408.64	.00	
Total GENERAL FUND:				2,761.44	.00	
<b>RECREATION FUND</b>						
<b>RECREATION - PARKS</b>						
<b>28-59-150-226.0 IRRIGATION-CTRL ID HIST MUSEUM</b>						
MCCALL, CITY OF	1019-152751	WATER	10/14/19	23.37	.00	
Total 28-59-150-226.0 IRRIGATION-CTRL ID HIST MUSEUM:				23.37	.00	
Total RECREATION - PARKS:				23.37	.00	
Total RECREATION FUND:				23.37	.00	
<b>WATER FUND</b>						
<b>WATER FUND REVENUE</b>						
<b>60-30-020-200.0 WATER CONNECTION FEES</b>						
JOHN OLESNIEWICZ & EVA PRINCE	20191017	REFUND - PERMIT AND FEES	10/17/19	600.00	.00	
Total 60-30-020-200.0 WATER CONNECTION FEES:				600.00	.00	
<b>60-30-065-700.0 WATER SYSTEM BUY-IN</b>						
JOHN OLESNIEWICZ & EVA PRINCE	20191017	REFUND - PERMIT AND FEES	10/17/19	5,705.00	.00	
Total 60-30-065-700.0 WATER SYSTEM BUY-IN:				5,705.00	.00	
Total WATER FUND REVENUE:				6,305.00	.00	
Total WATER FUND:				6,305.00	.00	
Grand Totals:				9,089.81	.00	

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>LIBRARY FUND</b>						
<b>LIBRARY DEPARTMENT</b>						
<b>25-57-150-400.0 ADVERTISING/LEGAL PUBLICATIONS</b>						
STAR NEWS, THE	54107	CLASSIFIED - LIBRARY ASSOCIATE	09/30/19	156.00	.00	
Total 25-57-150-400.0 ADVERTISING/LEGAL PUBLICATIONS:				156.00	.00	
<b>25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS</b>						
BAKER & TAYLOR BOOKS	2034852047	BOOKS	10/07/19	37.65	.00	
BAKER & TAYLOR BOOKS	2034861191	BOOKS	10/10/19	192.29	.00	
GALE/CENGAGE LEARNING INC	68673040	BOOKS	10/03/19	69.52	.00	
GALE/CENGAGE LEARNING INC	68673242	BOOKS	10/03/19	100.06	.00	
Total 25-57-150-435.0 BOOKS/PUBLICATIONS/SUBSCRIPTS:				399.52	.00	
<b>25-57-150-460.0 TELEPHONE</b>						
VERIZON WIRELESS	9839259508	#965453972 - LIBRARY	10/01/19	43.10	.00	
Total 25-57-150-460.0 TELEPHONE:				43.10	.00	
<b>25-57-150-468.0 FRIENDS-BOOKS/MATERIALS, ETC.</b>						
CAFE 6 THREE 4	20190925	LIBRARY DESIGN CHARETTE	09/25/19	100.00	.00	
KDZY 98.3 FM	19090217	RADIO SPOTS - LIBRARY EXPANSION	09/30/19	50.00	.00	
Total 25-57-150-468.0 FRIENDS-BOOKS/MATERIALS, ETC.:				150.00	.00	
<b>25-57-150-490.0 HEAT, LIGHTS, AND UTILITIES</b>						
MCCALL, CITY OF	1019-182651	WATER	10/14/19	42.95	.00	
Total 25-57-150-490.0 HEAT, LIGHTS, AND UTILITIES:				42.95	.00	
<b>25-57-150-500.0 RENTAL - OFFICE EQUIPMENT</b>						
RICOH AMERICAS CORP.	9027620510-L	RICOH PERIODIC PAYMENT 10/01/19 T	10/02/19	98.12	.00	
Total 25-57-150-500.0 RENTAL - OFFICE EQUIPMENT:				98.12	.00	
<b>25-57-150-500.1 RENTAL - EQUIPMENT MAINTENANCE</b>						
RICOH AMERICAS CORP.	9027620510-L	ADDITIONAL IMAGES	10/02/19	91.21	.00	
Total 25-57-150-500.1 RENTAL - EQUIPMENT MAINTENANCE:				91.21	.00	
<b>25-57-150-570.0 REPAIRS - BUILDING AND GROUNDS</b>						
VALLEY FIRE PROTECTION	62019-L2	2 HYDROSTATIC TEST 5LB	10/08/19	80.00	.00	
Total 25-57-150-570.0 REPAIRS - BUILDING AND GROUNDS:				80.00	.00	
Total LIBRARY DEPARTMENT:				1,060.90	.00	
Total LIBRARY FUND:				1,060.90	.00	
Grand Totals:				1,060.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>A &amp; I DISTRIBUTORS</b>					
1037	A & I DISTRIBUTORS	3367381	5GAL SERVICE PRO HYD 68, 2/2.	10/01/19	121.71
Total A & I DISTRIBUTORS:					121.71
<b>A.M.E. ELECTRIC INC.</b>					
1070	A.M.E. ELECTRIC INC.	190627	ELECTRICAL REPAIRS	10/07/19	4,775.37
1070	A.M.E. ELECTRIC INC.	190821	LABOR - TROUBLESHOOT PUMP	06/12/19	425.00
Total A.M.E. ELECTRIC INC.:					5,200.37
<b>ACKER TREE SERVICE</b>					
1310	ACKER TREE SERVICE	20190927	TREE CLEANUP	09/27/19	4,125.00
Total ACKER TREE SERVICE:					4,125.00
<b>ACTION MEDICAL INC.</b>					
1390	ACTION MEDICAL INC.	VR10-1395	FIRST AID SUPPLIES	10/08/19	25.10
Total ACTION MEDICAL INC.:					25.10
<b>ALSCO</b>					
2300	ALSCO	LBOI1741687	FLOOR MATS	10/01/19	63.50
2300	ALSCO	LBOI1743651	LAUNDRY	10/08/19	32.06
2300	ALSCO	LBOI1743656	FLOOR MATS	10/08/19	63.50
2300	ALSCO	LBOI1745604	LAUNDRY	10/15/19	32.06
Total ALSCO:					191.12
<b>AMERICAN PUBLIC WORKS ASSOC.</b>					
2665	AMERICAN PUBLIC WORKS AS	692505-2020	ANNUAL MEMBERSHIP	10/02/19	360.00
Total AMERICAN PUBLIC WORKS ASSOC.:					360.00
<b>AMERIGAS PROPANE L.P.</b>					
2700	AMERIGAS PROPANE L.P.	3097107500-A	PROPANE - A/C #200810869	09/30/19	94.50
2700	AMERIGAS PROPANE L.P.	3097414126-G	PROPANE - A/C #200810869	10/09/19	28.80
2700	AMERIGAS PROPANE L.P.	3097414131-G	PROPANE - A/C #200810869	10/09/19	17.30
Total AMERIGAS PROPANE L.P.:					140.60
<b>ANALYTICAL LABORATORIES INC.</b>					
2790	ANALYTICAL LABORATORIES IN	66543	TESTING - WATER	09/30/19	224.25
Total ANALYTICAL LABORATORIES INC.:					224.25
<b>ANATUM GEOMOBILE SOLUTIONS LLC</b>					
2795	ANATUM GEOMOBILE Solutio	2027	EOS REPLACEMENT BATTERY	09/26/19	195.00
2795	ANATUM GEOMOBILE Solutio	2027	HANDHELD ARROW MOUNTING	09/26/19	230.00
2795	ANATUM GEOMOBILE Solutio	2027	SURVEY ANTENNA FOR ARROW	09/26/19	1,250.00
2795	ANATUM GEOMOBILE Solutio	2027	GPS QUICK-RELEASE ADAPTER	09/26/19	147.00
2795	ANATUM GEOMOBILE Solutio	2027	SHIPPING	09/26/19	30.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total ANATUM GEOMOBILE SOLUTIONS LLC:					1,852.00
<b>ARCHIVESOCIAL</b>					
3110	ARCHIVESOCIAL	8939	ONE MONTH OF ARCHIVESOCIA	11/07/19	2,388.00
Total ARCHIVESOCIAL:					2,388.00
<b>ASAP PORTABLES CO.</b>					
3215	ASAP PORTABLES CO.	2019-1928	TOILET CLEANING FY19	09/30/19	580.00
Total ASAP PORTABLES CO.:					580.00
<b>BESSAW, MORGAN</b>					
4230	BESSAW, MORGAN	20190927	REIMB. - MILEAGE/NORFMA CO	09/27/19	125.28
Total BESSAW, MORGAN:					125.28
<b>BEVER, TIM</b>					
99992	BEVER, TIM	190364	DBL PAYMENT FOR UTILITY JULY	10/14/19	71.84
Total BEVER, TIM:					71.84
<b>BLUE RIBBON LINEN SUPPLY INC.</b>					
4745	BLUE RIBBON LINEN SUPPLY I	105414	FLOOR MATS	10/11/19	22.50
Total BLUE RIBBON LINEN SUPPLY INC.:					22.50
<b>BRUNEEL COMPANY INC.</b>					
5680	BRUNEEL COMPANY INC.	MCC 0009006	DISMOUNT/REMOUNT TIRE, WH	10/07/19	214.86
Total BRUNEEL COMPANY INC.:					214.86
<b>BUILDERS FIRSTSOURCE INC.</b>					
5763	BUILDERS FIRSTSOURCE INC.	5438101	8" BRIGHT SMOOTH SPIKE	10/03/19	13.99
5763	BUILDERS FIRSTSOURCE INC.	5486568	POINTED LATH BUNDLE	10/10/19	38.99
5763	BUILDERS FIRSTSOURCE INC.	5488961	42 GAL CONTRACTOR BAG	10/10/19	64.73
5763	BUILDERS FIRSTSOURCE INC.	5500608	PAINTED WOOD SCREW	10/11/19	9.00
Total BUILDERS FIRSTSOURCE INC.:					126.71
<b>CASELLE INC.</b>					
6420	CASELLE INC.	2019-020	2019 CASELLE ANNUAL CONFER	09/27/19	595.00
6420	CASELLE INC.	2019-020	2019 CASELLE ANNUAL CONFER	09/27/19	595.00
Total CASELLE INC.:					1,190.00
<b>CDW GOVERNMENT INC.</b>					
6530	CDW GOVERNMENT INC.	1BZX3H7	ANNUAL RENEWAL OF IVANTI PA	10/11/19	1,562.80
6530	CDW GOVERNMENT INC.	1BZX3HY	ANNUAL RENEWAL OF SYMANT	10/11/19	2,983.10
6530	CDW GOVERNMENT INC.	VCM6879	ANNUAL RENEWAL OF ADOBE C	09/26/19	1,871.36
Total CDW GOVERNMENT INC.:					6,417.26

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>CERTIFIED LABORATORIES</b>					
6585	CERTIFIED LABORATORIES	3688933	DIESEL-MATE ADDITIVE	09/19/19	354.00
6585	CERTIFIED LABORATORIES	3688933	PREMALUBE EXTREME GREASE	09/19/19	291.45
Total CERTIFIED LABORATORIES:					645.45
<b>CHEVRON TEXACO</b>					
6760	CHEVRON TEXACO	61556070-PR	FUEL	09/30/19	148.16
6760	CHEVRON TEXACO	61689902-PR	FUEL	10/06/19	31.10
6760	CHEVRON TEXACO	61689902-PR	FUEL	10/06/19	491.14
6760	CHEVRON TEXACO	61689902-PR	FUEL	10/06/19	127.90
6760	CHEVRON TEXACO	61690643-PD	FUEL	10/06/19	1,787.35
6760	CHEVRON TEXACO	61690913-CD	FUEL	10/06/19	180.16
6760	CHEVRON TEXACO	61691508-PW	FUEL	10/06/19	2,174.94
6760	CHEVRON TEXACO	61692364-A	FUEL	10/06/19	48.16
6760	CHEVRON TEXACO	61693070-WT	FUEL	10/06/19	663.34
6760	CHEVRON TEXACO	61693070-WT	FUEL	10/06/19	129.18
Total CHEVRON TEXACO:					5,781.43
<b>CLAY, JASON</b>					
99992	CLAY, JASON	20190707	REFUND CONCESSION RENTAL	08/13/19	25.00
99992	CLAY, JASON	20190707	REFUND CONCESSION RENTAL	08/13/19	50.00
Total CLAY, JASON:					75.00
<b>CNA SURETY</b>					
7250	CNA SURETY	69433652-201	NOTARY E & O POLICY - 0601-69	11/07/19	39.00
7250	CNA SURETY	69433652-201	NOTARY E & O POLICY - 0601-69	11/07/19	13.00
Total CNA SURETY:					52.00
<b>COASTLINE EQUIPMENT CO.</b>					
7290	COASTLINE EQUIPMENT CO.	627699	EXCAVATOR RENTAL	09/30/19	2,351.70
Total COASTLINE EQUIPMENT CO.:					2,351.70
<b>CONSOLIDATED ELECTRICAL DIST</b>					
7720	CONSOLIDATED ELECTRICAL D	4438-495263	ANTI OXIDANT COMP	10/09/19	50.52
Total CONSOLIDATED ELECTRICAL DIST:					50.52
<b>CORNERSTONE CONSTRUCTION AND FOUNDATIONS</b>					
7895	CORNERSTONE CONSTRUCTI	2019-178	CONCRETE APRON CONSTRUC	09/17/19	7,750.00
Total CORNERSTONE CONSTRUCTION AND FOUNDATIONS:					7,750.00
<b>CREATIVE PRODUCT SOURCE INC</b>					
8185	CREATIVE PRODUCT SOURCE I	CPI081749	COLOR ME DRUG FREE COLORI	10/02/19	139.00
Total CREATIVE PRODUCT SOURCE INC:					139.00
<b>DAY WIRELESS SYSTEMS</b>					
8595	DAY WIRELESS SYSTEMS	3713	BATTERY 7.5V	10/03/19	155.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total DAY WIRELESS SYSTEMS:					155.00
<b>DE NORA WATER TECHNOLOGIES INC.</b>					
8740	DE NORA WATER TECHNOLOGI	1134395	TANK TRANSDUCER LEVEL & HU	09/21/19	4,000.00
Total DE NORA WATER TECHNOLOGIES INC.:					4,000.00
<b>DIAMOND FUEL &amp; FEED SUPPLY INC.</b>					
9080	DIAMOND FUEL & FEED SUPPL	22714	DIESEL FUEL	10/10/19	738.38
Total DIAMOND FUEL & FEED SUPPLY INC.:					738.38
<b>DOCUSIGN</b>					
9231	DOCUSIGN	15078326	DOCUSIGN CONTRACT FOR ELE	08/31/19	9,999.73
Total DOCUSIGN:					9,999.73
<b>EDGEWOOD LOG HOMES</b>					
9690	EDGEWOOD LOG HOMES	COM-0002	REMOVE BUS SHELTER	10/14/19	1,200.00
Total EDGEWOOD LOG HOMES:					1,200.00
<b>ELAM &amp; BURKE, P.A.</b>					
9880	ELAM & BURKE, P.A.	180539	URBAN RENEWAL PLAN #2	07/31/19	4,047.30
Total ELAM & BURKE, P.A.:					4,047.30
<b>ENTRY POINT LLC</b>					
10085	ENTRY POINT LLC	1172	CONSULTING SERVICES AGREE	10/09/19	975.00
Total ENTRY POINT LLC:					975.00
<b>ESD WASTE2WATER INC.</b>					
10100	ESD WASTE2WATER INC.	101762	MICROBES, SCREEN	09/27/19	126.75
Total ESD WASTE2WATER INC.:					126.75
<b>ESRI INC.</b>					
10140	ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	7,000.00
10140	ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	625.00
10140	ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	625.00
10140	ESRI INC.	93693530	ARCGIS ANNUAL MAINTENANCE	09/04/19	500.00
Total ESRI INC.:					8,750.00
<b>FERGUSON WATERWORKS</b>					
10750	FERGUSON WATERWORKS	726917	MISC PARTS	10/02/19	603.75
10750	FERGUSON WATERWORKS	727013	RESETTER & VAULT	10/11/19	298.03
Total FERGUSON WATERWORKS:					901.78
<b>FIRST CLASS CLEANING LLC</b>					
10940	FIRST CLASS CLEANING LLC	43554	JANITORIAL/SWEEP, MOP BUFF	09/30/19	357.75

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total FIRST CLASS CLEANING LLC:					357.75
<b>FRANZ WITTE - McCALL LLC</b>					
11312	FRANZ WITTE - McCALL LLC	11197	PLANTS	09/03/19	1,427.26
Total FRANZ WITTE - McCALL LLC:					1,427.26
<b>FRONTIER</b>					
11500	FRONTIER	1019-0058	ETHERNET	10/05/19	975.00
11500	FRONTIER	1019-0267	PHONE SERVICE - AIRPORT	10/01/19	65.03
11500	FRONTIER	1019-0944	ETHERNET	10/07/19	1,200.00
Total FRONTIER:					2,240.03
<b>GALLS LLC</b>					
11640	GALLS LLC	13775180	UNIFORMS/SUPPLIES	09/23/19	70.00
11640	GALLS LLC	13855833	TACLITE 3 GLOVES	10/01/19	469.00
Total GALLS LLC:					539.00
<b>GERRIE'S GREENHOUSE</b>					
11990	GERRIE'S GREENHOUSE	0274396	FLOWERS 2019	09/27/19	270.00
Total GERRIE'S GREENHOUSE:					270.00
<b>GRAYBAR ELECTRIC CO INC</b>					
12445	GRAYBAR ELECTRIC CO INC	9311615781	CCR CONTROLLER	08/13/19	694.69
Total GRAYBAR ELECTRIC CO INC:					694.69
<b>HONEY DIPPERS INC.</b>					
14100	HONEY DIPPERS INC.	2019-1791	PUMP & PICKUP - TENNIS COUR	09/30/19	120.00
14100	HONEY DIPPERS INC.	2019-1792	SHORT-TERM SVC - SHEEP BRID	09/30/19	120.00
Total HONEY DIPPERS INC.:					240.00
<b>HORROCKS ENGINEERS INC.</b>					
14123	HORROCKS ENGINEERS INC.	53082	TASK 17-01 B IDAHO STREET AN	10/16/19	259.88
14123	HORROCKS ENGINEERS INC.	53082	TASK 17-01 B IDAHO STREET AN	10/16/19	30.37
14123	HORROCKS ENGINEERS INC.	53082	TASK 17-01 B IDAHO STREET AN	10/16/19	47.25
14123	HORROCKS ENGINEERS INC.	53082	TASK 17-03 C 2ND STREET AND	10/16/19	20,124.40
14123	HORROCKS ENGINEERS INC.	53082	TASK 17-03 C 2ND STREET AND	10/16/19	1,749.95
14123	HORROCKS ENGINEERS INC.	53082	TASK 18-04A LEGACY PARK PUM	10/16/19	379.00
14123	HORROCKS ENGINEERS INC.	53082	TASK 18-04B LEGACY PARK PUM	10/16/19	3,817.00
14123	HORROCKS ENGINEERS INC.	53082	TASK 18-06 FY 2019 PAVEMENT	10/16/19	1,630.59
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-01 2019 MCCALL MISCE	10/16/19	2,332.62
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-02 MISCELLANEOUS TR	10/16/19	257.72
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-03 DOWNTOWN CORE	10/16/19	1,593.55
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-03 A PARK STREET AND	10/16/19	1,022.80
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-03 A PARK STREET AND	10/16/19	2,153.27
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-03 A PARK STREET AND	10/16/19	2,207.10
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-04 JASPER SUBDIVISIO	10/16/19	12,586.06
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-04 JASPER SUBDIVISIO	10/16/19	5,394.03

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-06 PHASE 2B FINAL DE	10/16/19	36,096.35
14123	HORROCKS ENGINEERS INC.	53082	TASK 19-07 PUBLIC WORKS FACI	10/16/19	256.99
Total HORROCKS ENGINEERS INC.:					91,938.93
<b>I C R M P</b>					
14700	I C R M P	201910-UR	10/01/2019 - 09/30/2020 POLICY Y	10/01/19	1,443.00
Total I C R M P:					1,443.00
<b>IDAHO CHILD SUPPORT RECEIPTING</b>					
14860	IDAHO CHILD SUPPORT RECEI	20191011-2	CHILD SUPPORT - #195240	10/11/19	187.38
14860	IDAHO CHILD SUPPORT RECEI	20191011-4	CHILD SUPPORT - #301057	10/11/19	217.28
Total IDAHO CHILD SUPPORT RECEIPTING:					404.66
<b>INDUSTRIAL SYSTEMS INC.</b>					
15900	INDUSTRIAL SYSTEMS INC.	21019	3X25 VACUUM HOSE FOR THE 2	10/02/19	461.00
15900	INDUSTRIAL SYSTEMS INC.	71019	2 HYDRO EXCAVATION TURBO N	10/07/19	224.00
Total INDUSTRIAL SYSTEMS INC.:					685.00
<b>JAMES, DELTA</b>					
16730	JAMES, DELTA	20191010	REIMB. - MILEAGE-LHTAC WORK	10/10/19	42.92
Total JAMES, DELTA:					42.92
<b>JERRY'S AUTO PARTS</b>					
16890	JERRY'S AUTO PARTS	123243	GASKET, THERMOSTAT	09/30/19	15.71
16890	JERRY'S AUTO PARTS	123489	WIND DE-ICE	10/01/19	4.74
16890	JERRY'S AUTO PARTS	123514	AIR FILTERS	10/02/19	98.31
16890	JERRY'S AUTO PARTS	123750	THERMOSTAT, NITRILE GLOVE,	10/03/19	33.28
16890	JERRY'S AUTO PARTS	124023	AIR FILTER	10/04/19	13.45
16890	JERRY'S AUTO PARTS	124025	MAT SET GRAY	10/04/19	31.40
16890	JERRY'S AUTO PARTS	124958	OIL FILTER	10/10/19	8.52
Total JERRY'S AUTO PARTS:					205.41
<b>JOHN DEERE FINANCIAL</b>					
16995	JOHN DEERE FINANCIAL	10498780	DRIVE WHEEL BEARING HUB	10/10/19	190.72
Total JOHN DEERE FINANCIAL:					190.72
<b>JOHN E. REID AND ASSOCIATES</b>					
99982	JOHN E. REID AND ASSOCIATE	188136	INTERVIEW AND INTERROGATIO	01/17/19	575.00
Total JOHN E. REID AND ASSOCIATES:					575.00
<b>JOHNSTONE SUPPLY</b>					
17010	JOHNSTONE SUPPLY	1074047	UNIT HEATER PARTS	10/09/19	87.92
Total JOHNSTONE SUPPLY:					87.92

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>KDZY 98.3 FM</b>					
17290	KDZY 98.3 FM	19080217	RADIO SPOTS - CITY OF MCCAL	08/31/19	96.00
17290	KDZY 98.3 FM	19080218	RADIO SPOTS - CITY OF MCCAL	08/31/19	48.00
17290	KDZY 98.3 FM	19090216	RADIO SPOTS - CITY COUNCIL M	09/30/19	48.00
Total KDZY 98.3 FM:					192.00
<b>KINETICO QUALITY WATER OF McCALL</b>					
17550	KINETICO QUALITY WATER OF	3601	WATER STAND RENTAL, WATER	09/30/19	57.80
Total KINETICO QUALITY WATER OF McCALL:					57.80
<b>LAWSON PRODUCTS INC.</b>					
18440	LAWSON PRODUCTS INC.	9307050454	MAGNETIC WND	09/26/19	100.23
18440	LAWSON PRODUCTS INC.	9307054305	HEX CAP SCREW GRADE 5 PLA	09/27/19	186.72
Total LAWSON PRODUCTS INC.:					286.95
<b>LES SCHWAB TIRE CENTERS</b>					
18700	LES SCHWAB TIRE CENTERS	12500250310	WINTER CHANGEOVER	10/09/19	105.00
Total LES SCHWAB TIRE CENTERS:					105.00
<b>MAGIC VALLEY MINI TRUCKS LLC</b>					
19697	MAGIC VALLEY MINI TRUCKS L	4624	RECTANGULAR/FLAT AIR FILTER	10/02/19	178.81
Total MAGIC VALLEY MINI TRUCKS LLC:					178.81
<b>MALVICH, TRACI</b>					
19730	MALVICH, TRACI	20190930	REIMB. - MILEAGE - DOT MANDA	09/30/19	184.44
Total MALVICH, TRACI:					184.44
<b>MAY HARDWARE INC.</b>					
20160	MAY HARDWARE INC.	960625	THERMAL GLOVES	10/01/19	49.47
20160	MAY HARDWARE INC.	960747	Q-CONNECT BRS, THREAD LOC	10/02/19	24.16
20160	MAY HARDWARE INC.	960820	POLY TWINE	10/02/19	26.99
20160	MAY HARDWARE INC.	960825	COUPLING, ELBOW PVC CEMEN	10/02/19	34.07
20160	MAY HARDWARE INC.	960850	CMNT PVC RED HOT, ELBOW, SL	10/02/19	39.64
20160	MAY HARDWARE INC.	960885	LED ACE 100W, SPIDERMAN GRI	10/03/19	48.57
20160	MAY HARDWARE INC.	961023	PVC TEE	10/04/19	8.05
20160	MAY HARDWARE INC.	961182	DISTILLED WATER	10/06/19	3.58
20160	MAY HARDWARE INC.	961263	SIMPLE GREEN CLEANER, ANTI	10/07/19	53.97
20160	MAY HARDWARE INC.	961365	SINGLE CUT KEY	10/08/19	6.58
20160	MAY HARDWARE INC.	961541	SPIDERMAN GRIP GLOVE, WOO	10/09/19	64.77
20160	MAY HARDWARE INC.	961585	GAL SPAR URETHANE	10/09/19	89.98
20160	MAY HARDWARE INC.	961670	FLEX SEAL, TAPE, PAINT TAPE, P	10/10/19	106.52
20160	MAY HARDWARE INC.	961693	THREADED CAP	10/10/19	2.51
20160	MAY HARDWARE INC.	961736	PROPANE TORCH KIT, CYLINDE	10/11/19	19.88
20160	MAY HARDWARE INC.	961736	PROPANE TORCH KIT, CYLINDE	10/11/19	21.21
20160	MAY HARDWARE INC.	961749	SEALER QT, STONE AND GROUT	10/11/19	43.18
20160	MAY HARDWARE INC.	961770	STIHL HEDGE TRIMMER, HEDGE	10/11/19	276.04
20160	MAY HARDWARE INC.	962241	WOODCUTTER B&C OIL	10/16/19	25.98
20160	MAY HARDWARE INC.	962248	SPRYFINISH BBQ	10/16/19	11.98

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
20160	MAY HARDWARE INC.	962248	PENTEK MICRON FILTER	10/16/19	29.39
20160	MAY HARDWARE INC.	962249	MAHOGANY WOOD PENCIL	10/16/19	5.84
Total MAY HARDWARE INC.:					992.36
<b>McCALL COFFEE ROASTERS</b>					
20440	McCALL COFFEE ROASTERS	20190924	COFFEE	09/24/19	100.00
Total McCALL COFFEE ROASTERS:					100.00
<b>MCCALL PRO SHOP</b>					
21780	MCCALL PRO SHOP	365	CREW SHIRTS	09/29/19	502.35
Total MCCALL PRO SHOP:					502.35
<b>MCCALL, CITY OF</b>					
6960	MCCALL, CITY OF	1019-176451	WATER	10/14/19	40.36
6960	MCCALL, CITY OF	1019-176501	WATER	10/14/19	247.71
Total MCCALL, CITY OF:					288.07
<b>MOUNTAIN ALARM</b>					
10900	MOUNTAIN ALARM	1893032	SECURITY MONITORING #30049	10/01/19	114.00
Total MOUNTAIN ALARM:					114.00
<b>MOUNTAIN WATERWORKS INC</b>					
21980	MOUNTAIN WATERWORKS INC	4374	TASK - CITY OF MCCALL WATER	09/30/19	495.00
Total MOUNTAIN WATERWORKS INC:					495.00
<b>NORCO INC.</b>					
22940	NORCO INC.	27593739	CARBON DIOXIDE/ARGON	10/09/19	33.84
Total NORCO INC.:					33.84
<b>NORTHERN TOOL &amp; EQUIPMENT CO.</b>					
23060	NORTHERN TOOL & EQUIPMEN	43398850	MECHANICS VISE	10/02/19	342.99
Total NORTHERN TOOL & EQUIPMENT CO.:					342.99
<b>P &amp; B DRAIN CLEANING &amp; SEPTIC SERVICES</b>					
23730	P & B DRAIN CLEANING & SEPT	000502	DRAIN CLEANING - MUSEUM	10/03/19	275.00
Total P & B DRAIN CLEANING & SEPTIC SERVICES:					275.00
<b>PAYETTE LAKES RECREATIONAL</b>					
24120	PAYETTE LAKES RECREATION	10/19-0513	SEWER FEES	10/01/19	46.35
24120	PAYETTE LAKES RECREATION	10/19-0528	SEWER FEES	10/01/19	92.70
24120	PAYETTE LAKES RECREATION	88.1	REFUND - WATER HYDRANT ME	09/27/19	430.70
Total PAYETTE LAKES RECREATIONAL:					569.75

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>PLANET TURF</b>					
24493	PLANET TURF	17843	PROPEAT 13-5-8 FERTILIZER	10/07/19	348.00
24493	PLANET TURF	17843	SYNC FUNGICIDE ACTIVATOR	10/07/19	132.00
24493	PLANET TURF	17843	FREIGHT	10/07/19	50.00
Total PLANET TURF:					530.00
<b>PRINTSHOP McCALL LLC</b>					
24900	PRINTSHOP McCALL LLC	23651	ENVELOPES	10/04/19	135.00
Total PRINTSHOP McCALL LLC:					135.00
<b>R &amp; R PRODUCTS INC.</b>					
25320	R & R PRODUCTS INC.	CD2390173	VERTI-CUT BLADE - CARBIDE TI	10/01/19	397.55
Total R & R PRODUCTS INC.:					397.55
<b>RESORT CONCEPTS IDAHO LLC</b>					
99986	RESORT CONCEPTS IDAHO LL	410211	REFUND WATER DEPOSIT 4.102	10/03/19	107.76
Total RESORT CONCEPTS IDAHO LLC:					107.76
<b>RICOH AMERICAS CORP.</b>					
25770	RICOH AMERICAS CORP.	5057652771-C	RICOH MPC6004 MAINT. AGREE	09/27/19	261.53
25770	RICOH AMERICAS CORP.	5057652815	ADDITIONAL IMAGES	09/27/19	76.23
25770	RICOH AMERICAS CORP.	5057706412-W	ADDITIONAL IMAGES	10/01/19	13.93
Total RICOH AMERICAS CORP.:					351.69
<b>RMT EQUIPMENT</b>					
26300	RMT EQUIPMENT	PO6747	VENTRAC 4500Z TRACTOR W/D	10/11/19	21,972.50
26300	RMT EQUIPMENT	PO6747	BROOM ATTACHMENT AND ACC	10/11/19	4,649.50
26300	RMT EQUIPMENT	PO6747	DROP SPREADER AND ACCESS	10/11/19	5,078.75
26300	RMT EQUIPMENT	PO6747	CAB AND ACCESSORY KIT	10/11/19	7,059.25
26300	RMT EQUIPMENT	PO6747	SNOW BLOWER & ACCESSORY	10/11/19	5,002.25
26300	RMT EQUIPMENT	PO6747	SET-UP CHARGES & FREIGHT	10/11/19	3,070.00
Total RMT EQUIPMENT:					46,832.25
<b>S &amp; S ENTERPRISES - SSE LASER</b>					
28845	S & S ENTERPRISES - SSE LAS	498078	OUTSTANDING DEVELOPMENT	10/09/19	90.00
Total S & S ENTERPRISES - SSE LASER:					90.00
<b>SECESH ENGINEERING INC.</b>					
27360	SECESH ENGINEERING INC.	3852	SURVEYING - NOKE'S PROPERT	09/10/19	1,605.00
Total SECESH ENGINEERING INC.:					1,605.00
<b>SHI INTERNATIONAL CORP.</b>					
27657	SHI INTERNATIONAL CORP.	B10625660	FUSION WELDING SPLICER WIT	09/24/19	8,899.00
27657	SHI INTERNATIONAL CORP.	B10679051	SUPPORT AGREEMENT	10/03/19	2,046.87
27657	SHI INTERNATIONAL CORP.	B10679051	SWITCHES	10/03/19	9,300.69

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total SHI INTERNATIONAL CORP.:					20,246.56
<b>SHRED-IT USA - BOISE</b>					
27890	SHRED-IT USA - BOISE	8128308808	SHREDDING	10/07/19	120.37
27890	SHRED-IT USA - BOISE	8128308808	SHREDDING	10/07/19	67.09
Total SHRED-IT USA - BOISE:					187.46
<b>SILVER CREEK SUPPLY LLC</b>					
27965	SILVER CREEK SUPPLY LLC	S2059532.001	LEEMCO GATE	09/20/19	393.17
Total SILVER CREEK SUPPLY LLC:					393.17
<b>SILVERPINE PARTNERS LLC</b>					
27970	SILVERPINE PARTNERS LLC	412011	REFUND - WATER DEPOSIT	10/14/19	69.62
Total SILVERPINE PARTNERS LLC:					69.62
<b>SPF WATER ENGINEERING LLC</b>					
28895	SPF WATER ENGINEERING LLC	26990	MCCALL - AGATE STREET HYDR	09/30/19	391.50
Total SPF WATER ENGINEERING LLC:					391.50
<b>STAR 95.5 FM McCALL</b>					
28960	STAR 95.5 FM McCALL	19080241	RADIO SPOTS - CITY OF MCCAL	08/31/19	96.00
28960	STAR 95.5 FM McCALL	19090242	RADIO SPOTS - CITY COUNCIL M	09/30/19	48.00
Total STAR 95.5 FM McCALL:					144.00
<b>STERLING BATTERY CO.</b>					
29120	STERLING BATTERY CO.	G53220	ROTATE BATTERIES	09/30/19	47.28
29120	STERLING BATTERY CO.	G53220	ROTATE BATTERIES	09/30/19	104.95
Total STERLING BATTERY CO.:					152.23
<b>SUNROC CORPORATION</b>					
29525	SUNROC CORPORATION	5	2ND STREET AND LENORA STRE	10/15/19	336,181.83
29525	SUNROC CORPORATION	5	2ND STREET AND LENORA STRE	10/15/19	29,233.20
Total SUNROC CORPORATION:					365,415.03
<b>THATCHER COMPANY</b>					
29996	THATCHER COMPANY	1479598	CHEMICALS	09/23/19	2,907.20
Total THATCHER COMPANY:					2,907.20
<b>T-O ENGINEERS INC.</b>					
30340	T-O ENGINEERS INC.	05113-10407	PROFESSIONAL SERVICES FEE	10/07/19	1,200.00
Total T-O ENGINEERS INC.:					1,200.00
<b>TREASURE VALLEY COFFEE INC.</b>					
30580	TREASURE VALLEY COFFEE IN	2160:06350140	TEA, COCOA, SUGAR	10/07/19	74.02

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total TREASURE VALLEY COFFEE INC.:					74.02
<b>TREASURE VALLEY TRANSIT INC.</b>					
30630	TREASURE VALLEY TRANSIT IN	321	LOCAL MATCH FOR MOUNTAIN	10/01/19	37,500.00
Total TREASURE VALLEY TRANSIT INC.:					37,500.00
<b>TURF EQUIPMENT &amp; IRRIGATION</b>					
30880	TURF EQUIPMENT & IRRIGATIO	443872-00	RH WEAR PLT ASM, LH WEAR PL	10/11/19	71.64
30880	TURF EQUIPMENT & IRRIGATIO	758939-00	RH WEAR PLT ASM, LH WEAR PL	10/04/19	86.36
30880	TURF EQUIPMENT & IRRIGATIO	758964-00	RAM ROD, CUSHION, SPRING C	10/11/19	145.64
Total TURF EQUIPMENT & IRRIGATION:					303.64
<b>U.S. BANK - CARD SERVICES</b>					
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	9.58
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	13.92
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	18.65
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	7.55
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	35.34
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	37.93
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	12.10
31020	U.S. BANK - CARD SERVICES	201909-ARRA	RENTAL CAR FUEL	09/25/19	23.13
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	12.64
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	23.95
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	19.15
31020	U.S. BANK - CARD SERVICES	201909-ARRA	PARKING	09/25/19	80.50
31020	U.S. BANK - CARD SERVICES	201909-ARRA	EXCESS BAGGAGE	09/25/19	30.00
31020	U.S. BANK - CARD SERVICES	201909-ARRA	MEAL - GRACIE GROUND FIGHTI	09/25/19	19.99
31020	U.S. BANK - CARD SERVICES	201909-BATES	COVER PLATE FOR ADMIN CAR	09/25/19	20.00
31020	U.S. BANK - CARD SERVICES	201909-BISOM	CALIBRATE AND RECERTIFY AF	09/25/19	432.88
31020	U.S. BANK - CARD SERVICES	201909-BORK	SUBSCRIPTION TO BASIC DOWN	09/25/19	49.00
31020	U.S. BANK - CARD SERVICES	201909-BORK	SCOUT FLAG SERVICE	09/25/19	40.00
31020	U.S. BANK - CARD SERVICES	201909-BORK	AD - NO SCHOOL FUN DAYS PR	09/25/19	25.00
31020	U.S. BANK - CARD SERVICES	201909-BORK	ISA TREE RISK ASSESSMENT Q	09/25/19	332.79
31020	U.S. BANK - CARD SERVICES	201909-BORK	ELECTRIC PENCIL SHARPENER	09/25/19	18.99
31020	U.S. BANK - CARD SERVICES	201909-BORK	RECTANGLE TABLE	09/25/19	70.23
31020	U.S. BANK - CARD SERVICES	201909-BORK	RUGS, RUNNERS	09/25/19	316.00
31020	U.S. BANK - CARD SERVICES	201909-BORK	CHALK BOARD ROOM DIVIDER	09/25/19	129.99
31020	U.S. BANK - CARD SERVICES	201909-CURTI	1 YEALINK HEADSET	09/25/19	33.46
31020	U.S. BANK - CARD SERVICES	201909-CURTI	DEEP FREEZE ENTERPRISE SU	09/25/19	345.00
31020	U.S. BANK - CARD SERVICES	201909-CURTI	STANDARD MAINTENANCE FOR	09/25/19	310.00
31020	U.S. BANK - CARD SERVICES	201909-GROE	TRAVEL AND MEETINGS	09/25/19	5.23
31020	U.S. BANK - CARD SERVICES	201909-GROE	EMPLOYEE RECOGNITION	09/25/19	26.97
31020	U.S. BANK - CARD SERVICES	201909-GROE	NATIONAL ALLIANCE OF PRESE	09/25/19	50.00
31020	U.S. BANK - CARD SERVICES	201909-GROE	MEETING	09/25/19	46.10
31020	U.S. BANK - CARD SERVICES	201909-GROE	ARCGIS	09/25/19	125.00
31020	U.S. BANK - CARD SERVICES	201909-GROE	MARANTZ 2 CHANNEL/S TRACK	09/25/19	369.94
31020	U.S. BANK - CARD SERVICES	201909-GROE	CODE UPDATE MTG	09/25/19	7.66
31020	U.S. BANK - CARD SERVICES	201909-GROE	MT TOWNS CONFERENCE	09/25/19	132.80
31020	U.S. BANK - CARD SERVICES	201909-GROE	MATTE BLACK AND CYAN PRINT	09/25/19	255.59
31020	U.S. BANK - CARD SERVICES	201909-GROE	MATTE BLACK AND CYAN PRINT	09/25/19	83.02
31020	U.S. BANK - CARD SERVICES	201909-JOVAN	PARKING	09/25/19	15.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
31020	U.S. BANK - CARD SERVICES	201909-KIMME	CARWASH	09/25/19	7.00
31020	U.S. BANK - CARD SERVICES	201909-KOLA	CLACKAMAS CTY RECORDS RE	09/25/19	3.74
31020	U.S. BANK - CARD SERVICES	201909-MCPH	FUEL	09/25/19	29.36
31020	U.S. BANK - CARD SERVICES	201909-PALME	CARWASH	09/25/19	7.00
31020	U.S. BANK - CARD SERVICES	201909-PALME	CARWASH	09/25/19	7.00
31020	U.S. BANK - CARD SERVICES	201909-PALME	HOMETOWN PIZZA CREDIT	09/25/19	126.32-
31020	U.S. BANK - CARD SERVICES	201909-RYSK	NORTHWEST ALCOHOL CONFER	09/25/19	155.00
31020	U.S. BANK - CARD SERVICES	201909-RYSK	DOG SLIP LEAD	09/25/19	41.99
31020	U.S. BANK - CARD SERVICES	201909-RYSK	STERILITE LATCHING BOX	09/25/19	44.17
31020	U.S. BANK - CARD SERVICES	201909-RYSK	PAPER CUTTER GUILLOTINE	09/25/19	86.95
31020	U.S. BANK - CARD SERVICES	201909-RYSK	13 POINT CARDSTOCK PRE WIR	09/25/19	48.36
31020	U.S. BANK - CARD SERVICES	201909-RYSK	TV MOUNT	09/25/19	176.12
31020	U.S. BANK - CARD SERVICES	201909-RYSK	BANYANS ON THE GREEN	09/25/19	468.10
31020	U.S. BANK - CARD SERVICES	201909-RYSK	PROPANE	09/25/19	12.83
31020	U.S. BANK - CARD SERVICES	201909-RYSK	FLASH DRIVE SWIVE MEMORY S	09/25/19	55.99
31020	U.S. BANK - CARD SERVICES	201909-RYSK	ITD HQ VEHICLE REGISTRATION	09/25/19	49.44
31020	U.S. BANK - CARD SERVICES	201909-STEIN	OTTERBOX FOR PHONE	09/25/19	16.91
31020	U.S. BANK - CARD SERVICES	201909-TRAP	VALVE REPAIR KIT	09/25/19	136.17
31020	U.S. BANK - CARD SERVICES	201909-TRAP	DECAL REMOVED ON COAT	09/25/19	5.00
31020	U.S. BANK - CARD SERVICES	201909-TRAP	CREDIT SALES TAX	09/25/19	7.71-
31020	U.S. BANK - CARD SERVICES	201909-WILLIA	CARWASH	09/25/19	8.00
31020	U.S. BANK - CARD SERVICES	201909-WILLIA	GARDEN HOSE	09/25/19	28.61
31020	U.S. BANK - CARD SERVICES	201909-WOLF	TRAVEL - TRAQ RENEWAL ARBO	09/25/19	112.10
31020	U.S. BANK - CARD SERVICES	201909-WOOD	LODGING - SOCCER REFEREE	09/25/19	222.00
31020	U.S. BANK - CARD SERVICES	201909-WOOD	CREDIT TAX FOR EPIC SPORTS I	09/25/19	12.76-
31020	U.S. BANK - CARD SERVICES	201909-WOOD	FALL ASA SOFTBALL REGISTRAT	09/25/19	129.78
31020	U.S. BANK - CARD SERVICES	201909-WOOD	RECERTIFICATION WFR-T. WOO	09/25/19	327.00
31020	U.S. BANK - CARD SERVICES	201909-WOOD	TAX SCANDIA INN SOCCER REF	09/25/19	33.30
31020	U.S. BANK - CARD SERVICES	201909-WOOD	TAX SCANDIA INN SOCCER REF	09/25/19	33.30-
31020	U.S. BANK - CARD SERVICES	201909-WOOD	USPS	09/25/19	3.66
31020	U.S. BANK - CARD SERVICES	201909-WOOD	SPRAYER NOZZLE	09/25/19	37.75
31020	U.S. BANK - CARD SERVICES	201909-WOOD	SPRAYER NOZZLE - CREDIT	09/25/19	37.75-
31020	U.S. BANK - CARD SERVICES	201909-WOOD	BASE PLATE PINS	09/25/19	1.99
31020	U.S. BANK - CARD SERVICES	201909-WOOD	BASEBALL BASES (SET OF 3)	09/25/19	112.09
31020	U.S. BANK - CARD SERVICES	201909-WOOD	DOUBLE FIRST PLATE	09/25/19	152.78
31020	U.S. BANK - CARD SERVICES	201909-WOOD	CHALK FIELD MARKER	09/25/19	133.99
31020	U.S. BANK - CARD SERVICES	201909-WOOD	PAINT LINER	09/25/19	98.69
31020	U.S. BANK - CARD SERVICES	201909-WOOD	AEROSOL TURF PAINT 1 CASE	09/25/19	112.47
31020	U.S. BANK - CARD SERVICES	201909-WOOD	SHIPPING	09/25/19	114.06
Total U.S. BANK - CARD SERVICES:					6,279.72
<b>UNITED PARCEL SERVICE</b>					
31280	UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	12.94
31280	UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	10.26
31280	UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	10.26
31280	UNITED PARCEL SERVICE	8459E3419	SHIPPING	10/12/19	16.38-
Total UNITED PARCEL SERVICE:					17.08
<b>VALLEY COUNTY</b>					
31640	VALLEY COUNTY	2020-NOVEMB	PD FACILITY LEASE	10/17/19	2,700.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
Total VALLEY COUNTY:					2,700.00
<b>VALLEY PAVING &amp; ASPHALT INC.</b>					
31900	VALLEY PAVING & ASPHALT INC	10190	ASPHAL BY THE TON	09/30/19	1,154.86
Total VALLEY PAVING & ASPHALT INC.:					1,154.86
<b>VERIZON WIRELESS</b>					
32020	VERIZON WIRELESS	9838910685	CELLULAR PHONE SERVICE	09/26/19	832.32
32020	VERIZON WIRELESS	9839259508	#965453972 - CITY MANAGER	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - AIRPORT	10/01/19	40.01
32020	VERIZON WIRELESS	9839259508	#965453972 - AIRPORT	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - AIRPORT	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	25.62
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-STREETS	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	965453972 - PW ENGINEER	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	40.01
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PW-WATER DIST	10/01/19	48.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	40.01
32020	VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - PARKS/REC-PARKS	10/01/19	43.29
32020	VERIZON WIRELESS	9839259508	#965453972 - GOLF COURSE	10/01/19	43.10
32020	VERIZON WIRELESS	9839259508	#965453972 - INFO SYSTEMS	10/01/19	48.10
32020	VERIZON WIRELESS	9839259508	#965453972 - INFO SYSTEMS	10/01/19	48.10
Total VERIZON WIRELESS:					1,725.86
<b>WARRINGTON CONSTRUCTION CORPORATION OF O</b>					
32360	WARRINGTON CONSTRUCTION	4	JASPER SUBDIVISION WATER &	10/15/19	72,388.05
32360	WARRINGTON CONSTRUCTION	4	JASPER SUBDIVISION WATER &	10/15/19	34,638.19
Total WARRINGTON CONSTRUCTION CORPORATION OF O:					107,026.24
<b>WELLS FARGO EQUIPMENT FINANCE</b>					
32560	WELLS FARGO EQUIPMENT FIN	5007470956-P	XEROX C7025 #6030192296000	09/29/19	211.90
32560	WELLS FARGO EQUIPMENT FIN	5007494885-P	XEROX C405 #603-0173151	10/01/19	56.02
32560	WELLS FARGO EQUIPMENT FIN	5007494885-P	XEROX C405 #603-0173151	10/01/19	56.01
32560	WELLS FARGO EQUIPMENT FIN	5007494886-P	XEROX C8045 #603-0173257-000	10/01/19	458.55
Total WELLS FARGO EQUIPMENT FINANCE:					782.48
<b>WESTERN STATES EQUIPMENT CO.</b>					
32820	WESTERN STATES EQUIPMENT	IN001114913	TROUBLE SHOOT - CHARGING S	10/10/19	292.62
Total WESTERN STATES EQUIPMENT CO.:					292.62

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>WHITE PETERSON P.A.</b>					
32910	WHITE PETERSON P.A.	136224	GENERAL CITY ADMIN	09/30/19	5,500.00
32910	WHITE PETERSON P.A.	136231	OUT OF RETAINER	09/30/19	350.00
32910	WHITE PETERSON P.A.	136232	THOMPSON PLACE EXPLORATO	09/30/19	655.00
Total WHITE PETERSON P.A.:					6,505.00
<b>WILBUR-ELLIS COMPANY LLC</b>					
33060	WILBUR-ELLIS COMPANY LLC	13066394	DACONIL ACTION	09/24/19	607.50
33060	WILBUR-ELLIS COMPANY LLC	13103426	80/20 BLUE RYE GRASS SEED	10/14/19	4,800.00
Total WILBUR-ELLIS COMPANY LLC:					5,407.50
<b>WILD, THOMAS I.</b>					
33085	WILD, THOMAS I.	516558	CUT LOGS FOR SHOP SIDING	10/14/19	1,208.50
Total WILD, THOMAS I.:					1,208.50
<b>WIN-911 SOFTWARE</b>					
28700	WIN-911 SOFTWARE	54762F80-201	SYSTEM CHARGE	09/19/19	659.00
Total WIN-911 SOFTWARE:					659.00
Grand Totals:					789,968.83

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>JOHN OLESNIEWICZ &amp; EVA PRINCE</b>					
99992	JOHN OLESNIEWICZ & EVA PRI	20191017	REFUND - PERMIT AND FEES	10/17/19	2,206.15
99992	JOHN OLESNIEWICZ & EVA PRI	20191017	REFUND - PERMIT AND FEES	10/17/19	600.00
99992	JOHN OLESNIEWICZ & EVA PRI	20191017	REFUND - PERMIT AND FEES	10/17/19	5,705.00
Total JOHN OLESNIEWICZ & EVA PRINCE:					8,511.15
<b>LYONS, ROBERT</b>					
99992	LYONS, ROBERT	20191004	REIMB. - APA ID PLANNING CON	10/04/19	408.64
Total LYONS, ROBERT:					408.64
<b>MCCALL, CITY OF</b>					
6960	MCCALL, CITY OF	1019-152751	WATER	10/14/19	23.37
Total MCCALL, CITY OF:					23.37
<b>STOKES, LINDA</b>					
29250	STOKES, LINDA	20191011	REIMB. - MEALS/MILAGE CASEL	10/11/19	146.65
Total STOKES, LINDA:					146.65
Grand Totals:					9,089.81

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount
<b>BAKER &amp; TAYLOR BOOKS</b>					
3700	BAKER & TAYLOR BOOKS	2034852047	BOOKS	10/07/19	37.65
3700	BAKER & TAYLOR BOOKS	2034861191	BOOKS	10/10/19	192.29
Total BAKER & TAYLOR BOOKS:					229.94
<b>CAFE 6 THREE 4</b>					
5560	CAFE 6 THREE 4	20190925	LIBRARY DESIGN CHARETTE	09/25/19	100.00
Total CAFE 6 THREE 4:					100.00
<b>GALE/CENGAGE LEARNING INC</b>					
11625	GALE/CENGAGE LEARNING IN	68673040	BOOKS	10/03/19	69.52
11625	GALE/CENGAGE LEARNING IN	68673242	BOOKS	10/03/19	100.06
Total GALE/CENGAGE LEARNING INC:					169.58
<b>KDZY 98.3 FM</b>					
17290	KDZY 98.3 FM	19090217	RADIO SPOTS - LIBRARY EXPAN	09/30/19	50.00
Total KDZY 98.3 FM:					50.00
<b>MCCALL, CITY OF</b>					
6960	MCCALL, CITY OF	1019-182651	WATER	10/14/19	42.95
Total MCCALL, CITY OF:					42.95
<b>RICOH AMERICAS CORP.</b>					
25770	RICOH AMERICAS CORP.	9027620510-L	RICOH PERIODIC PAYMENT 10/0	10/02/19	98.12
25770	RICOH AMERICAS CORP.	9027620510-L	ADDITIONAL IMAGES	10/02/19	91.21
Total RICOH AMERICAS CORP.:					189.33
<b>STAR NEWS, THE</b>					
28980	STAR NEWS, THE	54107	CLASSIFIED - LIBRARY ASSOCIA	09/30/19	156.00
Total STAR NEWS, THE:					156.00
<b>VALLEY FIRE PROTECTION</b>					
31870	VALLEY FIRE PROTECTION	62019-L2	2 HYDROSTATIC TEST 5LB	10/08/19	80.00
Total VALLEY FIRE PROTECTION:					80.00
<b>VERIZON WIRELESS</b>					
32020	VERIZON WIRELESS	9839259508	#965453972 - LIBRARY	10/01/19	43.10
Total VERIZON WIRELESS:					43.10
Grand Totals:					1,060.90

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-223  
Meeting Date October 24, 2019**

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>Treasurer's Report as Required by IC 50-208</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer	KAI	Originator
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
<b>COST IMPACT:</b>	N/A	Parks and Recreation		
<b>FUNDING SOURCE:</b>	N/A	Airport		
		Library		
<b>TIMELINE:</b>	Report Only	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**  
 Treasurer's report of accounts and activity of office during the month of September 2019 regarding care, management, or disposition of moneys, property or business of the City.  
  
 Attached is the September 2019 Report

**RECOMMENDED ACTION:**  
  
 The Council shall examine the report and determine whether additional information from the Treasurer is required.

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>

City of McCall, Idaho  
 Monthly Financial Dashboard  
 Issued on October 15, 2019



Reporting Period: September 2019

***Our Investments and Cash...***

Balances as of September 2019

**General Fund – Cash & Investments**

September 2019	\$ 6,299,829
August 2018	\$ 5,790,408
Unavailable Cash Reserves	\$ 1,580,330
Restricted Cash - Franchise Fees	\$ 2,087,498
Available Cash	\$ 2,632,001

**Streets Fund - Cash & Investments**

September 2019	\$ 1,404,784
August 2018	\$ 1,196,382
Unavailable Cash Reserves	\$ 449,914
Available Cash	\$ 954,870

**Library Fund - Cash & Investments**

September 2019	\$ 715,048
August 2018	\$ 583,743
Unavailable Cash Reserves	\$ 111,254
Restricted Cash - Bldg Fund	\$ 368,368
Available Cash	\$ 235,426

**Recreation Fund - Cash & Investments**

September 2019	\$ 46,378
August 2018	\$ 576,467
Unavailable Cash Reserves	\$ 236,870
Available Cash	\$ (190,492)

**Airport Fund - Cash & Investments**

September 2019	\$ 2,022,051
August 2018	\$ 56,292
Unavailable Cash Reserves	\$ 75,387
Available Cash	\$ 1,946,664

**Capital Projects Fund-Cash & Investments**

September 2019	\$ (6,183)
August 2018	\$ (9,608)

**Local Option Tax - Cash & Investments**

September 2019	\$ 1,889,349
August 2018	\$ 2,829,433
Available Cash	\$ (940,084)

***Major Fund Cash Flows...***

<b><u>General Fund Revenues and Expense</u></b>	<b>As % of</b>	<b>As % of FY14-</b>
	<b>Budget</b>	<b>FY18 Avg. Actual</b>

<b>Fiscal Year 2019 Budget</b>	<b>\$ 8,568,694</b>		
Revenues to Date	\$ 7,034,429	82.09%	124.12%
Expenditures to Date	\$ 5,854,570	68.33%	118.96%
Revenues over Expenditures	\$ 1,179,860		

**Street Fund Revenues and Expenditures**

<b>Fiscal Year 2019 Budget</b>	<b>\$ 2,657,973</b>		
Revenues to Date	\$ 2,009,447	75.60%	107.65%
Expenditures to Date	\$ 1,865,840	70.20%	105.38%
Revenues over Expenditures	\$ 143,608		

**Library Fund Revenues and Expenditures**

<b>Fiscal Year 2019 Budget</b>	<b>\$ 893,099</b>		
Revenues to Date	\$ 477,578	53.47%	106.47%
Expenditures to Date	\$ 509,002	56.99%	155.97%
Revenues over Expenditures	\$ (31,423)		

**Recreation Fund Revenues and Expenditures**

<b>Fiscal Year 2019 Budget</b>	<b>\$ 2,115,879</b>		
Revenues to Date	\$ 1,129,667	53.39%	106.47%
Expenditures to Date	\$ 1,626,950	76.89%	155.97%
Revenues over Expenditures	\$ (497,283)		

**Airport Fund Revenues and Expenditures**

<b>Fiscal Year 2019 Budget</b>	<b>\$ 911,404</b>		
Revenues to Date	\$ 361,305	39.64%	31.77%
Expenditures to Date	\$ 544,510	59.74%	53.64%
Revenues over Expenditures	\$ (183,204)		

**Local Option Tax - Streets Fund Revenues and Expenditures**

<b>Fiscal Year 2019 Budget</b>	<b>\$ 5,057,603</b>		
Revenues to Date	\$ 2,242,127	44.33%	213.14%
Expenditures to Date	\$ 2,899,238	57.32%	560.37%
Revenues over Expenditures	\$ (657,111)		

**Water Fund Revenues and Expenditures**

<b>Fiscal Year 2019 Budget</b>	<b>\$ 3,374,897</b>		
Revenues to Date	\$ 3,069,278	90.94%	126.85%
Expenditures to Date	\$ 3,163,345	93.73%	157.77%
Revenues over Expenditures	\$ (94,067)		

City of McCall, Idaho  
 Monthly Financial Dashboard  
 Issued on October 15, 2019



Reporting Period: September 2019

**Specific Revenue Collections at a Glance...**

		As % of Budget	As % of FY14- FY18 Avg.
<b>Property Tax Collection</b>			
Fiscal Year 2019 Budget	\$ 6,014,967		
Revenues to Date	\$ 6,065,433	100.84%	119.03%
<b>State Shared Revenue Collection</b>			
Fiscal Year 2019 Budget	\$ 967,708		
Revenues to Date	\$ 824,785	85.23%	103.24%
<b>Building Permit Revenue Collection</b>			
Fiscal Year 2019 Budget	\$ 235,000		
Revenues to Date	\$ 350,430	149.12%	148.02%
<b>Local Option Tax - Tourism Revenue Collection</b>			
Fiscal Year 2019 Budget	\$ 528,200		
Revenues to Date	\$ 659,098	124.78%	249.03%
<b>Local Option Tax - Streets Revenue Collection*</b>			
Fiscal Year 2019 Budget	\$ 1,946,772		
Revenues to Date	\$ 2,056,309	105.63%	219.72%

\*New Tax and Fund as of January 1, 2016 (percent avg. is 2 year comparison)

**Our Investments and Cash... cont'd**

Balances as of September 2019

<b>Golf Fund - Cash &amp; Investments</b>	
September 2019	\$ 226,401
August 2018	\$ 120,789
Unavailable Cash Reserves	\$ 205,110
Available Cash	\$ 21,291
<b>Water Fund - Cash &amp; Investments</b>	
September 2019	\$ 3,886,395
August 2018	\$ 4,100,482
Unavailable Cash Reserves	\$ 515,500
Restricted Cash - DEQ Loan Reserve	\$ 384,720
Available Cash	\$ 2,986,176

**McCall Redevelopment Agency...**

		As % of Budget	As % of FY14- FY18 Avg.		
<b>MRA Fund Revenues and Expenditures</b>				<b>Urban Renewal Fund-Cash &amp; Investments</b>	
Fiscal Year 2019 Budget	\$ 724,000			September 2019	\$ 1,092,250
Revenues to Date	\$ 753,648	104.10%	115.19%	August 2018	\$ 827,509
Expenditures to Date	\$ 480,849	66.42%	91.23%	Unavailable Cash Reserves	\$ 100,000
Revenues over Expenditures	\$ 272,800			Restricted Cash - Bond Reserves	\$ 488,281
<b>Urban Renewal Property Tax Collection</b>				Available Cash	\$ 503,970
Fiscal Year 2019 Budget	\$ 665,000				
Revenue to Date	\$ 733,762	110.34%	112.82%		
<b>MRA Cash Flow</b>					
<b>Prior Year Comparison. . .</b>					
Fiscal Year 2019: September			Fiscal Year 2018: September		
<b>McCall Redevelopment Agency</b>			<b>McCall Redevelopment Agency</b>		
			Percentage		Percentage
Fiscal Year 2019 Budget	\$ 724,000			Fiscal Year 2018 Budget	\$ 1,093,700
Revenues to Date	\$ 753,648		104.10%	Revenues to Date	\$ 766,193
Expenditures to Date	\$ 480,849		66.42%	Expenditures to Date	\$ 943,781
Revenues over Expenditures	\$ 272,800			Revenues over Expenditures	\$ (177,589)

City of McCall, Idaho  
 Monthly Financial Dashboard  
 Issued on October 15, 2019



Reporting Period: September 2019

***Our Cash Flows Prior Year Comparison***

September 2019			August 2018		
<u>General Fund</u>		Percentage	<u>General Fund</u>		Percentage
<b>Fiscal Year 2019 Budget</b>	<b>\$ 8,568,694</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 9,099,602</b>	
Revenues to Date	\$ 7,034,429	82.09%	Revenues to Date	\$ 6,531,107	71.77%
Expenditures to Date	\$ 5,854,570	68.33%	Expenditures to Date	\$ 6,159,436	67.69%
Revenues over Expenditures	\$ 1,179,860		Revenues over Expenditures	\$ 371,670	
<b><u>Streets Fund</u></b>			<b><u>Streets Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 2,657,973</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 2,492,802</b>	
Revenues to Date	\$ 2,009,447	75.60%	Revenues to Date	\$ 1,642,995	65.91%
Expenditures to Date	\$ 1,865,840	70.20%	Expenditures to Date	\$ 1,998,946	80.19%
Revenues over Expenditures	\$ 143,608		Revenues over Expenditures	\$ (355,951)	
<b><u>Library Fund</u></b>			<b><u>Library Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 893,099</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 599,728</b>	
Revenues to Date	\$ 477,578	53.47%	Revenues to Date	\$ 432,258	72.08%
Expenditures to Date	\$ 509,002	56.99%	Expenditures to Date	\$ 391,006	65.20%
Revenues over Expenditures	\$ (31,423)		Revenues over Expenditures	\$ 41,252	
<b><u>Recreation Fund</u></b>			<b><u>Recreation Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 2,115,879</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 1,541,792</b>	
Revenues to Date	\$ 1,129,667	53.39%	Revenues to Date	\$ 969,943	62.91%
Expenditures to Date	\$ 1,626,950	76.89%	Expenditures to Date	\$ 923,513	59.90%
Revenues over Expenditures	\$ (497,283)		Revenues over Expenditures	\$ 46,430	
<b><u>Airport Fund</u></b>			<b><u>Airport Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 911,404</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 5,576,622</b>	
Revenues to Date	\$ 361,305	39.64%	Revenues to Date	\$ 1,665,764	29.87%
Expenditures to Date	\$ 544,510	59.74%	Expenditures to Date	\$ 2,139,324	38.36%
Revenues over Expenditures	\$ (183,204)		Revenues over Expenditures	\$ (473,560)	
<b><u>Local Option Tax (Streets) Fund</u></b>			<b><u>Local Option Tax (Streets) Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 5,057,603</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 3,579,934</b>	
Revenues to Date	\$ 2,242,127	44.33%	Revenues to Date	\$ 1,810,738	50.58%
Expenditures to Date	\$ 2,899,238	57.32%	Expenditures to Date	\$ 980,806	27.40%
Revenues over Expenditures	\$ (657,111)		Revenues over Expenditures	\$ 829,932	
<b><u>Golf Fund</u></b>			<b><u>Golf Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 1,241,344</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 1,134,019</b>	
Revenues to Date	\$ 931,808	75.06%	Revenues to Date	\$ 884,185	77.97%
Expenditures to Date	\$ 911,949	73.46%	Expenditures to Date	\$ 838,553	73.95%
Revenues over Expenditures	\$ 19,859		Revenues over Expenditures	\$ 45,632	
<b><u>Water Fund</u></b>			<b><u>Water Fund</u></b>		
<b>Fiscal Year 2019 Budget</b>	<b>\$ 3,374,897</b>		<b>Fiscal Year 2018 Budget</b>	<b>\$ 3,482,683</b>	
Revenues to Date	\$ 3,069,278	90.94%	Revenues to Date	\$ 2,412,179	69.26%
Expenditures to Date	\$ 3,163,345	93.73%	Expenditures to Date	\$ 2,346,493	67.38%
Revenues over Expenditures	\$ (94,067)		Revenues over Expenditures	\$ 65,685	

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-233  
Meeting Date October 24, 2017**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b><i>Request to Approve the Termination and Establishment of a New Lease for Hangar 550</i></b>		Mayor / Council		
		City Manager		
		Clerk	<i>AW</i>	
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
<b>COST IMPACT:</b>	N/A	Parks and Recreation		
<b>FUNDING SOURCE:</b>	N/A	Airport	<i>KMS</i>	Originator
		Library		
<b>TIMELINE:</b>	N/A	Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>				
<p>The new owners of Hangar 522, Joseph F. McDonough &amp; Anne E. McDonough have requested a new lease.</p> <p>The purchaser has been provided with a copy of the proposed lease, current Airport Rules and Regulations, and Airport Minimum Standards. The annual lease rate is \$.301 per square foot for a 1512 sq. ft. leasehold (\$454.63.00).</p> <p>This is a non-commercial hangar and as such was not required to meet the Airport Advisory Committee.</p> <p>Once approved, the City Clerk will record the document, and keep a copy for the City's records. We have requested a \$200 transaction fee as a part of this process. The Lease is attached.</p>				
<b>RECOMMENDED ACTION:</b>				
<p>Approve termination of the existing lease with Paul Schaezel &amp; Laurie Birch and subsequently approve the new lease with Joseph F. McDonough &amp; Anne E. McDonough for Hangar 550 and authorize the Mayor to sign all necessary documents.</p>				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			

Recording Requested By and  
When Recorded Return to:

City Clerk  
City of McCall  
216 East Park Street  
McCall, Idaho 83638

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For Recording Purposes Do  
Not Write Above This Line

**McCall MUNICIPAL AIRPORT  
GENERAL AVIATION/NON-COMMERCIAL LEASE**

This Lease is made \_\_\_\_\_, \_\_\_\_\_, by and between the City of McCall, an Idaho municipal corporation (called "City" in the rest of this Lease) as Lessor, and **Joseph F. M Joseph F. McDonough & Anne E. McDonough** (called "Lessee" in the rest of this Lease), as Lessee, for and in consideration of the mutual promises, covenants, agreements and conditions in this Lease. This Lease consists of this "McCall Municipal Airport Tenant Lease" together with the:

- A. Legal Description, Exhibit "A;"
- B. Drawing of the Subject Property, Exhibit "B;"
- C. Special Additional Terms, if any, Exhibit "C.",
- D. Airport Rules and Regulations, Exhibit "D", and
- E. Airport Rates and Fees, Exhibit "E".

Background

1. City is the owner in fee simple of the land described on Exhibit "A" and depicted on Exhibit "B" ("Subject Property"), and holds it for the use and benefit of the people of McCall and their guests as a part of the McCall Municipal Airport (referred to as "Airport" in the rest of this Lease); and Lessee desires to make use of the Subject Property exclusively and the Airport non-exclusively for aviation-related activities;
2. City maintains a fund, called the Airport Fund, in support of the mission of the Airport into which reasonable rents must be deposited to support the operation of the Airport; and
3. Uses of the Airport must be compatible with the provision of safe air transportation, be compatible with aircraft ground activity, not devote Airport land to non-aviation-oriented activity and maintain an attractive appearance of the Airport.

Agreements

4. Lease. City leases to Lessee, and Lessee leases from City, the property described within Exhibit "A," called "Subject Property" in the rest of this Lease, together with the right of ingress and egress as provided below in Paragraph 6, subject to and in accordance with the terms of this Lease.
  
5. Applicable Minimum Standards and Rules and Regulation. This lease is subject to the Minimum Standards for Commercial Operators (Minimum Standards), and Airport Rules and Regulations, Exhibit "D", and any future revisions or amendments duly adopted by the City Council during the term of this lease or any extension or renewal thereof.
  
6. Use of Subject Property.
  - A. The principal and predominant use of any building constructed or located on Subject Property shall be for aircraft storage and other aviation-oriented activities of the Lessee permitted pursuant to this paragraph, as may further be defined by the Federal Aviation Administration (FAA) and McCall Municipal Airport Rules and Regulations. No other uses of the property are allowed. Lessee is authorized also to make use of the Subject Property for incidental Airport-related activities. The City has the sole discretion to determine whether use of the Subject Property is reasonably related to incidental to Airport-related activities. Lessee owned non-aviation storage must be insignificant and not interfere with aircraft storage.
  
  - B. Lessee shall at all times provide, in writing, the Aircraft Registration Number, or "N" number of the aircraft currently stored in the hangar to the Airport Manager.
  
  - C. If the leasehold is to be improved beyond its present condition, the placement of, and plans for improvements are subject to approval as provided below under Construction, and Lessee shall obtain that written approval from Lessor in addition to a building permit before commencing any construction. Such construction and any use shall comply with this Lease, and with McCall City Code.
  
  - D. Lessee shall keep and maintain the leased premises in a neat and orderly manner, including keeping grass and weeds cut and buildings painted or maintained in a color approved by City in like fashion as provided in Paragraph 17, as well as concealing from view temporary storage of, and then making lawful disposal of, debris, garbage and other waste material arising out of its occupancy. Under no circumstances shall Lessee permit junk, debris, inoperable or unlicensed vehicles or equipment, or other unsightly material, to be stored or otherwise on the Subject Property. The City has the sole discretion to determine what property is to be considered unsightly.

E. Fuels and other flammable materials shall not be stored in hangars unless otherwise allowable under Airport Rules and Regulations, nor shall heating fuel lines be above ground unless attached to structure in accordance with the applicable building and safety codes.

F. Lessee shall not engage in commercial activity with the aviation public using the airport, except that a business client of Lessee may coincidentally be present. Lessee shall obtain the appropriate approvals to conduct commercial aviation activities as may be permitted by the Minimum Standards, and no guarantee is made by Lessor that Subject Property will be permitted for use of a commercial aviation activity. At no time may Lessee's invitees be unaccompanied by Lessee or one of Lessee's officers or employees while at the Airport. Contractors of Lessee shall obtain the appropriate permission from the Airport Manager including any licenses, training, or permits required prior to accessing the airport. Lessee is specifically prohibited from fueling aircraft inside any hangar, and from engaging in the specific uses assigned to Fixed Base Operators, according to the specific use provisions of the City's standard form lease for Fixed Base Operators, available to Lessee for inspection at City Hall.

F. Hangar use in violation of the aforementioned stipulations may result in an increase in lease fees and/or lease termination.

7. Parking. Automobiles may be parked inside the hangar while Lessee's aircraft is being operated or temporarily stored at another location. Vehicles may also be parked at a parking location off of aircraft movement areas as designated by the Airport Manager. Vehicles and aircraft may be stopped and stand for loading and unloading in front of the hangars. Unattended vehicles or aircraft not in an area designated for their use will be regarded as illegally parked and may be towed at the direction of the Airport Manager and sole expense of Lessee, or ticketed pursuant to the *McCall City Code*, or both.
8. Operations to be Lawful. Lessee and Lessee's improvements and use shall comply in all material respects with all applicable laws, ordinances, rules, and regulations of the United States, the State of Idaho, and the City of McCall, including those laws, rules, and regulations which may be lawfully promulgated by any of the same during the term of this Lease. Lessee shall further obey in all material respects any other lawful directions of the Airport Manager, even if Lessee wishes to appeal such directions. An appeal of any such direction shall be filed with the Airport Manager in writing by providing particularized claim(s) within ten (10) calendar days of the direction being appealed. The City shall respond in writing within 60 days from receipt of the written appeal. Lessee shall comply in all material respects with this Lease and all applicable other laws, ordinances, rules, and regulations; where requirements differ among these various sources, the laws, ordinances, rules, and regulations that are most compatible with safe air transportation shall be complied with; the interpretation of the Airport Manager in these regards made in good faith shall be conclusive. The City may enter into or on the Lessee's premises

to conduct inspections to ensure lawful and safe use of the premises with twenty-four (24) hour written notice or without notice in emergency situations.

9. Subordination to Federal Funding and Emergency Requirements. This Lease is subordinate to the provisions of any existing or future agreement between City and the United States, relative to the operation or maintenance of the Airport, the execution of which agreement has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport. This Lease shall be subordinate to the right of the City during the time of war or national emergency to lease the landing area or any part thereof to the United States Government for military or emergency use, and if any such lease is so made, the provisions of this Lease in conflict with the provisions of the lease to the Government, shall be suspended for the duration of the conflict or emergency. City of McCall covenants that Lessee, upon paying the rent and other sums when due hereunder and observing and keeping all terms, covenants, agreements, limitations and conditions hereof on the part of Lessee to be kept when provided herein and within any grace periods available under this Lease, shall have and may quietly enjoy the possession of the Subject Property together with the right of ingress and egress herein provided during the term hereof, without hindrance or molestation by City of McCall or anyone claiming by, through or under City of McCall, and City of McCall shall not authorize or consent to any hindrance or molestation of Lessee by others.
10. Compliance with Enforcement. Lessee shall comply with such enforcement procedures and orders as the United States might demand that the City follow or issue in order to comply with the City's assurances to the United States, and to enforce applicable federal, state, and local laws.
11. Nondiscrimination. Lessee shall use the premises in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary Part 21, Nondiscrimination in federally assisted programs of the Department of Transportation-Effectuation of Title IV of the Civil Rights Act of 1964, and as said regulations may be amended. Lessee, in its operations and uses of the Airport will not, on the grounds of race, creed, color, age, marital status, national origin or handicap discriminate or permit discrimination against any person or groups of persons in any manner. Noncompliance with these assurances shall constitute a breach of this Lease; and in the event of such noncompliance, City may take appropriate action to enforce compliance, may terminate this Lease, or seek judicial enforcement in each instance in accordance with the terms and procedures set forth in this Lease.

12. City's Reserved Rights. Subject to the provisions of this Lease, City specifically reserves the right:
- A. To develop, improve, or make any lawful use of the Airport premises as it sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance by Lessee;
  - B. To maintain and keep in repair the Airport and all publicly owned facilities of the Airport, together with the right to direct and control activities of Lessee of the Subject Property to ensure compliance with all federal and local rules and regulations;
  - C. To enter upon any lease premises at reasonable times for the purpose of making inspections to determine compliance with these minimum standards, fire codes, building codes or any covenant or condition of any contract or lease, including this Lease;
  - D. To take any action it considers necessary to protect the aerial approaches to the Airport against obstruction, *together* with the right to prevent Lessee from erecting, or permitting to be erected, any building or other structure on the Airport which, in the opinion of the City, would limit the usefulness of the Airport or constitute a hazard to aircraft or safety of flight;
  - E. To temporarily close the Airport or any of the facilities thereon for maintenance, improvement, safety or other public benefits; and
  - F. To devote exclusive use of the Airport to emergency aircraft operations, including, but not limited to, fire suppression activities and medical operations.
13. Term, and Renewal. The initial term of this lease shall be for 20 years commencing at 12:01 AM., on \_\_\_\_\_, 2019, until 11:59 PM on October \_\_\_\_, 2039. This Lease may be renewed for up to two (2) additional ten (10) year terms for so long as the rent and other conditions of the Lease are faithfully adhered to, and subject to adjustment of rent provided herein. If Lessee determines they wish to renew this Lease, it shall give written notice of that fact during the last six months but not later than one month before the end of the lease term.
14. Rent. Rent shall be payable annually in advance on or about October 1 of each year, in the amount of \$ .301 cents per square foot for land covered by above-ground Leasehold Improvements, presently 1,512 square feet; initially this sum totals 454.63 per annum. The first year's rent is due and payable in advance upon execution of this lease pro-rated to October 1. The rent will be adjusted annually effective October 1 and according the percentage increase of the Western Urban Consumer Price Index, (Bureau of Labor Statistics) for the twelve calendar months prior to and including the most recent month for which such Index is available.

The City of McCall will use the following formula to compute the calculation for each year's Rent increase:

The Current Year's Rent = Last Year's Rent x (The Current CPI / Last Year's CPI)

Example:	The CPI for 1999	= 168.8
	The CPI for 2000	= 173.1
	Rent	= \$100.00
	\$102.55	= \$100.00 x (173.1 / 168.8)

Lease payment not made within 30 days of invoice date shall be considered delinquent and shall accrue additional rent equal to 18% per annum or 1.5% per month and if not paid in full including any interest within 60 days of the original invoice date the lease will be considered in default and may be terminated for cause as per the process in paragraph 24 of this agreement.

Rent shall be adjusted on the 10<sup>th</sup> anniversary, and if the options to renew are exercised, on the 20<sup>th</sup> and 30<sup>th</sup> anniversary to the then current new lease rate, but in no case less than the rate being paid as provided for with CPI adjustments as stated above.

15. Taxes, Assessments, Fees. Lessee shall, upon completion of construction of any Leasehold Improvements, enroll the Leasehold Improvements and **taxable** personal property on the tax rolls of Valley County. Lessee shall pay, before they become delinquent, all taxes, assessments and fees assessed or levied upon Lessee or the Subject Property or any interest therein, including, but not limited to buildings, structures, fixtures, equipment or other property installed or constructed on it. Lessee further agrees not to allow any such tax, assessment, or fee to become a lien against the Subject Property or any improvement on it. Nothing herein contained shall be deemed to prevent or prohibit the Lessee from contesting the validity or amount of any such tax assessment or fee in the timely manner authorized by law, but in no event may Lessee permit any such process to go to a foreclosure upon Subject Property or any interest in it or in any Leasehold Improvement.
16. Utilities and Services. Lessee shall order, obtain and pay for all utilities and services which Lessee causes to be supplied to the Subject Property, and shall pay all services and installation charges in connection therewith, including but not limited to electrical power, water, sewer, garbage, gas and telephone services, including water and sewer connection and service charges, in each case to the extent caused to be supplied or connected by the Lessee. For those parcels where sewer is not yet available, then at such time as Lessee makes connection to the sewer it will pay the then current connection charges and all monthly charges thereafter.

City does not deliberately remove snow on any portion of Subject Property, nor from any apron area in front of Subject Property which is commonly primarily used by Lessee without collection of appropriate fees as determined by the Airport Manager and published within current and adopted Airport Rates and Fees. Lessee may, at its election, execute, arrange for, and/or pay for removal of snow from Subject Property and such apron area, and shall not place any such snow on any improved property of the Airport nor in any place obstructing pilot views of the aprons, runways and taxiways, or in any area where snow storage is otherwise in violation of Federal or local regulation, or in violation of directions of the Airport Manager. Lessee or contracted snow removal personnel, before beginning operations, must first obtain a permit for execution of snow removal activities on the Airport. Acceptance of this permit will constitute the permit holders acknowledgment that the Airport Manager has provided direction to the Lessee or contracted personnel regarding airport driving and snow removal policies and procedures. Private contractors that are identified removing snow on the Airport without a permit will be removed and prohibited from entering Airport property until a permit has been issued, and any cost incurred as a result of this action, if applicable, will be at the expense of the Lessee who hired such contractor which charges if not paid within 30 days from invoice shall be considered additional rent and failure to pay the same shall be a default under the lease.

17. Construction. If lessee gains permission to install, erect, and construct Leasehold Improvements they shall be at Lessee's sole cost and expense and according to Drawings and Specifications and Schedules submitted to and approved by City prior to commencement of construction. Private hangars shall be constructed according to the aesthetic design standards of the City; thus color, shape, architectural features, and other aesthetic issues may be controlled by the City. Drawings approved by the City must accurately depict and describe all proposed Leasehold Improvements. All construction on the airport will materially conform to the City's current Airport Master Plan as approved by the Federal Aviation Administration. All Drawings and Specifications must materially conform to the Building, Fire, and Fire Protection Codes and Regulations in effect in McCall, including but not limited to those set out in the **McCall City Code**. No Drawings and Specifications shall be submitted for a building permit as required by the **McCall City Code**, until the same have been reviewed and approved in writing for Airport purposes by the Airport Manager, who shall first seek the advice of the Airport Advisory Committee and approvals by applicable Federal agencies. Airport Manager approved Drawings and Specifications shall be placed on file with the City Building Inspector long enough for such Building Inspector to determine that the Drawings submitted to the Building Inspector are the same as those approved by the Airport Manager. Lessee shall make substantial progress toward construction of the buildings and physical facilities anticipated by the Lessee within twelve (12) calendar months after execution of this Lease, or subsequent building approval by Lessor. "Execution of this lease" shall mean the date signed by the City. Completion and occupancy of the structures must occur within twenty-four

(24) months after the date of execution of this Lease. Failure to achieve either substantial progress or completion shall constitute cause for the City to cancel this Lease in accordance with the terms hereof or to extend the completion dates for construction.

18. Construction Indemnification. Lessee shall at all times indemnify and save City harmless from all claims for labor or materials, and/or other construction liens, in connection with construction, repair, alteration, replacement, or installation of structures, improvements, equipment or facilities within the Subject Property, and from the cost of defending against such claims, including attorneys' fees. In the event a lien is imposed or purportedly imposed upon the Subject Property as a result of such construction, repair, alteration, or installation, Lessee shall procure and record a bond which frees the Subject Property from the claim of the lien and from any action brought to foreclose the lien. Should Lessee fail to procure and record said bond within thirty (30) days after filing of such a lien, this Lease shall be in default and shall be subject to immediate termination and possession by City in accordance with the terms hereof.
19. Ownership of Lessee's Personal Property. Title to personal property placed on Subject Property by Lessee shall at all times during the term of this Lease or any extension of this Lease remain in Lessee, and Lessee shall have the right at any time to remove any or all personal property of every kind and nature whatsoever which Lessee may have placed, brought and/or installed upon the Subject Property. Lessee shall have said right to remove same at any time provided, that, upon any such removal of fixtures, Lessee shall repair, at his own expense, any material damage resulting therefrom and leave the Subject Property in a clean and neat condition. Lessee shall remove all personal property within 30 days of the end of this Lease or of any renewal of this Lease, or within 30 days after the termination of this Lease for any reason. Personal property, including fixtures, left on Subject Property after such time, becomes the property of the City and may be disposed of by the City as allowed by law.
20. Leasehold Improvements. In this Lease the term "Leasehold Improvements" means all buildings (including but not limited to hangars) and/or improvements, whether or not permanently attached or affixed to the Subject Property, placed and/or built and/or constructed on the Subject Property during the term of this Lease by the Lessee, or placed thereon by Lessee from a prior lessee who had the right to sell them to Lessee. At all times during the lease term, ownership of Leasehold Improvements remains with the Lessee, and Lessee shall have the right to remove and sell any and all such Leasehold Improvements, subject to the terms of this Lease. Subject to the provisions of paragraph 28 hereof, upon expiration or termination of this Lease or any renewal thereof, Leasehold Improvements shall become the property of the City unless the Lessee, not more than fifteen (15) days after expiration or termination of this Lease, provides written notice to City that Lessee intends to remove such Leasehold Improvements within ninety (90) days of expiration or termination. Such notice shall indicate whether Lessee intends to

remove a building by demolition, and City may in the discretion of the Airport Manager direct that the building and such fixtures on Subject Property not be removed. Should the Lessee require a longer time to remove Leasehold Improvements, it shall request a specific amount of additional time in writing from the Airport Manager. Such an extension shall not be unreasonably withheld, although City may condition such extension upon the furnishing of collateral for the promise to remove in the form of a bond, cash escrow, or other arrangement acceptable to the Airport Manager and the City Attorney. All Leasehold Improvements not removed pursuant to the terms of this Lease become the sole property of the City.

21. Leasehold Mortgages and Liens. Lessee shall not place a mortgage, Deed of Trust, or other Lien on the hangar or other personal property placed on the leasehold property without the prior written consent of Lessor and any such liens shall always be junior to the Lessor's interest in the property. The lien holder shall be notified of any defaults of the lessee by the Lessor, and the lien holder shall have the right to correct any default including, but not limited to late or non-payment of lease fees. Should lessee fail or lien holder fail to correct defaults, then the lease will be terminated without recourse to either lien holder or lessee.
22. Repairs. Lessee shall repair damages (excluding normal wear and tear) to the Airport and/or the Subject Property which damages are the result of the Lessee's actions or the actions of any invitee of Lessee making use of Subject Property. Repairs shall be completed within thirty (30) days of the date any such damage is incurred. In the event that Lessee cannot reasonably repair such damage within thirty (30) days, Lessee shall provide prior written notice and permission to the City from the Airport Manager. Such an extension shall not be unreasonably withheld, although the City may condition such extension upon the furnishing of collateral for the promise to repair in the form of a bond, cash escrow, or other arrangement acceptable to the Airport Manager.
23. Indemnity. Lessee agrees to indemnify and hold harmless the City during the term of this Lease from any and all losses, actions or judgments for damages from any and all claims made by a third party against the City arising out of the negligence or other acts of the Lessee or Lessee's invitees in their use of the Subject Property. City agrees to indemnify and hold harmless the Lessee during the term of this Lease from any and all losses, actions or judgments for damages from any and all claims made by a third party against the Lessee arising out of the negligence or other acts of the City or City's invitees, agents, employees or instrumentality in their use of the Subject Property.
24. Insurance. Lessee shall carry at all times during the term of this Lease fire and extended insurance coverage, including also against water damage as an indirect result of fire, and including a provision for debris cleanup, in an amount not less than ninety percent (90%) of the full replacement value of Leasehold Improvements and such further insurance as follows:

A. Public liability insurance coverage for a total amount of not less than \$1,000,000 Combined Single Limit for bodily injury and property damage. A current certificate of insurance evidencing compliance and naming City as an "Additional Insured" shall be maintained with the City at all times during the term of lease. The limits of insurance shall not be deemed a limitation of Lessee's covenants to indemnify or hold harmless City as set forth above; and

B. Public liability insurance on all aircraft owned, leased or controlled by Lessee with a Combined Single Limit for a total amount of not less than \$1,000,000 subject to availability of such coverage in the marketplace at regular premium rates. Subject to the preceding sentence, these minimum limits may be increased by State law or the City during the term of this Lease or upon any renewal of this Lease. Each policy of insurance shall contain the full substance of the following clause: "It is agreed that this policy shall not be canceled nor the coverage reduced until thirty (30) days after the City of McCall shall have received written notice of such cancellation or reduction. The notice shall be sent by certified or registered mail and shall be deemed effective the date delivered to the City of McCall, as evidenced by a properly validated return receipt."

25. Termination by Lessor for Cause. Should the Lessee fail to comply with any material obligation in this Lease, the City may terminate this Lease with sixty (60) days prior written notice subject to the terms of this Lease and the Lessee's right to cure such failure as herein provided. Any breach of the terms of this Lease must be cured within that sixty (60) day period or the Lease is deemed terminated and the City takes possession of the Subject Property and improvements as described herein and as allowed by law; or if the failure could only be reasonably remedied in a period of time exceeding sixty (60) days, failure within such sixty (60) days to undertake reasonable steps to begin such cure or failure thereafter diligently to pursue the cure to completion within a reasonable time. City shall provide written notice to Lessee of City's intent to terminate, and this Lease shall terminate as of the date or upon the lapse of time as above provided, as the case may be.

26. Termination by Lessee for Cause. This Lease may be terminated by Lessee as follows:

A. The permanent abandonment of the Airport as a public and/or general and/or commercial air facility and/or as a facility in substantially the present or larger size and/or substantially the present or more extensive use.

B. The assumption by the United States Government, or by any authorized agency of the United States, of this Lease, or of the operation, control or use of the Airport, or of any substantial part or parts of the Subject Property, in such a manner as substantially restrict Lessee from operating in a reasonable manner, for a period of more than 120 days. The use of the Airport by the United States Forest Service

or, or like agency, during fire season shall not be considered a substantial restriction.

C. Issuance by any Court of competent jurisdiction of any injunction in any way preventing or restraining the use of the Airport, and the remaining in force of such injunction for a period more than 120 days.

D. Any other reason and/or cause which is beyond the reasonable control of Lessee which in any way substantially restricts the present type of use of the Airport for a period of more than 120 days. The use of the Airport by the United States Forest Service, or like agency, during fire season shall not be considered such a substantial restriction.

E. The default by City in the performance of any covenant or agreement required in this Lease to be performed by City, and the failure of City to remedy such default for a period of 60 days after receipt from Lessee of written notice to remedy the same, or if the failure could only be reasonably remedied in a period of time exceeding 60 days, failure within such 60 days to undertake reasonable steps to begin such cure or failure thereafter diligently to pursue the cure to completion within a reasonable time. Lessee shall provide written notice to City of Lessee's intent to terminate, and this Lease shall terminate as of the date or upon the lapse of time as above provided, as the case may be. Rentals and fees due hereunder shall be payable only to the date of valid termination by Lessee, and all obligations of any kind or nature of Lessee under this Lease shall end upon such a valid termination.

27. Holding Over. In the event Lessee holds over after the expiration of the Lease or of any renewal of this Lease, such holding over shall be deemed to be a tenancy from month to month subject to conditions established by the Airport Manager, including but not limited to, an increase in the rental rate.
28. Abandonment. If Lessee abandons the Subject Property (other than during winter months or other temporary periods when Lessee's officers and employees may have established residence other than in Valley County), is dispossessed by third parties by process of law or otherwise, the City may terminate this Lease on sixty (60) days advance written notice to Lessee; and Lessee shall not be entitled to the return of prepaid rent under this Lease. Any real or personal property belonging to Lessee and left on the Subject Property after sixty (60) days following notice of termination on grounds of abandonment or dispossession shall be deemed to have been transferred to City. City shall have the right to remove and dispose of such property without liability therefore to Lessee, or to dispose of it to any person claiming under Lessee, or may transfer it to a new lessee, or may simply dispose of it as solid waste; and City shall have no need to account therefore.
29. Right of First Refusal. Upon the expiration or involuntary termination of this Lease or of any renewal of this Lease, the City shall have the first right of refusal to

purchase or accept transfer of Leasehold Improvements, and may transfer this right of first refusal to a new lessee. Under such circumstances, Lessee, and any person proposing to sell or transfer such improvements by or through or under Lessee, shall first give notice to the City advising of the proposed sale or transfer, and its price and terms; and the City shall have thirty (30) days following receipt of such notice to evaluate and execute a decision regarding the proposal of sale or transfer, and its price and terms. If the City pursues acquisition of improvements, such sale or transfer shall be completed no later than ninety (90) days following receipt of initial notice from the Lessee.

30. Legal Proceedings. If any legal action or proceeding related to this Lease is begun by any party to this Lease, the prevailing party shall be entitled to recover its costs, damages, and expenses, including commercially reasonable attorney fees and witness and expert witness fees, incurred in prosecuting or defending the same, whether or not such action or proceeding is litigated or prosecuted to judgment. The prevailing party will be that party who was awarded judgment as a result of trial or arbitration, unless the dispute was only as to the amount of a claim conceded to exist, in which case the finder of fact shall determine the identity of the prevailing party.
31. Governing Law. This Lease is governed by the law of Idaho, and Valley County, Idaho is the proper venue.
32. Headings. The headings of paragraphs and articles of this Lease are provided as a guide to the reader, and shall not in any way affect the meaning or interpretation of this Lease.
33. Time of the Essence. Time is of the essence with respect to the obligations of the parties under this Lease.
34. No Election of Default Remedies. In the event of any default under this Lease, the non-defaulting party shall be entitled to all rights, powers and remedies available at law or in equity, including, without limitation, specific performance, damages and equitable relief, and/or resort to any security. Any rights, powers and remedies stated in this Lease, or now or hereafter existing in law, at equity, by statute, or otherwise are cumulative and concurrent, and shall each be in addition to, and not in lieu of, all the others. The exercise or the beginning of the exercise or the forbearance of exercise by any party of any one or more of such rights, powers, and remedies shall not preclude the simultaneous or subsequent exercise by such party of any or all of such other rights, powers, and remedies.
35. No Waiver of Rights. The neglect of the City or the Lessee to enforce its rights, powers or remedies at any particular times or upon any particular occurrences shall not preclude resort to those rights, powers or remedies at any other time or with respect to any other occurrences. Any waiver of any right, power, or remedy must be done in a writing executed by the party to be charged with such waiver, and

executed with no fewer or different formalities and approvals than were attendant upon execution of this Lease. Any waiver of a breach of a covenant, term, or condition of this Lease shall not be deemed a waiver of any other breach of the same or any other covenant, term or condition of this Lease. Acceptance of overdue performance of a covenant, term, or condition of this Lease shall not constitute a waiver of the breach existing prior to the performance, unless so agreed in writing by the recipient of the performance.

36. Force Majeure. Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, terrorist acts, acts of war, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, governmental restrictions, governmental regulations, government controls, enemy or hostile government action, civil commotion, fire or other casualty, and other causes beyond the reasonable control of the party obligated to perform, shall excuse the performance by such party for a period equal to any such prevention, delay or stoppage; provided, however, that this clause shall not bar resort by City to any security applicable to the furnishing of such performance under circumstances in which City acting to obtain alternative performance would not be subject to such force majeure. The term "governmental restrictions, governmental regulations, government controls, ... [and] hostile government action" shall not be construed to have any reference to City enforcing this Lease or any other agreement between the City and any other party, nor the City enforcing the City Code or other applicable law, nor any other government enforcing an agreement with a party or the conditions on the issuance of its permit(s) issued to a party.
37. Counterpart Execution. This Lease may be executed in any number of counterparts. No single counterpart need be signed by all parties to this Lease; so long as each party hereto has executed at least one such counterpart, this Lease shall be considered fully executed. Each such counterpart shall be deemed to be an original instrument; and all such counterparts together shall constitute but one agreement. Facsimile signatures are deemed to have the same legal weight as original signatures.
38. Burden and Benefit; Assignment. This Lease shall bind and insure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns. Lessee shall neither assign this Lease, nor sublet or rent all or any part of Subject Property, without the written consent of the City, which consent shall not be unreasonably withheld. Assignment of leasehold interest shall not cause the lease rate to change except as otherwise provided in this Lease.
39. Integration. All exhibits and other attachments, if any, to this Lease are a part of this Lease, as if set out again in this Lease. This Lease constitutes the entire Lease between and among the parties as to the matter set out in it, and all prior negotiations and discussions, memoranda, correspondence, and communications are merged into and extinguished by this Lease; provided, however, that nothing in this Lease shall be held to merge into this Lease any other written document

described in this Lease, nor any Subdivision or Development Agreement among any of the parties, unless this Lease expressly identifies such other written document or agreement and states that this Lease supersedes such other document or agreement.

- 40. Counsel and Interpretation. All parties to this Lease have been represented by legal counsel at all stages of the negotiations for and the preparation of this Lease, including during the proceedings relating to the approval and the conditions of approval of any project or development which approval or conditions gave rise to this Lease; accordingly, in all cases, the language of this Lease will be construed simply, according to its fair meaning, and not strictly for or against any party.
- 41. Notice. Notices between the parties may be made by personal delivery or by United States mail, postage pre-paid, registered or certified, with return receipt requested, or by telegram, facsimile transmission or mail-o-gram or by recognized courier delivery (e. g. Federal Express, UPS, DHL, etc.) addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this section. The parties are required to provide any change of address to each other.

Lessor: McCall Municipal Airport  
Attn: Airport Manager  
216 E. Park St.  
McCall, ID 83638

Copy to: City of McCall  
Attn: City Clerk  
216 E. Park St.  
McCall, ID 83638

Lessee: Joseph F. McDonough  
Ann E. McDonough  
6990 Apprentice Place  
Middleton, WI 53562

Copy to: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**LESSEE:**

\_\_\_\_\_  
Joseph F. McDonough

\_\_\_\_\_  
Anne E. McDonough

STATE OF \_\_\_\_\_ )  
: ss  
County of \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Joseph F. McDonough and Anne E. McDonough, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)

\_\_\_\_\_  
Notary Public for \_\_\_\_\_

**PERSONAL GUARANTY**

Performance of the terms of this Lease Agreement by Lessee, including payment of rent and other sums, is personally guaranteed by the undersigned personal guarantor(s).

\_\_\_\_\_  
Joseph F. McDonough

EXHIBIT A

**DROULARD LAND SURVEYING, INC.**

JOEL W. DROULARD, PRES.  
*Professional Land Surveyor*

POST OFFICE BOX 69  
McCALL, IDAHO 83638

TELEPHONE 208-634-7398 • FACSIMILE 208-634-1051  
E-MAIL DROUJ@FRONTIERNET.NET

November 6, 2006

**McCALL MUNICIPAL AIRPORT**  
**HANGER SOLUTIONS, LLC**

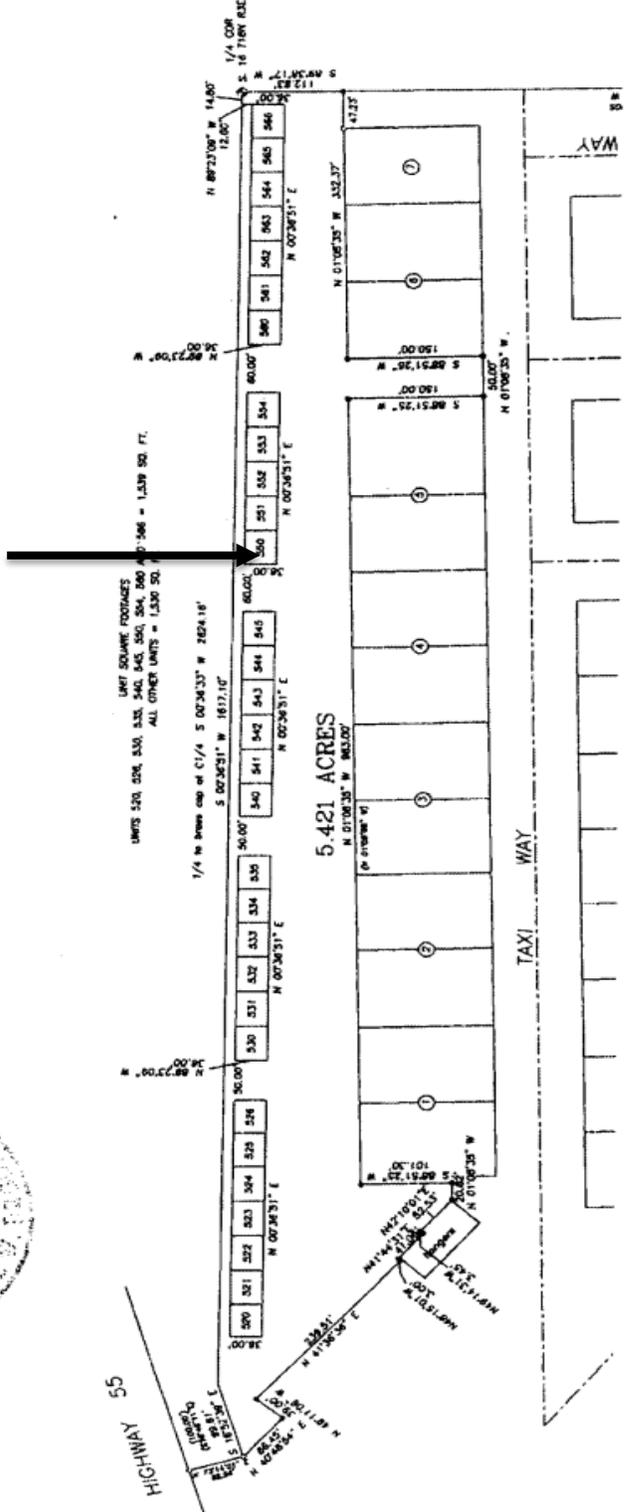
A parcel of land situate in the East 1/4 of the Southwest 1/4 of Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the South 1/4 Corner of Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho; thence, N. 00° 36' 51" E., 14.80 feet along the east boundary of the E1/2 of said Section 16; thence, N. 89° 23' 09" W., 12.00 feet; thence, N. 00° 36' 51" E., 1,369.75 feet to the REAL POINT OF BEGINNING:

Thence, continuing N. 00° 36' 51" E., 42.50 feet,  
Thence, N. 89° 23' 09" W., 36.00 feet,  
Thence, S. 00° 36' 51" W., 42.50 feet,  
Thence, S. 89° 23' 09" E., 36.00 feet to the Point of Beginning, containing 1,530 square feet, more or less.



**EXHIBIT B**



## EXHIBIT C

### Special Additional Terms

No special additional terms.

## Exhibit D

### **8-16-1: DEFINITIONS:**

Unless otherwise expressly stated, the following terms shall, for the purpose of these rules and regulations, have the meanings herein indicated:

**AIR OPERATIONS AREA (AOA):** That portion of the airport designed and used for landing, taking off, or surface maneuvering of airplanes together with the required clear areas.

**AIR TRAFFIC CONTROL (ATC):** A facility operated by the FAA for air/ground communications, which provides air traffic control services to aircraft operations on or in the vicinity of the airport on a temporary basis, usually during fire season.

**AIRCRAFT:** Any and all contrivances now known or hereafter designed, invented, or used for navigation or flight in the air.

**AIRMAN:** A gender neutral term for a civilian or military pilot, aviator, or aviation technician.

**AIRPORT:** The McCall Municipal Airport and all of the property, buildings, facilities and improvements within the exterior boundaries of such airport as it now exists on the airport layout plan or as it may hereafter be extended, enlarged or modified.

**AIRPORT ADVISORY COMMITTEE:** The advisory committee of five (5) people appointed by the mayor and confirmed by city council.

**AIRPORT MANAGER:** The duly appointed airport manager of McCall Municipal Airport, appointed by the city manager and confirmed by city council.

**AUTO GAS:** Any fuel designed and manufactured to be used in automobiles, as opposed to "AVGAS", which is designed and manufactured to be used in aircraft.

**CITY:** The city of McCall, Idaho, a municipal corporation located in Valley County, Idaho.

**COUNCIL:** The city council of McCall, Idaho.

**ENVIRONMENTAL LAWS:** All federal, state, and local laws relating to environmental matters.

**FAA:** Federal aviation administration.

**FAR:** Federal aviation regulation.

**HAZARDOUS MATERIALS:** Any material as defined in applicable federal, state, and local environmental laws.

**LARGE AIRCRAFT:** Aircraft with a certificated gross weight in excess of twelve thousand five hundred (12,500) pounds.

**MCCALL CITY CODE:** The code and ordinances of the city of McCall from time to time amended.

**MOTOR VEHICLE:** Any self-propelled vehicle other than aircraft.

**MOVEMENT AREA:** The runways, taxiways, and other areas of an airport which are used for taxiing or hover taxiing, air taxiing, takeoff, and landing of aircraft, exclusive of loading ramps and aircraft parking areas.

**PERSON:** Any individual, firm, copartnership, corporation, company, association, joint stock association, or body politic; and includes any trustee, receiver, assignee, or any similar representative thereof.

**RSA:** Runway safety area.

**RAMP:** An area designated as an apron or ramp, and used for the parking and maneuvering, loading and unloading, and servicing of aircraft.

**SUPPLEMENTAL TYPE CERTIFICATE (STC):** An approved modification to an FAA certificated aircraft.

**TSA:** Transportation security administration.

**UAS:** Unmanned Aircraft System, popularly referred to as drones.

**VEHICLE:** Any device in, upon, or by which any person or property is or may be transported.

**8-16-2: AIRPORT RULES; GENERAL:**

- (A) All aeronautical activities at the McCall Municipal Airport, and all flying of aircraft departing from or arriving at the airport, shall be conducted in conformity with the current pertinent provisions of the federal air regulations (FARs) promulgated by the federal aviation administration (FAA).
- (B) The airport manager may suspend or restrict any or all operations without regard to weather conditions whenever such action is deemed necessary for reasons of safety.
- (C) The airport manager shall at all times have authority to take such actions as may be necessary to safeguard the public in attendance at the airport. Every pilot, mechanic or other person employed at or using the airport shall cooperate with the airport management

to see that all persons upon the premises abide by these rules and use due care and caution to prevent injury to persons or damage to property.

- (D) Instructors shall fully acquaint their students with these rules and shall be responsible for the conduct of students under their direction during the dual instruction. When a student is flying solo, it shall be his/her sole responsibility to observe and abide by these rules.
- (E) Landing and takeoff rules are voluntary, but pilots are highly encouraged to follow these rules to improve safety, reduce noise and congestion, and enhance the aviation community's relations with the surrounding community. (Ord. 882, 11-4-2010)
- (F) UAS Operations shall be conducted in accordance with current FAA policy.

**8-16-3: GROUND RULES:**

- (A) Aircraft engines shall be started or warmed up so as not to endanger life or property. At no time shall engines be operated at power greater than necessary to move the aircraft when hangars, shops, other buildings, or persons in the observation area, are in the path of the propeller stream or jet blast. When aircraft engines are started, a competent operator shall be at all times at the controls.
- (B) Auxiliary power units (APUs) are not to be started until thirty (30) minutes prior to planned takeoff time. APUs operating beyond thirty (30) minutes are subject to a noise reduction/energy conservation/air quality fee to be set by resolution of the city council.
- (C) Aircraft shall be parked only in areas and in the manner designated by the airport manager.
- (D) All repairs to aircraft or engines, except emergency repairs, shall be made in the spaces designated for this purpose, and not in the area reserved for landing and taking off.
- (E) Only airmen, authorized personnel, or persons being conducted by airmen or airport attendants shall be permitted to enter the landing areas, aircraft parking ramps and taxiways. This does not give these persons the privilege of unrestricted use of this space. These privileges are confined to the necessary use of this space in connection with flights, inspections or routine duties.
- (F) Aircraft shall be properly blocked and tied down by the owner or operator when parked for overnight or when conditions otherwise warrant.
- (G) No motor vehicle shall be driven onto the runway safety area (runway) without the expressed permission of the airport manager or his designated representative. Fuel trucks and emergency vehicles are authorized. Operators of ground vehicles desiring access to the RSA shall carry a radio equipped to transmit and receive on 122.8 MHz (the common traffic advisory frequency [CTAF]), shall announce their intentions prior to entering the

runway environment, and shall monitor CTAF continuously while within the runway environment. (Ord. 882, 11-4-2010)

- (H) No automobile shall be parked on the airport property except in areas designated for that purpose by the airport manager.

Any vehicle parked in an area other than as herein provided shall be deemed to be involved in an extraordinary circumstance and a threat to public safety and the same shall immediately be towed away and impounded under the direction of the McCall police department. All costs of towing, impounding and storage shall be paid prior to redemption of any such vehicle, as provided by chapter 18, title 49, Idaho Code, which chapter is hereby adopted by this reference.

Operators of vehicles crossing the taxiway adjacent to the tie down area shall exercise due caution and must give way to all aircraft. (Ord. 933, 4-9-2015)

- (I) Vehicle parking areas at the airport are intended for airport users only. Commercial truck and bus parking not related to airport use is prohibited.
- (J) The airport manager may grant restricted access to the area inside the airport boundary fence for various reasons. Access privileges are confined to the times and areas required for the purpose access was granted. (Ord. 882, 11-4-2010)
- (K) Fixed wing and helicopter operators with support vehicles must receive approval from the airport manager for staging and parking locations prior to leaving vehicles or aircraft unattended.

**8-16-7: FEES:**

- (A) Tie Down And Parking Area: Tie down and parking area rental fees shall be from time to time established by resolution of the council. Rules and regulations for tie down areas and enforcement thereof shall be as established in such resolutions of the council.
- (B) Parking Procedures: Parking procedures for tie down tenants will be as directed by the airport manager.
- (C) Landing Fees: There is hereby imposed on all owners and operators of aircraft landing at the McCall Municipal Airport, landing fees in the amount established from time to time by city council resolution. The council may in such resolution establish classes of aircraft and vary the fees according to class, and extend exemptions to certain on airport lessees or on airport federal government agencies, if it so chooses.
- (D) Collection Of Landing Fees: The airport manager or designee shall collect such landing fees and remit them to the city treasurer who shall credit such fees to the airport fund.

- (E) **Bulk Distributor Fuel Fee:** A per gallon fee will be paid by the bulk distributor on all aircraft fuel delivered to any location at McCall Municipal Airport. The bulk distributor shall file a monthly report on an airport approved format of such deliveries. Payment of the fuel flowage fees shall accompany the report. The distributor shall pay to the city within thirty (30) days following the end of each calendar month, without demand or invoicing, the per gallon fee charges for the preceding month at the rate and in the amount then currently approved in the airport fee schedule. The distributor shall provide to the airport for calculation of per gallon fee charges a copy of its monthly fuel flowage report and the number of gallons delivered by the due date. The report and payment of fuel flowage fee must be received in the airport director's office on or before the delivered due date as described above. The current fuel flowage fee will be published and available at the airport manager's office.
- (F) **Self-Fuel Fee:** The fuel flowage fee will be paid by aircraft owners who bring their own fuel onto the airport to "self-fuel". The aircraft owner may choose either to pay the fuel flowage fee for all of the fuel brought onto the airport, or else pay the nonbased rate of 1.5 times the current fuel flowage fee for all fuel actually pumped.
- (G) **Permits, Agreements, And Leases:**
1. **Commercial Activity:** All commercial operators conducting activities of any type on McCall Municipal Airport property, or using McCall Airport property as a base of operations, shall notify airport management of such activity by applying for an "airport business license". The licenses may be obtained at the airport manager's office and will be valid for three (3) years from the date of issuance. A charge will be assessed for this license, as set by the McCall city council. Activities approved by license, agreement, or lease shall be restricted to the activities specifically described in the license, agreement, or lease and any applicable minimum standards. Forms for such permits, agreements, and leases and copies of the airport minimum standards may be obtained from the airport manager's office.  
  
In the event the airport agrees to an activity for which there is not an appropriate license, agreement or lease, airport management will make a recommendation through the airport advisory committee to the city council for the terms, conditions and rates.
  2. **Airport Fees, Rents, And Charges:** It is the goal of the airport to be as self-supporting as possible, in accordance with FAA airport grant assurances. The system of rates and charges is developed to reflect fair compensation for the use of the facility by all users (see airport website for current rates).
  3. **Lease Assignments:** If any of the noncommercial hangar land lessees propose a commercial operation, then they will be required to fill out a complete new lease application and have the commercial operation reviewed by the airport advisory committee and approved or denied by city council.

All hangars which have sewage holding tanks will be required to connect to the city sewer system, where available within 300 feet of the hangar, upon lease assignment or the end of lease term. Lease Assignees with no intent to utilize an existing holding tank will crush or remove the existing tank as directed by the Airport Manager through coordination with Public Works.

Leases/hangars used for noncommercial purposes/airplane storage do not require a complete lease application but do require contact information and the registration number of the aircraft intended to be housed in the hangar.

Hangars 106 and above are all noncommercial hangars to be used for aircraft storage. These noncommercial lease assignments will require the following:

- (a) The name of the new owner including those authorized to execute documents if transferred to a corporation.
- (b) The address of the new owner.
- (c) The telephone number of the new owner.
- (d) An e-mail address if available for the new owner.
- (e) Two (2) contacts to assist in finding the owner if they move and the post office is no longer forwarding their mail.
- (f) The N number of the aircraft to be stored in the hangar.
- (g) If no aircraft is presently owned, a stated plan on when and how aircraft are to be stored in the hangar (e.g., a plan to build a home built aircraft, a plan to purchase an aircraft by a certain date, or a plan to rent the hangar for aircraft storage until an aircraft is purchased).
- (h) An acknowledgement that the hangar is to be used primarily for aircraft storage.
- (i) A name change for the hangar owner, a name of the corporation, or placing the lease into an estate planning trust is not a lease assignment if the people owning the lease have not changed.

4. New Leases: Leases for terms other than the adopted "standard" lease template are reviewed by the AAC with a recommendation and comment to City Council. Any variance from the standard lease template must be approved by the City Council.

5. Lease Extensions Upon Lease Expiration: Prior to extending a lease, the AAC will review and make a recommendation to City Council after consideration of the physical condition of the existing hangar and its impact on the Airport Master Plan and Airport Layout Plan to assure that extension of the lease for the hangar does not interfere with future airport development.

6. Through the Fence (TTF) Agreements:

- (a) Proposals for future TTF activity must first be submitted to the Airport Manager and require a recommendation from the Airport Advisory Committee to City Council. If City Council chooses to consider a TTF plan, then a public hearing with Planning and Zoning and a separate public hearing with McCall City Council would be required, even if not normally required under current Planning and Zoning rules. Additionally, FAA is required to comment as to the acceptability of the proposed TTF to ensure that the proposal does not violate any existing airport grant assurances.
- (b) Any TTF activities are required to pay airport access fees as stipulated by FAA directives. Landing fees, fuel flowage fees and other fees as determined by City Council would also be required to be paid by TTF operators.
- (H) **Damage To Airport Property:** Any person causing or responsible for injury, destruction, damage, or disturbance to the airport or public property shall report such damage to the McCall police and, upon demand by the airport, shall reimburse the airport for the full amount of the damage.
- (I) **Nondiscrimination:** It is unlawful for a lessee, tenant, concessionaire, licensee, or contractor to discriminate against any person, because of race, color, national origin, sex, creed, or handicap, in public services and employment opportunities.
- (J) **Airport Construction and Obstruction Control:** No person shall commence any construction project on airport premises without first obtaining written permission from the airport manager and without strict compliance and adherence to the safety specifications and direction of the airport manager. The airport manager will review all requests for building permits and approve or disapprove on the basis of the airport minimum standards, any airport tenant design standards, the then current airport master plan, the current FAA approved airport layout plan, and the potential benefit to the public and the aeronautical community. Construction shall not begin until FAA has approved via an FAA form 7460 (airspace) process. A FAA environmental process is also required for all construction and demolition on the airport.
- (K) **Removal And Impoundment Of Property:** The airport manager, or his duly authorized representative, may remove from any area of the airport, including any leased premises, any aircraft, motor vehicle, or other property which causes or constitutes, or reasonably appears to cause or constitute, an imminent or immediate danger to the health or safety of the persons using the air terminal or a significant portion thereof. The expense of such removal and any storage fees shall become a lien chargeable to the owner and/or operator of such aircraft, motor vehicle or other property.
- (L) **Abandoned/Derelict Aircraft:** No person may abandon an aircraft on the airport, nor allow an aircraft parked on the airport, to become derelict or a hazard to other airport users. If the owner of an aircraft which appears to be abandoned or derelict cannot be contacted, a

notice shall be placed on the aircraft stating that the aircraft must be moved from the parking ramp within six (6) weeks, or the aircraft will be impounded and removed. (Ord. 882, 11-4-2010)

**8-16-8: USE OF HANGARS; ENVIRONMENTAL:**

- (A) Standards And Requirements: The standards and requirements set forth in the document entitled "Minimum Standards For Commercial Aeronautical Activities At The McCall Municipal Airport", as the same may be hereafter amended, is hereby ratified and adopted as the "minimum standards for commercial aeronautical activities at the McCall Municipal Airport", and as ratified and adopted shall be the standards and requirements governing the use of the McCall Municipal Airport by all commercial operators for all commercial operations.
- (B) Copies On File: Three (3) copies of said "Minimum Standards For Commercial Aeronautical Activities At The McCall Municipal Airport" are on file in the office of the city clerk for inspection and examination. As such minimum standards are amended, as may be deemed necessary or desirable by the city council, three (3) copies of such amendments shall be placed on file with the city clerk for inspection and examination.
- (C) Hangars: Hangars are intended to be used primarily for aeronautical purposes.
1. Each hangar owner shall annually report the N number of each aircraft stored in a hangar.
  2. A limited amount of personal property of the aircraft owner may be stored in the hangar, so long as the primary use of the hangar is for aircraft storage.
  3. The personal property of anyone other than the aircraft owner is not permitted to be stored in the hangar.
  4. Hangars may be rented for aircraft storage, and the airport must be notified of the N number of the aircraft being stored and of the contact information for the aircraft owner or primary user of the aircraft.
  5. Hangars may be used for crew rest or use by air crews on standby or alert to fly.
  6. Crew rest is not intended as crew quarters for pilots beyond a twenty four (24) hour period.
  7. Hangars may not be used for any residential purpose.
  8. Hangars Proposed For Non-Aeronautical Use: The City will not approve any existing or proposed lease of aeronautical property including private hangars for non-aviation use for longer than a brief interim period of time generally, five or fewer years, and provided the activity does not violate FAA grant assurances. Such leases are also subject to FAA

approval and the proposed Lessee obtaining all necessary zoning and other approvals from the City, and provided that the annual lease fee shall be set at 1.5 times the new lease rate for the property. Non-Aeronautical use of hangars may be considered for less than one year so long as the Lessee obtains the proper approvals from the FAA and the lease rate is adjusted for the period of non-aeronautical use. Using hangars for commercial or non-commercial storage of property of other than that of the hangar owner is considered to be a non-aeronautical use.

- (D) Nonexclusive Rights: Nothing herein contained shall be construed to grant otherwise or authorize the granting of an exclusive right, except as to the areas to be occupied by the permit holder, agreement holder, or lessee, which areas shall be for the permit holder, agreement holder, or lessee's exclusive use.
- (E) Environmental Compliance:
1. Stormwater: No person shall cause or allow nonallowable stormwater and nonstormwater discharges to be released to the stormwater system, or any hazardous material to be released to the storm sewer system except as specifically permitted under the clean water act (33 USC section 1251 et seq.).
  2. Washing Of Aircraft: Aircraft shall not be washed on airport property in areas that eventually drain to the Payette River. Wastewater from aircraft washing operations shall be disposed only in accordance with all applicable local, state, and federal environmental rules and regulations.
  3. Aircraft Repairs And Painting: Aircraft shall be stored and major repairs which would require a sign off by an A&P mechanic shall be made only on leased sites where specifically permitted. Aircraft repair work may be performed on ramps or aprons only with prior permission from the airport manager. Spray painting will only be conducted in facilities designated for this purpose. (Ord. 882, 11-4-2010)

HANGAR 550 GENERAL AVIATION LEASE McCALL MUNICIPAL AIRPORT

Exhibit E

<b>Fuel Flowage Fees (per gallon)</b>	\$ .08
<b>Seasonal Tie-Down Rates (per month)(25% discount for paying six months in advance)</b>	
Single Engine and Small Twin, T-tie-down areas	\$50
Twin Tie-Down row	\$75
Jet Row	\$200
<b>Aircraft Parking</b>	
Piston single & light piston twin, less than 6,000 pounds (per night)	\$5.00
Piston single & light piston twin, 6,000-12,500 pounds (after 4 hours)	\$5.00
Turbine-powered single/twin (after four hours)	\$10.00
Jet less than 12,500 pounds (after 4 hours)	\$30.00
Jet 12,500 pounds and greater (after 4 hours)	\$45.00
<b>New Land Leases (annually, per sq. ft. base year 2018 adjusts annually effective October 1 according the percentage increase of the Western Urban Consumer Price Index for the twelve calendar months prior and including the most recent month for which such an Index is available.)</b>	
Covered	\$ .30
Bare	\$ .30
<b>Landing Fees (per thousand pounds)max certificated gross takeoff weight</b>	
less than 8,000 pounds	No charge
Based Aircraft 8,000 lbs.	\$1.10
Transient Group A,B,C, Category I & II greater 8,000 and greater	\$1.65
Category III and greater	\$2.75
all air ambulance and firefighting aircraft	No charge
<b>Hangar Waiting List</b>	\$500.00
<b>Car Rental Fees (On airport and Picking up or dropping off at Airport)</b>	10% of gross receipts
<b>Lease Assignment Fee</b>	Not to exceed \$1000 and not to exceed actual costs of personnel and expenses
<b>Commercial Operator Permits not leasing from airport or subleasing from airport tenant</b>	
<b>Itinerant Commercial Operators</b>	\$500.00 per year, landing fee @\$1.65 credited against first \$500.00
<b>FAR Part 137 Ag Operators, except fire fighters</b>	\$500.00 per month
<b>Scheduled Part 135 &lt;10 seats</b>	\$1,000.00 per year, landing fee @ \$1.65
<b>Vehicle (non-aircraft) Parking</b>	
Daily rate	\$5.00
Vehicle operator leasing from airport or subleasing or receiving services from airport tenant. Monthly rate paid in advance	\$25.00
Vehicle operator neither leasing from airport nor subleasing nor receiving services from airport tenant. Monthly rate paid in advance	\$50.00
<b>Snow Removal from Leased Space</b>	
Automatic removal option - Fee per sq. ft.	\$ .01
As requested option, request received prior to 9am	\$.01/sq. ft. +\$10.00
As requested-expedited option	\$.015/sq. ft.

Fee Schedule as of October 1, 2017

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-228**  
**Meeting Date October 24, 2019**

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>Ratify Mayor's Signature on Letter of Support for ITD Grant Funds on Behalf of Treasure Valley Transit</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	Originator
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
<b>COST IMPACT:</b>	0	Airport		
<b>FUNDING SOURCE:</b>	n/a	Library		
<b>TIMELINE:</b>	n/a	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**

Treasure Valley Transit requested a letter of support from the City for their application to the Idaho Transportation Department for grant funds to support public transportation. The application was due October 18, 2019. The Council has previously voiced a strong desire for public transportation funding by the state during the 2019 council retreat and during the FY20 budget process. Public transportation is also identified as a community goal in the McCall Area Comprehensive Plan. The Mayor signed the letter as requested on October 14, 2019. A copy of the letter is attached.

**RECOMMENDED ACTION:**

Ratify the Mayor's signature on a letter of support for ITD grant funds on behalf of Treasure Valley Transit

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>



September 24, 2019

The Honorable Mayor Aymon  
City of McCall  
216 E. Park Street  
McCall, Idaho 83638

**Letter of Support for FY21-22 Grant for Treasure Valley Transit**

Dear Mayor Aymon and Members of the City Council,

The Idaho Transportation Department's Division of Public Transportation has requested a letter of support for Treasure Valley Transit, Inc. for the FY21-22 Grant Application. This grant provides funding to support the operations of public rural transportation systems throughout the State of Idaho.

Mountain Community Transit provides a valuable fixed route service within the City of McCall and through the Valley County communities connecting McCall, Lake Fork, Donnelly and Cascade. The value of this service is demonstrated by the ridership and continued community support for the transit service.

Treasure Valley Transit respectfully requests a Letter of Support from you to help us in the continued operations of the Mountain Community Transit.

If additional information is needed or I can be of more assistance in this process do not hesitate to call me.

Sincerely,

Terri Lindenberg  
Executive Director  
Treasure Valley Transit, Inc.  
208-463-9111  
[terri@treasurevalleytransit.com](mailto:terri@treasurevalleytransit.com)



# City of McCall

[www.mccall.id.us](http://www.mccall.id.us)

216 East Park Street  
McCall, Idaho 83638

Phone 208-634-7142

Fax 208-634-3038

October 14, 2019

Ms. Terri Lindenberg  
Executive Director  
Treasure Valley Transit, Inc.  
1136 W. Finch Drive  
Nampa, Idaho 83651

## Letter of Support for FY21-22 Grant for Treasure Valley Transit

Dear Ms. Lindenberg,

The City of McCall has provided \$75,000 for FY20 and \$47,000 from the Local Option Tax for Mountain Community Transit (MCT). MCT provides a deviated fixed route service within the City of McCall and the Commuter Route connecting McCall, Lake Fork, Donnelly and Cascade. It is the intention of the City to continue to support Treasure Valley Transit in FY21-22 by following the usual budgetary procedures.

The Idaho Public Transportation Plan 2018 identified needs, priorities, opportunities and potential solutions for public transportation within District 3 which includes Valley and Adams Counties.

Maintaining existing service was the number one priority. Mountain Community Transit provides a valuable service to the residents and businesses of McCall. This has been demonstrated by the ridership and continued community support for the transit service.

We strongly support Treasure Valley Transit's FY21-22 Grant Application.

Sincerely,

The Honorable Mayor Ayman  
City of McCall  
216 E. Park Street  
McCall, Idaho 83638

**McCALL CITY COUNCIL**  
**AGENDA BILL**

216 East Park Street  
 McCall, Idaho 83638

**Number** AB 19-230  
**Meeting Date** October 24, 2019

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>Request to Approve Local Professional Services Agreement No. 95386 - Project No. A020(146), Key No. 20146 For the Mission Street Reconstruction Project (South City Limits to Deinhard)</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager		
		Clerk	<i>HW</i>	
		Treasurer		
		Community Development		
		Police Department		
		Public Works	<i>NTS</i>	Originator
		Golf Course		
			Parks and Recreation	
<b>COST IMPACT:</b>	\$16,746 (7.34%) – Streets LOT \$211,394 (92.66%) – ITD Grant Funding			
<b>FUNDING SOURCE:</b>	ITD Grant & Streets LOT	Airport		
		Library		
<b>TIMELINE:</b>	FY 19-22	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**

ITD District 3 has finalized the engineering services contract for Forsgren Associates, Inc. to complete the engineering design phase of the City’s Mission Street Reconstruction Project. This attached Local Professional Services Agreement (LPSA) formalizes and authorizes Forsgren to commence work on the design and establishes the roles and responsibilities of both the consultant, the sponsor (City) and ITD. Forsgren will complete the engineering design during Spring 2020 and provide a complete PS&E packet to ITD for formal bidding. As stated in the project’s State and Local Agreement (authorized by Res. 18-17) the City is committed to provide 7.34% matching funds for the project’s total cost.

During the July 26, 2018 Council Meeting Council approved Resolution 18-17 authorizing the execution of the Project’s State and Local Agreement (SLA) with the Idaho Transportation Department. This LPSA Agreement is subsequent to the SLA Agreement; however is a separate contract relating to required consulting services and therefore needs to be approved independently. Additional construction agreements will be required to bid and construct the project.

The attached LPSA is currently under final review by the City’s legal counsel. Should revisions be warranted, staff will present the revised LPSA as a handout at the meeting.

**RECOMMENDED ACTION:**

Approve the ITD Local Professional Services Agreement Number 95386 and authorize the Mayor to sign all necessary documents.

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>
7/26/18	AB-18-188: Resolution 18-17 authorized the execution of the Project’s state and local agreement with the Idaho Transportation Department

IDAHO TRANSPORTATION DEPARTMENT

LOCAL PROFESSIONAL SERVICES AGREEMENT

Agreement Number
95386

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the CITY OF MCCALL, whose address is 216 E. Park St. McCall ID 83638, hereinafter called the "Sponsor," and FORSGREN ASSOCIATES, INC., whose address is 415 S. 4th Street, Boise, ID, 83702, hereinafter called the "Consultant."

RATIFICATION

The Idaho Transportation Department, representing the Federal Highway Administration on all local federal-aid highway projects, is authorized to ratify all agreements for engineering services entered into between sponsoring local agencies and their retained consultants. All references to State used hereafter shall denote the Idaho Transportation Department.

NOW, THEREFORE, the parties hereby agree as follows:

The work covered by this Agreement is for the following project(s):

PROJECT NAME: MISSION ST; SCL TO DEINHARD LN, MCCALL
PROJECT NO: A020(146)
KEY NO: 20146

I. SUBCONSULTANTS

The Sponsor approves the Consultant's utilization of the following Subconsultants:

- American Geotechnics, Inc.
Bionomics Environmental, Inc.
Nemec Engineering

II. AGREEMENT ADMINISTRATOR

This Agreement shall be administered by Wayne Herbel, P.E., LHTAC; (208) 344-0565; or an authorized representative.

III. DUTIES AND RESPONSIBILITIES OF CONSULTANT

A. DESCRIPTION OF WORK

The Consultant shall provide professional services as outlined in the attachment(s) and as further described herein.

- 1. The following attachments are made a part of this Agreement:

- a. **Attachment No. 1L** is the Consultant Agreement Specifications which are applicable to all agreements.
- b. **Attachment No. 2** is the negotiated Scope of Work, Cost Estimate, and Man-Day Estimate.
- c. **Attachment No. 3** is the approved Consultant DBE Commitment form (ITD-2398) for this Agreement.

In the case of discrepancy, this Agreement shall have precedence over Attachment No. 2, and Attachment No. 2 shall have precedence over Attachment No. 1L.

- 2. Per Diem will be reimbursed at the current approved rates. These rates are listed at <http://itd.idaho.gov/business/?target=consultant-agreements>.

**IV. DUTIES AND RESPONSIBILITIES OF SPONSOR AND/OR STATE**

The Sponsor and/or State shall provide to the Consultant, upon request, copies of any records or data on hand which are pertinent to the work under the Agreement.

**V. TIME AND NOTICE TO PROCEED**

- A. The Consultant shall start work under this Agreement no later than ten (10) calendar days from the receipt of the written notice to proceed with the work. The Consultant shall complete all work by **10/15/2021**.
- B. The Consultant shall remain available to perform additional work for an additional sixty (60) days or until the Agreement is closed out, whichever comes first.

**VI. BASIS OF PAYMENT**

- A. Payment Basis: Cost Plus Fixed Fee
- B. Compensation Amount
  - 1. Not-To-Exceed Amount: **\$228,140.00**
  - 2. Additional Services Amount: **\$0.00**
  - 3. Total Agreement Amount: **\$228,140.00**
- C. Fixed Fee Amount: **\$9,015.09** (This is included in the Total Agreement Amount.)
- D. Approved Overhead Rates for Prime Consultant and Subconsultants

FORSGREN ASSOCIATES, INC. 170.99%

AMERICAN GEOTECHNICS, INC. 136.09%

- E. Reasonable increases in labor rates during the life of this Agreement will be accepted. Payroll additive rate, general administrative overhead rate, and unit prices are subject to adjustment during the life of this Agreement based on audit and negotiations. If the State approves an adjustment to the overhead rate or unit prices, the Consultant must then submit a written request to the Agreement Administrator requesting use of the approved rate(s) on this agreement. If the new rate(s) are accepted by the Agreement Administrator, they shall apply from the date the written request was made to the Agreement Administrator. An adjustment shall not change the Not-To-Exceed amount of the Agreement. For projects of duration greater than two years, the Not-To-Exceed amount be negotiated. In no case will rates be adjusted more than once per agreement year.
- F. Professional Services Authorization and Invoice Summary (Authorization) No. 1 is issued in the amount of **\$100,000.00** to begin the work of this Agreement. The remaining amount will be issued by consecutive Authorizations.

An additional services amount may be included in this Agreement. If so, the Sponsor will determine if additional services is required beyond the services outlined in Attachment No. 2. When additional services are required, the additional services amount of the Agreement will be utilized, and a subsequent Authorization will be issued.

**IN WITNESS WHEREOF**, the Parties hereto have set their hands on the day and year in this Agreement first written above.

**FORSGREN ASSOCIATES, INC.**  
Consultant

**CITY OF MCCALL**  
Sponsor

By: 

By: \_\_\_\_\_

Title: Boise Division Manager/VP

Title: \_\_\_\_\_

**IDAHO TRANSPORTATION  
DEPARTMENT**

By: \_\_\_\_\_

Title: \_\_\_\_\_

## ATTACHMENT NO. 1L

### CONSULTANT AGREEMENT SPECIFICATIONS

These specifications supplement Local Professional Services Agreements and shall be attached to said Agreements.

#### A. DEFINITIONS

1. **Administrator:** Person directly responsible for administering the Professional Services Agreement (Agreement) on behalf of the Local Public Agency.
2. **Combined Overhead:** The sum of the payroll additives and general administrative overhead expressed as a percent of the direct labor cost.
3. **Cost:** Cost is the sum of the hourly charge out rate and other direct costs.
4. **Cost Plus Fixed Fee:** Cost Plus Fixed Fee is the sum of the payroll costs, combined overhead, and other direct costs, plus the fixed fee.
5. **CPM:** Critical Path Scheduling. The CPM will list work tasks, their durations, milestones and their dates, and State/Local review periods.
6. **Fixed Fee:** A dollar amount established to cover the Consultant's profit and business expenses not allocable to overhead. The fixed fee is based on a negotiated percent of direct labor cost and combined overhead and shall take into account the size, complexity, duration, and degree of risk involved in the work. The fee is "fixed," i.e. it does not change. If extra work is authorized, an additional fixed fee can be negotiated, if appropriate.
7. **General Administrative Overhead (Indirect Expenses):** The allowable overhead (indirect expenses) expressed as a percent of the direct labor cost.
8. **Hourly Charge Out Rate:** The negotiated hourly rate to be paid to the Consultant which includes all overhead for time worked directly on the project.
9. **Incentive/Disincentive Clause:** Allows for the increase or decrease of total Agreement amount paid based on factors established in the Agreement. Normally, these factors will be completion time and completion under budget.
10. **Lump Sum:** An agreed upon total amount, that will constitute full payment for all work described in the Agreement.
11. **Milestones:** Negotiated portions of projects to be completed within the negotiated time frame. Normally the time frame will be negotiated as a calendar date, but it could also be "working" or "calendar" days. As many milestones as the Consultant and the State/Sponsor believe necessary for the satisfactory completion of the Agreement will be negotiated.
12. **Not-To-Exceed Amount:** The Agreement amount is considered to be a Not-to-Exceed amount, which amount shall be the maximum amount payable and shall not be exceeded unless adjusted by a Supplemental Agreement.
13. **Other Direct Costs:** The out-of-pocket costs and expenses directly related to the project that are not a part of the normal company overhead expense.
14. **Payroll Additives:** All payroll additives allocable to payroll costs such as FICA, State Unemployment Compensation, Federal Unemployment Compensation, Group Insurance, Workmen's Compensation, Holiday, Vacation, and Sick Leave. The payroll additive is expressed as a percent of the direct labor cost.

15. **Payroll Costs (Direct Labor Cost):** The actual salaries paid to personnel for the time worked directly on the project. Payroll costs are referred to as direct labor cost.
16. **Per Diem Rates:** Per Diem will be reimbursed at actual cost. However, reimbursements shall not exceed the current approved rates. The current rates are listed on the following Web site: <http://itd.idaho.gov/business/?target=consultant-agreements> .
17. **Standard of Care:** The level or quality of service ordinarily provided by normally competent practitioners of good standing in that field, contemporaneously providing similar services in the same locality and under the same circumstances.
18. **State:** Normally "State" refers to the Idaho Transportation Department.
19. **Sponsor:** The "Sponsor" refers to the local public agency.
20. **Unit Prices:** The allowable charge out rate for units or items directly related to the project that are not a part of the normal overhead expense.

**NOTE:** All cost accounting procedures, definitions of terms, payroll cost, payroll additives, general administrative overhead, direct cost, and fixed fee shall comply with Federal Acquisition Regulations, 48 CFR, Part 31, and be supported by audit accepted by the State.

#### B. STANDARDS OF PERFORMANCE

Except as otherwise specifically provided for in the Consultant's Scope of Work, the Consultant agrees that all work performed under the Agreement will be performed in accordance with Idaho Transportation Department Standards and other appropriate standards with generally acceptable standard of care. When the work is of a nature that requires checking, the checking shall be performed by a qualified person other than the one who performed the work.

#### C. AGREEMENT ADMINISTRATOR

The Agreement Administrator will administer the Agreement for performance and payment, and will decide all questions which may arise as to quality and acceptability of the work, rate of progress, definition of work to be performed, completion of milestones, and acceptable fulfillment of the Agreement. The Consultant shall address all correspondence, make all requests, and deliver all documents to the Administrator. The Administrator shall be responsible for the timely coordination of all reviews performed by the State or their representatives.

#### D. PERSONNEL

The Consultant shall provide adequate staff of experienced personnel or Subconsultants capable of and devoted to the successful accomplishment of work to be performed under the Agreement. The specific individuals or Subconsultants listed in this Agreement, including Project Manager, shall be subject to approval by the State and shall not be removed or replaced without the prior written approval of ITD. Replacement personnel submitted for approval must have qualifications, experience and expertise at least equal to those listed in the proposal.

#### E. SUBCONSULTANTS

The Consultant shall have sole responsibility for the management, direction, and control of each Subconsultant and shall be responsible and liable to the Sponsor for the satisfactory performance and quality of work performed by Subconsultants under the terms and conditions of this Agreement. The Consultant shall include all the applicable terms and conditions of this Agreement in each Subconsultant Agreement between the Consultant and Subconsultant, and provide the State with a copy of each Subconsultant Agreement prior to the Subconsultant beginning work. No other Subconsultant shall be used by the Consultant without prior written consent by the State.

F. PROFESSIONAL SERVICES AUTHORIZATION

1. A written PROFESSIONAL SERVICES AUTHORIZATION (PSA) will be issued by the State to authorize the Consultant to proceed with a specific portion of the work under this Agreement. The number of PSAs required to accomplish all the work under this Agreement is one to several. Each PSA will authorize a maximum dollar amount and specify the milestone(s) for which the PSA represents. The Sponsor assumes no obligation of any kind for expenses incurred by the Consultant prior to the issuance of the PSA; for any expenses incurred by the Consultant for services performed outside the work authorized by the PSA; and for any dollar amount greater than authorized by the PSA.
2. The Consultant's work of this Agreement will be divided into milestones, each governed by a separate PSA. It is not necessary for a PSA to be completed prior to the issuance of the next PSA. The Consultant shall not perform work which has not been authorized by a PSA. When the money authorized by a PSA is nearly exhausted, the Consultant shall inform the Administrator and shall identify the need for additional authorization via issuance of the next PSA. The Administrator must concur with the Consultant prior to the issuance of the next PSA.
3. The Agreement is lump sum, unit cost, or cost plus fixed fee amount as indicated in this Agreement and may include an Additional Services amount for possible extra work not contemplated in the original scope of work. For the Consultant to receive payment for any work under the Additional Services Amount of this Agreement, said work must be authorized and performed under a PSA issued by the State specifically for the extra work. Should the Sponsor request that the Consultant perform additional services, the scope of work and method of payment will be negotiated. The basis of payment for additional work will be set up either as a Lump Sum or Cost Plus Fixed Fee.

G. PROJECT SCHEDULING

All negotiated agreements shall be accompanied by a critical path method schedule (CPM Schedule). The CPM Schedule will list the work tasks for the Agreement, their duration, negotiated milestones and their completion dates, including State/Local review periods. The format of this schedule shall be agreed on prior to signing the Agreement.

Along with the monthly progress report, the Consultant shall provide monthly CPM Schedule updates to the Agreement Administrator for approval. The CPM schedule shall show project percent completed on each task.

H. MONTHLY PROGRESS REPORT

The Consultant shall submit to the State a monthly progress report on Form ITD-771, as furnished by the State. When no work will be performed for a period of time, this requirement can be waived by written notice from the Agreement Administrator. However, at such time as work re-commences, the monthly progress reports shall resume.

The Consultant shall provide monthly progress schedule (CPM) updates to the Agreement Administrator.

The monthly progress report and schedule update will be submitted by the tenth of each month following the month being reported or as otherwise agreed to in the approved scope of work.

The Agreement Administrator will review the progress report and submit approved invoices for payment within two weeks of receiving the invoice, the associated monthly report and the schedule update.

Each progress report shall list invoices by PSA number and reference milestones.

I. PROGRESS AND FINAL PAYMENTS

1. Progress payments will be made once a month for services performed which qualify for payment under the terms and conditions of the Agreement. Such payment will be made based on invoices submitted by the Consultant in the format required by the State. The monthly invoice shall be submitted no later than the tenth of each month following the month being invoiced.

Lump Sum

Progress payments will be made based on a percentage of the work or milestones satisfactorily completed.

Cost Plus Fixed Fee

The Consultant shall submit a breakdown of costs by each item of work on the monthly invoice, and shall show the percent complete of each item of work, each milestone and percent complete of the entire Agreement. Progress payments will be made based on the invoice cost less the fixed fee for the work satisfactorily completed for each invoicing period. Said payment shall not exceed the percent complete of the entire Agreement. Upon satisfactory completion of each milestone, full payment for all approved work performed for that milestone will be made, including Fixed Fee.

Cost

The Consultant shall submit a breakdown of costs by each item of work on the monthly invoice, and shall show the percent complete of each item of work and percent complete of the entire Agreement. Progress payments will be made based on the invoiced cost for the work satisfactorily completed for each item of work. Said payment shall not exceed the percent complete of the entire Agreement.

Direct expenses will be reimbursed at actual cost, not to exceed the current approved rates as identified at <http://itd.idaho.gov/business/?target=consultant-agreements> .

For "Cost Plus Fixed Fee" and "Cost" agreements, invoices must include backup documentation to support expenditures as appropriate, and as requested by the Agreement Administrator. Such support may consist of copies of time sheets or cost accounting system print-out of employee time, and receipts for direct expenses.

2. The Sponsor will make full payment for the value of the services performed which qualify for payment. This full payment will apply until 95 percent of the work under each Project Agreement PSA or Supplemental Agreement has been completed. No further progress payments will be made until all work under the Agreement has been satisfactorily accomplished and accepted by the Sponsor. If at any time, the Sponsor determines that the work is not progressing in a satisfactory manner, further payments may be suspended or withheld for sums that are deemed appropriate for unsatisfactory services.
3. Final payment of all amounts retained shall be due 60 days after all work under the Agreement has been completed by the Consultant and accepted by the Sponsor. Such final payment will not be made until satisfactory evidence by affidavit is submitted to the State that all indebtedness incurred by the Consultant on this project has been fully satisfied.
4. Agreements which include an incentive/disincentive clause will normally have the clause applied only to the completion of the BID OPENING milestone. If the project is deemed by the Sponsor to be ready for advertisement, but advertisement is postponed at no fault of the Consultant, any incentive earned will be paid.
5. Payments to Subconsultants

The Consultant shall pay each subconsultant for satisfactory performance of its contract items no later than twenty (20) calendar days from receipt of each payment the Consultant receives from the State under this Agreement, in accordance with 49 CFR, Part 26. The Consultant shall return retainage payments to each subconsultant within twenty (20) calendar days after the subconsultant's work is satisfactorily completed. The Consultant will verify that payment or retainage has been released to the subconsultant or suppliers within the specified time for each partial payment or partial acceptance by the Department through entries in the Department's online diversity tracking system during the corresponding monthly audits.

Prompt payment will be monitored and enforced through the Consultant's reporting of monthly payments to its subconsultants and suppliers in the online diversity tracking system. Subconsultants, including lower tier subconsultants, suppliers, or both, will confirm the timeliness and the payment

amounts received utilizing the online diversity tracking system. Discrepancies will be investigated by the Contract Compliance Officer and the Contract Administrator. Payments to the subconsultants, including lower tier subconsultants, and including retainage release after the subconsultant or lower tier subconsultant's work has been accepted, will be reported monthly by the Consultant or the subconsultant.

The Consultant will ensure its subconsultants, including lower tier subconsultants, and suppliers meet these requirements.

J. MISCELLANEOUS PROVISIONS

1. COVENANT AGAINST CONTINGENT FEES

a. The Consultant warrants that they have not:

Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person to solicit or secure this Agreement, other than a bona fide employee of the firm;

agreed, as an expressed or implied condition for obtaining this Agreement, to employ or retain the services of any firm or person in connection with carrying out this Agreement, or;

paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee of the firm) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the Agreement.

b. The Sponsor warrants that the above Consultant or its representative has not been required, directly or indirectly as an expressed or implied condition in connection with obtaining or carrying out this Agreement.

Employ or retain, or agree to employ or retain, any firm or person, or; pay, or agree to pay to any firm, person or organization, any fee, contribution, donation or consideration of any kind.

2. PROHIBITION AGAINST HIRING PERSONNEL AND WORKING FOR CONTRACTOR

In compliance with the Code of Federal Regulations, (23 CFR, Section 1.33, Conflict of Interest), the Consultant agrees that no one in their employ will work on a part time basis under this Agreement while also in the full-time employ of any Federal Agency, the State, or the Sponsor, without the written consent of the public employer of such person. The Consultant agrees that no one in their employ under any circumstances shall perform any services for the contractor on the construction of this project.

3. CHANGES IN WORK

All changes in work shall conform to one or more of the following conditions and in no instance shall such change in work be undertaken without written order or written approval of the Sponsor.

- a. Increase in the work required by the Sponsor due to unforeseen circumstances.
- b. Revision in the work required by the Sponsor subsequent to acceptance of such work at the appropriate conference or after revision of such work as outlined at said conference.
- c. Items of work which are beyond the scope of intent of this Agreement and pre-approved by the Sponsor.
- d. Reduction in the work required by the Sponsor due to unforeseen circumstances.

An increase in compensation will be considered when Department Design Standards or expectations have changed from the time of negotiation.

Adjustment in compensation for either an increase or reduction in work shall be on a negotiated basis arrived at by mutual agreement between the Sponsor and the Consultant. During such

negotiations the Sponsor may examine the documented payrolls, transportation and subsistence costs paid employees actively engaged in the performance of a similar item or items of work on the project, and by estimated overhead and profit from such similar items or items of work.

Said mutual agreement for a negotiated increase or reduction in compensation shall be determined prior to commencement of operations for an increase in a specific item or items of work. In the case of Sponsor order for nonperformance, a reduction in the specific item or items of work will be made as soon as circumstances permit. In the event that a mutual agreement is not reached in negotiations for an increase in work, the Sponsor will use other methods to perform such item or items of work.

The mutually agreed amount shall be covered by a Supplemental Agreement and shall be added to or subtracted from the total amount of the original Agreement.

Adjustment of time to complete the work as may pertain to an increase or a reduction in the work shall be arrived at by mutual agreement of the Sponsor and the Consultant after study of the change in scope of the work.

#### 4. DELAYS AND EXTENSIONS

Time adjustment may occur when the negotiated scope of work is increased or reduced through mutual agreement of the State and the Consultant.

Extensions of time may be granted for the following reasons:

- a) Delays in major portions of the work caused by excessive time used in processing of submittals, delays caused by the State, or other similar items which are beyond the control of the Consultant.
- b) Additional work ordered in writing by the Sponsor.
- c) Department Design Standards have changed or expectations have changed from the time of negotiation.

#### 5. TERMINATION

The Sponsor may terminate or abandon this Agreement at any time, without further obligation, upon giving notice of termination as hereinafter provided, for any of the following reasons:

- a. Evidence that progress is being delayed consistently below the progress required in the current approved CPM Schedule.
- b. Continued submission of sub-standard work.
- c. Violation of any of the terms or conditions set forth in the Agreement, other than for the reasons set forth in a. and b. above.
- d. At the convenience of the Sponsor.

Prior to giving notice of termination for the reasons set forth in a through c above, the Sponsor shall notify the Consultant in writing of any deficiencies or default in performance of the terms of this Agreement, and Consultant shall have ten (10) days thereafter in which to correct or remedy such default or deficiency. Upon their failure to do so within said ten (10) days, or for the reasons set forth in c above, such notice of termination in writing shall be given by the Sponsor. Upon receipt of said notice the Consultant shall immediately discontinue all work and service unless directed otherwise, and shall transfer all documents pertaining to the work and services covered under this Agreement, to the Sponsor. Upon receipt by the Sponsor of said documents, payment shall be made to Consultant as provided herein for all acceptable work and services.

#### 6. DISPUTES

Should any dispute arise as to performance or abnormal conditions affecting the work, such dispute shall be referred to the Sponsor and the Director of the Idaho Transportation Department or his duly authorized representative(s) for determination.

Such determination shall be final and conclusive unless, within thirty (30) days of receipt of the decision Consultant files for mediation or arbitration. Consultant agrees that any mediation or arbitration hearing shall be conducted in Boise, Idaho. Consultant and Sponsor agree to be bound by the mediation agreement or the decision of the arbitration. Expenses incurred due to the mediation or arbitration will be shared equally by the Consultant and the Sponsor.

#### 7. ACCEPTANCE OF WORK

- a. The Consultant represents that all work submitted shall be in accordance with generally accepted professional practices and shall meet tolerances of accuracy required by State practices and procedures.
- b. Acceptance of work will occur at phases appropriate to the terms of the Agreement and level of detail required by the State in its project development procedures.
- c. It is understood by the Consultant that the Sponsor is relying upon the professional expertise and ability of the Consultant in performance of the Agreement. Any examination of the Consultant's work product by the State/Sponsor will not be considered acceptance or approval of the work product which would relieve the Consultant for any liability or expense. Consultant is solely responsible for the propriety and integrity of its work product.

Acceptance or approval of any portion of Consultant's work product by the Sponsor for payment, partial or final, shall not constitute a waiver of any rights the Sponsor may have against the Consultant. If due to errors, omissions and negligent acts by the Consultant, or its Subconsultants, agents or employees, in its work product, the Consultant shall make corrections to its work product at no expense to the Sponsor. The Consultant shall respond to the Sponsor's notice of any error or omission within twenty-four hours of receipt, and give immediate attention to any corrections to minimize any delay to the construction contract. This may include, if directed by the Sponsor, visits to the site of the work.

If the Consultant discovers errors or omissions in its work product, it shall notify the State within seven days of discovery. Failure of the Consultant to notify the State shall be grounds for termination of the Agreement.

The Consultant's liability for damages incurred by the Sponsor due to negligent acts, errors or omissions by the Consultant in its work product shall be borne by the Consultant. Increased construction costs resulting from errors, omissions or negligence in Consultant's work product shall not be the Consultant's responsibility unless the additional construction costs were the result of gross negligence of the Consultant.

#### 8. OWNERSHIP OF DOCUMENTS

All material acquired or produced by the Consultant in conjunction with the preparation of the plans, study, or report, shall become the property of, and be delivered to, the Sponsor without restrictions or limitations of their further use. Any use of these materials by the Sponsor for purposes other than intended under this agreement shall be at the risk of the Sponsor. The Consultant has the right to make and retain copies of all data and documents for project files. Documents provided to the State may be public records under the Public Records Act §§ 74-101 through 74-126 and Idaho Code §§ 9-338 *et seq*, and thus subject to public disclosure unless excepted by the laws of the state of Idaho, otherwise ordered by the courts of the state of Idaho, and/or otherwise protected by relevant state and/or federal law.

#### 9. AERIAL PHOTOGRAPHY

After aerial photography has been flown, processed and checked for coverage, the negatives shall be sent to the State at the address indicated on the Agreement for evaluation, labeling, and prints or diapositives as needed by the District and the Consultant. The negatives shall become the property of the State. Along with the negatives, the Consultant shall also deliver the Report of Calibration for the aerial camera used for the aerial photography, the flight maps, and the flight log. Once complete, a copy of the mapping shall be placed on a CD-ROM and sent to the address specified in the Agreement.

10. CADD SPECIFICATIONS

Two copies of all drawings shall be furnished to the Department upon completion of the contract. One copy shall be a durable reproduction of the drawing stamped and signed by the Engineer. An electronic stamp is acceptable, provided it is registered and approved with the Board of Professional Engineers and Land Surveyors. Roadway plans shall be furnished on 11" x 17" sheets. Structures plans shall be furnished on 22" x 34" sheets. The other copy shall be an electronic drawing file in a MicroStation .DGN file format. Electronic files shall be delivered in one of the following:

- a. Placed within ITD's ProjectWise DataSource (See CADD Manual for proper locations for file storage)
- b. Standard CD/DVD-ROM Format

Files shall be developed with MicroStation software, SS4 Version 8.11X or higher; or converted to the MicroStation .DGN file format with all conversion errors corrected prior to delivery. If the consultant elects to convert files from other CADD software to the .DGN format, the consultant may be required at various times during the contract period to provide proof that all conversion errors can be corrected.

Refer to the CADD Manual for a complete set of CADD Standards. The manual is available at the following website: <http://apps.itd.idaho.gov/apps/manuals/manualsonline.html> .

11. GEOTECHNICAL AND MATERIALS WORK

If geotechnical and materials work is required under this Agreement, the Consultant must ensure that any Subconsultant performing geotechnical and materials work be involved in the final design review. This does not mean that the geotechnical and materials Subconsultant must attend the actual final design review meeting, but does mean that the Subconsultant, will at a minimum, participate in the final design plans and proposal review to assure that all geotechnical and materials recommendations/issues it raised concerning the project have been addressed, or notify the Consultant of any outstanding issues.

12. HIGHWAY CONSTRUCTION ESTIMATING PROGRAM

The Idaho Transportation Department has adopted the Trns.Port Estimator™ Highway Construction Cost Estimation software package as the standard for developing all highway construction cost estimates. Consultants who prepare PS&E (Plans, Specifications and Estimate) packages for submittal to ITD are required to use Estimator. Further information is available at the following Web Site: <http://itd.idaho.gov/business/?target=consultant-agreements> .

13. INDEMNITY

- a. Concerning claims of third parties, the Consultant shall indemnify, and hold harmless and defend the Sponsor from any and all damages of and against any and all suits, actions, claims or losses of every kind, nature and description, including costs, expenses and reasonable attorney fees that may be incurred by reason of any negligent act, error or omission of the Consultant in the prosecution of the work which is the subject of this Agreement.
- b. Concerning claims of the Sponsor, the Consultant shall assume the liability and responsibility for negligent acts, errors or omissions caused by the Consultant or a Subconsultant or their agents or employees to the design, preparation of plans and/or specifications, or other assignments completed under this Agreement, to the standards accepted at the time of the Final Design Review, other established review periods.
- c. Notwithstanding any other provision of this Agreement, the Consultant shall not be responsible for claims arising from the willful misconduct or negligent acts, errors, or omissions of the Sponsor for contamination of the project site which pre-exist the date of this Agreement or subsequent Task Authorizations. Pre-existing contamination shall include but not be limited to any contamination or the potential for contamination, or any risk to impairment of health related to the presence of hazardous materials or substances.

14. INSURANCE

The Consultant, certifying it is an independent contractor licensed in the State of Idaho, shall acquire and maintain commercial general liability insurance in the amount of \$1,000,000.00 per occurrence, professional liability insurance in the amount of \$1,000,000.00, and worker compensation insurance in accordance with Idaho Law.

The professional liability insurance coverage shall remain in force and effect for a minimum of one (1) year after acceptance of the construction project by the State (if applicable), otherwise for one (1) year after acceptance of the work by the State.

Regarding workers' compensation insurance, the Consultant must provide either a certificate of workers' compensation insurance issued by an insurance company licensed to write workers' compensation insurance in the State of Idaho as evidence that the Consultant has a current Idaho workers' compensation insurance policy in effect, or an extraterritorial certificate approved by the Idaho Industrial Commission from a state that has a current reciprocity agreement with the Idaho Industrial Commission.

The Consultant shall provide the State with certificates of insurance within ten (10) days of the Notice to Proceed.

15. ENDORSEMENT BY ENGINEER, ARCHITECT, LAND SURVEYOR, AND GEOLOGIST

Where applicable, the Professional Engineer, Architect, Land Surveyor, or Geologist in direct charge of the work or portion of work shall endorse the same. All plans, specifications, cost summaries, and reports shall be endorsed with the registration seal, signature, and date of the Idaho professional in direct charge of the work. In addition, the firm's legal name and address shall be clearly stamped or lettered on the tracing of each sheet of the plans. This endorsement certifies design responsibility in conformance with Idaho Code, ITD's Design Manual, and acceptance of responsibility for all necessary revisions and correction of any errors or omissions in the project plans, specifications and reports relative to the project at no additional cost to the State based on a reasonable understanding of the project at the time of negotiation.

16. LEGAL COMPLIANCE

The Consultant at all times shall, as a professional, observe and comply with all Federal, State and local laws, by-laws, safety laws, and any and all codes, ordinances and regulations affecting the work in any manner and in accordance with the general standard of care. The Consultant agrees that any recourse to legal action pursuant to this agreement shall be brought in the District Court of the State of Idaho, situated in Ada County, Idaho.

17. SUBLETTING

The services to be performed under this Agreement shall not be assigned, sublet, or transferred except by written consent of the Sponsor. Written consent to sublet, transfer or assign any portions of the work shall not be construed to relieve the Consultant of any responsibility for the fulfillment of this Agreement or any portion thereof.

18. PERMITS AND LICENSES

The Consultant shall procure all permits and licenses, pay all charges, fees, and taxes and give all notices necessary and incidental to the due and lawful prosecution of the work.

19. PATENTS AND COPYRIGHTS

The Consultant shall hold and save the Sponsor and its agents harmless from any and all claims for infringement by reason of the use of any patented design, device, material process, trademark, and copyright.

20. NONDISCRIMINATION ASSURANCES

**1050.20 Appendix A:**

During the performance of work covered by this Agreement, the Consultant for themselves, their assignees and successors in interest agree as follows:

1. **Compliance With Regulations.** The Consultant shall comply with all regulations of the United States Department of Transportation relative to Civil Rights, with specific reference to Title 49 CFR Part 21, Title VI of the Civil Rights Act of 1964 as amended, and Title 23 CFR Part 230 as stated in the ITD EEO Special Provisions and Title 49 CFR Part 26 as stated in the appropriate ITD DBE Special Provisions. <http://apps.itd.idaho.gov/apps/ocr/index.aspx>
2. **Nondiscrimination.** The Consultant, with regard to the work performed by them during the term of this Agreement, shall not in any way discriminate against any employee or applicant for employment; subcontractor or solicitations for subcontract including procurement of materials and equipment; or any other individual or firm providing or proposing services based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.
3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment.** In all solicitations, either by bidding or negotiation, made by the Consultant for work or services performed under subcontract, including procurement of materials and equipment, each potential subcontractor or supplier shall be made aware by the Consultant of the obligations of this Agreement and to the Civil Rights requirements based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.
4. **Information and Reports.** The Consultant shall provide all information and reports required by regulations and/or directives and sources of information, and their facilities as may be determined by the State or the appropriate Federal Agency. The Consultant will be required to retain all records for a period of three (3) years after the final payment is made under the Agreement.
5. **Sanctions for Noncompliance.** In the event the Consultant or a Subconsultant is in noncompliance with the EEO Special Provisions, the State shall impose such sanctions as it or the appropriate Federal Agency may determine to be appropriate, including, but not limited to:
  - Withholding of payments to the Consultant until they have achieved compliance;
  - Suspension of the agreement, in whole or in part, until the Consultant or Subconsultant is found to be in compliance, with no progress payment being made during this time and no time extension made;
  - Cancellation, termination or suspension of the Agreement, in whole or in part;
  - Assess against the Consultant's final payment on this Agreement or any progress payments on current or future Idaho Federal-aid Projects an administrative remedy by reducing the final payment or future progress payments in an amount equal to 10% of this agreement or \$7,700, whichever is less.
6. **Incorporation of Provisions.** The Consultant will include the provisions of paragraphs 1 through 5 above in every subcontract of \$10,000 or more, to include procurement of materials and leases of equipment unless exempt by the Acts, the Regulations, and directives pursuant thereto. The Consultant will take such action with respect to any subcontract or procurement as the State or the appropriate Federal Agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Consultant may request the State to enter into any litigation to protect the interest of the State. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

## 1050.20 Appendix E

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with all non-discrimination statutes and authorities; including but not limited to:

### **Pertinent Non-Discrimination Authorities:**

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, ( 49 USC § 4 71, Section 4 7123 ), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U .S.C. 1681 et seq).

## 21. INSPECTION OF COST RECORDS

The Consultant shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the project. They shall make such data available for inspection, and audit, by duly authorized personnel, at reasonable times during the life of this Agreement, and for a period of three (3) years subsequent to date of final payment under this Agreement, unless an audit has been announced or is underway; in that instance, records must be maintained until the audit is completed and any findings have been resolved. Failure to provide access to records may affect payment and may constitute a breach of contract.

22. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

By signing this document the Consultant certifies to the best of his knowledge and belief that except as noted on an attached Exception, the company or its subcontractors, material suppliers, vendors or other lower tier participants on this project:

- a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
- b. have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;
- c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- d. have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

**NOTE:** Exceptions will not necessarily result in denial of award, but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

23. CERTIFICATION CONCERNING LOBBYING ACTIVITIES

By signing this document, the Consultant certifies to the best of their knowledge and belief that:

- a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.
- b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

The Consultant also agrees that he or she shall require that the language of this certification shall be included in all lower tier subcontracts, which exceed \$100,000, and that all such sub-recipients shall certify and disclose accordingly.

24. EMPLOYEE ELIGIBILITY

The Consultant warrants and takes the steps to verify that it does not knowingly hire or engage persons not authorized to work in the United States; and that any misrepresentation in this regard or any employment of person not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties up to five percent (5%) of the contract price, per violation, and/or termination of its contract.

# SCOPE OF WORK

MISSION ST; SOUTH CITY LIMITS TO  
DEINHARD LANE, McCALL

PROJECT NO. A020(146)  
KEY NO. 20146

Prepared by

**FORSGREN**  
*Associates Inc.*

415 S. 4<sup>th</sup> Street  
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**Project Description**

The City of McCall intends to reconstruct approximately 0.57 miles of Mission St, beginning at the South City Limits and ending at the intersection of Deinhard Lane. The reconstruct of the roadway is required due to pavement deterioration in the form of longitudinal and fatigue cracking, broken edges, potholes, depressions, and raveling.

The pavement deterioration is exacerbated by the lack of stormwater facilities along the corridor as stormwater seeps into the roadway aggregate base. This project will include stormwater conveyance and potentially treatment facilities.

The project will include a detached multimodal pathway along a portion of Mission St. to connect existing pathways at the southern city limits and another pathway system that intersects Mission St at Jacob Street.

From Deinhard Lane to Jacob Street there is approximately 60' of deeded public Right-of-Way for Mission St. South of Jacob Street, Mission St lies on a parcel that is the City of McCall Riverfront Park within a 60' wide permanent ingress egress access easement granted from the US Department of Agriculture.

With the addition of the multimodal pathway along Mission St that affronts Riverfront Park the proposed pavement width is significantly wider than the existing 24' wide roadway pavement. In combination with the existing embankment along Mission St this is anticipated to require fill slopes to catch outside of the existing 60' wide access easement. Due to the City owning the Riverfront Park property, a property use agreement will be prepared for the fill slope impacts to the Riverfront Park property. Right-of-Way plans are not anticipated to be prepared for this project to deed public Right-of-Way for Mission St from the Riverfront Park parcel.

At the intersection of Mission St and Deinhard Lane, a left-hand turn bay for northbound traffic is anticipated to be designed for Mission St. Based on a preliminary review of available existing Right-of-Way the addition of a left-hand turn bay is not anticipated to impact existing Right-of-Way. The turn bay will be removed from the project after preliminary design if there are impacts to existing Right-of-Way. Traffic analysis is not anticipated.

At the intersection of Mission St and Deinhard Lane, a left-hand turn bay for westbound traffic is anticipated to be designed for Deinhard Lane. Based on a preliminary review of available existing Right-of-Way the addition of a left-hand turn bay is not anticipated to impact existing Right-of-Way. The turn bay will be removed from the project after preliminary design if it is determined budget is not available for the turn bay or there are impacts to existing Right-of-Way.

The existing main access approach to Riverfront Park is a skewed approach that is steep and has poor sight distances. It is anticipated the design will re-align and/or potentially relocate the Riverfront Park access which will require a temporary construction easement.

Additional aspects of the project include Environmental Evaluation, Stormwater management design, Public Involvement, Survey, Utility Plans, Traffic Control Design, and Geotechnical Investigation.

**Project Team**

Forsgren will provide engineering services to design the Mission St; South City Limits to Deinhard Lane for the City of McCall and the Local Highway Technical Assistance Council (LHTAC).

Forsgren (FA) will serve as the prime Consultant representing the design team on this contract. American Geotechnics, Bionomics, and Nemec Engineering will work as subconsultants to FA. This scope includes both the prime and subconsultant tasks. References in this scope of work to the “Consultant Team” or “Team” will include Forsgren, American Geotechnics, Bionomics, and Nemec Engineering. The breakdown of tasks per Team includes:

- Forsgren (FA): Project Management, QA/QC, Roadway Design, Traffic Control Design, Drainage Design, Survey, Stakeholder Coordination, Geometrics, Utility Coordination
- American Geotechnics (AGEO): Geotechnical Engineering and Materials Phase Reports
- Bionomics (BIO): Public Involvement, Stakeholder Coordination, Threatened and Endangered Species and Cultural Resources clearances, NEPA Environmental Documents
- Nemec Engineering (NMC): Local Liaison for Coordination and Constructability QC

**Schedule**

The PS&E package will be submitted by July 16, 2021 and the RE File and PS&E support will be completed by August 15, 2021. The estimated duration of this scope of work is 24 months.

**Project Milestones**

<u>Task</u>	<u>Date</u>
NTP	October 1, 2019
Survey Basemap Completed	December 9, 2019
Concept Report Approval	April 13, 2019
Draft Environmental Document Submittal	August 10, 2020
Environmental Document Approval	November 17, 2020
Design Study Report Approval	November 18, 2020
Final Design Submittal	May 6, 2021
Final Design Review Meeting	May 21, 2021
PS&E Submittal	August 27, 2021
RE File and PS&E Support	September 27, 2021

**Project Requirements**

Deliverables will be prepared utilizing the following project requirements:

- English Units
- MicroStation Version V8i, Select Series 4
- Inroads Version V8i, Select Series 4
- Designed in accordance with AASHTO (A Policy on Geometric Design of Highways and Streets), the Manual on Uniform Traffic Control Devices (MUTCD), AASHTO Guide for the Development of Bicycle Facilities, and the ITD Design Manual
- All deliverables will be submitted to LHTAC in electronic forms and hard copies to the Client

- City of McCall, Payette Lakes Recreational Water and Sewer District, and Idaho Standards for Public Works Construction (ISPWC) standards for Utility Adjustments

**Project Assumptions**

- No Design Exceptions are anticipated
- Materials reporting and design procedures shall be in general accordance with ITD procedures and policies
- No right-of-way acquisitions are anticipated
- Services during construction are not included in this scope of work
- LHTAC will supply the approved ITD Form 1500.
- Any pavement widening to Deinhard Lane will be completed with the typical section used for the original construction. Geotechnical materials reports, typical section recommendations, or drilling will not be completed for Deinhard Lane.
- Stormwater facilities for this project is anticipated to consist of roadside swales, roadway cross culverts, and culverts beneath approaches. Design of stormwater inlet structures, below grade piping systems, and below grade covered infiltration facilities are not anticipated.

**Task 1: Project Administration (FA, AGEO, BIO, NMC)**

**1.1 Kick-Off Meeting**

The kick-off meeting, held at the City of McCall Public Works office, will focus on the project objectives, communications, and coordination guidelines. The kick-off meeting is assumed to last for two hours with two representatives from FA. Followed by a visit to the project site.

**1.2 Meetings with City of McCall**

FA will conduct 6 meetings with the City of McCall. These meeting will be approximately quarterly and align with the major milestones and approvals required by the City. Meeting agenda and meeting minutes will be prepared and distributed to document items discussed and decisions made. Meetings will be attended by FA with two representatives. Additional e-mail and phone coordination between FA and the City is anticipated throughout the project.

**1.3 Design Team Meeting**

A design team site meeting will be scheduled shortly after receipt of the Notice to Proceed. The meeting will be attended by all Forsgren discipline leads (PM, roadway, drainage, survey, R/W, utilities) and representatives from AGEO, Bionomics, and Nemecc Engineering.

**1.4 Invoicing and Progress Reports**

This task will include preparation and submittal of the monthly progress reports following ITD’s Consultant Agreement Specifications. Invoices and supporting documentation will include completion of the Professional Services Authorization (PSAs), the ITD 0771 Form, and the project schedule. It is anticipated 24 invoices and progress reports and 1 final invoice will be prepared under this contract.

**1.5 Project Administration**

The project budget will be monitored, project files will be set up and maintained. Coordination with the project team, LHTAC, and City of McCall will be completed throughout the project design. A sub consultant agreement with Bionomics, American Geotechnics, and Nemec Engineering will be developed.

**1.6 Project Schedule**

A detailed project schedule will be prepared showing key milestone dates, task durations, review times, and critical path tasks. This Microsoft Project schedule will be updated monthly.

**Administration Deliverables:**

- Meeting Minutes for 6 Meetings with City of McCall and LHTAC
- Invoices and Progress Reports (25 total)
- Project Schedule updates (24 total)

**Task 2: Survey (FA)**

**2.1 Obtain and Review Property Ownership Data**

Forsgren’s team will obtain and review latest deed of record, subdivision plats, records of survey, corner records and the National Geodetic Survey Control Database. Estimate of 34 parcels. 26 Parcels are located in Riverside Subdivision and Riverside Subdivision Second Amended.

**2.2 Notify Property Owners**

Written notification letters will be prepared and coordinated with property owners within project area. Notifications will meet requirements of Idaho State Code. Property owner notification must occur prior to field survey beginning.

**2.3 Establish Survey Control**

Two primary control points will be established. Static GPS data will be collected and processed through the NGS OPUS Utility. Horizontal project datum will be NAD 83 (2011) projected to the Idaho West Zone (1102). Vertical project datum will be NAVD 88, computed using GEOID12B. Per City of McCall requirements, survey control for the project will be tied to City of McCall established control points.

**2.4 Boundary Survey**

Survey monuments and property corners identified in Task 2.1 will be field located.

**2.5 Topographic Survey**

Forsgren’s team will survey in general 60 feet each side of the centerline (approximately 30 feet inside private property) throughout the project limits, approximately 3,200 ft, extending 100 feet south of City limits on the Southern end of the project. For the length of Riverfront Park, survey will be gathered approximately 50’ west from the existing toe of slope.

At the intersection of Deinhard Lane and Mission St, 60 feet wide survey will be gathered on Mission St to 50 feet north of the intersection. At the intersection, Deinhard Lane will be surveyed for 100 feet to the west and 500 feet to the east within the existing Right-of-Way (120 feet wide ROW to the west and 80 feet wide ROW to the east).

Survey will be gathered using GPS and robotic surveying equipment. Survey cross sections along the roadway alignment will be gathered at a maximum of 50 feet intervals and at all grade breaks. Survey information will be obtained for man-made, drainage, and geologic features within the survey limits.

**2.6 Utility Survey**

Dig-line will be contacted for field locates of underground utilities. Once dig-line has marked any underground utilities, FA will survey utilities in the project area.

**2.7 Prepare Base Map of Existing Conditions**

Forsgren will prepare a base map in MicroStation/InRoads showing existing ROW and protract adjacent property lines for approximately 34 parcels, above and below ground utilities, and planimetric and drainage features. The map will include a dtm. The existing horizontal alignment of Mission Street will be determined using existing plans, found monuments and features located during survey. The Base Map will be prepared in accordance with ITD standards.

**Task 3: Project Charter/Concept Report (FA, AGEO, BIO)**

The Project Charter/Concept Report will be prepared using the current LHTAC Excel Concept Report Template and supplemental documents as described below. No design exceptions are anticipated. FA will submit the Project Charter/Concept Report to the City of McCall and LHTAC for review and approval.

**3.1 Geotechnical Investigation and Phase I, II, and III(R) Materials Report (AGEO, FA)**

See Geotechnical Investigation Section for detailed description of work. Draft materials report will be reviewed internally by FA prior to submittal to the City and LHTAC. Comments from the City and LHTAC will be incorporated into the Materials Report and submitted for final approval prior to preparing the Project Charter/Concept Report.

**Deliverables:**

- Phase I, II, and III(R) Materials Report

**3.2 Gather Input for Typical Section and Layout Alternatives (FA, BIO)**

After coordinating with City and LHTAC during project kick-off meeting. Typical roadway and pathway section alternatives including accompanying plan view alternatives will be prepared by FA. (3) total alternatives will be prepared. This task will include preliminary stakeholder coordination and (1) public meeting (see Task 10) to gather public input on the alternatives.

**Deliverables:**

- (1) Public Meeting
- (3) Typical Sections and Plan View Alternatives

**3.3 Prepare Draft Project Charter/Concept Report (FA, BIO)**

ITD DOH Charter Report Revision 2019-0404 excel form will be the basis of the Charter/Concept Report. Elements included in the form that are intended to be a part of this project are Project Overview, Risk Register, Probability-Impact Matrix, Estimate Summary,

Basis of Estimate, Project Status, Design Standards, Environmental, Traffic, Materials, Utilities, and Operations.

Project Charter/Concept Report will include a brief summary describing the proposed improvements and their purpose and need. The summary will also document the existing conditions, impacted features, anticipated needs and/or proposed conditions of the following elements as applicable.

- A. Project Summary
  1. Roadside Features, such as clear zone, borrow ditch, drainage, and fencing.
  2. Approaches: Anticipated truck type for turning movements will be discussed.
  3. Utilities: Review of existing utility locations, review of existing utility permits, and verification of facility locations by a field survey within the project limits.
  4. Drainage: Drainage areas will be identified and defined.
  
- B. Environmental Conditions. An environmental scan will be completed to document the potential environmental concerns in the project area. Preliminary findings and environmental risks will be inputted in the excel Concept Report. An ITD 652 – Hazardous Waste/Materials – Preliminary Site Assessment is not anticipated as part of this project.
  
- C. Design Standards will be documented. The project design standards will be identified and documented in conformance with the ITD Design Manual, AASHTO requirements, and the City of McCall. Existing traffic ADT & DHV, future traffic ADT & DHV, and accident data will be provided. The functional class, existing & proposed access control and proposed design vehicle will be identified.
  
- D. Project costs will be developed based on unit pricing and concept level estimated quantities. In addition to Estimate Summary and Basis of Estimate tabs being prepared in the Charter/Concept Report excel, project costs will be presented in ITD Form 1150 – Project Cost Summary Sheet. Project typical sections and layout alternatives will be presented in ITD Form 758 – Alternate Solutions and Costs.
  
- E. Typical Section. Proposed typical sections will be designed and drafted. Preliminary ballast depths will be shown based on the Phase I/II/III Materials report. Clear Zone and roadside requirements will be identified.

The Draft Project Charter/Concept Report will be completed and will go through a QC process internally prior to submitting to LHTAC for review. Two reviews and revisions shall be assumed.

**Deliverables:**

- ITD DOH Charter Form (Excel Document)
  - All sections except Bridge
- Vicinity Sketch
- Typical Sections for Roadway
- ITD 758 - Alternate Solutions and Costs
- ITD 1150 – Project Cost Summary Sheet

**3.4 Prepare Final Project Charter/Concept Report (FA)**

The Final Project Charter/Concept Report will be completed based on the Draft Charter/Concept Report Review. The document will go through a QC process internally prior to submitting to City of McCall and LHTAC for review and approval.

**Deliverables:**

- ITD 0332 – Infrastructure Project Charter Template (Word Document)
- Vicinity Sketch
- Typical Sections for Roadway
- ITD 758 Alternate Solutions and Costs
- ITD 1150 – Project Cost Summary Sheet
- Completed Review Comment Form(s)

**Task 4: Preliminary Design (FA, AGEO, NMC, BIO)**

**~~4.1 Set Horizontal and Vertical Alignments (FA)~~**

~~FA will set the horizontal and vertical alignments using InRoads. The proposed horizontal alignment is anticipated to closely match the existing alignment. The vertical alignment is anticipated to remain close to the existing profile but may be raised up to 1 foot to promote adequate with roadway drainage. All vertical alignment changes will be checked to review subsequent approach impacts. Intersection improvements will be designed to accommodate truck traffic and the desired design vehicle for turning movements.~~

**~~4.2 Drainage Evaluation (FA)~~**

~~The City of McCall Stormwater Master Plan will be obtained and reviewed. The project area will be reviewed for any existing drainage structures and to understand existing upstream flow paths including the City of McCall Airport and adjacent properties. A drainage evaluation will be prepared to size roadway cross culverts per ITD Design requirements for upstream drainages, if any. Drainage evaluation will also include sizing of stormwater for roadway specifically including conveyance and treatment per City of McCall's stormwater design guide.~~

**4.3 Geotechnical Investigation and Phase V Materials Report (AGEO, FA)**

See Geotechnical Investigation Section for detailed description of work. Draft materials report will be reviewed internally by FA prior to submittal to the City and LHTAC. Comments from the City and LHTAC will be incorporated into the Materials Report and submitted to final approval. Approval of the Phase V Materials Report is needed prior to Design Approval.

**Deliverables:**

- Phase V Materials Report

**4.4 Prepare and Submit Preliminary Design Plans (FA, NMC)**

The Preliminary Design plans will be prepared in accordance with Section 300 – Preliminary Design in the ITD Design Manual. The detached pathway design will follow AASHTO guidelines for Shared Use Pathways. The approach entrance to Riverfront Park is anticipated to require a stand alone plan/profile sheet. The Preliminary Design will be reviewed internally prior to submitting to LHTAC.

**Deliverables:**

<u>Plan Sheet Type</u>	<u>No. of Sheets</u>
Title Sheet	1
Total Ownership Map	2
Typical Sections	1
Plan & Profile Sheets (1"=40')	7
Riverfront Park Plan & Profile Sheet	1
Signing & Pavement Marking Sheets (1"=40' Stacked)	7
Traffic Control Sheets	4
<b>Total Sheets:</b>	<b>23</b>

**4.5 Continued Stakeholder Coordination and Public Hearing (FA, BIO)**

A public hearing will be held at the City of McCall offices to present the project preliminary design plans and solicit input from the community. Refer to Task 10 for more details.

**4.6 Preliminary Design Review Meeting (FA)**

A Preliminary Design Review Meeting will be held at City of McCall's office and discuss review comments by City of McCall staff and LHTAC. Presentation of Preliminary Design to McCall City Council is not anticipated. This task will include attending the Preliminary Design Review Meeting and generating a comment/response form to document items discussed. The meeting is anticipated to include 2 representatives from FA in attendance.

**4.7 Prepare Updated Project Construction Quantities and Costs (FA)**

Project estimated construction quantities and costs will be prepared. Updated project costs will be summarized in an updated ITD Form 1150.

**4.8 ~~FAA Form 7460 – Notice of Proposed Construction or Alteration (FA)~~**

~~The FAA and City of McCall airport will be coordinated with about the project due to the project's proximity and impacts to airport operations. If FAA Form 7460 is determined to be required, it will be prepared.~~

**4.9 ~~Design Study Report (FA)~~**

~~A Design Study Report (DSR) will be completed per Section 380 – Design or Location/Design Approval in the ITD Design Manual. The DSR will include:~~

- ~~• A narrative description of the project~~
- ~~• Vicinity Sketch~~
- ~~• Any changes in project concept~~
- ~~• DSR Checklist~~
- ~~• Approved Concept Report cover sheet~~
- ~~• Design Standards page from Concept report~~
- ~~• Significant items that have changed since the concept report approval that effect the project~~
- ~~• Relevant Record of Public Meeting Documents~~
- ~~• ITD Form 1150~~
- ~~• FAA Form 7460~~

**Deliverables:**

- Design Study Report

**Task 5: Utilities (FA, NMC)**

**5.1 Utility Coordination**

Utility coordination for this project will follow ITD’s Guide for Utility Management (GUM). Letters will be sent to each utility company in the area requesting information of any existing utility or if the company has plans for utilities in the future. It is anticipated the following utilities will be contacted: City of McCall, Payette Lakes Recreational Water and Sewer District, Idaho Power, Frontier Communications, City of McCall Fiber Optic, and Cable One. A utility tracking spreadsheet will be developed to document contacts with utility companies, including emails, conversations, telephone calls, etc.

**Deliverables:**

- Utility Tracking Spreadsheet
- Meeting Minutes

**5.2 Prepare Utility Base Map**

FA will develop a base map file for the utilities based on the ground surveys of DigLine locates and information obtained from the utility companies.

**5.3 Prepare Preliminary Utility Plans**

During the Preliminary Design Phase FA will prepare color coded preliminary utility plans. The preliminary utility plans will show facilities to be relocated, adjusted and/or retained and protected and at whose expense. All utilities to be relocated are anticipated to be at company expense.

<u>Plan Sheet Type</u>	<u>No. of Sheets</u>
Title Sheet	1
Survey Control	1
Typical Section	1
<u>Utility Plan Sheets (Stacked)</u>	<u>4</u>
Total Sheets:	7

FA will prepare submittal letters and submit preliminary utility plans to the utilities for review.

**Deliverables:**

- Preliminary Utility Plans will be submitted with the Preliminary Design Package

**5.4 On-site Meeting with Utilities**

FA will hold an on-site meeting with Utilities affected by the project to review:

- Preliminary Utility Plans,
- whose expense utilities relocations are
- whom is performing the utility relocation work
- if Utility Agreements are needed for this project
- if Utility relocation details are included in the roadway plan set

**5.5 Prepare Final Utility Plans and Continued Utility Coordination**

The Preliminary Utility Plans will be revised based on the Preliminary Design Review Meeting and responses from the utility companies. A comment/response form will be completed showing responses to questions generated from the Preliminary Design Review Meeting and utility revisions.

<u>Plan Sheet Type</u>	<u>No. of Sheets</u>
Title Sheet	1
Survey Control	1
Typical Section	1
Utility Plan Sheets (Stacked)	4
Total Sheets:	7

FA will prepare and coordinate letters and utility hearing waivers and submit the final utility plans to the utilities for review.

**Deliverables:**

- ~~Final Utility Plans will be submitted with the Final Design Package~~
- ~~Utility Hearing Waivers~~

**Assumptions:**

- City of McCall will prepare the utility agreements for the project.
- Utility hearings will not be required for this project. Utility hearing waivers will sufficient for this project.

**Task 6: Final Design (FA, NMC)**

Revisions from the Preliminary Design Reviews and the Environmental Document will be incorporated into the Final Design.

**6.1 ~~Roadside and Pathway Design~~**

~~Roadway and pathway design will be prepared per ITD and AASHTO Design Standards and Standard Drawings.~~

~~There is an embankment from Mission St to the City’s Riverfront Park. Roadway clear zone requirements and bicycle pathway guidelines for slopes will be met for the embankment fill slopes. Design of retaining wall, railing, and guardrail are all not anticipated to be needed for this project.~~

~~At Jacob Street, where the detached pathway is anticipated to cross Mission St to tie into the existing pathway system, a standard signed mid block cross walk is anticipated. Design of rapid flashing pedestrian (RFPS) signals or beacons are not anticipated.~~

~~The approaches along Mission St within the project limits will be designed according to ITD standards and included on the roadway plan sheets. Individual profiles for approaches are not anticipated for the roadway plan set. The designs will indicate grades to match existing ground and location of cross culverts if required. It is anticipated that 27 approaches will be designed.~~

~~Depending on site conditions, stormwater is anticipated to be infiltrated in roadside swales or conveyed to the east towards the North Fork Payette River via the Riverfront Park parcel.~~

**6.2 Final Design Plans**

The Final Design plans will be completed per Section 400 – Final Design in the ITD Design Manual. The following plans will be prepared:

<u>Plan Sheet Type</u>	<u>No. of Sheets</u>
Title Sheet	1
Total Ownership Map	2
Project Clearance Summary	1
Typical Sections	1
Miscellaneous Details	1
Roadway Summary	1
Pipe Summary	1
Plan & Profile Sheets (1"=40')	7
Riverfront Park Plan & Profile Sheet	1
Stormwater Pollution Prevention Plans (Stacked)	4
Signing Erection Specifications	1
Signing & Pavement Marking Sheets (1"=40')	7
Traffic Control Notes and Sign Table	1
Traffic Control Sheet	4
<b>Total Sheets</b>	<b>33</b>

**6.3 Final Design Special Provisions**

~~Special provisions, modifications to the standard and supplemental specifications, and contractor's notes will be updated and compiled with the standard inserts.~~

**6.4 Final Design Estimate of Probable Cost**

~~The final quantities will be computed and an estimate of probable cost will be developed based on the Final Design documents. The quantities will be updated in ITD's Estimator Program and the unit costs will be verified with recent bid tabs for similar type work.~~

**6.5 Final Design Contract Time Determination**

~~The contract time determination will be developed to estimate the probable length of time for the construction contract. A time scaled logic diagram (Gantt Chart) will be prepared with MS Project.~~

**6.6 Stormwater Pollution Prevention Plan**

~~The Stormwater Pollution Prevention Plan (SWPPP) document will be completed based on the template from LHTAC's website. Project specific data will be added to the SWPPP and will be submitted for review with the Final Design Submittal. Based on preliminary review of the amount of anticipated disturbed area the disturbed area outside of the road is anticipated be close to 1 acre of disturbance. If the area of disturbance outside of the roadway is less than 1 acre an Erosion and Sediment Control Plan will be prepared rather than a Stormwater Pollution Prevention Plan (SWPPP).~~

**6.7 Property Use Agreements**

Fill slopes from Mission St pathway improvements are anticipated to catch outside of the existing 60' wide easement, requiring a property use agreement for the impacts. A property use agreement for the fill slope impacts will be prepared for the Riverfront Park property. Other private properties may be impacted by this project for the construction of approaches and stormwater management facilities. The grade raise of the road is not anticipated to be significant and therefore it is not anticipated that many property use agreements will be required. Required property use agreements will be prepared and coordinated with individual property owners for signatures. Up to (5) property use agreements are anticipated. Additional property use agreements would be considered outside this scope of work.

**6.8 Final Design Submittal**

A Final Design submittal package will be prepared. A QC review will be performed prior to submitting to LHTAC. The submittal will include the plan sheet checklist.

**Deliverables:**

- ~~Project Plans~~
- ~~Special Provisions~~
- ~~Estimate of Probable Cost~~
- ~~Contract Time Determination~~
- ~~SWPPP~~
- ~~Final Design Checklist~~
- ~~Property Use Agreements~~

**6.9 Final Design Review Meeting**

A Final Design Review Meeting will be held at City of McCall's office to discuss comments generated from the review by City Staff and LHTAC. This task will also include a formal presentation of the Final Design Submittal to McCall City Council at a City Council Meeting. The review meeting is anticipated to be attended by 2 representatives from FA. The City Council final design presentation is anticipated to be attended by 2 representatives from FA. A master markup plan set will be generated compiling the comments and a comment/response form will be prepared documenting decisions made at the meeting.

**Task 7: Plans, Specifications & Estimate (FA, NMC)**

**7.1 PS&E Plans**

~~The PS&E plans will be prepared to incorporate comments from the Final Design Review Meeting. The plan sheet list will be the same as the Final Design plan list.~~

**7.2 PS&E Special Provisions**

~~The special provisions, modifications to the standard and supplemental specifications, and contractor's notes will be updated per the Final Design Review Meeting.~~

**7.3 PS&E Estimate of Probable Costs**

The Estimate of Probable Cost will be updated per changes to the plan sheets and comments from the Final Design Review Meeting.

**7.4 PS&E Contract Time Determination**

The contract time determination will be updated per comments from the Final Design Review Meeting.

**7.5 PS&E SWPPP**

The SWPPP will be updated based on comments generated from the Final Design Review Meeting.

**7.6 PS&E Submittal**

The PS&E Submittal will be prepared and reviewed internally. Once the QC is completed, the plans will be stamped by a professional engineer and submitted to LHTAC.

**Deliverables:**

- Plans (see sheet list form Final Design Submittal)
- Specifications
- Estimate of Probable Costs
- Contract Time Determination
- SWPPP
- Property Use Agreements
- PS&E Submittal Checklist
- Comment Response Form

**7.7 Post PS&E Support**

FA will aid LHTAC with revisions after the PS&E submittal.

**7.8 Resident Engineer's File**

The Resident Engineer's File will be completed per Section 920.04 Resident Engineer's File in the ITD Design Manual.

**Deliverables:**

- Resident Engineer's File

**Task 8: Materials (AGEO)**

- For pavement design of the gravel roadways, we propose to use the Idaho R-value Method to develop an improved pavement structure.
- For evaluation of the 1000 feet of pavement roadway, we propose to use the ITD/AASHTO Mechanistic-Empirical method of overlay design.
- For the undefined geologic condition, resulting in localized roadway movement, we propose to perform a reconnaissance-level geological review of ground conditions and possibly supplemented with subsurface drilling.
- Work will generally conform to the guideline and requirements of the ITD Materials Manual.

**8.1 Advance Preparations and Reconnaissance**

- Acquire/review historical roadway documents and other relevant project documentation, including NRCS soil survey data and IDWR well log information.

- Initial site visit with invitation to FA, including: 1.) Review site access and site safety, 2.) Note general conditions for field investigation planning, 3.) Photograph and document general site conditions.
- Prepare project-specific field investigation instructions for AGEO field personnel. Review the plan with AGEO field staff and provide a courtesy copy of the plan to the project team. The plan will include: 1.) Safety and emergency information, 2.) Field coordination including a boring location plan, 3.) Schedule of field activities. 4.) Required observations, 5.) Logging instructions, 6.) Testing locations and test intervals, 7.) Test procedures and testing details, and 8.) Subcontractor contact information.
- Prepare encroachment permit application (1 ea) and coordinate approval with the City of McCall, as required.
- Prepare an application and coordinate necessary cultural clearances, as needed for exploration activities and coordinate approval.
- Coordinate with roadway maintenance foreman, as required.
- Prepare traffic control plans, assist and coordinate with available DBE traffic control subcontractor, and coordinate agency approval.
- Complete the following for subcontractors, including: 1.) Prepare scopes of service for subcontractors, 2.) Request quotations, 3.) Prepare sub-agreements, 4.) Collect insurance certificates, 5.) Coordinate contractor schedule of activities.
- Solicit traffic data from ITD planning and the City of McCall for pavement design.
- Install traffic counters. Installation of traffic counters anticipated to be included in other geotechnical investigation site visits. Traffic counters will remain in place for at least on 7-day duration.
- Paint/stake exploration locations, including travel.
- Perform a pavement condition survey, per ASTM D6433.
- Perform pipe condition survey. Obtain soil samples for corrosion testing.
- Coordinate with DIGLINE to clear excavation locations.
- Prepare to mobilize to the field (schedule equipment, perform equipment calibrations, acquire supplies, etc.).

## **8.2 Subsurface Explorations**

- Daytime mobilization of Ground Penetrating Radar (GPR), per ASTM D4784, to collect subsurface pavement layer thickness data along the project NB and SB travel lanes, including travel.
- Daytime measurements of pavement structure deflection via Falling Weight Deflectometer equipment, per ASTM D4794, at 100-feet o.c. in the NB and SB travel lanes, including travel.
- Daytime mobilization of drill rig for drilling, sampling and logging of the following:
  - 4 each borings, up to 6-foot deep borings at 1000 feet o.c., alternating in the

- NB and SB travel lanes.
  - 3 each borings, up to 16-foot deep in the roadway shoulder, as coordinated with FA and including travel. Borings will be constructed in a manner to perform USBR-7300 infiltration testing. The current groundwater level will be recorded during the investigation.
- Daytime collection of in-situ permeability measurements in general accordance with USBR 7300.
- Restore ground disturbance

### **8.3 Laboratory Testing**

- Sample unloading, custody log-in, and storage.
- Review samples and prepare/coordinate testing instructions.
- Review test reports.
- At project closure, dispose of samples at Hidden Hollow Landfill.

### **8.4 Analyses**

- Develop design traffic loading from provided traffic data.
- Prepare report-ready logs via gINT software using drilling and lab data.
- Develop infiltration rates and recommendations for the subsurface disposal of stormwater from the USBR-7300 test measurements.
- Ground truth GPR data with drill hole physical measurements and process GPR field imaging. Develop pavement structure layer statistics.
- Process FWD field test data using GPR thickness data to establish pavement structure layer and subgrade moduli. Identify critical layers in pavement structure.
- Evaluate reuse of existing materials.
- Develop up to 3 pavement design alternatives for the roadway, including feasible methods for reclamation and reconstruction, as appropriate.
- For each roadway segment, prepare a pavement structure analysis for each of the proposed design alternatives.
- Define areas requiring subgrading, special drainage, frost heave mitigation, embankments, and grade pointing, as required.
- Check filter criteria between subgrade and subbase materials for subgrade separation geotextile.
- Prepare a Life Cycle Cost Analysis.
- Establish pipe design criteria.
- Estimate water quantity for dust abatement.
- Provide special construction considerations.

### **8.5 Reporting**

#### **8.5.1 Roadway Materials Report (Combined Phase I-II-III):**

- Prepare appendices
- Write Roadway Materials report
- Complete AGEO internal review per AGEO quality management plan
- Issue to FA for review and address comments
- Issue to owner/agency for review

- Prepare comment resolution form
- Address comments and modify report
- Submit one sealed report

**8.5.2 Phase V Report for the roadway and structures:**

- Write Phase V report for roadway materials. The report will provide pertinent SPs for use by the roadway designer.
- Complete AGEO internal review per AGEO quality management plan
- Issue to FA for review and address comments
- Issue to owner/agency for review
- Prepare comment resolution form
- Address comments and modify report
- Submit one sealed report

**8.5.3 Final Design Review Letter:**

- Review Final Design Documents to confirm the intent of the Materials Reports have been incorporated.
- Provide support/Answer questions after final design.

**8.6 Administration**

- Prepare agreements, project start-up, invoicing, B2G compliance, and close-out.
- Prepare ITD forms (0771s, 0060, 2759, 2398), as required.
- Project meetings via teleconference and meetings (1 ea.).
- Perform general project management.
- Remain available to LHTAC to answer report questions. Interact with FA to identify pertinent project aspects that should be incorporated into the PS&E documents.

**Assumptions**

The follow assumptions are a basis for our proposed scope of services.

- Encroachment permit fees with the City of McCall will be waived.
- Nighttime work is not specified for the materials investigation.
- Single lane closures will be allowed for the materials investigation during daytime hours.
- AGEO may change subcontractors to accommodate schedule and other project goals.
- Soil profile drawings are not required.
- Soil report summary and slope design summary are not needed.
- Temporary pavements are not planned.
- Rigid pavement is excluded from the pavement analyses.
- ITD/AASHTO M-E pavement analyses are planned
- Retaining walls are not planned.
- Monitor wells and groundwater monitoring are not required.
- The materials scope of services presented herein does not include any structural design, scour evaluation, erosion control, project surveying, PS&E document preparation, or construction observation.

**Task 9: Environmental Evaluation & Technical Studies and Reports (BIO)**

Bionomics will prepare the Environmental Evaluation for the proposed project, and prepare and/or

manage the required Technical Studies and Reports.

The following assumptions have been developed to guide the scope of work for environmental documentation and study for this project.

For labor estimates it is assumed that a Categorical Exclusion is the appropriate documentation for the project. This assumption is based on the minimalistic nature of the project.

1. An Environmental Evaluation will be prepared in accordance with the requirements of NEPA. If the NEPA process determines that a document other than that identified is appropriate, then changes to the scope of work and/or scope of work activity(s) shall be identified and negotiated to accomplish the final required environmental documentation level. There will not be any alternatives carried forward as this document has been identified as a CatEx.
2. No wetland/waters impacts will occur as the result of the project area.
3. Should any additional studies become necessary, these can be performed after authorization under a Supplemental Agreement.

**9.1 Environmental Evaluation Administration.**

- A. Project Coordination.** Bionomics will need to coordinate project startup data requests, as well coordination with team members. Provide general project oversight and administration.
- B. Monthly Invoices/Progress Reports.** Prepare and submit monthly invoices and project status updates. Preparation and update of project schedule.
- C. Project Meetings.** Meet with project team members as needed to discuss project status and outstanding issues.

**9.2 ITD-0654.** Perform work necessary to complete the form including work required to address criteria or impact areas. Determine if any criteria or impact areas require avoidance, minimization, or discussion. As part of the completion of the ITD-0654 form, letters to resources agencies will be sent out to gather input on resources potentially affected by the project.

**DELIVERABLES:**

- Completed ITD-0654 Form
- Letter(s) of input from agencies

**TECHNICAL STUDIES AND REPORTS**

**9.3 CULTURAL RESOURCES**

This work will be conducted by Jillian Martin, Principal Investigator, with assistance from Niki Nickoloff, Archaeologist, and will be in accordance with Section 106 of the National Historic Preservation Act (NHPA), NEPA, and other pertinent regulations.

The Archaeological and Historic Survey Report (AHSR) will follow the 2015 Idaho State Historic Preservation Office (SHPO) standards and format, and shall include background research, field survey, and preparation of the report. The AHSR shall include discussions of field methods, survey results, and maps showing areas surveyed. The survey will be intensive. Waste sites, staging areas, materials source sites, etc. shall be included in the report if they are identified. Consultant will provide sufficient information to prepare Determinations of Significance and Effect (ITD 1502) by ITD’s Highway Archaeologist for submittal to the State Historic Preservation Officer (SHPO).

- A. Project Coordination.** Bionomics staff, at times, may need to coordinate with ITD and various other interested parties. Once the project is under contract, Bionomics shall contact ITD Cultural

Resources Staff to discuss the applicable field techniques with the Highway Archaeologist and/or Architectural Historian to determine the appropriate methodology.

- B. ITD-1500 Submittal Package.** This task is not necessary as the ITD-1500 has been completed by LHTAC.
- C. Research.** Database checks at the Idaho SHPO are required for previous survey and known sites within one-half mile of the linear project area. Research may be conducted at the SHPO, Idaho Historical Library, National Register, county historical society, and the county assessor.
- D. USFS Cultural Resource Use Permit.** A Cultural Resource Use Permit is required for all archaeological survey on USFS land. Approval of the application and formal consultation and coordination with the USFS will be completed prior to intensive survey on the federally owned land.
- E. Fieldwork.** Applicable field investigation technique shall be discussed with the Highway Archaeologist/Architectural Historian to determine the appropriate methodology. Project leaders will provide a full project description including measurements and figures that show all proposed areas of ground disturbing activities. This will include all proposed excavation, staging, material storage, and any other area that has potential for ground disturbance. An Area of Potential Effect (APE) will be intensively surveyed using pedestrian transects spaced no more than 30 meters apart, but may be spaced closer depending on the environmental conditions. The field survey will follow USFS, THPO/ Idaho SHPO, and Archaeological Survey of Idaho guidelines. Private property owner information will be provided by Forsgren to Bionomics.
- F. Site Forms.** Based on research with the Valley County Assessor's Office, it is assumed that no historic architectural resources are located within or adjacent to the project area. Additionally, given the ground disturbance associated with the roadway and adjacent developments, no archaeological resources are anticipated.
- G. Cultural Resource Survey Report.** The report will follow USFS, THPO/Idaho SHPO, and Archaeological Survey of Idaho guidelines. The report will follow the 2015 Idaho SHPO standards and format. The report will include research, field survey methods, survey results, findings (including site condition and eligibility), potential project effects, recommendations, maps, photos, and the appropriate site forms. Resources, which are noted, but not considered sites will be discussed in the AHSR rather than recorded on separate site forms. All Noted but Not Recorded (NBNR) resources will be photographed, plotted on a map, and listed in a table within the report. Bionomics shall address all comments, if any, received by ITD, USFS, THPO and SHPO and revise and resubmit as needed.
- H. Technical Review QA/QC.** Prior to submitting any cultural resource documents, internal Quality Assurance and Quality Control shall be completed by Bionomics cultural resource staff.
- I. Comment Response.** The draft report will be submitted to Forsgren and LHTAC, who will submit to ITD Headquarters for review. Comments will be addressed and the revised report will be resubmitted to the USFS. Following their review of the report, the revised report will be submitted to THPO/SHPO for review and concurrence. Following Forsgren and LHTAC review of the cultural resource report, the ITD cultural resource staff, USFS, and THPO/SHPO are each allowed 30-day reviews. Should any agency staff require report edits or revisions of the project area, the review cycle for each is renewed at the time of the submitted report changes.
- J. Summary in Environmental Evaluation.** Once the report has been finalized and concurrence received, it will be summarized in the environmental document.

**DELIVERABLES:**

- Draft AHSR for Forsgren and LHTAC (one electronic copy)
- Draft AHSR for ITD Headquarters review (one electronic and one color hard copy)
- Draft AHSR for USFS review (one electronic copy and one color hard copy)
- Final AHSR (one electronic and two color hard copies)
- CD containing electronic documents, project photographs and GIS shapefiles (for SHPO).

**ASSUMPTIONS:**

- Within the APE, no cultural resources are anticipated. If sites are identified within the APE, these will be recorded under a supplemental agreement.

**9.4 SECTION 4(F) EVALUATION.** The project will require a De Minimis Section 4(f) for the impacts to Riverfront Park.

- A. De Minimis Section 4(f) Evaluation.** De Minimis Impact Finding Memorandum will include a map with the extents of the resource illustrated and impacts identified, site photographs, ITD *de minimis* Impact Form, and required coordination documentation.
- B. Technical QA/QC.** Prior to submitting any Section 4(f) documents, internal Quality Assurance and Quality Control shall be completed by Bionomics staff.
- C. Comment Response.** The *de minimis* will be submitted to Forsgren, then to LHTAC, who will submit to ITD for review. Comments will be addressed and the revised report will be resubmitted to FHWA.
- D. Summary in Environmental Evaluation.** Once the report has been finalized and concurrence received, it will be summarized in the environmental document.

**DELIVERABLES:**

- Draft De Minimis Impact Finding
- Final De Minimis Impact Finding

**ASSUMPTIONS:**

- It is assumed the project will require a Section 4(f) *de minimis* impact finding for Riverfront Park. If additional impact findings or a higher level of documentation is required for this resource, this will be considered under a supplemental agreement.
- If any additional Section 4(f) resources are identified, they will be evaluated under a supplemental agreement.

**9.5 WATERS OF THE U.S. INCLUDING WETLANDS**

A waters of the US and wetland inventory will be required to document adjacent waters and potential wetlands as to avoid. It is assumed full wetland delineation is not required and no impacts to waters or wetlands will occur as a result of the project. This task will require background research, field survey, and a wetland inventory memorandum.

**DELIVERABLES:**

- Field reconnaissance information
- Waters of the U.S. Inventory Memorandum
- Summary in the Environmental Evaluation

**9.6 THREATENED, ENDANGERED AND SENSITIVE SPECIES**

- A. Background Research.** Bionomics will gather all pertinent information regarding the proposed project action and species of concern known to occur near the project area. Information collected

during the background review will be used to assess the impacts of the project on species of concern.

A review of the project area using the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Conservation tool (IPaC) indicates the following threatened or endangered species for the project: North American wolverine, Northern Idaho ground squirrel, and whitebark pine.

A list of all species that occur within the vicinity of the project area will be obtained from the IDFG using the Idaho Fish and Wildlife Information System (IFWIS). Bionomics will use this data for preparing the Species of Concern Technical Report.

- B. Field Reconnaissance.** Bionomics will perform a field reconnaissance visit to identify species of concern and habitat and potential impacts for the proposed actions. Photos of the project area will be taken on the day that the reconnaissance visit is conducted.
- C. No Effect Statement.** Bionomics will prepare a No Effect Statement affirming the proposed project will not impact any Federally-listed and proposed species that occur near the project area.  
An updated T&E species list will be obtained every six months through the duration of the environmental document preparation and/or until just prior to construction. If there are additions or changes to the updated species list which have not been addressed previously, the additions or changes to affected species will be addressed as necessary. Three updates will be assumed.
- D. Other Fisheries, Wildlife, and Plants Report.** A list of all species that occur within the vicinity of the project area will be obtained from the IDFG using the IFWIS. Bionomics will prepare a Species of Concern Memorandum which will discuss the potential impacts that the proposed projects will have on candidate species and species of concern that occur in the project vicinity. This memorandum will also address Federally-protected species listed under documents other than the Endangered Species Act (ESA), such as the Migratory Bird Treaty Act (MBTA).
- E. Technical Review (QA/QC).** Bionomics will conduct an internal review of all reports before submittal to LHTAC and ITD.
- F. Comment Response.** The technical reports will be submitted to Forsgren, LHTAC, ITD HQ, USFWS, and FHWA (if necessary) for review. One round of comments is assumed per agency.
- G. Coordination and Consultation.** Bionomics will consult with the applicable agencies (USFWS, IDFG, as necessary) regarding this project and its potential impacts to threatened, endangered, and candidate species as well as species of concern.
- H. Summaries in Environmental Evaluation.** Bionomics will summarize information from all technical report and include it in the EE.

**DELIVERABLES:**

- Photos of the project area taken on the day of reconnaissance visit.
- Species of Concern Memorandum for Candidate species in the project area as well as all species of concern and nesting birds that are known to occur in the project vicinity.

**9.7 NOISE.** It is anticipated a noise analysis is not warranted, as the project is not a Type I project. If it should be necessary, it will be conducted under a supplemental agreement.

**9.8 AIR QUALITY.** It is anticipated that air quality analysis is not warranted, as the project is not within an air quality non-attainment or maintenance area. A summary will be included in the EE.

**9.9 VISUAL RESOURCES.** It is anticipated that a visual resources analysis is not warranted.

**9.10 HAZARDOUS MATERIALS.** Conduct an Administrative Review, including review of public records as available (e.g. aerial photographs). All work shall be documented according to current ITD/FHWA guidelines. After completion of an Administrative Review, complete and submit the ITD-0652 Form. The ITD-0652 Form shall include a conclusion as to the potential the project has of encountering hazardous materials. If an Initial Site Assessment (ISA Phase I) is necessary, this can be provided under a supplemental agreement.

**DELIVERABLES:**

- Completed ITD-0652 Form and Resource Map
- Summary Memo in the Environmental Evaluation

**9.11 HYDROLOGY.** Evaluate the potential impacts to surface water, water quality, floodplains, ground water, stream alteration/encroachment, and navigable waters.

**A. Water Quality.** Determine if the project will impact water quality by considering locations where runoff or other non-point source pollution may be involved in relation to sensitive water resources such as water supply reservoirs, groundwater recharge areas and streams. If there are impacts, this will be discussed and summarized in the EE.

**B. NPDES General Permit Checklist.** Complete ITD-2784 Form by determining if the project will have ground disturbing activities of one (1) acre or more and has the potential of discharging into waters.

**DELIVERABLES:**

- Completed ITD-2784 Form
- Summary in the Environmental Document (as applicable)

**9.12 SOCIOECONOMICS:** Bionomics will evaluate the potential impacts on the social resources, economic resources, environmental justice, and recreation & tourism. Information will be obtained from the most current U.S. Census, local plans and studies, and discussions with local officials.

**DELIVERABLES:**

- Summaries in the Environmental Evaluation

**9.13 LAND USE, ACCESS, & TRAFFIC SAFETY.** Evaluate the potential impacts to land use, access, and traffic safety within the project area. Obtain land use data from local jurisdictions (e.g. transportation improvement plans, county comprehensive plan, zoning information, land use policies, land ownership, jurisdiction, etc.) and limited field investigations. Evaluate the potential impacts to access, including access control, and traffic safety.

**DELIVERABLES:**

- Summary in the Environmental Document (as applicable)

**9.14 GEOLOGY AND SOILS.** It is anticipated geology and soils analysis is not warranted.

**9.15 LWCF RECREATION AREAS/6(F) LANDS.**

**A. LWCF RECREATION AREAS/6(F) LANDS MEMORANDUM.** Riverfront Park, located at the southern end of the project, is a Section 6(f) resource. Therefore, consultation with Idaho Parks and Recreation, National Park Service, ITD HQ, LHTAC, and the City of McCall will be required to evaluate the resource and impacts associated. A Section 6(f) Memorandum will be prepared to document the resource including map of the extents, resources provided by the 6(f) lands, impacts (both negative and positive) associated with project actions, and a summary of consultation and coordination conducted with Federal, State, and local agencies noted above.

- B. Technical QA/QC.** Prior to submitting any Section 6(f) Memorandum, internal Quality Assurance and Quality Control shall be completed by Bionomics staff.
- C. Comment Response.** The 6(f) Memorandum will be submitted to Forsgren, then to LHTAC, who will submit to ITD for review. Comments will be addressed and the revised report will be resubmitted to FHWA.
- D. Summary in Environmental Evaluation.** Once the report has been finalized and concurrence received, it will be summarized in the environmental document.

**DELIVERABLES:**

- Draft Section 6(f) Memorandum
- Final Section 6(f) Memorandum
- Summary in the Environmental Document

**ASSUMPTIONS:**

- It is assumed an alternative analysis or an evaluation of replacement lands will not be required. If deemed necessary, these tasks can be performed under a supplemental scope of work.

**ENVIRONMENTAL EVALUATION**

**9.16 Environmental Evaluation.** All work necessary to complete an Environmental Evaluation will be conducted and includes the following.

- State Location Map & Project Vicinity Sketch
- ITD-654 Form. Include the completed ITD-654 form.
- Purpose & Need, Project, and Termini/Limits Descriptions. Include the Purpose & Need descriptions, Project Description and Project Termini/Limits from the approved Concept Purpose & Need Report. Revise the descriptions in consultation with LHTAC as needed or directed.
- Project Area Photographs.
- Environmental Evaluation Narrative. Included are the required summaries and reports for all items per the ITD 654 Environmental Evaluation, as applicable.
- Environmental Mitigation Summary Report. Prepare an Environmental Mitigation Summary Report that is complete, accurate, and reflects all mitigation as approved by LHTAC and applicable resource agencies.
- Public Involvement Summary. Prepare a public involvement summary for all public involvement that has been completed. Reference the project Public Involvement Plan.
- Correspondence and Support Documentation. Assemble appropriate correspondence and/or support documentation. Group by ITD 654 item number and arranged by date, with the most current on top.
- Technical Reports. Assemble approved Technical Reports as required.
- Environmental Evaluation. Prepare and assemble an EE, participate in an LHTAC Review Meeting including preparation of meeting minutes & action item list, and complete all revisions necessary to complete an acceptable document.

**Technical Review QA/QC.** Prior to submitting the EE, internal Quality Assurance and Quality Control shall be completed by Bionomics staff.

**Comment Response.** The draft report will be submitted to Forsgren, LHTAC, ITD HQ, and FHWA (if necessary) for review. Comments will be addressed and the revised report will be resubmitted for review and concurrence. Should either agency staff require report edits or revisions of the project area, the review cycle for each is renewed at the time of the submitted report changes.

**DELIVERABLES:**

- Draft Environmental Evaluation
- Final Environmental Evaluation

**Task 10: Public Involvement (FA & BIO)**

**10.1 Public Meeting**

One public meeting is scheduled for this project during the Charter/Concept Report Phase. This meeting is intended to gather input on the project roadway and pathway typical sections. The meeting is planned to be held at a public place at City Offices in McCall.

***Project/Meeting Displays & Exhibits***

Materials for the meeting will be include:

- Develop two (2) project display boards
- Draft, design, and print project handouts
- Draft and design comment forms and sign-in sheets

***Public Meeting Attendance***

Forsgren will setup, conduct and attend the public meeting. It is anticipated that the public meetings will be attended by 2 FA personnel, 1 BIO Personnel, LHTAC, City of McCall, and ITD will be invited to attend.

**Deliverables:**

- Public meeting minutes
- Comment forms and sign-in sheets

**10.2 Public Hearing**

One public hearing is scheduled for this project after preliminary design plans have been developed and prior to the Preliminary Design Review meeting. The hearing is intended to gather input on the project, including but not limited to roadway and pathway design, construction traffic control, and roadway approaches. The hearing is planned to be held at a public place at City Offices in McCall.

The public hearing will follow the guidelines set in ITD's 2007 Public Involvement Guidebook, and will be in accordance with procedures outlined by FHWA in MAP-21 and preceding legislation.

***Project Hearing Displays & Exhibits***

Materials for the hearing will be include:

- Develop two (2) project display boards
- Draft, design, and print project handouts
- Draft and design comment forms and sign-in sheets

***Project Hearing Advertisement and Notifications***

A Public hearing advertisement will be prepared. The advertisement will appear in the local newspaper. Advertisements will appear 21, 14, and 7 days prior to the meeting in accordance with hearing requirements.

***Comment Period***

Coordination with City of McCall will be completed to gather and record all comments received during the public hearing. The public meeting comment period will begin 15 days prior to the public hearing and will end 30 days after the public hearing.

***Public Hearing Attendance***

Forsgren will setup, conduct and attend the public hearing. It is anticipated that the public meetings will be attended by 2 FA personnel, 1 BIO Personnel, LHTAC, City of McCall, and ITD will be invited to attend.

***Public Hearing Comment and Responses***

A public hearing report that documents all comments received will be prepared. Comments will be transcribed as needed. A Public Hearing Summary that includes all comments, analysis and responses will be prepared.

***Public Hearing Report***

A public hearing report, including comments, displays, sign-in sheets, etc will be prepared by LHTAC or ITD.

**Assumptions:**

- City of McCall will pay for advertisement costs
- A Hearing Officer will be provided by LHTAC

**Deliverables:**

- ~~Public Hearing minutes~~
- ~~Comment forms and sign in sheets~~
- ~~Public Hearing Advertisement~~
- ~~Public Meeting report and compiled public comments~~

**10.3 Stake Holder and Property Owner Coordination**

Stake holders will be identified during the project kick-off meeting. Each property owner and stake holder along the project will be contacted by letter to notify them of the project. One (1) meeting will be held with each property owner and stake holder to review the design of approaches, overall project, and determine their operational needs during construction.

**Assumptions:**

- There will be a maximum of 20 property owners and priority stake holders identified
- City of McCall will be in attendance at the meetings

**Deliverables:**

- ~~Meeting minutes will be prepared for each meeting~~



If goals are not met, it is mandatory that pages 2 and 3, titled "Summary of DBE

Key Number <b>20146</b>	Project Number <b>A020(146)</b>	Project Name <b>Mission St; South City Limits to Deinhard Lane, McCall</b>		
Consultant Firm <b>Forsgren Associates</b>		Consultant EEO Officer <b>Richard Noll</b>	Phone # <b>(801)364-4785</b>	Email <b>rnoll@forsgren.com</b>
Preparer's Signature 		Date 02/28/2019	DBE Goal for this Project: <b>15 %</b>	

Good Faith Effort," be completed. Failure to complete these forms will prevent agreement award. Refer to Disadvantaged Business Enterprise Special Provisions for Race/Gender-Conscious Projects, for more detail. Award of the agreement is contingent on Good Faith Efforts to provide opportunity for DBE participation in this project. ITD currently has an annual DBE goal of 8.3%.

*Each commitment must be accompanied by written confirmation from the listed DBE firm that it is participating in the contract as stated in the prime consultant's commitment.*

Name and Contact Information of DBE Subconsultant	Scope of Work to be Performed by DBE Sub-consultant	Utilization Percentage of Overall Work Scope
Bionomics Environmental, Inc.; Dave Aspitarte	NEPA compliance, public involvement	10 %
Nemec Engineering; Christina Nemec	Local Liaison & Roadway QC	5 %
		%
		%
		%
		%
		%
		%
		%

Total DBE 15 %

*100% DBE Credit is given on Professional, Technical, Consultant, or Managerial Services*

**Do Not Write In Box – For Department Use Only**

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Not Approved	By <u>Elizabeth J. Heelas</u>	March 4, 2019
15%		DBE Program Coordinator, Idaho Transportation Department	Date

**A. SUMMARY ESTIMATED LABOR-HOUR COSTS**

Labor Category	Man Hours		Hourly Rate		Raw Labor Cost
PROJECT PRINCIPAL (Larry Evans)	-	@	\$ 88.00	= \$	-
PROJECT MANAGER (Steve Waldinger)	95.00	@	\$ 76.00	= \$	7,220.00
BRIDGE ENGINEER (Jason Wolfe)	-	@	\$ 57.69	= \$	-
QC (Steve Waldinger)	8.00	@	\$ 76.00	= \$	608.00
ROADWAY ENGINEER (Sam Larrondo)	173.00	@	\$ 38.02	= \$	6,577.46
ENVIRONMENTAL MANAGER (Pat Wickman)	26.00	@	\$ 42.69	= \$	1,109.94
HYDRAULICS ENGINEER (Tawna Barnes)	-	@	\$ 35.00	= \$	-
PROFESSIONAL LAND SURVEYOR (Doug Bergey)	96.00	@	\$ 42.12	= \$	4,043.52
2 MAN CREW (Doug Bergey/Dominic Snavely)	54.00	@	\$ 63.12	= \$	3,408.48
DESIGNER/DRAFTER (Rose Blazicevich)	92.00	@	\$ 35.20	= \$	3,238.40
CLERICAL (Dee Dee Johnston)	20.00	@	\$ 20.40	= \$	408.00
	564.00		<b>TOTAL RAW LABOR COST</b>	<b>= \$</b>	<b>26,613.80</b>

**B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD**

Total Raw Labor Cost		Approved Rate	
\$26,613.80	X	170.99%	= \$ 45,506.94

**C. NET FEE**

Total Raw Labor & Overhead		NET FEE*	
\$72,120.74	X	12.5%	= \$ 9,015.09

**D. FCCM**

Total Raw Labor		FCCM	
\$26,613.80	X	1.02%	= \$ 271.46

**E. SUBCONSULTANTS**

Subconsultant**	Subconsultant Fee
AMERICAN	\$56,886.60
BIONOMICS	\$65,913.91
NEMEC	\$20,480.28
<b>TOTAL ESTIMATED SUBCONSULTANT FEES</b>	<b>= \$ 143,280.79</b>

**F. OUT-OF-POCKET EXPENSE SUMMARY**

Expense Category	Estimated Amount	Unit Cost	Estimated Expense
MILEAGE***	2,860 MILES	@ \$ 0.580	= \$ 1,658.80
LODGING***	8 DAYS	@ \$ 94.00	= \$ 752.00
POSTER BOARDS	4 EACH	@ \$ 150.00	= \$ 600.00
MEALS & INCIDENTALS***	8 DAYS	@ \$ 55.00	= \$ 440.00
	<b>TOTAL ESTIMATED EXPENSE</b>		<b>= \$ 3,450.80</b>

\* Negotiated % Fee

\*\* See attached Subconsultant's Summary

\*\*\* As per the "FEDERAL PER DIEM RATES FOR IDAHO"

**PROJECT TOTAL = \$228,138.88**

FORSGREN LABOR-HOUR SUMMARY

	TOTAL	Proj Princ	Proj Mgr	Brdg Eng	QC	Rdwy Eng	Env Mgr	Hyd Eng	PLS	2-MC	Drafter	Clerical
<b>1. Project Administration</b>												
1.1 Kick-Off Meeting	16		8			8						
1.2 Meetings with City of McCall	20		10			10						
1.3 Design Team Meetings	12		4			4			4			
1.4 Invoicing and Progress Reports	20		12									8
1.5 Project Administration	8		4									4
1.6 Project Schedule	6		8									
<b>SUBTOTAL</b>	<b>82</b>	<b>0</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>12</b>
<b>2. Survey</b>												
2.1 Obtain & Review Property Ownership Data	24								24			
2.2 Notify Property Owners	14								8			8
2.3 Establish Survey Control	18								4	12		
2.4 Boundary Survey	30								24	12		
2.5 Topographic Survey	34								4	30		
2.6 Utility Survey	6								6			
2.7 Prepare Base Map of Existing Conditions	64					8			24		32	
<b>SUBTOTAL</b>	<b>184</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>56</b>	<b>54</b>	<b>32</b>	<b>8</b>
<b>3. Project Charter/Concept Report</b>												
3.1 Geotechnical Investigation and Materials Reports	0											
3.2 Typical Section & Layout Alternatives	58		2			24					32	
3.3 Draft Project Charter/Concept Report	14		2		4	8						
A. Project Summary	6		2			4						
B. Environmental Conditions	2						2					
C. Design Standards	6		2			4					8	
D. Project Costs/1150 Form	16					8						
E. 758 Form	5		1			4						
F. Vicinity Map	3					1					2	
G. Typical Sections	6					2					4	
3.4 Final Project Charter/Concept Report	24		2		4	16					2	
<b>SUBTOTAL</b>	<b>114</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>8</b>	<b>51</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>8</b>
<b>4. Preliminary Design</b>												
4.1 Set Horizontal & Vertical Alignments	0											
4.2 Drainage Evaluations	0											
4.3 Geotechnical Invest. & Phase V Materials Report	0											
4.4 Prepare & Submit Preliminary Design Plans	0											
4.5 Stakeholder Coordination & Public Hearing	0											
4.6 Preliminary Design Review Meeting & Comment/Response	0											
4.7 Prepare updated Project Construction Quantities & Costs	0											
4.8 FAA Form 7460	0											
4.9 Design Study Report	0											
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>5. Utilities</b>												
5.1 Utility Coordination	23		3			20						
5.2 Prepare Utility Base Map	4										4	
5.3 Prepare Preliminary Utility Plans	0											
5.4 On-Site Meeting with Utilities	0											
5.5 Prepare Final Utility Plans & Continued Coordination	0											
<b>SUBTOTAL</b>	<b>27</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>
<b>6. Final Design</b>												
6.1 Roadside & Pathway Design	0											
6.2 Final Design Plans	0											
6.3 Final Design Special Provisions	0											
6.4 Final Design Estimate of Probable Cost	0											
6.5 Final Design Contract Time Determination	0											
6.6 SWPPP	0											
6.7 Property Use Agreements	0											
6.8 Final Design Submittal	0											
6.9 Final Design Review Meeting	0											
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>7. Plans, Specifications &amp; Estimate</b>												
7.1 PS&E Plans	0											
7.2 PS&E Special Provisions	0											
7.3 PS&E Estimate of Probable Costs	0											
7.4 PS&E Contract Time Determination	0											
7.5 PS&E SWPPP	0											
7.6 PS&E Submittal	0											
7.7 Post PS&E Support	0											
7.8 Resident Engineers File	0											
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8. Materials Reports</b>												
8.1 Reconnaissance & Advance Preparations	6					6						
8.2 Subsurface Explorations	0											
8.3 Laboratory Testing	0											
8.4 Data Development & Analyses	0											
8.5 Reporting	0											
8.5.1 Roadway Materials Report	10		2			8						
8.5.2 Phase V Report	10		2			8						
8.5.3 Final Design Review Letter	4					4						
8.6 Administration	0											
<b>SUBTOTAL</b>	<b>16</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FORSGREN LABOR-HOUR SUMMARY**

	TOTAL	Proj Princ	Proj Mgr	Brdg Eng	QC	Rdwy Eng	Env Mgr	Hyd Eng	PLS	2-MC	Drafter	Clerical
<b>9. Environmental Evaluation</b>												
9.1 Environmental Administration	0											
9.2 ITD - 0645	0											
9.3 Cultural Resources	0											
A. Project Management	4		4									
B. ITD-1500 Submittal Package	0											
C. Research	0											
D. USFS Cultural Resource Use Permit	0											
E. Fieldwork	0											
F. Site Forms	0											
G. Cultural Resources Survey Report	0											
H. Technical QA/QC	0											
I. Comment Response	8		2			2	4					
J. Summary in Environmental Evaluation	0											
Section 4(f) Evaluation	0											
A. De Minimis Section 4(f) Evaluation	0											
B. Technical QA/QC	0											
C. Comment Response	8		2			2	4					
D. Summary in Environmental Evaluation	0											
9.4 Waters of the US Including Wetlands	0											
9.5 Threatened, Endangered, & Sensitive Species	0											
A. Background Research	0											
B. Field Reconnaissance	0											
C. No Effect Statement	0											
D. Other Fisheries, Wildlife, & Plants Report	0											
E. Technical Review QA/QC	0											
F. Comment Response	3		1				2					
G. Coordination & Consultation	0											
H. Summaries in Environmental Evaluation	0											
9.7 Noise	0											
9.8 Air Quality	0											
9.9 Visual Resources	0											
9.10 Hazardous Materials	0											
9.11 Hydrology	0											
A. Water Quality	0											
B. NPDES General Permit Checklist	0											
9.12 Socioeconomics	0											
9.13 Land Use, Access, & Traffic Safety	0											
9.14 Geology & Soils	0											
9.15 LWCF Recreation Areas/(F) Lands	0											
A. LWCF Recreation Areas/(F) Lands Memorandum	0											
B. Technical QA/QC	0											
C. Comment Response	14		4			4	6					
D. Summary in Environmental Evaluation	0											
9.16 Environmental Evaluation	12		2			2	8					
<b>SUBTOTAL</b>	<b>49</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>10. Public Involvement</b>												
10.1 Public Meeting	40		16			16					8	
10.2 Public Hearing	0											
10.3 Stake Holder & Property Owner Coordination	0											
<b>SUBTOTAL</b>	<b>40</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>

**SUMMARY**

	TOTAL	Proj Princ	Proj Mgr	Brdg Eng	QC	Rdwy Eng	Env Mgr	Hyd Eng	PLS	2-MC	Drafter	Clerical
1. Project Administration	84	0	48	0	0	22	0	0	4	0	0	12
2. Survey	194	0	0	0	0	8	0	0	62	54	32	8
3. Project Charter/Concept Report	140	0	11	0	8	71	2	0	0	0	48	0
4. Preliminary Design	0	0	0	0	0	0	0	0	0	0	0	0
5. Utilities	27	0	3	0	0	20	0	0	0	0	4	0
6. Final Design	0	0	0	0	0	0	0	0	0	0	0	0
7. Plans, Specifications & Estimate	0	0	0	0	0	0	0	0	0	0	0	0
8. Materials Reports	30	0	4	0	0	26	0	0	0	0	0	0
9. Environmental Evaluation	49	0	15	0	0	10	24	0	0	0	0	0
10. Public Involvement	40	0	16	0	0	16	0	0	0	0	8	0
<b>TOTAL LABOR-HOURS</b>	<b>544</b>	<b>0</b>	<b>93</b>	<b>0</b>	<b>0</b>	<b>103</b>	<b>24</b>	<b>0</b>	<b>66</b>	<b>54</b>	<b>32</b>	<b>20</b>

# Mission St; South City Limits to Deinhard Lane



## Cost Summary

File No. 03158

September 23, 2019

Transmittal 2

### A. DIRECT LABOR (day time)

	Hours		Rate	=	Labor Cost
1 Principal	0	@	\$62.00	=	\$0.00
2 Project Manager	75	@	\$39.50	=	\$2,962.50
3 QA	10	@	\$57.50	=	\$575.00
4 Engineer	136	@	\$35.83	=	\$4,872.88
5 Geologist	0	@	\$62.00	=	\$0.00
6 CADD	8	@	\$18.00	=	\$144.00
7 Engr Tech	83	@	\$27.00	=	\$2,241.00
8 Admin	8	@	\$36.35	=	\$290.80
	<u>320</u>				
<b>SUBTOTAL DIRECT LABOR</b>					<b>= \$11,086.18</b>

### C. OVERHEAD COST

Total Direct Labor Cost		Overhead Multiple		=	
\$11,086.18	X	136.09%	1.3609	=	\$15,087.18

### D. NET FEE

Total Raw Labor & Overhead		Net Fee		=	
\$26,173.36	X	13.5%	0.135	=	\$3,533.40

### E. DIRECT EXPENSE SUMMARY

#### Escalation:

Anticipated Agreement date:	October 1, 2019
Contract Duration:	12.0 (months)
Escalation Period:	13.0 (months after Sep 15)

Total Labor & Overhead		Period (years)		Annual Escalation		=	
\$26,173.36	X	1	X	3.0%		=	\$785.20

Facilities Capital Cost of Money (FCCM): 0.86% X \$11,086.18 = \$95.34

Field Directs: ~~\$20,695.30 - \$20,280.80~~

Lab Directs: \$5,604.00

**NOT-TO-EXCEED AMOUNT = ~~\$56,537.54~~  
\$56,886.60**

# Mission St; South City Limits to Deinhard Lane



## Work Break-Down and Day Labor Hours

File No. 03158

September 23, 2019

Transmittal 2

Deliverable/Activity	Principal	Project Manager	QA	Engineer	Geologist	CADD	Engr Tech	Admin		Total
<b>8.6 ADMINISTRATION</b>										
12 month level of effort										
Prepare agreements, project start-up, invoicing, B2G		12						8		20.0
Prepare ITD forms (0771s, 0060, 2759, 2398), as required.		2								2.0
Project meetings via teleconference and meetings (1 ea.).		4								4.0
Perform general project management.		4								4.0
Remain available to LHTAC to answer report questions. Interact with FA to identify pertinent project aspects that should be incorporated into the PS&E documents.		2								2.0
Subtotal	0.0	24.0	0.0	0.0	0.0	0.0	0.0	8.0	0.0	32.0
<b>8.0 GEOTECHNICAL STUDY</b>										
<b>8.1 Reconnaissance and Advance Preparations</b>										
Acquire/review historical roadway documents and other relevant project documentation, including NRCS soil survey data and IDWR well log information.		1								1.0
Initial site visit with invitation to FA, including: 1.) Review site access and site safety, 2.) Note general conditions for field investigation planning, 3.) Photograph and document general site conditions.		8					8			16.0
Prepare project-specific field investigation instructions for AGEO field personnel. Review the plan with AGEO field staff and provide a courtesy copy of the plan to the project team. The plan will include: 1.) Safety and emergency information, 2.) Field coordination including a boring location plan, 3.) Schedule of field activities. 4.) Required observations, 5.) Logging instructions, 6.) Testing locations and test intervals, 7.) Test procedures and testing details, and 8.) Subcontractor contact information.		4								4.0
Prepare encroachment permit application (1 ea) and coordinate approval with the City of McCall, as required.		2								2.0

# Mission St; South City Limits to Deinhard Lane



## Work Break-Down and Day Labor Hours

File No. 03158

September 23, 2019

Transmittal 2

Deliverable/Activity	Principal	Project Manager	QA	Engineer	Geologist	CADD	Engr Tech	Admin		Total
Prepare an application and coordinate necessary cultural clearances, as needed for exploration activities and coordinate approval.		1		5						6.0
Coordinate with roadway maintenance foreman, as required.		1								1.0
Prepare traffic control plans, assist and coordinate with available DBE traffic control subcontractor, and coordinate agency approval.		1								1.0
Complete the following for subcontractors, including: 1.) Prepare scopes of service for subcontractors, 2.) Request quotations, 3.) Prepare sub-agreements, 4.) Collect insurance certificates, 5.) Coordinate contractor schedule of		2								2.0
Solicit traffic data from ITD planning for pavement design.		1								1.0
Install traffic counters, including travel (2 trips each). Traffic counters will remain in place for at least on 7-day duration.		2					2			4.0
Paint/stake exploration locations.		2					2			4.0
Perform a pavement condition survey, per ASTM D6433.		2					2			4.0
Perform pipe condition survey. Obtain soil samples for corrosion testing.		2					2			4.0
Coordinate with DIGLINE to clear excavation locations.							2			2.0
Prepare to mobilize to the field (schedule equipment, perform equipment calibrations, acquire supplies, etc.).				4			8			12.0
<b>Subtotal</b>	<b>0.0</b>	<b>29.0</b>	<b>0.0</b>	<b>9.0</b>	<b>0.0</b>	<b>0.0</b>	<b>26.0</b>	<b>0.0</b>	<b>0.0</b>	<b>64.0</b>
<b>8.2 Subsurface Investigation</b>										
Daytime mobilization of Ground Penetrating Radar (GPR), per ASTM D4784, to collect subsurface pavement layer thickness data along the project NB and SB travel lanes, including travel.				4			4			8.0
Daytime measurements of pavement structure deflection via Falling Weight Deflectometer equipment, per ASTM D4794, at 100-feet o.c. in the NB and SB travel lanes, including				4			4			8.0
Daytime mobilization of drill rig for drilling, sampling and logging of the following:				6			6			12.0
Advance 4 each borings, up to 6-foot deep borings at 1000 feet o.c., alternating in the NB and SB travel lanes.				5			5			10.0



# Mission St; South City Limits to Deinhard Lane



## Work Break-Down and Day Labor Hours

File No. 03158

September 23, 2019

Transmittal 2

Deliverable/Activity	Principal	Project Manager	QA	Engineer	Geologist	CADD	Engr Tech	Admin		Total
Ground truth GPR data with drill hole physical measurements and process GPR field imaging. Develop pavement structure layer statistics.							8			8.0
Process FWD field test data using GPR thickness data to establish pavement structure layer and subgrade moduli. Identify critical layers in pavement structure.				4						4.0
Evaluate reuse of existing materials.				2						2.0
Develop up to 3 pavement design alternatives for the roadway, including feasible methods for reclamation and reconstruction, as appropriate.				2						2.0
For each roadway segment, prepare a pavement structure analysis for each of the proposed design alternatives.				6						6.0
Define areas requiring subgrading, special drainage, frost heave mitigation, embankments, and grade pointing, as required.				1						1.0
Check filter criteria between subgrade and subbase materials for subgrade separation geotextile.				1						1.0
Prepare a Life Cycle Cost Analysis.				6						6.0
Establish pipe design criteria.				1						1.0
Estimate water quantity for dust abatement.				1						1.0
Provide special construction considerations.				2						2.0
Subtotal	0.0	0.0	0.0	36.0	0.0	0.0	13.0	0.0	0.0	49.0
<b>8.5 Reporting</b>										
<b>8.5.1 Roadway Materials Report (Combined Phase I(R)-II-III Materials Reports)</b>										
Prepare appendices.				6		8				14.0
Phase I(R)-II-III write-up.				28						28.0
AGEO internal review; Address comments.			4	2						6.0
Issue for FA review; Address comments.		2		2						4.0
Issue for owner/agency review; Prepare comment resolution form; Modify the report; Submit one sealed report.		4	2	8						14.0
<b>8.5.2 Phase V - Special Provisions</b>										
Phase V write-up.				6						6.0

# Mission St; South City Limits to Deinhard Lane



## Work Break-Down and Day Labor Hours

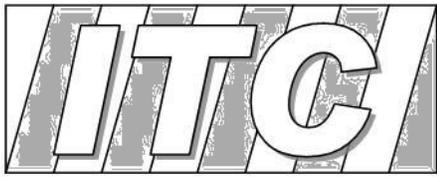
File No. 03158

September 23, 2019

Transmittal 2

Deliverable/Activity	Principal	Project Manager	QA	Engineer	Geologist	CADD	Engr Tech	Admin		Total
AGEO internal review; Address comments.			4	2						6.0
Issue for FA review; Address comments.		2		2						4.0
Issue for owner/agency review; Prepare comment resolution form; Prepare responses to comments on .pdf file; Modify the report; Submit one sealed report.		2		1						3.0
<b>8.5.3 Final Design Review Letter</b>										
Review Final Design Documents to confirm the intent of the Materials Reports have been incorporated.		6								6.0
Provide support/Answer questions after final design.		6								6.0
Subtotal	0.0	22.0	10.0	57.0	0.0	8.0	0.0	0.0	0.0	97.0
<b>TOTAL</b>	<b>0.0</b>	<b>75.0</b>	<b>10.0</b>	<b>136.0</b>	<b>0.0</b>	<b>8.0</b>	<b>83.0</b>	<b>8.0</b>	<b>0.0</b>	<b>320.0</b>

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19032 Red Top Road  
Caldwell, Idaho 83607

Phone: 208-455-3220  
Fax: 208-455-1717  
Email: hanoveritc@gmail.com

## **IDAHO TRAFFIC CONTROL**

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October 4, 2019

Prices for the Mission St job:

Prepare traffic control plan: \$150  
Mobilization would be: \$1,800.

Daily prices would be the following (plus the Mobilization of \$1,800)

2 Flaggers at 10 hour days: \$600/day  
1 TCS at 10 Hours days: \$320/day  
1 Vehicle: \$200/day  
6 Signs: \$15.30/day  
10 Delineator/portable tubular markers: \$20/Day

Total Cost: \$4,815.90

# BIONOMICS

## A. SUMMARY ESTIMATED MAN-HOUR COSTS

Labor Category	Labor Hours		Hourly Rate		Loaded Labor Cost
Project Principal	58.00	@	\$ 49.49	= \$	2,870.42
Environmental Project Manager	459.00	@	\$ 33.66	= \$	15,449.94
Environmental Scientist	20.00	@	\$ 26.68	= \$	533.60
Principal Investigator	62.00	@	\$ 33.66	= \$	2,086.92
Archaeologist	20.00	@	\$ 27.59	= \$	551.80
Archaeological Technician	8.00	@	\$ 18.90	= \$	151.20
Sr. Wildlife Biologist	-	@	\$ 35.00	= \$	-
Biologist	52.00	@	\$ 19.00	= \$	988.00
	679.00		<b>TOTAL RAW LABOR COST</b>	= \$	<b>22,631.88</b>

## B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

Total Raw Labor Cost		Approved Rate	
\$22,631.88	X	150.82%	= \$ 34,133.40

## C. NET FEE

Total Raw Labor & Overhead		NET FEE*	
\$56,765.28	X	13.50%	= \$ 7,663.31

## D. FCCM

Total Raw Labor		FCCM	
\$22,631.88	X	0.05%	= \$ 11.32

## E. SUBCONSULTANTS

Subconsultant	Subconsultant Fee
SHPO Request	\$ 300.00
IFWIS	\$ 250.00
Public Involvement Supplies	\$ 400.00
---	\$ -
<b>TOTAL ESTIMATED SUBCONSULTANT FEES</b>	<b>= \$ 950.00</b>

## F. OUT-OF-POCKET EXPENSE SUMMARY

Expense Category	Estimated Amount	Unit Cost	Estimated Expense
MILEAGE (Miles)	0 Miles	@ \$ 0.580	= \$ -
AIR TRAVEL (Tickets)	0 Each	@ \$ -	= \$ -
LODGING (Nights)	0 Each	@ \$ 94.00	= \$ -
MEALS (Days)	0 Each	@ \$ 55.00	= \$ -
CAR RENTAL (Days)	4.0 Each	@ \$ 75.00	= \$ 300.00
GAS (Gallons)	64 Each	@ \$ 3.50	= \$ 224.00
		<b>TOTAL ESTIMATED EXPENSE</b>	<b>= \$ 524.00</b>

\* Negotiated % Fee

\*\*\* As per the "FEDERAL PER DIEM RATES FOR IDAHO"

**Bionomics TOTAL = \$65,913.91**

**BIONOMICS LABOR-HOUR SUMMARY**

	TOTAL	Proj Princ	Env Proj Mgr	Env. Sci.	Princ Invest	Arch	Arch Tech	Sr. Wild Bio	Bio
<b>1. Project Administration</b>									
1.1 Kick-Off Meeting	0								
1.2 Meetings with City of McCall	0								
1.3 Design Team Meetings	0								
1.4 Invoicing and Progress Reports	36	24	12						
1.5 Project Administration	24		18		6				
1.6 Project Schedule	6		6						
<b>SUBTOTAL</b>	<b>66</b>	<b>24</b>	<b>36</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2. Survey</b>									
2.1 Obtain & Review Property Ownership Data	0								
2.2 Obtain Property Owner Permission	0								
2.3 Establish Survey Control	0								
2.4 Boundary Survey	0								
2.5 Topographic Survey	0								
2.6 Utility Survey	0								
2.7 Prepare Base Map of Existing Conditions	0								
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. Project Charter/Concept Report</b>									
3.1 Geotechnical Investigation and Materials Reports	0								
3.2 Typical Section & Layout Alternatives	0								
3.3 Draft Project Charter/Concept Report	0								
3.4 Final Project Charter/Concept Report	0								
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>4. Preliminary Design</b>									
4.1 Set Horizontal & Vertical Alignments	0								
4.2 Drainage Evaluations	0								
4.3 Geotechnical Invest. & Phase V Materials Report	0								
4.4 Prepare & Submit Preliminary Design Plans	0								
4.5 Stakeholder Coordination & Public Meeting	0								
4.6 Preliminary Design Review Meeting	0								
4.7 Prepare updated Project Construction Quantities & Costs	0								
4.8 FAA Form 7460	0								
4.9 Design Study Report	0								
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>5. Utilities</b>									
5.1 Utility Coordination	0								
5.2 Prepare Utility Base Map	0								
5.3 Prepare Preliminary Utility Plans	0								
5.4 On-Site Meeting with Utilities	0								
5.5 Prepare Final Utility Plans & Continued Coordination	0								
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>6. Final Design</b>									
6.1 Roadside & Pathway Design	0								
6.2 Final Design Plans	0								
6.3 Final Design Special Provisions	0								
6.4 Final Design Estimate of Probable Cost	0								
6.5 Final Design Contract Time Determination	0								
6.6 SWPPP	0								
6.7 Property Use Agreements	0								
6.8 Final Design Submittal	0								
6.9 Final Design Review Meeting	0								
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>7. Plans, Specifications &amp; Estimate</b>									
7.1 PS&E Plans	0								
7.2 PS&E Special Provisions	0								
7.3 PS&E Estimate of Probable Costs	0								
7.4 PS&E Contract Time Determination	0								
7.5 PS&E SWPPP	0								
7.6 PS&E Submittal	0								
7.7 Post PS&E Support	0								
7.8 Resident Engineers File	0								
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>8. Materials Reports</b>									
8.1 Reconnaissance & Advance Preparations	0								
8.2 Subsurface Explorations	0								

**BIONOMICS LABOR-HOUR SUMMARY**

TOTAL	Proj Princ	Env Proj Mgr	Env. Sci.	Princ Invest	Arch	Arch Tech	Sr. Wild Bio	Bio
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8.3	Laboratory Testing	0						
8.4	Data Development & Analyses	0						
8.5	Reporting	0						
8.5.1	Roadway Materials Report	0						
8.5.2	Phase V Report	0						
8.5.3	Final Design Review Letter	0						
8.6	Administration	0						
<b>SUBTOTAL</b>		<b>0</b>						

**9. Environmental Evaluation**

9.1	Environmental Administration	0						
9.2	ITD - 0645	10	10					
9.3	Cultural Resources	0						
A.	Project Management	4		4				
B.	ITD-1500 Submittal Package	0						
C.	Research	4		4				
D.	USFS Cultural Resource Use Permit	4		4				
E.	Fieldwork	24		12	12			
F.	Site Forms	0						
G.	Cultural Resources Survey Report	40		24	8	8		
H.	Technical QA/QC	4		4				
I.	Comment Response	4		4				
J.	Summary in Environmental Evaluation	2	2					
9.4	Section 4(F) Evaluation	0						
A.	De Minimis Section 4(f) Evaluation	32	32					
B.	Technical QA/QC	4		4				
C.	Comment Response	4	4					
D.	Summary in Environmental Evaluation	2	2					
9.5	Waters of the US Including Wetlands	24	24					
9.6	Threatened, Endangered, & Sensitive Species	0						
A.	Background Research	2						2
B.	Field Reconnaissance	12						12
C.	No Effect Statement	8						8
D.	Other Fisheries, Wildlife, & Plants Report	16						16
E.	Technical Review QA/QC	2						2
F.	Comment Response	8						8
G.	Coordination & Consultation	2						2
H.	Summaries in Environmental Evaluation	2						2
9.7	Noise	1	1					
9.8	Air Quality	1	1					
9.9	Visual Resources	0						
9.10	Hazardous Materials	30	30					
9.11	Hydrology	0						
A.	Water Quality	2	2					
B.	NPDES General Permit Checklist	2	2					
9.12	Socioeconomics	10	10					
9.13	Land Use, Access, & Traffic Safety	8	8					
9.14	Geology & Soils	0						
9.15	LWCF Recreation Areas/6(F) Lands	0						
A.	LWCF Recreation Areas/6(F) Lands Memorandum	54	4	50				
B.	Technical QA/QC	6	2	4	4			
C.	Comment Response	4		4				
D.	Summary in Environmental Evaluation	2		2				
9.16	Environmental Evaluation	92	4	76	12			
<b>SUBTOTAL</b>		<b>426</b>	<b>10</b>	<b>280</b>	<b>20</b>	<b>20</b>	<b>8</b>	<b>32</b>

**10. Public Involvement**

10.1	Public Meeting	64	12	52				
10.2	Public Hearing	91	12	79				
10.3	Stake Holder & Property Owner Coordination	32		32				
<b>SUBTOTAL</b>		<b>187</b>	<b>24</b>	<b>163</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**SUMMARY**

**LABOR-HOUR SUMMARY**

TOTAL	Proj Princ	Env Proj Mgr	Env. Sci.	Princ Invest	Arch	Arch Tech	Sr. Wild Bio	Bio
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1.	Project Administration	66	24	36	0	6	0	0
2.	Survey	0	0	0	0	0	0	0
3.	Project Charter/Concept Report	0	0	0	0	0	0	0
4.	Preliminary Design	0	0	0	0	0	0	0
5.	Utilities	0	0	0	0	0	0	0
6.	Final Design	0	0	0	0	0	0	0
7.	Plans, Specifications & Estimate	0	0	0	0	0	0	0
8.	Materials Reports	0	0	0	0	0	0	0

- 9. Environmental Evaluation
- 10. Public Involvement

**TOTAL LABOR-HOURS**

BIONOMICS LABOR-HOUR SUMMARY								
TOTAL	Proj Princ	Env Proj Mgr	Env. Sci.	Princ Invest	Arch	Arch Tech	Sr. Wild Bio	Bio
426	10	260	20	55	20	8	0	52
187	24	183	0	0	0	0	0	0
<b>613</b>	<b>34</b>	<b>443</b>	<b>20</b>	<b>55</b>	<b>20</b>	<b>8</b>	<b>0</b>	<b>52</b>

# Nemec Engineering

## A. SUMMARY ESTIMATED MAN-HOUR COSTS

Labor Category	Labor Hours		Hourly Rate		Loaded Labor Cost
PROJECT PRINCIPAL (Christina Nemec)	165.00	@	\$ 115.00	=	\$ 18,975.00
EIT ()	24.00	@	\$ 62.72	=	\$ 1,505.28
<b>TOTAL LOADED LABOR COST</b>					<b>= \$ 20,480.28</b>

## E. OUT-OF-POCKET EXPENSE SUMMARY

Expense Category	Estimated Amount		Unit Cost		Estimated Expense
MILEAGE (Miles)	0	Miles	@	\$ 0.580	= \$ -
AIR TRAVEL (Tickets)	0	Each	@	\$ -	= \$ -
LODGING (Nights)	0	Each	@	\$ 94.00	= \$ -
MEALS (Days)	0	Each	@	\$ 55.00	= \$ -
CAR RENTAL (Days)	0.0	Each	@	\$ 75.00	= \$ -
GAS (Gallons)	0	Each	@	\$ 3.95	= \$ -
<b>TOTAL ESTIMATED EXPENSE</b>					<b>= \$ -</b>

\* Negotiated % Fee

\*\*\* As per the "FEDERAL PER DIEM RATES FOR IDAHO"

**LFPR TOTAL = \$20,480.28**

**NEMEC LABOR-HR SUMMARY**

	<b>TOTAL</b>	<b>Proj Princ</b>	<b>EIT</b>
<b>1. Project Administration</b>			
1.1 Kick-Off Meeting	2	2	
1.2 Meetings with City of McCall	12	12	
1.3 Design Team Meeting	4	4	
1.4 Invoicing and Progress Reports	12	12	
1.5 Project Administration	12	12	
1.6 Project Schedule	0		
<b>SUBTOTAL</b>	<b>42</b>	<b>42</b>	<b>0</b>
<b>2. Survey</b>			
2.1 Obtain & Review Property Ownership Data	0		
2.2 Obtain Property Owner Permission	0		
2.3 Establish Survey Control	0		
2.4 Boundary Survey	0		
2.5 Topographic Survey	0		
2.6 Utility Survey	0		
2.7 Prepare Base Map of Existing Conditions	0		
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>3. Project Charter/Concept Report</b>			
3.1 Geotechnical Investigation and Materials Reports	0		
3.2 Typical Section & Layout Alternatives	0		
3.3 Draft Project Charter/Concept Report	2	2	
3.4 Final Project Charter/Concept Report	2	2	
<b>SUBTOTAL</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>4. Preliminary Design</b>			
4.1 Set Horizontal & Vertical Alignments	0		
4.2 Drainage Evaluations	0		
4.3 Geotechnical Invest. & Phase V Materials Report	0		
4.4 Prepare & Submit Preliminary Design Plans	16	8	8
4.5 Stakeholder Coordination & Public Meeting	0		
4.6 Preliminary Design Review Meeting	4	4	
4.7 Prepare updated Project Construction Quantities & Costs	3	3	
4.8 FAA Form 7460	0		
4.9 Design Study Report	0		
<b>SUBTOTAL</b>	<b>23</b>	<b>15</b>	<b>8</b>
<b>5. Utilities</b>			
5.1 Utility Coordination	12	12	
5.2 Prepare Utility Base Map	0		
5.3 Prepare Preliminary Utility Plans	4	4	
5.4 On-Site Meeting with Utilities	12	12	
5.5 Prepare Final Utility Plans & Continued Coordination	6	6	
<b>SUBTOTAL</b>	<b>34</b>	<b>34</b>	<b>0</b>
<b>6. Final Design</b>			
6.1 Roadside & Pathway Design	0		
6.2 Final Design Plans	8	8	
6.3 Final Design Special Provisions	0		
6.4 Final Design Estimate of Probable Cost	0		
6.5 Final Design Contract Time Determination	0		

**NEMEC LABOR-HR SUMMARY**

		<b>TOTAL</b>	<b>Proj Princ</b>	<b>EIT</b>
6.6	SWPPP	0		
6.7	Property Use Agreements	12	8	4
6.8	Final Design Submittal	24	16	8
6.9	Final Design Review Meeting	4	4	
<b>SUBTOTAL</b>		<b>48</b>	<b>36</b>	<b>12</b>
<b>7. Plans, Specifications &amp; Estimate</b>				
7.1	PS&E Plans	0		
7.2	PS&E Special Provisions	0		
7.3	PS&E Estimate of Probable Costs	2	2	
7.4	PS&E Contract Time Determination	0		
7.5	PS&E SWPPP	0		
7.6	PS&E Submittal	12	8	4
7.7	Post PS&E Support	0		
7.8	Resident Engineers File	0		
<b>SUBTOTAL</b>		<b>14</b>	<b>10</b>	<b>4</b>
<b>8. Materials Reports</b>				
8.1	Reconnaissance & Advance Preparations	0		
8.2	Subsurface Explorations	0		
8.3	Laboratory Testing	0		
8.4	Data Development & Analyses	0		
8.5	Reporting	0		
	8.5.1 Roadway Materials Report	0		
	8.5.2 Phase V Report	0		
	8.5.3 Final Design Review Letter	0		
8.6	Administration	0		
<b>SUBTOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>
<b>9. Environmental Evaluation</b>				
9.1	Environmental Administration	0		
9.2	ITD - 0645	0		
9.3	Cultural Resources	0		
	A. Project Management	0		
	B. ITD-1500 Submittal Package	0		
	C. Research	0		
	D. USFS Cultural Resource Use Permit	0		
	E. Fieldwork	0		
	F. Site Forms	0		
	G. Cultural Resources Survey Report	0		
	H. Technical QA/QC	0		
	I. Comment Response	0		
	J. Summary in Environmental Evaluation	0		
9.4	Section 4(F) Evaluation	0		
	A. De Minimis Section 4(f) Evaluation	0		
	B. Technical QA/QC	0		
	C. Comment Response	0		
	D. Summary in Environmental Evaluation	0		
9.5	Waters of the US Including Wetlands	0		
9.6	Threatened, Endangered, & Sensitive Species	0		
	A. Background Research	0		
	B. Field Reconnaissance	0		
	C. No Effect Statement	0		
	D. Other Fisheries, Wildlife, & Plants Report	0		
	E. Technical Review QA/QC	0		
	F. Comment Response	0		

**NEMEC LABOR-HR SUMMARY**

	TOTAL	Proj Princ	EIT
G. Coordination & Consultation	0		
H. Summaries in Environmental Evaluation	0		
9.7 Noise	0		
9.8 Air Quality	0		
9.9 Visual Resources	0		
9.10 Hazardous Materials	0		
9.11 Hydrology	0		
A. Water Quality	0		
B. NPDES General Permit Checklist	0		
9.12 Socioeconomics	0		
9.13 Land Use, Access, & Traffic Safety	0		
9.14 Geology & Soils	0		
9.15 LWCF Recreation Areas/6(F) Lands	0		
A. LWCF Recreation Areas/6(F) Lands Memorandum	0		
B. Technical QA/QC	0		
C. Comment Response	0		
D. Summary in Environmental Evaluation	0		
9.16 Environmental Evaluation	0		
<b>SUBTOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>10. Public Involvement</b>			
10.1 Public Meeting	4	4	
10.2 Public Hearing	4	4	
10.3 Stake Holder & Property Owner Coordination	16	16	
<b>SUBTOTAL</b>	<b>24</b>	<b>24</b>	<b>0</b>

**SUMMARY**

	TOTAL	Proj Princ	EIT
1. Project Administration	42	42	0
2. Survey	0	0	0
3. Project Charter/Concept Report	4	4	0
4. Preliminary Design	23	15	8
5. Utilities	34	34	0
6. Final Design	48	36	12
7. Plans, Specifications & Estimate	14	10	4
8. Materials Reports	0	0	0
9. Environmental Evaluation	0	0	0
10. Public Involvement	24	24	0
<b>TOTAL LABOR-HOURS</b>	<b>189</b>	<b>165</b>	<b>24</b>

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-225**  
**Meeting Date October 24, 2019**

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<i>Joe Eisenbrandt from Assistance for Transients in Need (AFTIN), Will Give an Informational Presentation Regarding the AFTIN Assistance Program and Discuss Community Needs</i>		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		Originator
		Public Works		
		Golf Course		
<b>COST IMPACT:</b>	N/A	Parks and Recreation		
<b>FUNDING SOURCE:</b>	N/A	Airport		
		Library		
<b>TIMELINE:</b>	N/A	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**  
At the Mayor’s request, Joe Eisenbrandt from AFTIN will report on community assistance provided by AFTIN, HH&RC (foodbank) and local churches. He will discuss community needs and possible areas where the City and organizations maybe be able to partner to address these needs.

**RECOMMENDED ACTION:**  
None, Informational Presentation Only

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>



**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-221**  
**Meeting Date October 24, 2019**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b><i>Request to Adopt an Ordinance Establishing a New Urban Renewal District Plan – Downtown West</i></b>  <b><i>A Public Hearing</i></b>		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
<b>COST IMPACT:</b>	n/a	Airport		
<b>FUNDING SOURCE:</b>	n/a	Library		
<b>TIMELINE:</b>	ASAP	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**

The current urban renewal district will expire in 2021. As part of the 2018 McCall Area Comprehensive Plan, the creation of a new urban renewal district was identified in the Plan in Policy 3.1 (p. 104), Map 5.4 (p.107), and LU Project 5 (p. 150). The McCall Redevelopment Agency (MRA) Board hired Kushlan Associates to prepare the Eligibility Report, the first step, in creating a new urban renewal district and this was adopted by the City Council on June 28, 2018.

The next step was to complete the financial feasibility analysis. This information was presented to the MRA Board and City Council. Attached is the Final Plan for the creation of the new district. This Plan was reviewed by the MRA Board on July 16 and they plan to make a recommendation during their regular August meeting. A Council work session was held on July 25, 2019 to get feedback before the Plan was finalized. Meghan Conrad, legal counsel for the MRA, will present the Final Plan during the meeting. The City Attorney has also reviewed the plan’s legal documents on behalf of the City Council. The Ordinance is attached.

**RECOMMENDED ACTION:**

1. Hold the Public Hearing
2. Suspend the rules and read by title only one-time only Ordinance No \_\_\_\_.
3. Adopt Ordinance No\_\_\_\_ establishing the urban renewal plan for the downtown west urban renewal project, which plan includes revenue allocation financing provisions, approve the publication of the summary, and authorize the Mayor to sign all necessary documents.

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>
June 28, 2018	Approved Resolution 18-14 to adopt the Urban Renewal District #2 Eligibility Report
July 25, 2019	Presentation of Draft Plan for the new district.

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McCALL, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY; AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, the City Council (“City Council”) of the city of McCall (“City”), by Resolution No. 6-90, adopted May 10, 1990, found that deteriorating areas exist in the City, therefore, for the purposes of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”) upon making the findings of necessity required for creating the Urban Renewal Agency of the city of McCall, also known as the McCall Redevelopment Agency (the “Agency”);

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency (the “Agency Board”), which appointment was confirmed by the City Council;

WHEREAS, the City Council, after notice duly published, conducted a public hearing on the 1990 Urban Renewal Plan for the Railroad Avenue Area (the “Railroad Avenue Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 578 on December 13, 1990, approving the Railroad Avenue Plan and making certain findings;

WHEREAS, in 2006, pursuant to Section 900 of the Railroad Avenue Plan, the Agency prepared the 2006 Updated Urban Renewal Plan (the “Amended Railroad Avenue Plan”);

WHEREAS, the Amended Railroad Avenue Plan did not substantially change the Railroad Avenue Plan, and did not alter the project area boundaries;

WHEREAS, after making certain findings, the Agency Board adopted the Amended Railroad Avenue Plan by resolution;

WHEREAS, the Railroad Avenue Plan, as amended, and its project area is referred to as the Existing Project Area;

WHEREAS, pursuant to Idaho Code § 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in § 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, based on inquiries and information presented, the Agency commenced certain discussions concerning examination of an area as appropriate for an urban renewal project;

WHEREAS, in 2018, the Agency authorized Kushlan Associates, to commence an eligibility study and preparation of an eligibility report concerning an area located generally in the City's central business district and extending south, encompassing the commercially zoned properties on both sides of 3<sup>rd</sup> Street to Deinhard Lane. The geographic area studied is commonly referred to as the "Study Area";

WHEREAS, the Agency obtained the Eligibility Report, dated June 2018 (the "Report"), which examined the Study Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code §§ 50-2018(9) and 50-2903(8), which define a deteriorating area and a deteriorated area, many of the conditions necessary to be present in such an area are found in the Study Area;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare in its present condition or use;

WHEREAS, the Agency Board, on June 19, 2018, adopted Resolution No. 01-2018 accepting the Report and authorized the Agency Chair to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation area as allowed by the Act;

WHEREAS, the City Council, by Resolution No. 18-14, dated June 28, 2018, declared the Study Area described in the Report to be a deteriorated area or a deteriorating area as defined by Chapters 20 and 29 of Title 50, Idaho Code, as amended, that such area is appropriate for an

urban renewal project and directed the Agency to commence preparation of an urban renewal plan for the area designated;

WHEREAS, the Act authorizes urban renewal agencies to adopt revenue allocation financing provisions as part of their urban renewal plans;

WHEREAS, in order to implement the provisions of the Act and the Law, either the Agency may prepare a plan or any person, public or private, may submit such plan to the Agency;

WHEREAS, the Agency prepared a proposed Urban Renewal Plan for the Downtown West Urban Renewal Project (the “Downtown West Plan”) and the urban renewal area referred to as the Downtown West Project Area (“Project Area” or “Revenue Allocation Area”) for the area designated as eligible for urban renewal planning;

WHEREAS, the area included in the Downtown West Project Area is smaller than the Study Area assessed in the Report;

WHEREAS, the Downtown West Plan also contains the provisions of revenue allocation financing as allowed by the Act;

WHEREAS, the Agency Board considered all comment and information submitted to the Agency during several earlier Board meetings and the Board meeting held on August 19, 2019;

WHEREAS, on August 19, 2019, the Agency Board passed Resolution No. 2-2019 proposing and recommending the approval of the Downtown West Plan;

WHEREAS, the Agency submitted the Downtown West Plan to the Mayor and City;

WHEREAS, the Mayor and City Clerk have taken the necessary action to process the Downtown West Plan;

WHEREAS, pursuant to the Law, at a meeting held on September 10, 2019, the City of McCall Planning and Zoning Commission considered the Downtown West Plan and its conformity with the City’s 2018 McCall Area Comprehensive Plan, *McCall In Motion*, as amended, (“McCall Comprehensive Plan”) and forwarded its findings to the City Council, a copy of which is attached hereto as Exhibit 1;

WHEREAS, notice of the public hearing of the Downtown West Plan was caused to be published by the City Clerk of McCall, Idaho, in its official newspaper the *Star-News*, on September 19 and October 3, 2019, a copy of said notice being attached hereto as Exhibit 2;

WHEREAS, on or before September 24, 2019, the Downtown West Plan was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council, during its regular meeting of October 24, 2019, held the

public hearing as noticed;

WHEREAS, as required by Idaho Code §§ 50-2905 and 50-2906, the Downtown West Plan contains the following information with specificity which was made available to the general public and all taxing districts prior to the public hearing on October 24, 2019, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set for final reading of the ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area, as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and (8) a description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets;

WHEREAS, the Downtown West Plan authorizes certain projects to be financed by revenue allocation bonds, or loans, and proceeds from revenue allocation;

WHEREAS, appropriate notice of the Downtown West Plan and revenue allocation provision contained therein has been given to the taxing districts and to the public as required by Idaho Code §§ 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interest of the citizens of the City, to adopt the Downtown West Plan, including revenue allocation financing provisions since revenue allocation will help finance urban renewal projects to be completed in accordance with the Downtown West Plan, in order to: (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the Downtown West Project Area due to the inability of existing financing methods to provide needed public improvements; (3) to encourage taxing districts to cooperate in the allocation of future tax revenues arising in the Downtown West Project Area in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City; and (6) to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the Downtown West Project Area is likely to increase, and continue to increase, as a result of initiation and continuation of urban renewal projects in accordance with the Downtown West Plan;

WHEREAS, under the Law and Act any such plan should provide for: (1) a feasible

method for the location of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) conform to the general plan of the municipality as a whole; (3) give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

WHEREAS, if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in the Law, because of defective or unusual conditions of title, diversity of ownership tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot layouts, the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area, or substantially impairs or arrests the sound growth of a municipality;

WHEREAS, the Downtown West Project Area does not include any area which is predominantly open;

WHEREAS, under the Law and the Act (specifically §§ 50-2018(9) and 50-2903(8)(f)), a deteriorating area may not include an agricultural operation, as defined in Idaho Code § 22-4502(1), absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Downtown West Project Area does not include parcels subject to such consent;

WHEREAS, the collective base assessment rolls for the Existing Project Area, together with the base assessment roll value of the Downtown West Project Area cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, the City Council at its regular meeting held on October 24, 2019, considered the Downtown West Plan, as proposed, and made certain comprehensive findings.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF McCALL:

SECTION 1: It is hereby found and determined that:

- (a) The Downtown West Project Area, as defined in the Downtown West Plan, is a deteriorated area or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Downtown West Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Downtown West Plan conforms to the McCall Comprehensive Plan.
- (e) The Downtown West Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use components of the Downtown West Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Downtown West Plan.
- (f) The Downtown West Plan affords maximum opportunity consistent with the sound needs of the City, as a whole, for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Downtown West Plan provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.
- (h) The collective base assessment rolls for the revenue allocation areas under the Existing Project Area and the Downtown West Project Area do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The Downtown West Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (j) The Downtown West Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area,

zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the Downtown West Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the McCall Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (m) The portion of the Downtown West Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Downtown West Project Area does not have a predominance of open land, that the Agency may acquire any open land within the Downtown West Project Area, and that the Downtown West Project Area is planned to be developed and/or redeveloped in a manner that will include both residential and nonresidential uses. Provided, however, the City Council finds that for any portions of the Downtown West Project Area deemed to be “open land,” the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Downtown West Plan objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunities in an area that does not now contain such opportunities, and the portion of the Downtown West Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the McCall Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Downtown West Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the October 24, 2019, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Downtown West Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Downtown West Plan.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Valley County and to the appropriate officials of Valley County Board of County Commissioners, City of McCall, McCall-Donnelly School District #421, Valley County Emergency Medical, McCall Cemetery, McCall Fire, McCall Hospital, Payette Lakes Rec. Water & Sewer, Valley County Road and Bridge, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Project Area.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Downtown West Plan, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Downtown West Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Downtown West Plan.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Downtown West Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Downtown West Plan in a manner that would result in a reset of the base assessment value for the year immediately following the year in which the modification occurred to include the current year's equalized assessed value of the taxable property in the revenue allocation area as further set forth in the Act.

SECTION 10: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2019, to the extent permitted by the Act.

SECTION 11: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 12: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 13: All ordinances, resolutions, orders or parts thereof in conflict herewith are

hereby repealed, rescinded and annulled.

SECTION 14: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

PASSED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF McCALL, IDAHO, THIS \_\_\_\_\_ DAY OF OCTOBER 2019

\_\_\_\_\_  
Mayor Jackie Aymon

ATTEST:

\_\_\_\_\_  
BessieJo Wagner, City Clerk

Exhibit 1

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY  
OF MCCALL, IDAHO, VALIDATING CONFORMITY OF THE URBAN RENEWAL  
PLAN FOR THE DOWNTOWN WEST URBAN RENEWAL PROJECT WITH THE  
CITY OF MCCALL'S COMPREHENSIVE PLAN**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF MCCALL, IDAHO, VALIDATING CONFORMITY OF THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WEST URBAN RENEWAL PROJECT WITH THE CITY OF MCCALL'S COMPREHENSIVE PLAN**

WHEREAS, the Urban Renewal Agency of the city of McCall, Idaho, also known as McCall Redevelopment Agency (hereinafter "Agency"), the duly constituted and authorized urban renewal agency of the City of McCall (the "City"), has submitted the proposed Urban Renewal Plan for the Downtown West Urban Renewal Project (the "Downtown West Plan") to the City; and

WHEREAS, the Mayor and McCall City Council referred the Downtown West Plan to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said Downtown West Plan with the City's 2018 McCall Area Comprehensive Plan, *McCall In Motion*, as amended ("Comprehensive Plan"); and

WHEREAS, on September 10, 2019, the City Planning and Zoning Commission met to consider whether the Downtown West Plan conforms with the Comprehensive Plan for the City as required by Idaho Code Section 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said Downtown West Plan in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the Downtown Plan is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF MCCALL, IDAHO:

Section 1. That the Downtown West Plan, submitted by the Agency and referred to this Commission by the Mayor and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

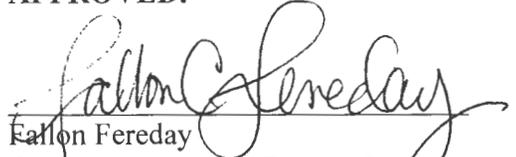
Section 2. That Exhibit A, outlining the findings supporting the determination that the Downtown West Plan is in conformity with the City's Comprehensive Plan, is hereby adopted and incorporated as part of this Resolution.

Section 3. That the Director of the City's Planning Division is hereby authorized and directed to provide the Mayor and McCall City Council with a certified copy of this Resolution relating to said Downtown West Plan.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

**ADOPTED** by the Planning and Zoning Commission of the city of McCall, Idaho, this 10th day of September 2019.

**APPROVED:**

  
Fallon Fereday  
Chair, Planning and Zoning Commission

**ATTEST:**

  
Morgan Bessaw  
Director, Planning Division

Exhibit 2

NOTICE PUBLISHED IN THE *STAR-NEWS*

# NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE CITY COUNCIL OF THE CITY OF McCALL TO CONSIDER THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WEST URBAN RENEWAL PROJECT OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL A/K/A McCALL REDEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that the City Council of the City of McCall will hold during its regular meeting, a public hearing in Legion Hall, McCall City Hall, 216 East Park Street, McCall, Idaho, on October 24, 2019, at 5:30 p.m., to consider for adoption the proposed Urban Renewal Plan for the Downtown West Urban Renewal Project ("Plan") of the Urban Renewal Agency of the City of McCall a/k/a McCall Redevelopment Agency ("Agency"). The urban renewal and revenue allocation area boundary is hereinafter described. The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2019, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan.

The general scope and objectives of the Plan are:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of:
  - streets, intersections and other pedestrian crossing facilities;
  - water and sewer system improvements;
  - other utility improvements, including, removal, burying, or relocation of overhead or underground utilities;
  - extension of electrical distribution lines and transformers;
  - improvement of irrigation and drainage ditches and laterals;
  - installation or improvements to fiber optic facilities and/or other communication systems;
  - parking facilities and electric charging stations;
  - fire protection systems;
  - Public art
  - curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches and other street furniture, bike racks, and similar amenities between the curb and right-of-way line;
  - other public improvements that may be deemed appropriate by the Board, including, but not limited to, walkways, public open spaces, outdoor public event spaces, parks, waterfront improvements, plazas, including but not limited to the City Hall/Library pedestrian plaza, and other similar amenities that may be deemed appropriate by the Board;
- d. The acquisition of real property from the City or others for right-of-way improvements, public parks, pedestrian facilities and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers, in part to encourage development of local housing options;
- e. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- f. The management of any property acquired by and under the ownership and control of the Agency;
- g. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- h. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- i. To support or partner in the engineering, design, installation, construction of a public community and/or recreation center;
- j. To support or partner in the development of a robust public market to encourage pedestrian activity in the CBD;
- k. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations;
- l. The provision of financial and other assistance to encourage greater density, and to encourage construction of local housing options pursuant to the McCall Local Housing Program;
- m. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- n. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, office, retail, residential, and governmental use;
- o. In collaboration with property owners and

other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of waterfront amenities, streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;

p. The demolition or removal of certain buildings and/or improvements for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, open space, plazas, multi-use trails, public facilities, and to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;

q. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

r. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;

s. To make improvements to utilities (within and outside of the Project Area) to encourage development throughout the Project Area;

t. To support or partner in projects providing additional public access to Payette Lake and the installation of other waterfront amenities, including public docks, waterfront parks and adjacent plazas, and pedestrian pathways. This includes projects supporting environmental protection of Payette Lake; and

u. To encourage and support public wayfinding projects.

Any such land uses as described in the Plan will be in conformance with zoning for the City of McCall and the 2018 McCall Area Comprehensive Plan, as adopted by the City Council, or as may be applicable. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is described as follows:

An area consisting of approximately 52.4 acres of land, exclusive of rights-of-way and encompassing a portion of the City's central business district (CBD), extending south along Third Street (Highway 55) to Stibnite Street and as more particularly described as follows:

A parcel of land being in a portion of Section 9, Township 18 North, Range 3 East, Boise Meridian. Located in Valley County, Idaho and being more particularly described as follows:

Commencing at the west quarter corner common to Section 16 and Section 17 (W1/4 Corner of Section 16), thence N 37°29'49" E a distance of 3073.235 Feet. This is

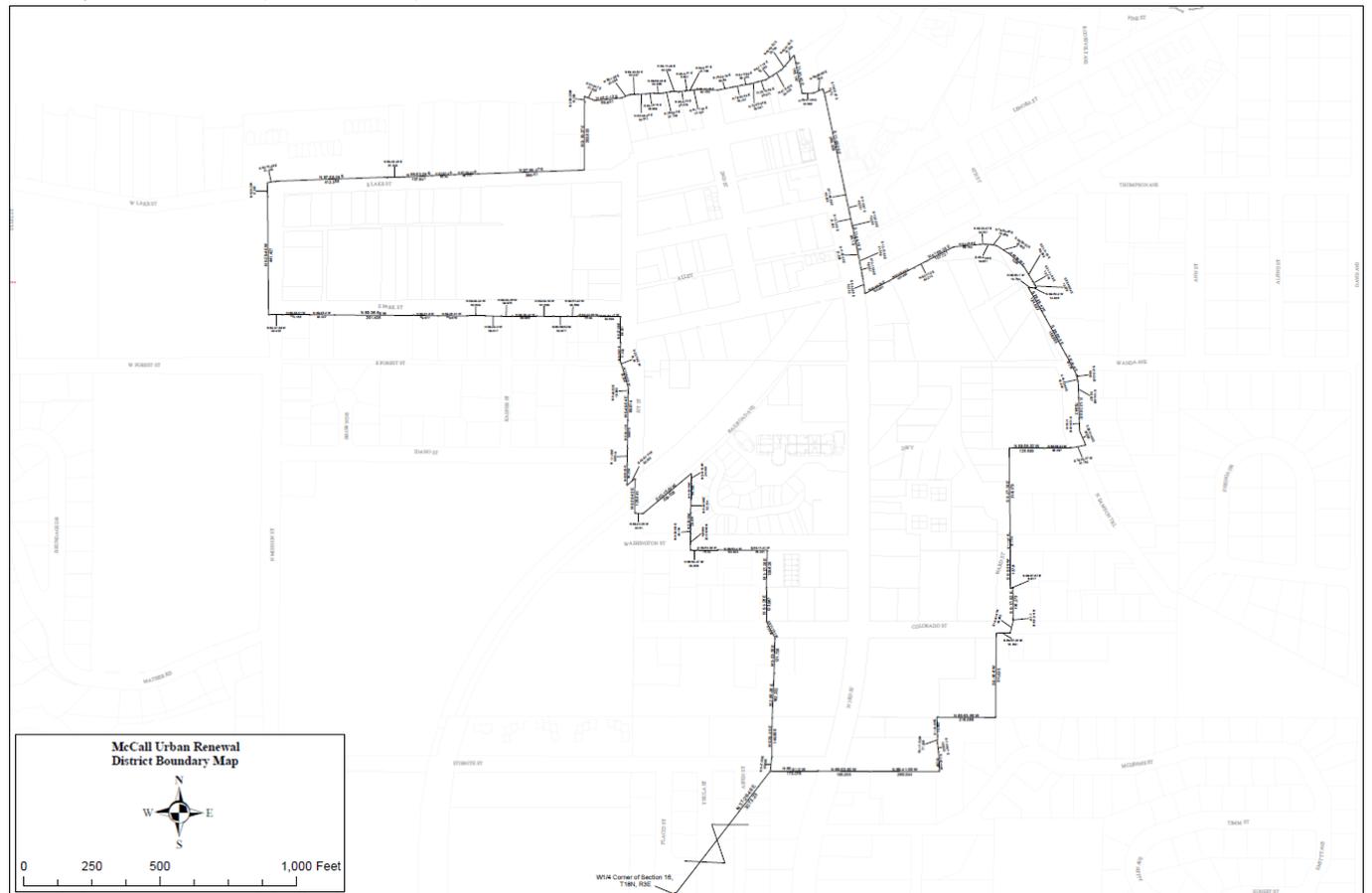
the point of Beginning.

1. thence N 5°47'55" E a distance of 55.688 Feet;
2. thence N 0°20'35" E a distance of 144.958 Feet;
3. thence N 2°50'36" E a distance of 162.332 Feet;
4. thence N 0°53'30" E a distance of 131.728 Feet;
5. thence N 27°17'51" W a distance of 67.992 Feet;
6. thence N 0°1'26" E a distance of 123.967 Feet;
7. thence N 1°17'20" E a distance of 139.628 Feet;
8. thence S 89°11'41" W a distance of 58.431 Feet;
9. thence N 89°50'4" W a distance of 20.154 Feet;
10. thence N 89°53'39" W a distance of 75.04 Feet;
11. thence N 89°54'47" W a distance of 24.006 Feet;
12. thence N 0°48'31" E a distance of 60.394 Feet;
13. thence S 49°51'14" W a distance of 38.902 Feet;
14. thence N 0°33'38" E a distance of 58.674 Feet;
15. thence N 0°33'39" E a distance of 52.724 Feet;
16. thence N 0°33'39" E a distance of 65.756 Feet;
17. thence N 0°9'16" W a distance of 24.976 Feet;
18. thence S 50°15'50" W a distance of 229.528 Feet;
19. thence N 89°20'26" W a distance of 30.61 Feet;
20. thence N 0°30'45" E a distance of 129.041 Feet;
21. thence N 0°49'54" E a distance of 99.974 Feet;
22. thence N 0°35'20" E a distance of 80.259 Feet;
23. thence N 1°1'36" E a distance of 60.516 Feet;
24. thence N 0°32'17" E a distance of 99.975 Feet;
25. thence N 0°49'54" E a distance of 99.974 Feet;
26. thence N 0°49'52" E a distance of 19.993 Feet;
27. thence N 15°44'29" W a distance of 82.734 Feet;
28. thence N 20°18'2" W a distance of 18.76 Feet;
29. thence N 0°30'2" E a distance of 71.233 Feet;
30. thence N 0°27'36" E a distance of 96.261 Feet;
31. thence S 89°51'11" W a distance of 82.884 Feet;
32. thence S 89°42'35" W a distance of 75.39 Feet;
33. thence S 89°51'14" W a distance of 38.568 Feet;
34. thence S 89°56'53" W a distance of 52.877 Feet;
35. thence N 89°39'19" W a distance of 61.669 Feet;
36. thence N 89°39'44" W a distance of 88.885 Feet;
37. thence N 89°33'25" W a distance of 39.976 Feet;
38. thence N 89°43'0" W a distance of 59.617 Feet;
39. thence N 89°39'24" W a distance of 63.609 Feet;
40. thence N 89°35'31" W a distance of 109.576 Feet;
41. thence N 89°31'18" W a distance of 89.577 Feet;
42. thence N 89°36'55" W a distance of 291.406 Feet;
43. thence N 89°35'2" W a distance of 90.047 Feet;
44. thence N 89°38'31" W a distance of 100.165 Feet;
45. thence S 89°53'39" W a distance of 49.406 Feet;
46. thence N 0°29'40" W a distance of 441.427 Feet;
47. thence N 0°30'2" W a distance of 47.661 Feet;
48. thence N 80°15'49" E a distance of 31.325 Feet;
49. thence N 87°55'28" E a distance of 412.355 Feet;
50. thence N 89°48'26" E a distance of 57.506 Feet;
51. thence N 86°53'38" E a distance of 107.601 Feet;
52. thence N 87°57'0" E a distance of 82.44 Feet;
53. thence N 87°53'42" E a distance of 86.111 Feet;
54. thence N 87°55'27" E a distance of 388.41 Feet;
55. thence N 0°15'37" E a distance of 253.533 Feet;
56. thence N 2°58'25" W a distance of 19.208 Feet;
57. thence S 67°24'7" E a distance of 41.908 Feet;
58. thence N 84°0'13" E a distance of 99.821 Feet;
59. thence N 66°1'36" E a distance of 33.085 Feet;
60. thence S 89°30'52" E a distance of 30.037 Feet;
61. thence N 85°48'40" E a distance of 30.911 Feet;
62. thence N 85°19'15" E a distance of 28.969 Feet;
63. thence N 89°56'25" E a distance of 32.398 Feet;
64. thence N 78°50'3" E a distance of 27.726 Feet;
65. thence N 89°11'29" E a distance of 30.358 Feet;
66. thence N 85°3'22" E a distance of 25.476 Feet;
67. thence N 85°3'21" E a distance of 5.657 Feet;
68. thence N 84°3'57" E a distance of 18.796 Feet;
69. thence N 81°11'44" E a distance of 10.153 Feet;

70. thence S 89°12'46" E a distance of 84.152 Feet;
71. thence N 78°20'18" E a distance of 56.89 Feet;
72. thence N 78°20'43" E a distance of 33.727 Feet;
73. thence N 81°0'22" E a distance of 29.333 Feet;
74. thence N 74°30'34" E a distance of 30.041 Feet;
75. thence N 75°10'48" E a distance of 29.911 Feet;
76. thence N 57°1'15" E a distance of 32.038 Feet;
77. thence N 57°9'42" E a distance of 36.308 Feet;
78. thence N 40°43'52" E a distance of 23.733 Feet;
79. thence N 40°47'50" E a distance of 47.006 Feet;
80. thence S 11°41'41" E a distance of 145.147 Feet;
81. thence N 86°47'36" E a distance of 42.893 Feet;
82. thence N 65°56'58" E a distance of 36.9 Feet;
83. thence S 10°57'17" E a distance of 41.422 Feet;
84. thence S 11°45'26" E a distance of 346.035 Feet;
85. thence S 11°44'39" E a distance of 46.923 Feet;
86. thence S 11°38'1" E a distance of 45.261 Feet;
87. thence S 12°1'46" E a distance of 21.549 Feet;
88. thence S 13°5'25" E a distance of 10.344 Feet;
89. thence S 11°44'16" E a distance of 95.18 Feet;
90. thence S 11°52'23" E a distance of 21.684 Feet;
91. thence S 10°13'54" E a distance of 104.489 Feet;
92. thence S 10°13'55" E a distance of 49.061 Feet;
93. thence S 8°22'56" E a distance of 63.722 Feet;
94. thence N 61°45'46" E a distance of 103.934 Feet;
95. thence N 88°38'34" E a distance of 104.549 Feet;
96. thence N 62°41'2" E a distance of 52.212 Feet;
97. thence N 61°56'35" E a distance of 107.731 Feet;
98. thence N 84°29'6" E a distance of 99.784 Feet;
99. thence N 88°33'47" E a distance of 19.767 Feet;
100. thence S 85°4'36" E a distance of 19.851 Feet;
101. thence S 78°50'46" E a distance of 19.886 Feet;
102. thence S 56°36'20" E a distance of 55.699 Feet;
103. thence N 88°38'39" E a distance of 70.549 Feet;
104. thence S 31°11'51" E a distance of 66.362 Feet;
105. thence S 31°11'52" E a distance of 13.018 Feet;
106. thence S 23°46'54" E a distance of 13.358 Feet;
107. thence N 88°33'47" E a distance of 14.738 Feet;
108. thence N 89°50'1" W a distance of 13.784 Feet;
109. thence S 29°29'57" E a distance of 124.697 Feet;
110. thence S 28°50'3" E a distance of 156.993 Feet;
111. thence S 10°13'54" E a distance of 6.843 Feet;
112. thence S 2°10'24" E a distance of 6.843 Feet;
113. thence S 16°33'45" E a distance of 16.918 Feet;
114. thence S 1°34'8" E a distance of 59.527 Feet;
115. thence S 1°32'50" E a distance of 79.943 Feet;
116. thence S 1°29'10" E a distance of 41.619 Feet;
117. thence S 22°51'48" E a distance of 58.296 Feet;
118. thence S 79°20'47" W a distance of 57.763 Feet;
119. thence N 89°58'32" W a distance of 98.097 Feet;
120. thence N 89°58'32" W a distance of 125.893 Feet;
121. thence S 0°27'20" E a distance of 318.173 Feet;
122. thence S 1°10'1" E a distance of 61.743 Feet;
123. thence S 0°5'39" W a distance of 137.8 Feet;
124. thence N 89°57'57" E a distance of 9.917 Feet;
125. thence S 0°17'52" E a distance of 116.273 Feet;
126. thence S 0°17'50" E a distance of 7.777 Feet;
127. thence S 14°9'14" W a distance of 45.862 Feet;
128. thence S 89°57'20" W a distance of 51.561 Feet;
129. thence S 0°16'6" W a distance of 311.035 Feet;
130. thence N 89°53'59" W a distance of 216.086 Feet;
131. thence S 1°51'50" E a distance of 73.592 Feet;
132. thence S 2°17'33" W a distance of 21.539 Feet;
133. thence S 7°36'21" E a distance of 35.855 Feet;
134. thence S 2°33'49" E a distance of 70.269 Feet;
135. thence N 89°41'35" W a distance of 255.044 Feet;
136. thence N 89°53'50" W a distance of 193.203 Feet;
137. thence N 89°51'0" W a distance of 173.076 Feet;

back to the Point of Beginning.

The Project Area is also depicted in the map below.



Copies of the proposed Plan are on file for public inspection and copying per the City of McCall Public Records Policy at the office of the City Clerk of McCall, 216 East Park Street, McCall, Idaho, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays.

At the hearing date, time, and place noted above (October 24, 2019, at 5:30 p.m.), all inter-

ested persons are invited to attend the hearing to express their views regarding this proposal. Oral testimony may be offered at the meeting and may be restricted to no more than 3 minutes per person. Written testimony of more than two pages must be submitted at least five working days prior to the hearing; other written testimony may be submitted to the Planning & Development Services Department up to the time of the hearing. Additional information may be

obtained by calling 208-634-5229 or by email at [mgroenevelt@mccall.id.us](mailto:mgroenevelt@mccall.id.us).

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting BessieJo Wagner at [bwagner@mccall.id.us](mailto:bwagner@mccall.id.us); 208-634-4874 or 216 East Park Street, McCall, Idaho 83401. DATED: September 3, 2019. BessieJo Wagner, City Clerk

Exhibit 3

URBAN RENEWAL PLAN FOR THE  
DOWNTOWN WEST URBAN RENEWAL PROJECT

**URBAN RENEWAL PLAN FOR THE  
DOWNTOWN WEST URBAN RENEWAL PROJECT**

**THE URBAN RENEWAL AGENCY OF THE CITY OF MCCALLA/K/A  
THE MCCALL REDEVELOPMENT AGENCY  
CITY OF MCCALL, IDAHO**

**Ordinance No. \_\_\_\_\_**

**Adopted \_\_\_\_\_**

**Effective \_\_\_\_\_**

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## 100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the Downtown West Urban Renewal Project (the “Project”) in the City of McCall (the “City”), state of Idaho. Attachments 1 through 5.5 attached hereto (collectively, the “Plan Attachments”) are incorporated herein and shall be considered a part of this Plan.

The term “Project” is used herein to describe the overall activities defined in this Plan and conforms to the statutory definition of an urban renewal project. Reference is specifically made to Idaho Code §§ 50-2018(10) and 50-2903(13) for the various activities contemplated by the term “Project.” Such activities include both private and public development of property within the urban renewal area. The Downtown West Project Area is also referred to as the “Project Area.”

This Plan was prepared by the Board of Commissioners (the “Agency Board”) of the Urban Renewal Agency of the City of McCall, Idaho, also known as the McCall Redevelopment Agency (the “Agency”), its consultants, and staff, and reviewed and recommended by the Agency pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable local laws and ordinances.

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

- (1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality.
- (2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area.
- (3) An economic feasibility study.
- (4) A detailed list of estimated project costs.
- (5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area.
- (6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
- (7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar

year following the last year of the revenue allocation provision described in the urban renewal plan.

- (8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

This Plan includes the above information with specificity.

The proposed development of the Project Area as described in this Plan conforms to the 2018 McCall Area Comprehensive Plan (the “Comprehensive Plan”), as may be amended from time to time, and adopted by the McCall City Council (the “City Council”). Subject to the land use and zoning authority of the City, the Agency intends to rely heavily on any applicable design standards set forth in the McCall Downtown Master Plan, adopted by the City Council on December 19, 2013 (the “Downtown Framework”). The Downtown Framework sets forth key design guidelines and principals, preferred development concepts, mobility concepts, open space concepts and public utility/infrastructure framework concepts to guide redevelopment and development in the Project Area. To further support increasing local housing options, the Agency intends to implement the strategies set forth in the 2018 City of McCall Housing Strategy. Finally, the Agency will rely on the 2017 McCall Area Transportation Master Plan, which establishes guidelines for connectivity and preferred development concepts to support transportation and mobility options.

**This Plan is subject to the Plan modification limitations and reporting requirements set forth in Idaho Code § 50-2903A. Subject to limited exceptions as set forth in Idaho Code § 50-2903A, if this Plan is modified by a City Council ordinance, then the base value for the year immediately following the year in which modification occurs shall be reset to include the current year’s equalized assessed value of the taxable property in the revenue allocation area, effectively eliminating the Agency’s revenue stream. Should the Agency have any outstanding financial obligations, the City shall not adopt an ordinance modifying this Plan unless written consent has been obtained by any creditors, including but not limited to developers who have entered into reimbursement agreements with the Agency.**

**A modification shall not be deemed to occur when “[t]here is a plan amendment to make technical or ministerial changes to a plan that does not involve an increase in the use of revenues allocated to the agency.” Idaho Code § 50-2903A(1)(a)(i). Annual adjustments as more specifically set forth in the Agency’s annual budget will be required to account for more/less estimated revenue and prioritization of projects. Any adjustments for these stated purposes are technical and ministerial and are not modifications under Idaho Code § 50-2903A.**

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the development, redevelopment,

rehabilitation, and revitalization of the area within the boundaries of the Project Area. The Agency retains all powers allowed by the Law and Act. This Plan presents a process and a basic framework within which plan implementation, including contracts, agreements and ancillary documents will be presented and by which tools are provided to the Agency to fashion, develop, and proceed with plan implementation. The Plan has balanced the need for flexibility over the twenty (20)-year timeframe of the Plan to implement the improvements identified in Attachment 5.1, with the need for specificity as required by Idaho Code § 50-2905. The Plan narrative addresses the required elements of a plan set forth in Idaho Code § 50-2905(1), (5), (7) and (8). Attachments 5.1-5.5, together with the Plan narrative, meet the specificity requirement for the required plan elements set forth in Idaho Code § 50-2905(2)-(6), recognizing that actual Agency expenditures are prioritized each fiscal year during the required annual budgeting process.

Allowed projects are those activities which comply with the Law and the Act and meet the overall objectives of this Plan. The public-private relationship is crucial in the successful development and redevelopment of the Project Area. Typically, the public will fund enhanced public improvements like utilities, streets, and sidewalks which, in turn, create an attractive setting for adjacent private investment for mixed-use residential (single family residential and increased density), retail, office, and commercial facilities.

The purposes of the Law and Act will be attained through, and the major goals of this Plan, are:

- a. The installation and construction of public improvements, including streets and pedestrian plazas; improvements to roadways, intersections, curbs, gutters and streetscapes, which for purposes of this Plan, the term “streetscapes” includes sidewalks, lighting, landscaping, benches and other street furniture, bike racks, public art and similar amenities between the curb and right of way line; installation and/or improvements to fiber optic facilities; public utilities including water and sewer improvements, and fire protection systems; other related public improvements, including improvements to pedestrian crossing facilities and parking facilities; removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; and improvement of storm drainage facilities;
- b. To support or partner in projects expanding local housing options and leveraging the McCall Local Housing Program;
- c. To support or partner in the development of a community and/or recreation center;
- d. To support or partner in the development of a public market;
- e. To support or partner in projects providing additional public access to Payette Lake and the installation of other waterfront amenities, including public docks,

waterfront parks and adjacent plazas, and pedestrian pathways. This includes projects supporting environmental protection of Payette Lake;

- f. The replanning, redesign, and development of undeveloped or underdeveloped areas which are stagnant or improperly utilized because of limited traffic access, underserved utilities, and other site conditions;
- g. The strengthening of the economic base of the Project Area and the community by the installation of needed public improvements to stimulate new private development providing employment and economic growth;
- h. The provision of adequate land for open space, parks, street rights-of-way, pedestrian rights-of-way, including pathways, pedestrian plazas and other outdoor public event space;
- i. The reconstruction and improvement of street corridors to allow traffic flows and pedestrians to move through the Project Area along with the accompanying utility connections throughout the Project Area;
- j. The provision of public service utilities such as broadband, water system improvements, sewer system improvements and improvements to storm drainage facilities (which may be located outside the Project Area);
- k. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- l. The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Project Area as a whole and benefiting the various taxing districts in which the urban renewal area is located;
- m. The funding of necessary public infrastructure to accommodate both public and private development;
- n. To acquire real property as may be necessary to support the above-mentioned goals; and
- o. Construction and maintenance of public parking facilities.

## **101 General Procedures of the Agency**

The Agency is a public body, corporate and politic, as defined and described under the Law and the Act. The Agency is also governed by its bylaws as authorized by the Law and adopted by the Agency. Under the Law, the Agency is governed by the Idaho open meeting law; the Public Records Act; the Ethics in Government Act of 2015, Chapters 1, 2 and 4 of Title 74, Idaho Code; reporting requirements pursuant to Idaho Code §§ 67-450B, 67-450E, 50-2903A and 50-2913; and the competitive bidding requirements under Chapter 28, Title 67, Idaho Code, as well as other procurement or other public improvement delivery methods.

Subject to limited exceptions, the Agency shall conduct all meetings in open session and allow meaningful public input as mandated by the issue considered or by any statutory or regulatory provision.

The Agency may adopt separate policy statements. Any modification to any policy statement is a technical or ministerial adjustment and is not a modification to this Plan under Idaho Code § 50-2903A.

## **102 Provisions Necessary to Meet State and Local Requirements: Conformance with Idaho Code Sections 50-2008 and 50-2906**

Idaho law requires that the City Council, by resolution, must determine a geographic area be a deteriorated area or a deteriorating area or a combination thereof and designate such area as appropriate for an urban renewal project prior to preparation of an urban renewal plan. A consultant was retained to study a proposed project area and prepare an eligibility report. The eligibility report was submitted to the Agency. The Agency accepted the eligibility report by Agency Resolution No. 01-2018 on June 19, 2018, and thereafter submitted the eligibility report to the City Council for its consideration.

The area studied, which was larger than the Project Area, was deemed by the City Council to be a deteriorating area and/or a deteriorated area and therefore eligible for an urban renewal project by adoption of Resolution No. 18-14 on June 28, 2018. With the adoption of Resolution No. 18-14, the City Council authorized the preparation of an urban renewal plan.

The Plan was prepared and submitted to the Agency for its review and approval. The Agency approved the Plan by the adoption of Agency Resolution No. 2-2019 on August 19, 2019, and submitted the Plan to the City Council with its recommendation for adoption.

In accordance with the Law, this Plan was submitted to the Planning and Zoning Commission of the City. After consideration of the Plan, the Commission reported to the City Council that this Plan is in conformity with the City's Comprehensive Plan.

Pursuant to the Law and Act, the City Council having published due notice thereof, a public hearing was held on this Plan. Notice of the hearing was duly published in the *Star News*,

a newspaper having general circulation in the City. The City Council adopted this Plan on \_\_\_\_\_, 2019, by Ordinance No. \_\_\_\_\_.

### **103 History and Current Conditions of the Area**

This Project Area includes approximately 52.4 acres, exclusive of rights-of-way, and encompasses a portion of the City's central business district (CBD) extending south along Third Street (Highway 55) to Stibnite Street. Despite recent investment in the broader CBD, the Valley County Assessor's data indicates approximately 74% of the parcels consisting of 49% of the land area are either vacant, deteriorated or deteriorating.

The Project Area is zoned primarily for mixed-use commercial and residential uses. A significant impediment to development is the extent of infrastructure necessary to develop the area. Development potential within the Project Area is currently restricted due to the costs to update existing infrastructure to current standards. The street surfaces are failing throughout the Project Area. The pedestrian facilities, such as the sidewalks throughout the Project Area, are broken and create hazardous walking surfaces. There continue to be sections where sidewalks do not exist forcing pedestrians to compete with vehicular traffic on narrow paved surfaces. Additionally, there is the lack of adequate storm drainage facilities, creating dangerous ponding during periods of rain and snow melt, which exacerbates the deteriorating condition of the roadways. Similarly, the lack of stormwater facilities impacts the water quality of Payette Lake (drinking water source).

The Plan proposes installation and improvements to public infrastructure and other publicly owned assets throughout the Project Area, as more specifically set forth in Attachment 5.1, including but not limited to participation in the engineering, design and construction of roadways, including streetscapes, streetlights, curbs, gutters sidewalks and other related pedestrian amenities; parking improvements; water and sewer improvements; improvements to the fiber system; storm drainage system improvements; and the development or preservation of parks and open space, including pedestrian/bike paths, creating the framework for the development of a mixed-use residential, commercial, office and retail area; improvements to the waterfront; and other community development projects.

The Project Area is underdeveloped and is not being used to its highest and best use due to the presence of a substantial number of deteriorated or deteriorating structures, deterioration of site, age or obsolescence, predominance of defective or inadequate street layout, outmoded street patterns, need for modern traffic requirements, faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary and unsafe conditions, unsuitable topography, diversity of ownership, and defective or unusual conditions of title. The foregoing conditions have arrested or impaired the sound growth in the Project Area and have resulted in economic underdevelopment of the Project Area.

The preparation and approval of an urban renewal plan, including a revenue allocation financing provision, gives the City additional resources to solve the public infrastructure and development impediment issues in this area. Revenue allocation financing should help to

improve the situation. In effect, property taxes generated by new developments within the Project Area may be used by the Agency to finance a variety of needed public improvements and facilities. Finally, some of the new developments may also generate new jobs in the community that would, in turn, benefit area residents.

#### **104 Purpose of Activities**

Attachment 5.1 includes the Project Area Improvement List identifying with specificity the proposed public improvements and projects contemplated in the Project Area. The description of activities, public improvements, and the estimated costs of those items are intended to create an outside limit of the Agency's activity. Due to the inherent difficulty in projecting future levy rates, future taxable value, and the future costs of construction, the Agency reserves the right to:

- a. change funding amounts from one Project to another.
- b. to re-prioritize the Projects described in this Plan and the Plan Attachments.
- c. Retain flexibility in funding the various activities in order to best meet the Plan and the needs of the Project Area.
- d. Retain flexibility in determining whether to use the Agency's funds or funds generated by other sources.
- e. Site the location of proposed improvements to support development when it occurs. Attachment 5.5 provides limited information on the proposed location of a few proposed improvements, which presents a realistic development scenario recognizing it is difficult to project with any certainty where the improvements will be sited until the future project submits plans to the City for compliance with land use regulations.

The Agency intends to discuss and negotiate with any owner or developer of the parcels within the Project Area seeking Agency assistance. During such negotiation, the Agency will determine the eligibility of the activities sought for Agency funding, the amount the Agency may fund by way of percentage or other criteria including the need for such assistance. The Agency will also take into account the amount of revenue allocation proceeds estimated to be generated from the developer's activities. The Agency also reserves the right to establish by way of policy, its funding percentage or participation, which would apply to all developers and owners.

Throughout this Plan, there are references to Agency activities, Agency funding, and the development, and contribution of public improvements. Such references do not necessarily constitute a full, final, and formal commitment by the Agency but, rather, grant to the Agency the discretion to participate as stated subject to achieving the objectives of this Plan and provided such activity is deemed eligible under the Law and the Act. The activities listed in Attachments

5.1-5.5 will be determined or prioritized as the overall Project Area develops and through the annual budget setting process.

The activities listed in Attachments 5.1-5.5 are also prioritized by way of importance to the Agency by the amounts funded, and by year of funding, with earlier years reflecting the more important activities, achievement of higher objectives, long term goals, and commitments. As required by the Law and Act, the Agency will adopt more specific budgets annually. The projected timing of funding is primarily a function of the market conditions and the availability of financial resources but is also strategic, considering the timing of private development partnership opportunities and the ability of certain strategic activities to stimulate development at given points in time within the planned 20-year period of the urban renewal district and revenue allocation area.

The Study (Attachments 5.1-5.5) has described a list of prioritized public improvements and other related activities with an estimated cost in 2018 dollars of approximately \$15,390,000. This amount does not take into account inflationary factors which would increase that figure depending on when the Agency is able to develop, construct or initiate those activities. The Study has concluded the capacity of revenue allocation funds through the term of the Plan based on the assumed development projects and assessed value increases will likely generate \$15,860,188. The Agency reserves the discretion and flexibility to use revenue allocation proceeds in excess of the amounts predicted in the event higher increases in assessed values occur during the term of the Plan for the improvements and activities identified. Additionally, the Agency reserves the discretion and flexibility to use other sources of funds unrelated to revenue allocation to assist in the funding of the identified improvements and activities.

## **105 [RESERVED]**

## **200 DESCRIPTION OF PROJECT AREA**

The boundaries of the Project Area and the Revenue Allocation Area are shown on the Boundary Map of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 1 and incorporated herein by reference, and are described in the Legal Description of Urban Renewal Project Area and Revenue Allocation Area, attached hereto as Attachment 2 and incorporated herein by reference. For purposes of boundary descriptions and use of proceeds for payment of improvements, the boundary shall be deemed to extend to the outer boundary of rights-of-way or other natural boundary unless otherwise stated. The Agency also intends to use revenue allocation funds to improve the waterfront, including improvements that extend into Payette Lake, such as docks and other amenities.

## **300 PROPOSED REDEVELOPMENT ACTIONS**

### **301 General**

The Agency proposes to eliminate and prevent the spread of deteriorating conditions and deterioration in the Project Area by employing a strategy to improve and develop public and

private lands, and to grow the economy in the Project Area. Implementation of the strategy includes, but is not limited to the following actions:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of:
  - streets, intersections and other pedestrian crossing facilities;
  - water and sewer system improvements;
  - other utility improvements, including, removal, burying, or relocation of overhead or underground utilities;
  - extension of electrical distribution lines and transformers;
  - improvement of irrigation and drainage ditches and laterals;
  - installation or improvements to fiber optic facilities and/or other communication systems;
  - parking facilities and electric charging stations;
  - fire protection systems;
  - Public art
  - curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches and other street furniture, bike racks, and similar amenities between the curb and right-of-way line;
  - other public improvements that may be deemed appropriate by the Board, including, but not limited to, walkways, public open spaces, outdoor public event spaces, parks, waterfront improvements, plazas, including but not limited to the City Hall/Library pedestrian plaza, and other similar amenities that may be deemed appropriate by the Board;
- d. The acquisition of real property from the City or others for right-of-way improvements, public parks, pedestrian facilities and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers, in part to encourage development of local housing options;
- e. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- f. The management of any property acquired by and under the ownership and control of the Agency;

- g. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- h. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- i. To support or partner in the engineering, design, installation, construction of a public community and/or recreation center;
- j. To support or partner in the development of a robust public market to encourage pedestrian activity in the CBD;
- k. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations;
- l. The provision of financial and other assistance to encourage greater density, and to encourage construction of local housing options pursuant to the McCall Local Housing Program;
- m. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- n. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, office, retail, residential, and governmental use;
- o. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of waterfront amenities, streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- p. The demolition or removal of certain buildings and/or improvements for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, open space, plazas, multi-use trails, public facilities, and to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- q. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire

Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

- r. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- s. To make improvements to utilities (within and outside of the Project Area) to encourage development throughout the Project Area;
- t. To support or partner in projects providing additional public access to Payette Lake and the installation of other waterfront amenities, including public docks, waterfront parks and adjacent plazas, and pedestrian pathways. This includes projects supporting environmental protection of Payette Lake; and
- u. To encourage and support public wayfinding projects.

In the accomplishment of these purposes and activities and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by Law and Act.

### **302 Urban Renewal Plan Objectives**

Urban renewal activity is necessary in the Project Area to combat problems of physical deterioration or deteriorating conditions. As set forth in greater detail in Section 103, the Project Area has a history of a slow-growing tax base based on deteriorated and/or deteriorating conditions that have arrested or impaired or will arrest or impair growth in the Project Area.

As set forth in greater detail in Section 301, the construction of public facilities, installation and construction of public infrastructure, or improvements thereto, the installation, construction and improvements to pedestrian amenities, waterfront improvements and/or development, improvements to water and sewer facilities (within and outside of the Project Area), fire protection updates, as well as remediating any drainage issues will enhance the overall development of the Project Area.

Hence, the Plan for the Project Area is a proposal for public improvements to provide an improved environment for new commercial, office, retail, and residential uses; improvements to public open space and facilities; the elimination of unsafe conditions; and to otherwise prevent the extension of deterioration and reverse the deteriorating action of the Project Area.

Less than fee acquisition may be utilized by the Agency when and if necessary to promote redevelopment in accordance with the objectives of the Plan.

Temporary project improvements shall be provided, if necessary, to facilitate adequate vehicular and pedestrian circulation.

The provisions of this Plan are applicable to all public and private property in the Project Area. The provisions of the Plan shall be interpreted and applied as objectives and goals, recognizing the need for flexibility in interpretation and implementation, while at the same time not in any way abdicating the rights and privileges of the property owners which are vested in the present and future zoning classifications of the properties. All development under an owner participation agreement shall conform to those standards specified in Section 303.1 of this Plan.

This Plan must be practical in order to succeed. Particular attention has been paid to how it can be implemented, given the changing nature of market conditions. Transforming the Project Area into a vital, thriving part of the community requires an assertive strategy. The following list represents the key elements of that effort:

- a. Initiate simultaneous projects designed to revitalize the Project Area. From street and utility improvements to significant new public or private development, the Agency plays a key role in creating the necessary momentum to get and keep things going.
- b. Develop new mixed-use residential, retail, commercial, and office opportunities and encourage economic development.
- c. Secure and improve certain public open space in critical areas.
- d. Initiate projects designed to encourage a mixture of housing stock including varying density, market-rate, workforce and local housing options.

Without direct public intervention, much of the Project Area could conceivably remain unchanged and in a deteriorated and/or deteriorating condition for the next twenty (20) years. The Plan creates the necessary flexible framework for the Project Area to support the City's economic development while complying with the "specificity" requirement set forth in Idaho Code § 50-2905.

Land use in the Project Area will be modified to the extent that underutilized, underdeveloped, and vacant land and land now devoted to uses inconsistent with the future land uses of the area will be converted to residential, commercial, retail and office uses. In implementing the activities described in this Plan, the Agency shall give due consideration to the provision of adequate open space, park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of residents in the general vicinity of the site covered by the Plan.

### **303 Participation Opportunities and Agreement**

#### **303.1 Participation Agreements**

The Agency shall enter into various development participation agreements with any existing or future owner of property, in the event the property owner seeks and/or receives

assistance from the Agency in the development or redevelopment of the property. The term “owner participation agreement” or “participation agreement” is intended to include all participation agreements with a property owner, including reimbursement agreements, grant agreements or other participation agreements.

Each structure and building in the Project Area to be constructed as a condition of the owner participation agreement between the Agency and the owner pursuant to this Plan will be considered to be satisfactorily rehabilitated and constructed, and the Agency will so certify, if the rehabilitated or new structure meets the standards set forth in an executed owner participation agreement and meets the conditions described below:

- a. Any such property within the Project Area shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. The owner participation agreement may require as a condition of financial participation by the Agency a commitment by the property owner to meet the greater objectives of the land use elements identified in the Comprehensive Plan, the Downtown Framework, and applicable zoning ordinances. Upon completion of any rehabilitation, each structure must be safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition that will continue throughout an estimated useful life for a minimum of twenty (20) years.
- b. All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated or constructed in conformity with all applicable codes and ordinances of the City.
- c. Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan, as well as to all applicable codes and ordinances of the City.

**All owner participation agreements will address phasing issues, justification and eligibility of project costs, and achievement of the objectives of the Plan. The Agency shall retain its discretion in the funding level of its participation. Obligations under owner participation agreements shall terminate no later than the termination date of this Plan, December 31, 2039. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any owner participation agreement.**

In all participation agreements, participants who retain real property shall be required to join in the recordation of such documents as may be necessary to make the provisions of this Plan applicable to their properties. Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

In the event a participant fails or refuses to rehabilitate, develop, use, and maintain its real property pursuant to this Plan and a participation agreement, the real property or any interest

therein may be acquired by the Agency in accordance with Section 305.1 of this Plan and sold or leased for rehabilitation or development in accordance with this Plan.

Owner participation agreements may be used to implement the following objectives:

- a. Encouraging property owners to revitalize and/or remediate deteriorated areas or deteriorating areas of their parcels to accelerate development in the Project Area.
- b. Subject to the limitations of the Law and the Act, providing incentives to property owners to encourage utilization and expansion of existing permitted uses during the transition period to prevent a decline in the employment base and a proliferation of vacant and deteriorated parcels in the Project Area during the extended redevelopment of the Project Area.
- c. To accommodate improvements and expansions allowed by City regulations.
- d. Subject to the limitations of the Law and Act, providing incentives to improve nonconforming properties so they implement the design guidelines contained in this Plan to the extent possible and to encourage an orderly transition from nonconforming to conforming uses through the term of the Plan.
- e. Provide for advance funding by the developer/owner participant of those certain public improvements related to or needed for the private development. In that event, the Agency will agree as set out in the participation agreement to reimburse a portion of, or all of, the costs of public improvements identified in the participation agreement from the revenue allocation generated by the private development.

### **304 Cooperation with Public Bodies**

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. All plans for development of property in the Project Area by a public body shall be subject to Agency approval, in the event the Agency is providing any financial assistance.

Subject to applicable authority, the Agency may impose on all public bodies the planning and design controls contained in this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to

financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements of the Project Area as allowed by the Law and Act.

The Agency specifically intends to cooperate to the extent allowable with the City for the construction of street, streetscape, utility, pedestrian improvements and waterfront improvements and development. The Agency shall also cooperate with the City on various relocation, screening, or underground projects, the providing of fiber optic capability, and the funding of water and sewer improvements. The Agency shall also cooperate with any public entity having jurisdiction over rights-of-way for the improvement of streets within the Project Area and with the public bodies responsible for water and sewer improvements. The Agency may also cooperate and seek available assistance from state and federal sources for economic development.

In the event the Agency is participating in the public development by way of financial incentive or otherwise, the public body shall enter into a participation agreement with the Agency and then shall be bound by the Plan and other land use elements and shall conform to those standards specified in Section 303.1 of this Plan.

This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any owner participation agreement and in the annual budget adopted by the Agency Board.

### **305 Property Acquisition**

#### **305.1 Real Property**

Only as specifically authorized herein, the Agency may acquire, through the voluntary measures described below, but is not required to acquire, any real property located in the Project Area where it is determined that the property is needed for construction of public improvements, required to eliminate or mitigate the deteriorated or deteriorating conditions, to facilitate economic development, including acquisition of real property intended for disposition to qualified developers through a competitive process, and as otherwise allowed by law. The acquisition shall be by any means authorized by law, including, but not limited to, the Law, the Act, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, but shall not include the right to invoke eminent domain authority except as authorized herein. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including structures and fixtures upon the real property, without acquiring the land upon which those structures and fixtures are located.

The Agency intends to acquire any real property through voluntary or consensual gift, devise, exchange, or purchase. Such acquisition of property may be for the development of the public improvements identified in this Plan. Such properties may include properties owned by private parties or public entities. This Plan anticipates the Agency's use of its resources for

property acquisition, in part, for the construction of public improvements and to support local housing projects.

In the event the Agency identifies certain property which should be acquired to develop certain public improvements intended to be constructed under the provisions of this Plan, the Agency shall coordinate such property acquisition with any other public entity (e.g., without limitation, the City, the state of Idaho, or any of its authorized agencies), including the assistance of the Agency of funds to acquire said property either through a voluntary acquisition or the public entity's invoking of its eminent domain authority as limited by Idaho Code Section 7-701A.

The Agency is authorized by this Plan to acquire the properties identified in Attachment 3 hereto, including but not limited to property to be acquired for the extension or expansion of certain rights-of-way.

The Agency is authorized by this Plan and Idaho Code §§ 50-2010 and 50-2018(12) to acquire the properties identified in Attachment 3 hereto for the purposes set forth in this Plan. The Agency has identified its intent to acquire and/or participate in the development of certain public improvements, including, but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, public parking, public art, local housing, community facilities, including but not limited to public open space, parks, plazas, pedestrian/bike paths and trails, waterfront improvements and docks, multi-purpose community and/or recreation facilities, and other public facilities. Further, the Agency may acquire real property to facilitate commercial development and/or housing opportunities by assembling and disposing of developable parcels. The Agency's property acquisition will result in remediating deteriorating conditions in the Project Area by facilitating the development of mixed-use, residential, commercial, retail and office areas. The public improvements are intended to be dedicated to the City upon completion. The Agency reserves the right to determine which properties identified, if any, should be acquired.

It is in the public interest and may be necessary, in order to eliminate the conditions requiring redevelopment and in order to execute this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area for the public improvements identified in this Plan, which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

Under the provisions of the Act, the urban renewal plan "shall be sufficiently complete to indicate such land acquisition, demolition, and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area." Idaho Code § 50-2018(12). The Agency has generally described those properties by use as set out in Attachment 3 for acquisition for the construction of public improvement, to facilitate commercial development, and to support the development of local housing projects. The Agency may also acquire property for the purpose of developing streetscape and public utilities. The Agency reserves the right to determine which properties, if any, should be acquired.

## **305.2 Personal Property**

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain for the purpose of developing the public improvements described in section 305.1.

## **306 Property Management**

During the time real property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment, and such rental or lease shall be pursuant to such policies as the Agency may adopt.

## **307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced by the Project**

If the Agency receives federal funds for real estate acquisition and relocation, the Agency shall comply with 24 C.F.R. Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

In the event the Agency's activities result in displacement, the Agency shall comply with, at a minimum, the standards set forth in the Law. The Agency shall also comply with all applicable state laws concerning relocation benefits. The Agency shall also coordinate with the various local, state, or federal agencies concerning relocation assistance.

## **308 Demolition, Clearance and Site Preparation**

The Agency is authorized (but not required) to demolish and clear buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

Further, the Agency is authorized (but not required) to prepare, or cause to be prepared, as building sites any real property in the Project Area owned by the Agency including site preparation. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, pedestrian walkways, parking facilities, drainage facilities, and other public improvements necessary to carry out this Plan.

## **309 Property Disposition and Development**

### **309.1 Disposition by the Agency**

For the purposes of this Plan, the Agency is authorized to sell, lease, lease/purchase, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property under the reuse provisions set forth in Idaho

Code § 50-2011. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

Real property acquired by the Agency may be conveyed by the Agency and, where beneficial to the Project Area, without charge to any public body as allowed by law. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan.

### **309.2 Disposition and Development Agreements**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of deteriorating conditions, all real property sold, leased, or conveyed by the Agency is subject to the provisions of this Plan.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, lease/purchases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the Recorder of Valley County, Idaho.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, age, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, disability/handicap, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as required by law.

As required by law or as determined in the Agency's discretion to be in the best interest of the Agency and the public, the following requirements and obligations shall be included in the disposition and development agreement.

That the developers, their successors, and assigns agree:

- a. That a detailed scope and schedule for the proposed development shall be submitted to and agreed upon by the Agency.
- b. That the purchase or lease of the land and/or subterranean rights and/or air rights is for the purpose of redevelopment and not for speculation.

- c. That the building of improvements will be commenced and completed as jointly scheduled and determined by the Agency and the developer(s).
- d. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Plan.
- e. All new construction shall have a minimum estimated life of no less than twenty (20) years.
- f. That rehabilitation of any existing structure must assure that the structure is safe and sound in all physical respects and be refurbished and altered to bring the property to an upgraded marketable condition which will continue throughout an estimated useful life for a minimum of twenty (20) years.
- g. That the Agency receives adequate assurance acceptable to the Agency to ensure performance under the contract for sale.
- h. All such buildings or portions of the buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City.
- i. All disposition and development documents shall be governed by the provisions of Section 409 of this Plan.
- j. All other requirements and obligations as may be set forth in any participation policy established and/or amended by the Agency.

**The Agency also reserves the right to determine the extent of its participation based upon the achievements of the objectives of this Plan. Obligations under any disposition and development agreement and deed covenants, except for covenants which run with the land beyond the termination date of this Plan, shall terminate no later than December 31, 2039. The Agency shall retain its discretion to negotiate an earlier date to accomplish all obligations under any disposition and development agreement.**

### **309.3 Development by the Agency**

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct public improvements within the Project Area for itself or for any public body or entity, which public improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install, or construct the public improvements authorized under Idaho Code Section 50-2007, 50-2018(10) and (13), and 50-2903(9), (13), and (14), and as otherwise identified in Attachments 5.1-5.5, attached hereto and incorporated herein by reference, and may acquire or pay for the land required therefore.

The Agency may enter into contracts, leases, and agreements with the City or other public body or private entity pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

### **310 Development Plans**

All development plans (whether public or private) prepared, pursuant to an owner participation or disposition and development agreement, shall be submitted to the Agency Board for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 409. Additionally, development must be consistent with all City ordinances.

**311 [Reserved]**

**312 [Reserved]**

### **313 Participation with Others**

Under the Law, the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Law if allowable under federal laws or regulations. The federal funds that may be available to the Agency are governed by regulations promulgated by the Department of Housing and Urban Development for the Idaho Community Development Block Grant Program (“ICDBG”), the Economic Development Administration, the Small Business Administration, or other federal agencies. In order to enhance such grants, the Agency’s use of revenue allocation funds is critical.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects that will attain certain federal objectives.

The Agency may, therefore, use the federal funds for the provision of assistance to private for-profit business, including, but not limited to, grants, loans, loan guarantees, interest supplements, technical assistance, and other forms to support, for any other activity necessary or appropriate to carry out an economic development project.

As allowed by law, the Agency may also use funds from any other sources for any purpose set forth under the Law or Act.

The Agency may enter into contracts, leases, and agreements with the City, or other public body or private entity, pursuant to this section, and the obligation of the Agency under such contract, lease, or agreement shall constitute an indebtedness of the Agency as described in Idaho Code § 50-2909 which may be made payable out of the taxes levied in the Project Area

and allocated to the Agency under Idaho Code § 50-2908(2)(b) and Section 500 of this Plan or out of any other available funds.

### **314 Conforming Owners**

The Agency may, at the Agency's sole and absolute discretion, determine that certain real property within the Project Area presently meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without a participation agreement with the Agency, provided such owner continues to operate, use, and maintain the real property within the requirements of this Plan.

### **315 Arts Funding**

The Agency encourages public art and performing arts through joint ventures with private developers and in cooperation with the City. Whenever possible, any Agency arts funding will be used to leverage additional contributions from developers, other private sources, and public or quasi-public entities for purposes of including public art within the streetscape projects or other areas as identified in this Plan.

## **400 USES PERMITTED IN THE PROJECT AREA**

### **401 Designated Land Uses**

The Agency intends to rely upon the overall land use designations and zoning classifications of the City, as depicted on Attachment 4 and as set forth in the McCall Area Comprehensive Plan Land Use Map, including the future land use map and zoning classifications, as may be amended. For the most part, the Project Area is proposed as mixed-use residential, commercial, retail and office development. Provided, however, nothing herein within this Plan shall be deemed to be granting any particular right to zoning classification or use.

### **402 [Reserved]**

### **403 Public Rights-of-Way**

The Project Area includes portions of the City's main arterial street, Third Street and Lake Street (State Highway 55), as well as a number of collector streets and local roads as shown on Attachment 1. Any new City or State roadways will be constructed in conjunction with any applicable policies and design standards of the City (and State and Federal standards if applicable) regarding dedicated rights-of-way. Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development.

Additional improvements to existing streets and easements may be created, improved, or extended in the Project Area as needed for development. Existing dirt roadways, streets, easements, and irrigation or drainage laterals or ditches may be abandoned, closed, or modified as necessary for proper development of the Project Area, in conjunction with any applicable

policies and standards of the City regarding changes to dedicated rights-of-way, and appropriate irrigation or drainage districts regarding changes to laterals or ditches.

Any development, maintenance and future changes in the interior or exterior street layout shall be in accordance with the objectives of this Plan, public works department review, and the City's design standards as set forth in the 2017 McCall Area Transportation Master Plan, as may be amended in the future, as well as, the City of McCall Complete Streets Policy; shall be effectuated in the manner prescribed by State and local law; and shall be guided by the following criteria:

- a. A balancing of the needs of proposed and potential new developments for adequate vehicular access, vehicular parking, and delivery loading docks with the similar needs of any existing developments permitted to remain. Such balancing shall take into consideration the rights of existing owners and tenants under the rules for owner and tenant participation adopted by the Agency for the Project and any participation agreements executed thereunder;
- b. The requirements imposed by such factors as topography, traffic safety, and aesthetics; and
- c. The potential need to serve not only the Project Area and new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

#### **404 Interim Uses**

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses that are not in conformity with the uses permitted in this Plan. However, any interim use must comply with applicable City Code.

#### **405 Development in the Project Area Subject to the Plan**

All real property in the Project Area, under the provisions of either a disposition and development agreement or an owner participation agreement, is made subject to the controls and requirements of this Plan. No such real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan.

**406 Construction Shall Comply with Applicable Federal, State, and Local Laws and Ordinances and Agency Development Standards**

All construction in the Project Area shall comply with all applicable state laws, the McCall City Code, as may be amended from time to time, and any applicable City Council ordinances pending codification, including but not limited to, regulations concerning the type, size, density and height of buildings; open space, landscaping, light, air, and privacy; the undergrounding of utilities; limitation or prohibition of development that is incompatible with the surrounding area by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors; parcel subdivision; off-street loading and off-street parking requirements.

In addition to applicable codes, ordinances, or other requirements governing development in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities in the Project Area in the event of a disposition and development agreement or owner participation agreement.

**407 [Reserved]**

**408 Nonconforming Uses**

The Agency may permit an existing use to remain in an existing building and site usage in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the Project Area. The owner of such a property must be willing to enter into an owner participation agreement and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the Project Area where, in the determination of the Agency, such improvements would be compatible with surrounding Project uses and development.

All nonconforming uses shall also comply with the City codes and ordinances.

**409 Design Guidelines for Development under a Disposition and Development Agreement or Owner Participation Agreement**

Under a disposition and development agreement and an owner participation agreement, the design guidelines and land use elements of the Plan shall be achieved to the greatest extent feasible, though the Agency retains the authority to grant minor variations under this Plan and subject to a negotiated agreement between the Agency and the developer or property owner.

Under those agreements, the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. In such agreements, the Agency may

impose additional design controls. One of the objectives of this Plan is to create an attractive pedestrian environment in the Project Area. Therefore, such plans shall give consideration to good design and amenities to enhance the aesthetic quality of the Project Area. These additional design standards or controls will be implemented through the provisions of any owner participation agreement or disposition and development agreement. These controls are in addition to any standard and provisions of any applicable City building or zoning ordinances; provided, however, each and every development shall comply with all applicable City zoning and building ordinances.

## **500 METHODS OF FINANCING THE PROJECT**

### **501 General Description of the Proposed Financing Method**

The Agency is authorized to finance this Project with revenue allocation funds, financial assistance from the City (loans, grants, other financial assistance), state of Idaho, federal government or other public entities, interest income, developer advanced funds, donations, loans from private financial institutions (bonds, notes, line of credit), the lease or sale of Agency-owned property, public parking revenue, or any other available source, public or private, including assistance from any taxing district or any public entity.

The Agency is also authorized to obtain advances, lines of credit, borrow funds, and create indebtedness in carrying out this Plan. The Agency may also consider an inter-fund transfer from other urban renewal project areas and a grant from the City. The principal and interest on such advances, funds, and indebtedness may be paid from any funds available to the Agency. The City, as it is able, may also supply additional assistance through City loans and grants for various public facilities.

The City or any other public agency may expend money to assist the Agency in carrying out this Project.

As allowed by law and subject to restrictions as are imposed by law, the Agency is authorized to issue notes or bonds from time to time, if it deems appropriate to do so, in order to finance all or any part of the Project. Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

### **502 Revenue Allocation Financing Provisions**

The Agency hereby adopts revenue allocation financing provisions as authorized by the Act, effective retroactively to January 1, 2019. These revenue allocation provisions shall apply to all taxing districts which are located in or overlap the Revenue Allocation Area shown and described on Attachments 1 and 2 to this Plan. The Agency shall take all actions necessary or convenient to implement these revenue allocation financing provisions. The Agency specifically finds that the equalized assessed valuation of property within the Revenue Allocation Area is likely to increase as a result of the initiation of the Project.

The Agency, acting by one or more resolutions adopted by its Board, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay as costs are incurred (pay-as-you-go) or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or notes or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code § 50-2903(14)) of one or more urban renewal projects.

Upon enactment of a City Council ordinance finally adopting these revenue allocation financing provisions and defining the Revenue Allocation Area described herein as part of the Plan, there shall hereby be created a special fund of the Agency into which the County Treasurer shall deposit allocated revenues as provided in Idaho Code § 50-2908. The Agency shall use such funds solely in accordance with Idaho Code § 50-2909 and solely for the purpose of providing funds to pay the Project Costs, including any incidental costs, of such urban renewal projects as the Agency may determine by resolution or resolutions of its Board.

A statement listing proposed public improvements and facilities, a schedule of improvements, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code § 50-2905 is included in this Plan and in Attachments 5.1-5.5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency's and consultants' present knowledge and expectations. The Agency is hereby authorized to adjust the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board deems such adjustment necessary or convenient to effectuate the general objectives of the Plan in order to account for revenue inconsistencies and unknown future costs. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in the annual budget.

The Agency may appropriate funds consisting of revenue allocation proceeds on an annual basis without the issuance of notes or bonds. The Agency may also obtain advances or loans from the City or Agency, or from the Agency's other revenue allocation area, or private entity and financial institutions in order to immediately commence construction of certain of the public improvements. Revenues will continue to be allocated to the Agency until termination of the revenue allocation area as set forth in Section 800. Attachments 5.1-5.5 incorporate estimates and projections based on the Agency's and its consultants' present knowledge and expectations concerning the length of time to complete the improvements and estimated future revenues. The activity may take longer depending on the significance and timeliness of development. Alternatively, the activity may be completed earlier if revenue allocation proceeds are greater than estimated or if the Agency obtains additional funds from another source.

The revenue allocation proceeds are hereby irrevocably pledged for the payment of the principal and interest on the advance of monies or making of loans or the incurring of any indebtedness such as bonds, notes, and other obligations (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans, and indebtedness as appropriate in carrying out the Project.

The Agency reserves the right to either pay for Project Costs from available revenue (pay as you go basis) or borrow funds by incurring debt through notes or other obligations.

Revenue allocation proceeds are deemed to be only a part of the proposed funding sources for the payment of public improvements and other project improvements. Additionally, project funding is proposed to be phased for the improvements, allowing of funds to be accumulated for use.

### **502.1 Economic Feasibility Study**

Attachment 5.2 constitutes the Economic Feasibility Study (“Study”), as supported by Attachments 5.1, 5.3, 5.4, and 5.5, for the urban renewal area prepared by Phil Kushlan, Kushlan Associates. The Study constitutes the financial analysis required by the Act and is based upon existing information from the developers, the Agency, the City and others. Projections are based upon input from the Agency, property owners, developers, City and other public entities.

### **502.2 Assumptions and Conditions/Economic Feasibility Statement**

The information contained in Attachments 5.1-5.5 assumes certain completed and projected actions. All debt is projected to be repaid no later than the duration period of the Plan. The total amount of indebtedness (and all other loans or indebtedness) and the amount of revenue generated by revenue allocation are dependent upon the extent and timing of private development. Should all of the development take place as projected, the project indebtedness could be extinguished earlier, dependent upon other legal obligations. Should private development take longer to materialize, or should the private development be substantially less than projected, then the amount of revenue generated will be substantially reduced and debt may continue for its full term.

The Plan and the Plan Attachments incorporate estimates and projections based on the Agency’s and consultants’ present knowledge and expectations. The Plan proposes certain public improvements as set forth in Attachments 5.1 through 5.5, which will facilitate development in the Revenue Allocation Area.

The assumptions set forth in the Study are based upon the best information available to the Agency and its consultants through public sources or discussions with property owners, developers, City staff and others. The information has been analyzed by the Agency and its consultants in order to provide an analysis that meets the requirements set forth under the Law and Act. At the point in time when the Agency may seek a loan from lenders or others, a more detailed and then-current financial pro forma will be presented to those lenders or underwriters for analysis to determine the borrowing capacity of the Agency. As set forth herein, the Agency reserves the right to fund the Project on a “pay as you go” basis. The Agency Board will

prioritize the activities set forth in this Plan and determine what funds are available and what activities can be funded. The Agency will establish those priorities through its mandated annual budgetary process.

The assumptions concerning revenue allocation proceeds are based upon certain assessed value increases and assumed tax levy rates, as more specifically set forth in Attachments 5.1-5.5. The types of new construction expected in the Project Area are: commercial, office, residential, including residential above retail and office, live-work residences, local housing projects, higher density townhome and single-family homes, lodging and retail. Developers have identified significant interest in these development types. The Project Area has potential for a significant increase in residential growth due to the McCall Local Housing Program to encourage a year-round downtown economy, particularly with regard to the close access and walkability to the downtown. Other owners have expressed interest in developing their properties or selling to a developer. However, without a method to construct the identified public improvements such as main water and sewer lines and street infrastructure, development is unlikely to occur in much of the Project Area.

The financial analysis set forth in Attachments 5.3-5.4 has taken into account and excluded levies that do not flow to the Agency consistent with Idaho Code § 50-2908.

It is understood that application of certain exemptions, including the homeowner's exemption and Idaho Code § 63-602K, which provides for personal property tax exemption to businesses may have the effect of reducing the increment value, which in turn reduces revenue.

### **502.3 Ten Percent Limitation<sup>1</sup>**

Under the Act, the base assessed valuation for all revenue allocation areas cannot exceed gross/net ten percent (10%) of the current assessed taxable value for the entire City. According to the Valley County Assessor, the assessed taxable value for the City as of January 1, 2018, less homeowners' exemptions, is \$1,275,697,646. Therefore, the 10% limit is \$127,569,764.60.

The adjusted base assessed value of the existing revenue allocation area as of January 1, 2018, is as follows:

Railroad Avenue Area Urban Renewal District \$9,641,150

The estimated base value for the proposed Downtown West District is \$53,319,577. The adjusted base values for the combined revenue allocation areas total \$62,960,727, which is less than 10% of the City's 2018 value.

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<sup>1</sup> Due to the timing of the assessment process and creation of this Plan, the 2018 values have been used to establish compliance with the 10% limitation. Using the 2018 values, the total value of the existing revenue allocation area combined with the value of this Project Area are less than 5% of the total taxable value of the City. Even assuming an increase in values for 2019, the combined values of the revenue allocation areas would not exceed 10% of the current assessed taxable value for the entire City.

## 502.4 Financial Limitation

The Study identifies several capital improvement projects. Use of any particular funding source for any particular purpose is not assured or identified. Use of the funding source shall be conditioned on any limitations set forth in the Law, the Act, or by contract. If revenue allocation funds are unavailable, then the Agency will need to use a different funding source for that improvement.

The amount of funds available to the Agency from revenue allocation financing is directly related to the assessed value of new improvements within the Revenue Allocation Area. Under the Act, the Agency is allowed the revenue allocation generated from inflationary increases and new development value. Increases have been assumed based upon the projected value of new development as that development occurs along with possible land reassessment based on a construction start.

The Study, with the various estimates and projections, constitutes an economic feasibility study. Costs and revenues are analyzed, and the analysis shows the need for public capital funds during the project. Multiple financing sources including annual revenue allocations and interfund loan are shown. This Study identifies the kind, number, and location of all proposed public works or improvements, a detailed list of estimated project costs, a description of the methods of financing illustrating project costs, and the time when related costs or monetary obligations are to be incurred. See Idaho Code § 50-2905. Based on these funding sources, the conclusion is that the Project is feasible.

The information contained in the Study assumes certain projected actions. First, the Agency has projected an inter-district loan from the Agency's existing project area to assist with the administrative costs for establishing the new Project Area. That loan is anticipated to be repaid to the existing Project Area in full, with interest. Second, under the provisions of the Act, the revenue allocation may continue until the end of the Plan term. Third, the total amount of indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. The Study considered and assessed the amount of geographic area in the Project Area that was highly probable to redevelop during the term of the Plan and Project Area. The potential maximum development capacity pursuant to the City Code was assessed for the area most likely to develop. To be conservative, the potential build-out value was limited to 20%, which formed the basis for the annual new development estimates. Additional value was added in years 2023 and 2026 based on anticipated projects that have been discussed at a high-level and are reasonable to assume will occur at some point in the near future. Finally, it is assumed, the Agency may re-prioritize projects and the location of those projects pursuant to market conditions, project timing, funding availability, etc. as more specifically detailed in the annual budget.

The proposed timing for the public improvements may very well have to be adjusted depending upon the availability of some of the funds and the Agency's ability to finance any portion of the Project. **Any adjustment to Project timing or funding is technical or**

**ministerial in nature and shall not be considered a modification of the Plan pursuant to Idaho Code Section 50-2903A.**

Attachments 5.1-5.2 list those public improvements the Agency may directly fund in whole, or reimburse a future developer and/or public entity for through the term of the Plan. The costs of improvements are estimates only as it is impossible to know with any certainty what the costs of improvements will be in future years. There is general recognition that construction costs fluctuate and are impacted by future unknowns, such as, the cost of materials and laborers. Final costs will be determined by way of construction contract public bidding or by an agreement between the developer/owner and Agency. The listing of public improvements does not commit the Agency to any particular level of funding; rather, identification of the activity in the Plan allows the Agency to negotiate the terms of any reimbursement with the developer and/or the public entities. This Plan does not financially bind or obligate the Agency to any project or property acquisition; rather, for purposes of determining the economic feasibility of the Plan certain projects and expenditures have been estimated and included in the analysis. Agency revenue and the ability to fund reimbursement of eligible Project Costs is more specifically detailed in any participation agreement and in the annual budget adopted by the Agency Board. The proposed location of parking, waterfront improvements and the pedestrian plaza in the Project Area is generally shown in Attachment 5.5 recognizing that the specific location of improvements, including but not limited to roads and utilities, will depend on the type and timing of development. The change in the location of the improvements shown on Attachment 5.5 plus the actual siting of the improvements identified in Attachments 5.1 and 5.2 does not constitute a modification to the Plan.

The Agency reserves its discretion and flexibility in deciding which improvements are more critical for development or redevelopment, and the Agency intends to coordinate its public improvements with associated development by private developers/owners. Where applicable, the Agency also intends to coordinate its participation in the public improvements with the receipt of certain grants or loans which may require the Agency's participation in some combination with the grant and loan funding.

Generally, the Agency expects to develop those improvements identified in Attachments 5.1-5.2 first, in conjunction with private development within the Project Area generating the increment as identified in Attachments 5.3-5.4.

The Plan has shown that the equalized valuation of the Revenue Allocation Area as defined in the Plan is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Plan.

**502.5 [Reserved]**

**502.6 Participation with Local Improvement Districts and Business Improvement Districts**

Under the Idaho Local Improvement District Code, Chapter 17, Title 50, Idaho Code, the

City has the authority to establish local improvement districts for various public facilities, including, but not limited to, streets, curbs, gutters, sidewalks, storm drains, landscaping, and other like facilities. To the extent allowed by the Law and the Act, the Agency reserves the authority to participate in the funding of local improvement district facilities. This participation may include either direct funding to reduce the overall cost of the local improvement district or to participate as an assessed entity to finance the local improvement district project. Similarly, to the extent allowed by the Law and the Act, the Agency reserves the authority, but not the obligation, to participate in the funding of the purposes specified under the Business Improvement Districts, Chapter 26, Title 50, Idaho Code.

### **502.7 Issuance of Debt and Debt Limitation**

Any debt incurred by the Agency as allowed by the Law and Act shall be secured by revenue allocation funds as allowed by the Act. All such debt shall be repaid within the duration of this Plan, except as may be authorized by law.

### **502.8 Impact on Other Taxing Districts and Levy Rate**

An estimate of the overall impact of the revenue allocation project on each taxing district is shown in the Study through the new development projections.

The assessed value for each property in a revenue allocation area consists of a base value and an increment value. The base value is the assessed value as of January 1 of the year in which a revenue allocation area is approved by a municipality, with periodic adjustments allowed by Idaho law. The increment value is the difference between the adjusted base assessed value and current assessed value in any given year while the property is in a revenue allocation area. Under Idaho Code § 63-802, taxing entities are constrained in establishing levy rates by the amount each budget of each taxing district can increase on an annual basis. Taxing entities submit proposed budgets to the County Board of Commissioners, which budgets are required to comply with the limitations set forth in Idaho Code § 63-802. Therefore, the impact of revenue allocation on the taxing entities is more of a product of the imposition of Idaho Code § 63-802, than the effect of urban renewal.

The County Board of Commissioners calculates the levy rate required to produce the proposed budget amount for each taxing entity using the assessed values which are subject to each taxing entity's levy rate. Assessed values in urban renewal districts which are subject to revenue allocation (incremental values) are not included in this calculation. The combined levy rate for the taxing entities is applied to the incremental property values in a revenue allocation area to determine the amount of property tax revenue which is allocated to an urban renewal agency. The property taxes generated by the base values in the urban renewal districts and by properties outside revenue allocation areas are distributed to the other taxing entities. Properties in revenue allocation areas are subject to the same levy rate as they would be outside a revenue allocation area. The difference is how the revenue is distributed. If the overall levy rate is less than assumed, the Agency will receive fewer funds from revenue allocation.

In addition, without the Revenue Allocation Area and its ability to pay for public improvements and public facilities, fewer substantial improvements within the Revenue Allocation Area would be expected during the term of the Plan; hence, there would be lower increases in assessed valuation to be used by the other taxing entities.

One result of new construction occurring outside the revenue allocation area (Idaho Code §§ 63-802 and 63-301A) is the likely reduction of the levy rate as assessed values increase for property within each taxing entity’s jurisdiction. From and after December 31, 2006, Idaho Code § 63-301A prohibits taxing entities from including, as part of the new construction roll, the increased value related to new construction within a revenue allocation area until the revenue allocation authority is terminated. Any new construction within the Project Area is not available in the short-term for inclusion by the taxing entities to increase their budget capacity. Upon termination of this Plan or deannexation of area, the taxing entities will be able to include the accumulated new construction roll value in setting the following year’s budget and revenue from such value is not limited to the three percent increase allowed in Idaho Code § 63-802(1)(a).

As the 2019 certified levy rates are not determined until late September 2019, the 2018 certified levy rates have been used in the Study for purposes of the analysis. For Tax Year 2018<sup>2</sup>, those districts and rates for the parcels located within the City are as follows:<sup>3</sup>

<u>Taxing Districts</u>	<u>Levy Rates:</u>
Valley County	.001681086
City of McCall	.004689208
McCall-Donnelly School District #421	.001592135
Valley County Emergency Medical	.000219031
McCall Cemetery	.000016076
McCall Fire	.000992805
McCall Hospital	.000344840
Payette Lakes Rec. Water & Sewer	.000193412
Valley County Road & Bridge	.000000000
TOTAL LEVY <sup>4</sup>	.009728593

The Study has made certain assumptions concerning the levy rate. First, for purposes of the Study, the levy rate is estimated to be a conservative .0087, which is less than the 2018 combined certified levy rates and the levy rate is estimated to stay level for the life of the revenue allocation area. In part, a conservative levy rate is used in the Study as the actual impact of the termination of the existing revenue allocation area during the term of this Plan and Project Area is unknown. Further, the impact of property value fluctuations on the levy rate is also

<sup>2</sup> Due to the timing of the taxing districts’ budget and levy setting process, certification of the 2019 levy rates did not occur until this Plan had been prepared. In order to provide a basis to analyze the impact on the taxing entities, the 2018 levy rates are used. Use of the 2018 levy rates provides a more accurate base than estimating the 2019 levy rates.

<sup>3</sup> It is unclear how the personal property tax exemption set forth in Idaho Code § 63-602KK may impact the levy rate.

<sup>4</sup> Net of voter approved bonds and levies.

unknown. The annual increment value is expected to increase by approximately 2% over the term of the Plan once the improvements have been completed and fully assessed by the County. If the overall levy rate is less than projected, or if expected development fails to occur as estimated, the Agency shall receive fewer funds from revenue allocation.

Pursuant to Idaho Code § 50-2908, the Agency is not entitled to revenue allocation proceeds from certain levy increases which are allowed by either specific statutory authorization or approved by an election of the qualified electors of the particular taxing district. Therefore, for any levy election, the Agency will not receive revenue allocation funds which would have been generated by imposing that levy on the assessed valuation within the Project Area. The Study has taken this statute into account. It is important to note that pursuant to Idaho Code § 50-2908, the Agency receives an allocation from the McCall-Donnelly School District #421 budget stabilization and tort levies.

### **503 Phasing and Other Fund Sources**

The Agency anticipates funding only a portion of the entire cost of the public improvements shown on Attachments 5.1-5.5. Other sources of funds shall include City and developer participation. Agency participation shall be determined by the amount of revenue allocation funds generated.

### **504 Lease Revenue and Bonds**

Under the Law (Idaho Code § 50-2012), the Agency is authorized to issue revenue bonds to finance certain public improvements identified in the Plan. Under that type of financing, the public entity would pay the Agency a lease payment annually which provides certain funds to the Agency to retire the bond debt. Another variation of this type of financing is sometimes referred to as conduit financing, which provides a mechanism where the Agency uses its bonding authority for the Project, with the end user making payments to the Agency to retire the bond debt. These sources of revenues are not related to revenue allocation funds and are not particularly noted in the Study, because of the “pass through” aspects of the financing. Under the Act, the economic feasibility study focuses on the revenue allocation aspects of the Agency’s financial model.

These financing models typically are for a longer period of time than the 20-year period set forth in the Act. However, these financing models do not involve revenue allocation funds, but rather funds from the end users which provide a funding source for the Agency to continue to own and operate the facility beyond the term of the Plan as allowed by Idaho Code § 50-2905(8) as those resources involve funds not related to revenue allocation funds.

### **505 Membership Dues and Support of Community Economic Development**

The Act is premised upon economic development being a valid public purpose. To the extent allowed by the Law and the Act, the Agency reserves the authority to use revenue allocation funds to contract with non-profit and charitable organizations established for the

purpose of supporting economic development and job creation. Additionally, the Agency reserves the authority to expend revenue allocation funds to join, participate and support non-profit organizations established to support Agency best practices and administration. The line item of District Operating Expenses within the Study shall be deemed to include expenditures for the purposes described in this section as may be deemed appropriate during the annual budgetary process.

## **600 ACTIONS BY THE CITY**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing deterioration. Actions by the City may include, but not be limited to, the following:

- a. Institution and completion of proceedings necessary for changes and improvements in private and publicly owned public utilities within or affecting the Project Area.
- b. Revision of zoning (if necessary) within the Project Area to permit the land uses and development authorized by this Plan.
- c. Imposition wherever necessary of appropriate controls within the limits of this Plan upon parcels in the Project Area to ensure their proper development and use.
- d. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency may develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.
- e. Building Code enforcement.
- f. Performance of the above actions and of all other functions and services relating to public peace, health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- g. Institution and completion of proceedings necessary for the establishment of a local improvement district under Chapter 17, Title 50, Idaho Code.
- h. The undertaking and completing of any other proceedings necessary to carry out the Project.
- i. Administration of Idaho Community Development Block Grant funds that may be made available for this Project.

- j. Appropriate agreements with the Agency for administration, supporting services, funding sources, and the like.
- k. The waiver of any hookup or installation fee for water, or other utility services for any facility owned by any public agency, including any Agency facility.
- l. Joint funding of certain public improvements, including those identified on the Project Area Improvement List set forth in Attachment 5.1.
- m. Use of public entity labor, services, and materials for construction of the public improvements listed in this Plan.
- n. The waiver of any city impact fee for development within the Project Area.
- o. Assist with coordinating and implementing the public improvements in the Project Area identified in the Study.

The foregoing actions, if taken by the City, do not constitute any commitment for financial outlays by the City.

#### **601 Maintenance of Public Improvements**

The Agency has not identified any commitment or obligation for long-term maintenance of the public improvements identified. The Agency will need to address this issue with the appropriate entity, public or private, who has benefited from or is involved in the ongoing preservation of the public improvement.

#### **700 ENFORCEMENT**

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

#### **800 DURATION OF THIS PLAN, TERMINATION, AND ASSET REVIEW**

Except for the nondiscrimination and nonsegregation provisions which shall run in perpetuity, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan, shall be effective for twenty (20) years from the effective date of the Plan subject to modifications and/or extensions set forth in Idaho Code § 50-2904. The revenue allocation authority will expire on December 31, 2039, except for any revenue allocation proceeds received in calendar year 2040, as contemplated by Idaho Code § 50-2905(7). The Agency may use proceeds in 2040 to complete the projects set forth herein. As stated in the Plan, any owner participation agreement or disposition and development agreement obligations will cease as of December 31, 2039.

Idaho Code § 50-2093(5) provides the Agency shall adopt a resolution of intent to terminate the revenue allocation area by September 1. In order to provide sufficient notice of termination to the affected taxing districts to allow them to benefit from the increased budget capacity, the Agency will use its best efforts to provide notice of its intent to terminate this Plan and its revenue allocation authority by May 1, 2040, or if the Agency determines an earlier terminate date, then by May 1 of the early termination year:

- a. When the Revenue Allocation Area plan budget estimates that all financial obligations have been provided for, the principal of and interest on such moneys, indebtedness, and bonds have been paid in full or when deposits in the special fund or funds created under this chapter are sufficient to pay such principal and interest as they come due, and to fund reserves, if any, or any other obligations of the Agency funded through revenue allocation proceeds shall be satisfied and the Agency has determined no additional project costs need be funded through revenue allocation financing, the allocation of revenues under Idaho Code § 50-2908 shall thereupon cease; any moneys in such fund or funds in excess of the amount necessary to pay such principal and interest shall be distributed to the affected taxing districts in which the Revenue Allocation Area is located in the same manner and proportion as the most recent distribution to the affected taxing districts of the taxes on the taxable property located within the Revenue Allocation Area; and the powers granted to the urban renewal agency under Idaho Code § 50-2909 shall thereupon terminate.
- b. In determining the termination date, the Plan shall recognize that the Agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the Plan.
- c. For the fiscal year that immediately predates the termination date, the Agency shall adopt and publish a budget specifically for the projected revenues and expenses of the Plan and make a determination as to whether the Revenue Allocation Area can be terminated before January 1 of the termination year pursuant to the terms of Idaho Code § 50-2909(4). In the event that the Agency determines that current tax year revenues are sufficient to cover all estimated expenses for the current year and all future years, by May 1, but in any event, no later than September 1, the Agency shall adopt a resolution advising and notifying the local governing body, the county auditor, and the State Tax Commission, recommending the adoption of an ordinance for termination of the Revenue Allocation Area by December 31 of the current year, and declaring a surplus to be distributed as described in Idaho Code § 50-2909 should a surplus be determined to exist. The Agency shall cause the ordinance to be filed with the office of the county recorder and the Idaho State Tax Commission as provided in Idaho Code § 63-215.

Upon termination of the revenue allocation authority of the Plan to the extent the Agency owns or possesses any assets, subject to the following paragraph, the Agency intends to dispose

of any remaining assets by granting or conveying or dedicating such assets to the City, unless based on the nature of the asset, disposition to another public entity is more appropriate.

As allowed by Idaho Code § 50-2905(8), the Agency may retain assets or revenues generated from such assets as long as the Agency shall have resources other than revenue allocation funds to operate and manage such assets. Similarly, facilities which provide a lease income stream to the Agency for full retirement of the facility debt will allow the Agency to meet debt services obligations and provide for the continued operation and management of the facility.

## **900 PROCEDURE FOR AMENDMENT OR MODIFICATION**

To the extent there is any outstanding obligation, this Plan shall not be modified pursuant to the provisions set forth in Idaho Code § 50-2903A. Modification of this Plan results in a reset of the base value for the year immediately following the year in which modification occurs to include the current year's equalized assessed value of the taxable property in the revenue allocation area as more fully set forth in Idaho Code § 50-2903A subject to certain limited exceptions contained therein. As more specifically identified above, the Agency's projections are based on estimated values, estimated levy rates, estimated future development, and estimated costs of future construction/improvements. Annual adjustments as more specifically set forth in the Agency's annual budget will be required to account for more/less estimated revenue and prioritization of projects (if necessary). Any adjustments for these stated purposes are technical and ministerial and is not deemed a modification under Idaho Code § 50-2903A.

## **1000 SEVERABILITY**

If any one or more of the provisions contained in this Plan to be performed on the part of the Agency shall be declared by any court of competent jurisdiction to be contrary to law, then such provision or provisions shall be null and void and shall be deemed separable from the remaining provisions in this Plan and shall in no way affect the validity of the other provisions of this Plan.

## **1100 ANNUAL REPORT AND OTHER REPORTING REQUIREMENTS**

Under the Law, the Agency is required to file with the City, on or before March 31 of each year, a report of the Agency's activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income, and operating expenses as of the end of such calendar year. This annual report shall be considered at a public meeting to report these findings and take comments from the public.

Additionally, the Agency must comply with certain other reporting requirements as set forth in Idaho Code § 67-450E, the local government registry portal, Idaho Code § 50-2913, the tax commission plan repository, and Idaho Code § 50-2903A, the tax commission's plan modification annual attestation. Failure to report the information requested under any of these statutes results in significant penalties, including loss of increment revenue, and the imposition

of other compliance measures by the Valley County Board of County Commissioners.

**1200 APPENDICES, ATTACHMENTS, EXHIBITS, TABLES**

All attachments and tables referenced in this Plan are attached and incorporated herein by their reference. All other documents referenced in this Plan but not attached are incorporated by their reference as if set forth fully.

Attachment 1

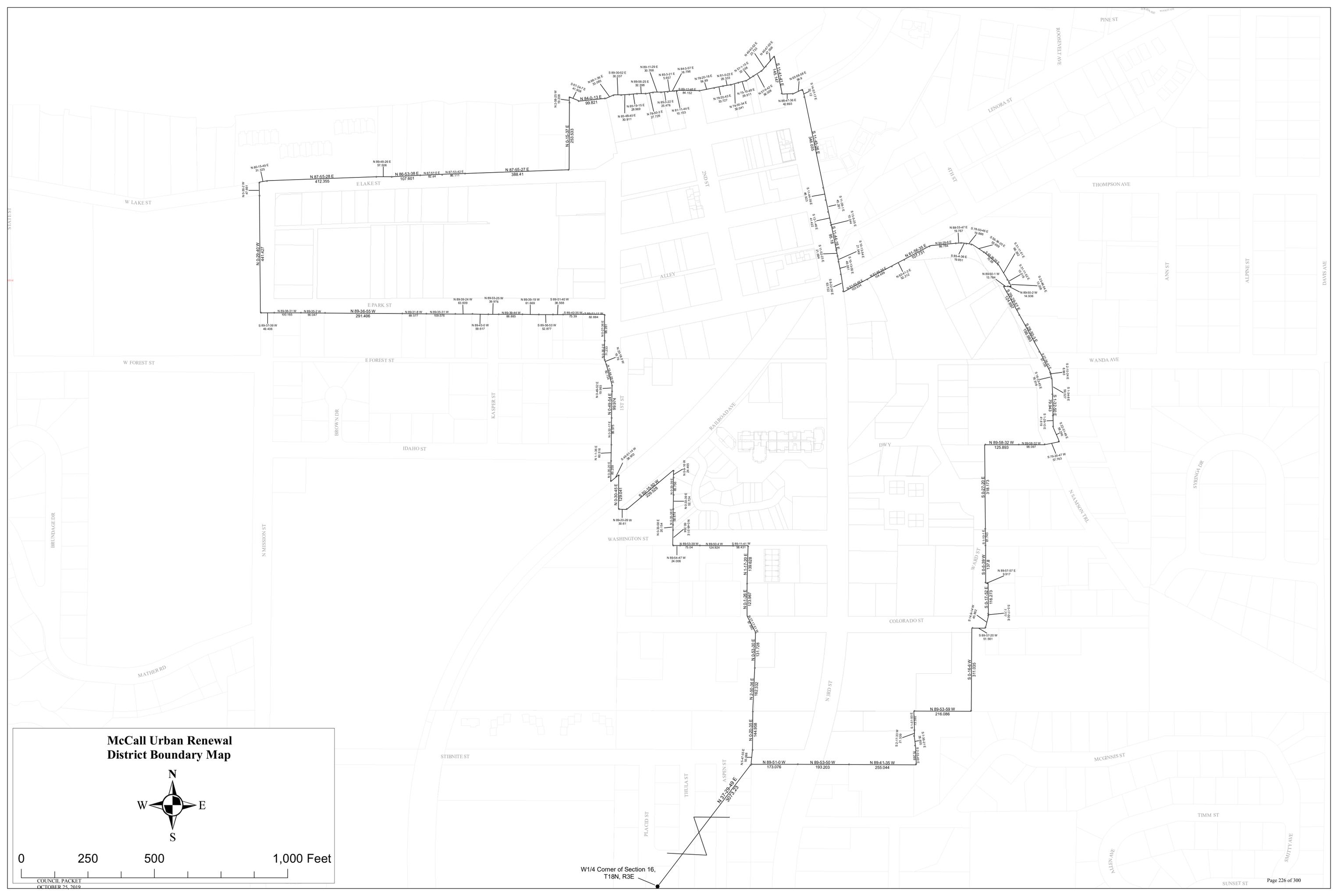
Boundary Map of Urban Renewal Project Area and Revenue Allocation Area



# McCall Urban Renewal District Boundary Map



W1/4 Corner of Section 16,  
T18N, R3E



Attachment 2

Legal Description of Urban Renewal Project Area and Revenue Allocation Area

A parcel of land being in a portion of Section 9, Township 18 North, Range 3 East, Boise Meridian. Located in Valley County, Idaho and being more particularly described as follows:

Commencing at the west quarter corner common to Section 16 and Section 17 (W1/4 Corner of Section 16), thence N 37°29'49 E a distance of 3073.235 Feet. This is the point of Beginning.

1. thence N 5°47'55 E a distance of 55.688 Feet;
2. thence N 0°20'35 E a distance of 144.958 Feet;
3. thence N 2°50'36 E a distance of 162.332 Feet;
4. thence N 0°53'30 E a distance of 131.728 Feet;
5. thence N 27°17'51 W a distance of 67.992 Feet;
6. thence N 0°1'26 E a distance of 123.967 Feet;
7. thence N 1°17'20 E a distance of 139.628 Feet;
8. thence S 89°11'41 W a distance of 58.431 Feet;
9. thence N 89°50'4 W a distance of 124.924 Feet;
10. thence N 89°53'39 W a distance of 75.04 Feet;
11. thence N 89°54'47 W a distance of 24.006 Feet;
12. thence N 0°48'31 E a distance of 60.394 Feet;
13. thence N 0°33'58 E a distance of 20.154 Feet;
14. thence N 0°33'38 E a distance of 58.674 Feet;
15. thence N 0°33'39 E a distance of 52.724 Feet;
16. thence N 0°33'39 E a distance of 65.756 Feet;
17. thence N 0°9'16 W a distance of 24.465 Feet;
18. thence S 50°15'50 W a distance of 229.528 Feet;
19. thence N 89°20'26 W a distance of 30.61 Feet;
20. thence N 0°30'45 E a distance of 129.041 Feet;
21. thence S 49°51'14 W a distance of 38.902 Feet;
22. thence N 0°35'20 E a distance of 80.259 Feet;
23. thence N 1°1'36 E a distance of 60.516 Feet;
24. thence N 0°32'17 E a distance of 99.975 Feet;
25. thence N 0°49'54 E a distance of 99.974 Feet;
26. thence N 0°49'52 E a distance of 19.993 Feet;
27. thence N 15°44'29 W a distance of 82.734 Feet;
28. thence N 20°18'2 W a distance of 18.76 Feet;
29. thence N 0°30'2 E a distance of 71.233 Feet;
30. thence N 0°27'36 E a distance of 96.261 Feet;
31. thence S 89°51'11 W a distance of 82.884 Feet;
32. thence S 89°42'35 W a distance of 75.39 Feet;
33. thence S 89°51'40 W a distance of 38.568 Feet;
34. thence S 89°56'53 W a distance of 52.877 Feet;
35. thence N 89°39'19 W a distance of 61.669 Feet;
36. thence N 89°39'44 W a distance of 88.885 Feet;
37. thence N 89°33'25 W a distance of 39.976 Feet;
38. thence N 89°43'0 W a distance of 59.617 Feet;
39. thence N 89°39'24 W a distance of 63.609 Feet;

40. thence N 89°35'31 W a distance of 109.576 Feet;
41. thence N 89°31'8 W a distance of 89.577 Feet;
42. thence N 89°36'55 W a distance of 291.406 Feet;
43. thence N 89°35'2 W a distance of 90.047 Feet;
44. thence N 89°38'31 W a distance of 100.165 Feet;
45. thence S 89°37'39 W a distance of 49.406 Feet;
46. thence N 0°29'40 W a distance of 441.427 Feet;
47. thence N 0°30'2 W a distance of 47.661 Feet;
48. thence N 80°15'49 E a distance of 31.325 Feet;
49. thence N 87°55'28 E a distance of 412.355 Feet;
50. thence N 89°48'26 E a distance of 57.506 Feet;
51. thence N 86°53'38 E a distance of 107.601 Feet;
52. thence N 87°57'0 E a distance of 82.44 Feet;
53. thence N 87°53'42 E a distance of 86.111 Feet;
54. thence N 87°55'27 E a distance of 388.41 Feet;
55. thence N 0°15'37 E a distance of 253.533 Feet;
56. thence N 2°58'25 W a distance of 19.208 Feet;
57. thence S 67°24'7 E a distance of 41.908 Feet;
58. thence N 84°0'13 E a distance of 99.821 Feet;
59. thence N 66°1'36 E a distance of 33.085 Feet;
60. thence S 89°30'52 E a distance of 30.037 Feet;
61. thence N 85°48'40 E a distance of 30.911 Feet;
62. thence N 85°19'15 E a distance of 28.969 Feet;
63. thence N 89°56'25 E a distance of 32.398 Feet;
64. thence N 78°50'3 E a distance of 27.726 Feet;
65. thence N 89°11'29 E a distance of 30.358 Feet;
66. thence N 85°3'22 E a distance of 25.476 Feet;
67. thence N 85°3'21 E a distance of 5.657 Feet;
68. thence N 84°3'57 E a distance of 18.796 Feet;
69. thence N 81°11'44 E a distance of 10.153 Feet;
70. thence S 89°12'46 E a distance of 84.152 Feet;
71. thence N 78°20'18 E a distance of 56.89 Feet;
72. thence N 78°20'43 E a distance of 33.727 Feet;
73. thence N 81°0'22 E a distance of 29.333 Feet;
74. thence N 74°30'34 E a distance of 30.041 Feet;
75. thence N 75°10'48 E a distance of 29.911 Feet;
76. thence N 57°1'15 E a distance of 32.038 Feet;
77. thence N 57°9'42 E a distance of 36.308 Feet;
78. thence N 40°43'52 E a distance of 23.733 Feet;
79. thence N 40°47'50 E a distance of 47.006 Feet;
80. thence S 11°41'41 E a distance of 145.147 Feet;
81. thence N 86°47'36 E a distance of 42.893 Feet;
82. thence N 65°56'58 E a distance of 36.9 Feet;
83. thence S 14°57'17 E a distance of 32.12 Feet;

84. thence S 11°45'26 E a distance of 346.035 Feet;
85. thence S 11°44'39 E a distance of 46.923 Feet;
86. thence S 11°38'1 E a distance of 45.261 Feet;
87. thence S 12°1'46 E a distance of 41.422 Feet;
88. thence S 13°5'25 E a distance of 10.344 Feet;
89. thence S 11°44'16 E a distance of 95.18 Feet;
90. thence S 11°52'23 E a distance of 21.684 Feet;
91. thence S 10°13'54 E a distance of 21.549 Feet;
92. thence S 10°13'55 E a distance of 49.061 Feet;
93. thence S 8°22'56 E a distance of 63.722 Feet;
94. thence N 61°45'46 E a distance of 103.934 Feet;
95. thence N 61°46'34 E a distance of 104.489 Feet;
96. thence N 62°41'2 E a distance of 52.212 Feet;
97. thence N 61°56'35 E a distance of 107.731 Feet;
98. thence N 84°29'6 E a distance of 99.784 Feet;
99. thence N 88°33'47 E a distance of 19.767 Feet;
100. thence S 85°4'36 E a distance of 19.851 Feet;
101. thence S 78°50'46 E a distance of 19.886 Feet;
102. thence S 56°36'20 E a distance of 55.699 Feet;
103. thence S 48°38'39 E a distance of 70.58 Feet;
104. thence S 31°11'51 E a distance of 66.362 Feet;
105. thence S 31°11'52 E a distance of 13.018 Feet;
106. thence S 23°46'54 E a distance of 13.358 Feet;
107. thence N 89°50'2 W a distance of 14.936 Feet;
108. thence N 89°50'1 W a distance of 13.784 Feet;
109. thence S 29°29'57 E a distance of 124.697 Feet;
110. thence S 28°50'3 E a distance of 156.993 Feet;
111. thence S 27°34'41 E a distance of 87.138 Feet;
112. thence S 2°10'24 E a distance of 6.843 Feet;
113. thence S 16°33'45 E a distance of 16.918 Feet;
114. thence S 1°34'8 E a distance of 59.527 Feet;
115. thence S 1°32'50 E a distance of 79.943 Feet;
116. thence S 1°29'10 E a distance of 41.619 Feet;
117. thence S 22°51'48 E a distance of 58.296 Feet;
118. thence S 79°20'47 W a distance of 57.763 Feet;
119. thence N 89°58'32 W a distance of 98.097 Feet;
120. thence N 89°58'32 W a distance of 125.893 Feet;
121. thence S 0°27'20 E a distance of 318.173 Feet;
122. thence S 1°10'1 E a distance of 61.743 Feet;
123. thence S 0°5'39 W a distance of 137.8 Feet;
124. thence N 89°57'57 E a distance of 9.917 Feet;
125. thence S 0°17'52 E a distance of 116.273 Feet;
126. thence S 0°17'50 E a distance of 7.777 Feet;
127. thence S 14°9'14 W a distance of 45.862 Feet;

128. thence S 89°57'20 W a distance of 51.561 Feet;
129. thence S 0°16'6 W a distance of 311.035 Feet;
130. thence N 89°53'59 W a distance of 216.086 Feet;
131. thence S 1°51'50 E a distance of 73.592 Feet;
132. thence S 2°17'33 W a distance of 21.539 Feet;
133. thence S 7°36'21 E a distance of 35.855 Feet;
134. thence S 2°33'49 E a distance of 70.269 Feet;
135. thence N 89°41'35 W a distance of 255.044 Feet;
136. thence N 89°53'50 W a distance of 193.203 Feet;
137. thence N 89°51'0 W a distance of 173.076 Feet; back to the Point of Beginning.

### Attachment 3

#### Private Properties Which May Be Acquired by Agency

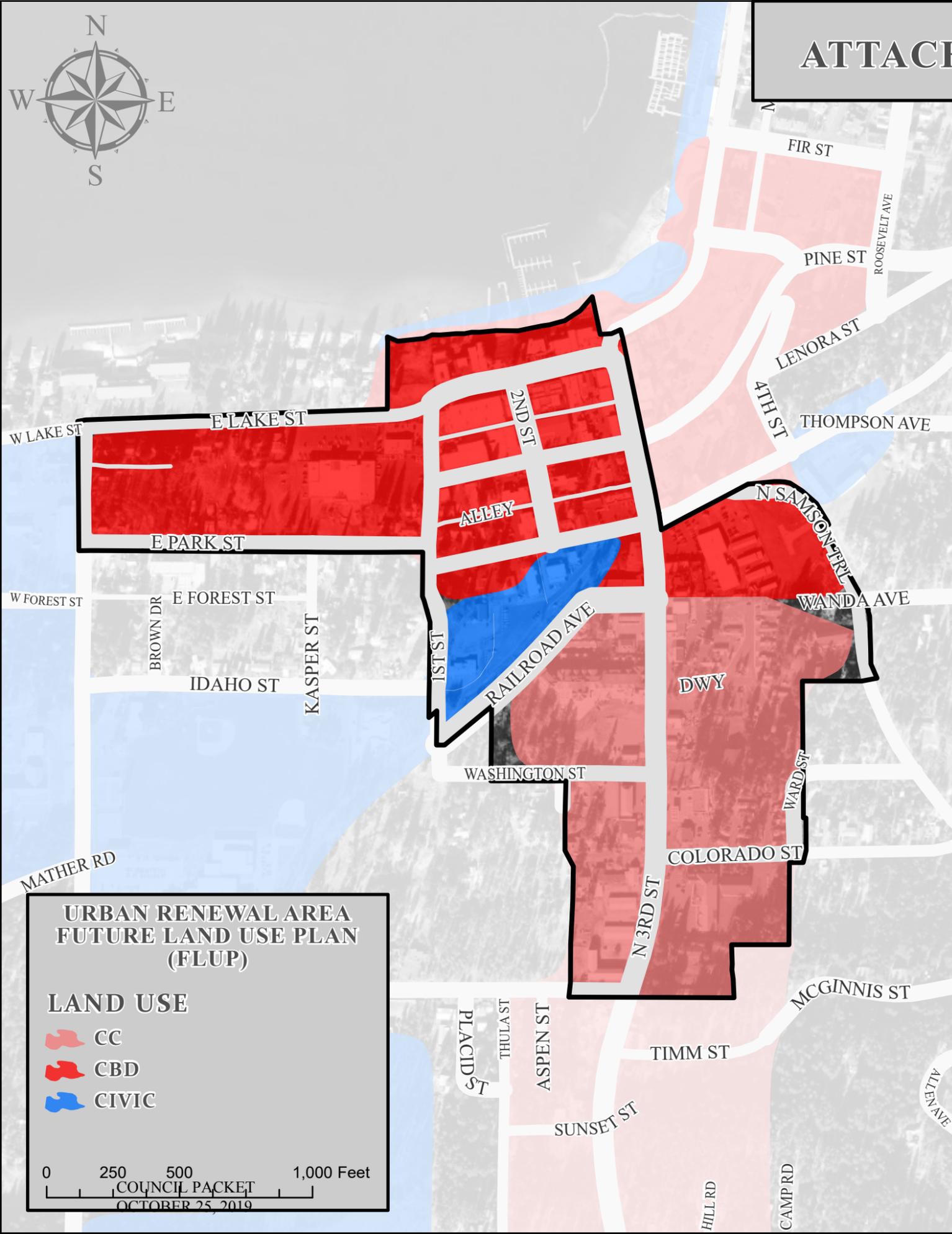
1. The Agency has not identified any particular parcel for the construction of public improvements or for private redevelopment. Properties which may be subject to acquisition include parcels to:
  - a) assemble with adjacent parcels to facilitate development and/or redevelopment;
  - b) assemble with adjacent rights-of-way to improve configuration and enlarge parcels for development and/or redevelopment;
  - c) reconfigure sites for development and possible extension of streets or pathways;
  - d) assemble for future transfer to qualified developers to facilitate the development of mixed-use, residential, commercial and retail areas; or
  - e) assemble for the construction of certain public improvements, including but not limited to streets, streetscapes, water and sewer improvements, environmental remediation/site preparation, parking, community facilities, parks, pedestrian/bike paths and trails, recreation access points to Payette Lake, waterfront improvements or development, community/recreation facilities and other public facilities.
2. The Agency reserves the right to acquire any additional right-of-way or access routes near or around existing or planned rights-of-way.
3. The Agency reserves the right to acquire property needed to provide adequately sized sites for high priority projects for the development of public improvements (the exact location of which has not been determined).
4. Other parcels may be acquired for the purpose of facilitating catalyst or demonstration projects, constructing public parking, constructing new streets or pathways, enhancing public spaces, or to implement other elements of the urban renewal plan strategy and/or any master plan for the Project Area.

Attachment 4

Map Depicting Expected Land Uses and Current Zoning Map  
of the Project Area



# ATTACHMENT 4



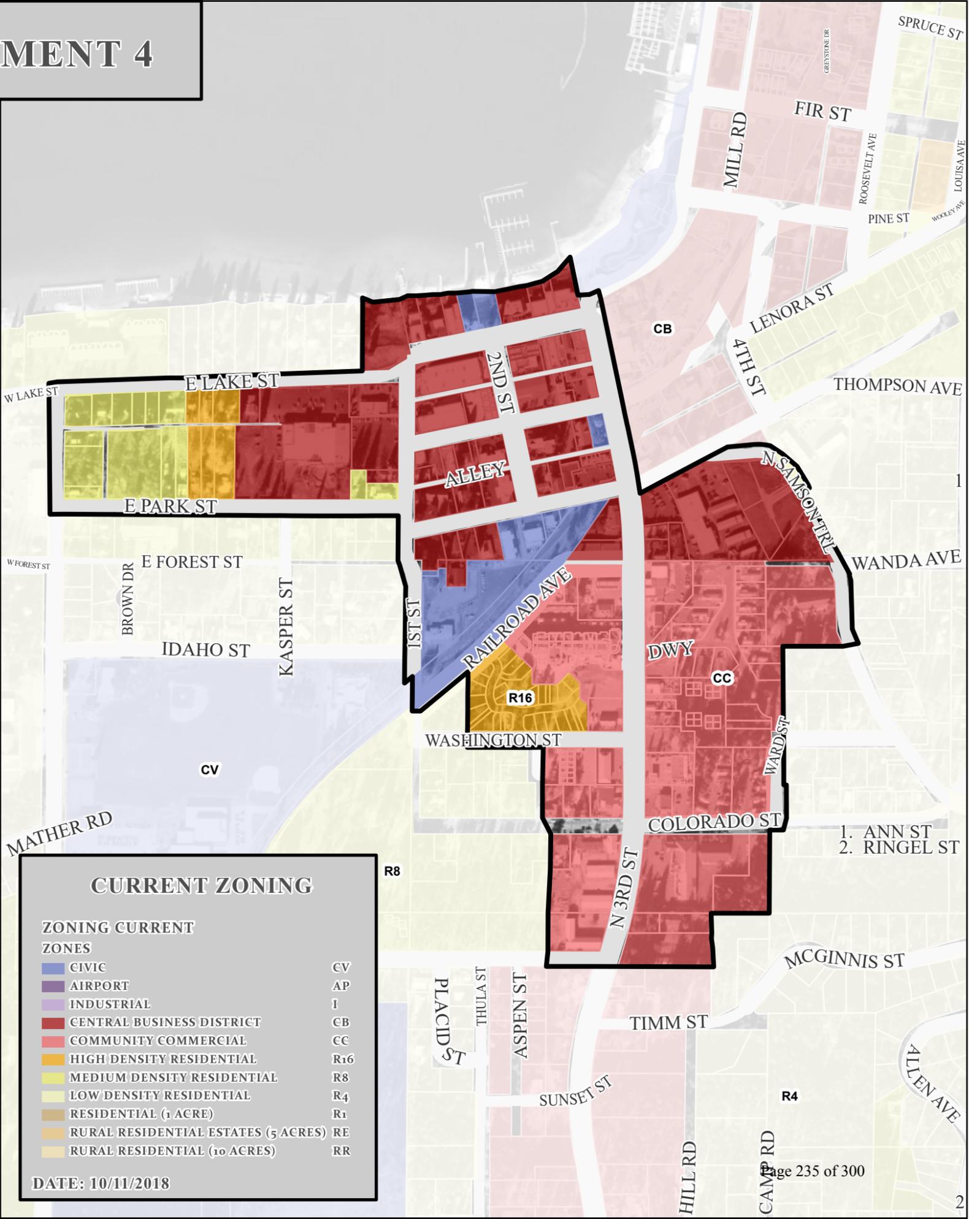
**URBAN RENEWAL AREA  
FUTURE LAND USE PLAN  
(FLUP)**

**LAND USE**

- CC
- CBD
- CIVIC

0 250 500 1,000 Feet

COUNCIL PACKET  
OCTOBER 25, 2019



**CURRENT ZONING**

**ZONING CURRENT ZONES**

<span style="color: blue;">■</span> CIVIC	CV
<span style="color: purple;">■</span> AIRPORT	AP
<span style="color: pink;">■</span> INDUSTRIAL	I
<span style="color: red;">■</span> CENTRAL BUSINESS DISTRICT	CB
<span style="color: orange;">■</span> COMMUNITY COMMERCIAL	CC
<span style="color: yellow;">■</span> HIGH DENSITY RESIDENTIAL	R16
<span style="color: lightyellow;">■</span> MEDIUM DENSITY RESIDENTIAL	R8
<span style="color: yellowgreen;">■</span> LOW DENSITY RESIDENTIAL	R4
<span style="color: brown;">■</span> RESIDENTIAL (1/4 ACRE)	R1
<span style="color: tan;">■</span> RURAL RESIDENTIAL ESTATES (5 ACRES)	RE
<span style="color: gold;">■</span> RURAL RESIDENTIAL (10 ACRES)	RR

DATE: 10/11/2018

Attachment 5.1

Public Improvements within the Revenue Allocation Area

**ATTACHMENT 5.1**  
**Public Improvements within the Revenue Allocation Area**

This Attachment includes a projected list of proposed public works or improvements within the Area 2 Project Area (the “Project Area” or “District”). The Project Area includes fully improved streets, utilities and other public rights-of-way amenities as well as park and open space costs, waterfront improvements and land for local housing.

The Improvement List for the Area 2 Project Area identifies needed investments to support private investment in capital facilities. Capital facilities generally have long useful lives and significant costs. The overall project and the infrastructure to support it are all consistent with the vision articulated in the McCall in Motion, 2018 McCall Area Comprehensive Plan (the “Comprehensive Plan”), the McCall Downtown Master Plan, and as required in City development regulations.

Estimated costs expected to be incurred in implementing the Urban Renewal Plan for the Area 2 Urban Renewal Project (the “Plan”) are as follows:

Utility Improvements	\$ 950,000
Storm Water	\$ 750,000
Streets & Streetscapes	\$ 3,450,000
Park / Pocket Park Development	\$ 350,000
Local Housing	\$ 1,000,000
Public Art	\$ 250,000
Fiber System Improvements	\$ 400,000
Waterfront Development	\$ 1,000,000
Electric Vehicle Charging Stations	\$ 5,000
Pedestrian Crossing Improvements	\$ 50,000
Outdoor Public Event Space	\$ 150,000
Parking Lot Development	\$ 750,000
Public Market Development	\$ 600,000
Community/Recreation Center	\$ 2,500,000
Docks	\$ 300,000
Intersection Improvements	\$ 600,000
City Hall – Library Pedestrian Plaza	\$ 250,000
Wayfinding	\$ 10,000
Street Furniture/Bike Racks	\$ 25,000
Property Acquisition	<u>\$ 2,000,000</u>
<b>Total</b>	<b>\$15,390,000</b>

The cost estimates set forth above have been provided by the City and are based upon current bid prices for similar construction in the area as provided by the City’s consulting engineers. The costs are estimated in 2018 dollars and are not inflated. Costs will likely vary from the costs detailed here, as they will be subject to inflation and further project

refinement and timing. The cost estimates used in this analysis are considered estimates for the purpose of financial planning. Actual amounts and project timing will be determined annually by the McCall Redevelopment Agency Board of Commissioners (the "Agency Board") in the adoption of the Agency's annual budget.

The Plan covers the 20-year period 2020 through 2040, which recognizes (1) the Agency will not receive any revenue in 2019, the year of formation; and (2) the Agency's authority to receive allocation of revenue in 2040, the calendar year following the termination date set forth in the Plan.

The Project Area is estimated to generate \$15,860,188 in tax increment/revenue allocation revenue between 2020 and 2040 in addition to the initial \$40,000 inter-district loan from the Agency to activate the program. The total from both sources is estimated to be \$15,900,188.

There are presently \$15,390,000 of project costs identified in the Improvement List provided by the City staff. The fiscal analysis assumes projects are implemented on a cash basis and debt with the resulting interest costs is not included. If actual revenues exceed the conservative estimates used, project timing may be advanced through short-term borrowing at the discretion of the Agency Board. Administrative costs over the life of the District are estimated at \$420,000 or approximately 2.6% of total estimated revenue. The initial inter-district loan to support startup costs is assumed to be repaid at 5% interest for a total obligation of \$42,000.

Total estimated expenditures, therefore, equal \$15,852,000, leaving a minimal \$48,188 positive program balance of at the end of the 20-year term. See Attachment 5.4 cash flow analysis for detailed estimates.

The Plan provides for the Project to extend through its maximum term of 20 years, recognizing the Agency's authority to receive allocation of revenue in the calendar year following the termination date set forth in the Plan. With statutory provisions limiting modifications to the Plan, it is generally assumed the District will be terminated as soon as its initial obligations are satisfied. However, the model in Attachment 5.4 suggests early termination would not be possible unless taxable investment greatly exceeded forecast levels or capital infrastructure investment is substantially reduced. Unforeseen circumstances could delay the private taxable investment thus slowing the revenue stream into the project reducing the flow of revenue into the District.

Secure funding includes revenue allocation funds and is money the Agency is highly likely to receive. The funds may not be in the Agency's possession at the beginning of the Plan period, but it is virtually certain that the Agency will receive the funds. The Agency may need to take specific actions to generate the funding, but those actions are within their powers. Despite the high probability of secure funding, no project can proceed until a specific, enforceable funding plan is in place.

Potential funding is money that might be received by the Agency. In every case the Agency is eligible for the funding, and the source of funding exists under current law. However, each potential funding source requires one or more additional steps or decisions before the Agency can obtain the resources, and the ultimate decision is outside of the Agency's independent control. Grant funds are an example of potential funding. Thus, potential funding is not assumed in determining financial feasibility.

Unfunded projects, or portions of projects lack secure or potential funding.

The amount of tax increment contributed to the Project will vary depending upon the actual cost of infrastructure.

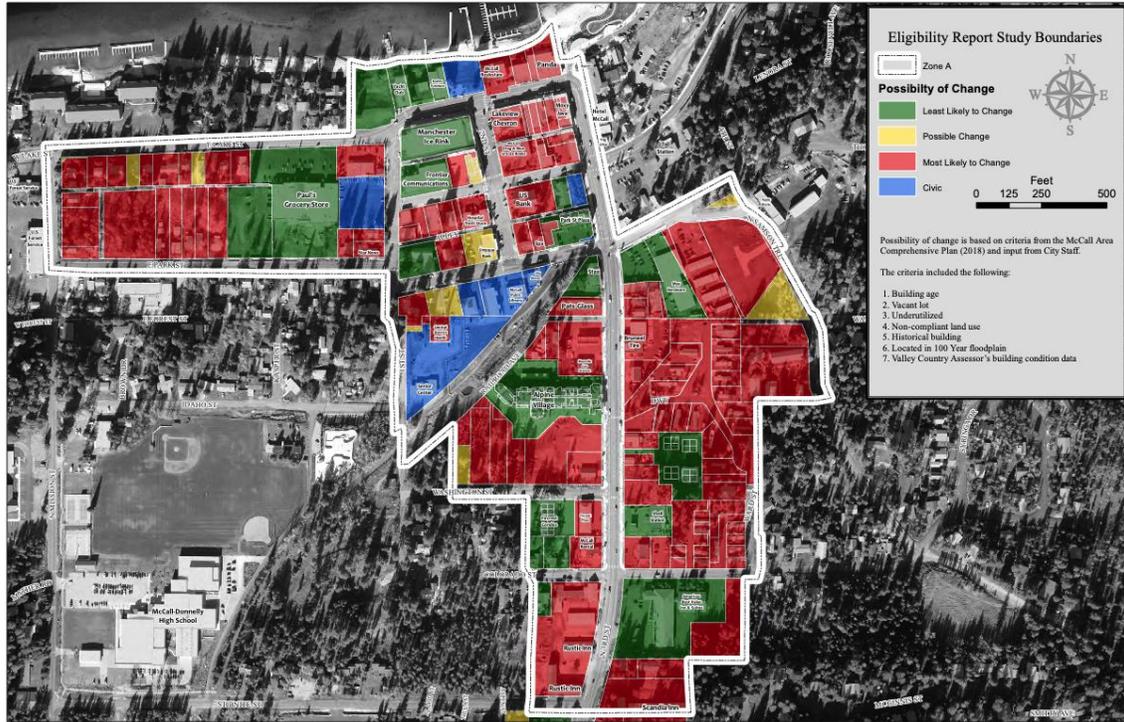
The Plan proposes certain public improvements that will facilitate development in the Project Area. The overall investment package will be funded from a variety of financing methods and sources. The primary method of financing the Agency's obligation will be through the use of tax increment revenue (i.e., incremental property taxes from the revenue allocation area). This Plan anticipates that the tax increment revenue will be used to pay for improvements on a pay-as-you-go basis. The issuance of bonds is not anticipated in this analysis of financial feasibility.

Other sources of funding for project may include, but are not limited to:

- Local Improvement District (LID)
- Business Improvement District (BID)
- Local Option Tax
- Development Impact Fees
- Franchise Fees
- Grants from federal, state, local, regional agencies and/or private entities
- Other bonds, notes and/or loans
- Improvements and/or payments by developers

The total project costs and the amount of tax increment contributed to each project are estimates. The estimated project costs and revenues are based on the Agency's present knowledge and expectations supported by detailed information from current construction projects in the City. The timing of each project and the availability of all revenue sources will determine the final combination of funding sources.

## Map of Proposed Area 2 Urban Renewal District



### Summary of Projects

The following tables summarize the estimated total costs for each project category. Specific project funding will be reviewed by the Agency Board during the development of the Agency's annual budgets. The numbers displayed below represent the full public improvement costs including full roadway improvements, sidewalks and pedestrian ways, drainage improvements as well as public and private utilities. The costs presented are in 2018 dollars and are not inflated over time.

<b>Improvement List Area 2 Urban Renewal District</b>	
Utility Improvements	\$ 950,000
Storm Water System	\$750,000
Streets & Streetscapes	\$ 3,450,000
Park & Pocket Park Development	\$350,000
Local Housing	\$ 1,000,000
Public Art	\$ 250,000
Fiber System Improvements	\$ 400,000
Waterfront Development	\$ 1,000,000

Electric Vehicle Charging Stations	\$ 5,000
Pedestrian Crossing Improvements	\$50,000
Outdoor Public Event Space	\$150,000
Parking Lot Development	\$ 750,000
Public Market Development	\$600,000
Community Recreation Center	\$2,500,000
Docks	\$300,000
Intersection Improvements	\$600,000
City Hall – Library Improvements	\$250,000
Wayfinding	\$10,000
Street Furniture / Bike Racks	\$25,000
Property Acquisition	\$ 2,000,000
<b>Total Public Facility Costs</b>	<b>\$15,390,000</b>

**Cost of Operations and Improvements by Year (2020-2040)**

Year	Secure Funding (TIF & MRA Loan)	Potential Funding	District Operating Expenses	MRA Loan Debt Service	Total Project Liabilities
2020	\$40,000	\$0	\$20,000	\$0	\$20,000
2021	\$7,835	\$0	\$20,000	\$0	\$20,000
2022	\$69,752	\$0	\$20,000	\$42,000	\$62,000
2023	\$193,794	\$0	\$20,000	\$0	\$20,000
2024	\$260,271	\$0	\$20,000	\$0	\$425,000
2025	\$328,063	\$0	\$20,000	\$0	\$320,000
2026	\$458,095	\$0	\$20,000	\$0	\$460,000
2027	\$530,684	\$0	\$20,000	\$0	\$560,000
2028	\$604,708	\$0	\$20,000	\$0	\$570,000
2029	\$680,198	\$0	\$20,000	\$0	\$705,000
2030	\$757,182	\$0	\$20,000	\$0	\$730,000
2031	\$835,690	\$0	\$20,000	\$0	\$780,000
2032	\$915,752	\$0	\$20,000	\$0	\$880,000
2033	\$997,399	\$0	\$20,000	\$0	\$945,000
2034	\$1,080,663	\$0	\$20,000	\$0	\$1,105,000
2035	\$1,165,575	\$0	\$20,000	\$0	\$1,295,000
2036	\$1,252,170	\$0	\$20,000	\$0	\$1,095,000
2037	\$1,340,479	\$0	\$20,000	\$0	\$1,355,000
2038	\$1,430,538	\$0	\$20,000	0	\$1,455,000
2039	\$1,522,381	\$0	\$20,000	\$0	\$1,630,000
2040	\$1,428,959	\$0	\$20,000	\$0	\$1,420,000
<b>Total</b>	<b>\$15,900,188</b>	<b>\$0</b>	<b>\$420,000</b>	<b>\$42,000</b>	<b>\$15,852,000</b>

Note: This analysis anticipates a small positive fund balance of \$48,188 the end of the Plan term.

Attachment 5.2  
Economic Feasibility Study

## **ATTACHMENT 5.2 Economic Feasibility Study**

The Urban Renewal Plan for the Area 2 Urban Renewal Project (the “Plan”) as currently envisioned, is economically feasible because the proposed development is sufficient to fully cover the anticipated cost of the redevelopment program.

The economic feasibility of the Plan is based on the following factors:

- The amount of development anticipated in the Project Area
- The timing of the proposed taxable development
- The nature of the propose development
- The amount of tax revenue to be generated by the proposed development
- The cost of public improvement projects is to be funded by the Agency’s tax increment revenue.
- If revenue equals or exceeds project costs, the Plan is economically feasible.

The following is a summary of the analysis and estimates of the factors used to determine the economic feasibility of the Plan.

### **Economic Feasibility Analysis**

#### **Summary:**

Over the duration of the Plan, \$15,860,188 of revenue allocation (tax increment) funds will be generated using development scenarios agreed upon by the Agency Board and the McCall City Council. The cash flow analysis set forth in Attachment 5.4 assumes \$20,000 will be used annually for administration of the District for a total of \$420,000 for administration costs over the 20-year lifespan of the District.

At this time, no revenue bonds are planned for the Project Area due to the speculative nature of the development. A positive cash flow sufficient to cover anticipated debt service, bond reserves and required debt service coverage ratios would have to be demonstrated in order for an investor to view this as a positive investment.

Attachment 4 entitled “McCall Area 2 Urban Renewal District Cash Flow Analysis” gives a more detailed outlook on the revenues and expenses of the development scenario.

The following assumptions were made in the formulation of the Financial Feasibility Analysis:

- Land Value Increase @ 1%/Yr
- Improvement Value Increase @ 2%/Yr.
- Tax Rate is conservative and remains constant

- Total Cost of Improvement List over the life of the Plan: \$15,390,000 (City Staff Estimate)
- The Cash Flow Analysis assumes 100% of the annual revenue allocation funds will be committed to project capital costs after annual District operating costs are covered and the Inter-district Initial Loan is repaid.
- Tax rate does not include debt service for bonds issued by taxing entities after 2007, judgment levies or the School District plant or supplemental levies excluded by law.

The Economic Feasibility Analysis shows that the Project will generate adequate funds within the Project Area to fund the necessary capital improvements.

4834-6570-4090, v. 3

# URBAN RENEWAL PROJECT AREA LIKELIHOOD OF CHANGE

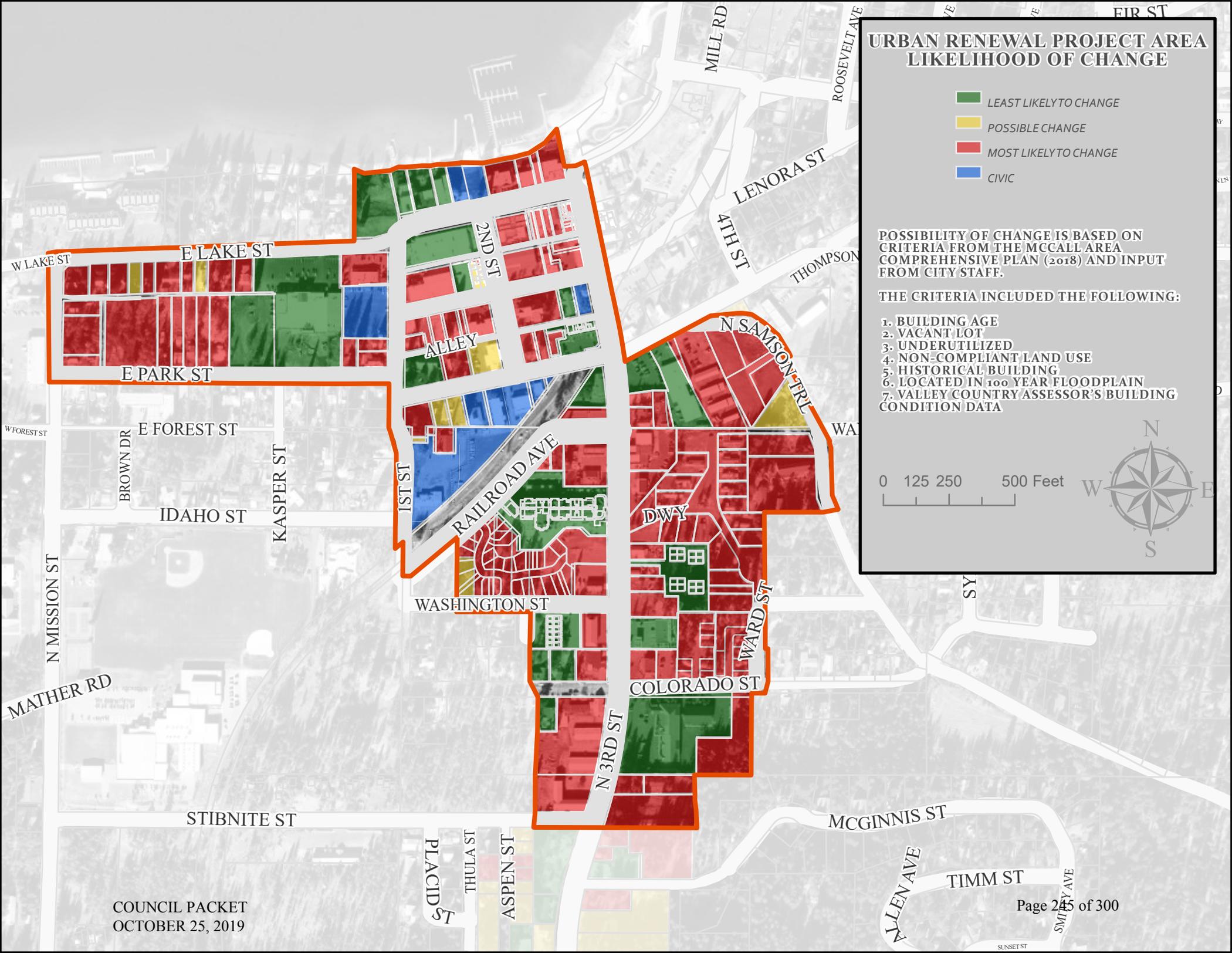
- LEAST LIKELY TO CHANGE
- POSSIBLE CHANGE
- MOST LIKELY TO CHANGE
- CIVIC

POSSIBILITY OF CHANGE IS BASED ON CRITERIA FROM THE MCCALL AREA COMPREHENSIVE PLAN (2018) AND INPUT FROM CITY STAFF.

THE CRITERIA INCLUDED THE FOLLOWING:

1. BUILDING AGE
2. VACANT LOT
3. UNDERUTILIZED
4. NON-COMPLIANT LAND USE
5. HISTORICAL BUILDING
6. LOCATED IN 100 YEAR FLOODPLAIN
7. VALLEY COUNTRY ASSESSOR'S BUILDING CONDITION DATA

0 125 250 500 Feet





Attachment 5.3

Estimated Net Taxable Value of Growth and New Private Development and Annual Revenue  
Allocation in the Downtown West Urban Renewal Project

## McCall Area 2 Urban Renewal District Revenue Allocation Estiamtes

**( 20% Buildout of Likely Redeveloped Properties )**  
**715,825 Square feet over 20 year @ \$175 / squre Foot Construction Value**  
**Annual Average Square Feet of New Development = 3,5791**

Year	Land Value (+1% annually) w/ ad ex	Initial Improvement Value	Total Assessed Value	Annual New Const. Value on tax roll	Cum. New Const Value + Inflation @ 2%	Cumulative Homeowners' Exemption	Taxable Value	Increment Value (I - Base)	Levy Rate (-0%)	Tax Increment Yield	Admin Costs (10%)	Funding for Capital Projects / Debt Service
2020	\$ 16,580,984	\$ 36,738,593	\$ 53,319,577	\$ -	\$ -	\$ -	\$ 53,319,577	\$ -	0.0087	\$ -	20,000	
2021	\$ 16,746,794	\$ 37,473,365	\$ 54,220,159	\$ -	\$ -	\$ -	\$ 54,220,159	\$ 900,582	0.0087	\$ 7,835	\$ 20,000	\$ 784
2022	\$ 16,914,262	\$ 38,222,832	\$ 55,137,094	\$ 6,200,000	\$ 6,200,000	\$ -	\$ 61,337,094	\$ 8,017,517	0.0087	\$ 69,752	\$ 20,000	\$ 62,777
2023	\$ 17,083,404	\$ 38,987,289	\$ 56,070,693	\$ 18,200,000	\$ 24,524,000	\$ 5,000,000	\$ 75,594,693	\$ 22,275,116	0.0087	\$ 193,794	\$ 20,000	\$ 174,414
2024	\$ 17,254,238	\$ 39,767,035	\$ 57,021,273	\$ 6,200,000	\$ 31,214,480	\$ 5,000,000	\$ 83,235,753	\$ 29,916,176	0.0087	\$ 260,271	\$ 20,000	\$ 240,271
2025	\$ 17,426,781	\$ 40,562,375	\$ 57,989,156	\$ 6,200,000	\$ 38,038,770	\$ 5,000,000	\$ 91,027,926	\$ 37,708,349	0.0087	\$ 328,063	\$ 20,000	\$ 308,063
2026	\$ 17,601,049	\$ 41,373,623	\$ 58,974,671	\$ 18,200,000	\$ 56,999,545	\$ 10,000,000	\$ 105,974,216	\$ 52,654,639	0.0087	\$ 458,095	\$ 20,000	\$ 438,095
2027	\$ 17,777,059	\$ 42,201,095	\$ 59,978,154	\$ 6,200,000	\$ 64,339,536	\$ 10,000,000	\$ 114,317,690	\$ 60,998,113	0.0087	\$ 530,684	\$ 20,000	\$ 510,684
2028	\$ 17,954,830	\$ 43,045,117	\$ 60,999,947	\$ 6,200,000	\$ 71,826,327	\$ 10,000,000	\$ 122,826,273	\$ 69,506,696	0.0087	\$ 604,708	\$ 20,000	\$ 584,708
2029	\$ 18,134,378	\$ 43,906,019	\$ 62,040,397	\$ 6,200,000	\$ 79,462,853	\$ 10,000,000	\$ 131,503,251	\$ 78,183,674	0.0087	\$ 680,198	\$ 20,000	\$ 660,198
2030	\$ 18,315,722	\$ 44,784,140	\$ 63,099,862	\$ 6,200,000	\$ 87,252,110	\$ 10,000,000	\$ 140,351,972	\$ 87,032,395	0.0087	\$ 757,182	\$ 20,000	\$ 737,182
2031	\$ 18,498,879	\$ 45,679,823	\$ 64,178,702	\$ 6,200,000	\$ 95,197,152	\$ 10,000,000	\$ 149,375,854	\$ 96,056,277	0.0087	\$ 835,690	\$ 20,000	\$ 815,690
2032	\$ 18,683,868	\$ 46,593,419	\$ 65,277,287	\$ 6,200,000	\$ 103,301,095	\$ 10,000,000	\$ 158,578,382	\$ 105,258,805	0.0087	\$ 915,752	\$ 20,000	\$ 895,752
2033	\$ 18,870,706	\$ 47,525,287	\$ 66,395,994	\$ 6,200,000	\$ 111,567,117	\$ 10,000,000	\$ 167,963,111	\$ 114,643,534	0.0087	\$ 997,399	\$ 20,000	\$ 977,399
2034	\$ 19,059,414	\$ 48,475,793	\$ 67,535,207	\$ 6,200,000	\$ 119,998,460	\$ 10,000,000	\$ 177,533,666	\$ 124,214,089	0.0087	\$ 1,080,663	\$ 20,000	\$ 1,060,663
2035	\$ 19,250,008	\$ 49,445,309	\$ 68,695,317	\$ 6,200,000	\$ 128,598,429	\$ 10,000,000	\$ 187,293,746	\$ 133,974,169	0.0087	\$ 1,165,575	\$ 20,000	\$ 1,145,575
2036	\$ 19,442,508	\$ 50,434,215	\$ 69,876,723	\$ 6,200,000	\$ 137,370,397	\$ 10,000,000	\$ 197,247,121	\$ 143,927,544	0.0087	\$ 1,252,170	\$ 20,000	\$ 1,232,170
2037	\$ 19,636,933	\$ 51,442,900	\$ 71,079,832	\$ 6,200,000	\$ 146,317,805	\$ 10,000,000	\$ 207,397,638	\$ 154,078,061	0.0087	\$ 1,340,479	\$ 20,000	\$ 1,320,479
2038	\$ 19,833,302	\$ 52,471,758	\$ 72,305,060	\$ 6,200,000	\$ 155,444,162	\$ 10,000,000	\$ 217,749,221	\$ 164,429,644	0.0087	\$ 1,430,538	\$ 20,000	\$ 1,410,538
2039	\$ 20,031,635	\$ 53,521,193	\$ 73,552,828	\$ 6,200,000	\$ 164,753,045	\$ 10,000,000	\$ 228,305,873	\$ 174,986,296	0.0087	\$ 1,522,381	\$ 20,000	\$ 1,502,381
2040	\$ 20,231,952	\$ 54,591,617	\$ 74,823,568	\$ 6,200,000	\$ 174,248,106	\$ 10,000,000	\$ 239,071,674	\$ 164,248,106	0.0087	\$ 1,428,959	\$ 20,000	\$ 1,408,959
				<u>\$ 141,800,000</u>						\$ 15,860,185		<u>\$ 15,486,779</u>

**Assumptions:**

- Land Values inflate at 1% per year**
- Improvement Values inflate at 2% per year**
- Assumes all residential structures eligible for Homeowner's Exemption**
- Property tax income available 2 years after completion of construction**
- New construction values inflate on same basis as original improvement values (2%)**
- Adminstrative costs at 10% capped at \$20,000 per year**

Attachment 5.4

Estimated Annual Revenues and Costs in the Downtown West Urban Renewal Project  
(Cash Flow Analysis)

## McCall Area 2 Urban Renewal District Cash Flow Analysis

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Beginning Balance</b>	\$ -	\$ 20,000	\$ 7,835	\$ 15,587	\$ 189,381	\$ 24,652	\$ 32,715	\$ 30,810	\$ 1,494	\$ 36,202	\$ 11,400
<b>Source of Funds</b>											
<b>Revenue Allocation</b>	\$ -	\$ 7,835	\$ 69,752	\$ 193,794	\$ 260,271	\$ 328,063	\$ 458,095	\$ 530,684	\$ 604,708	\$ 680,198	\$ 757,182
<b>MRA Inter-District Loan *</b>	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other Revenue - Grant</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funds Available</b>	\$ 40,000	\$ 27,835	\$ 77,587	\$ 209,381	\$ 449,652	\$ 352,715	\$ 490,810	\$ 561,494	\$ 606,202	\$ 716,400	\$ 768,582
<b>Use of Funds</b>											
<b>District Operating Expenses</b>	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
<b>Repay Inter-District Loan @ 5%</b>	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Available for District Projects</b>	\$ 20,000	\$ 7,835	\$ 15,587	\$ 189,381	\$ 429,652	\$ 332,715	\$ 470,810	\$ 541,494	\$ 586,202	\$ 696,400	\$ 748,582
<b>Sewer System</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
<b>Water System</b>	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
<b>Storm Water</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -
<b>Streets &amp; Streetscapes</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Park Development</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
<b>Local Housing</b>	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
<b>Public Art</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
<b>Fiber System Improvements</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
<b>Waterfront Development</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000
<b>Electric Vehicle Charging Stations</b>	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Pedestrian Crossings</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
<b>Outdoor Public Event Space</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Parking</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Public Market Development</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Community / Recreation Center</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Docks</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Highroad/ Lenora / 3rd Intersection</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>City Hall / Library Plaza</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Wayfinding</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ -
<b>Street Furniture / Bike Racks</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Property Acquisition</b>	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>Total District Projects</b>	\$ -	\$ -	\$ -	\$ -	\$ 405,000	\$ 300,000	\$ 440,000	\$ 540,000	\$ 550,000	\$ 685,000	\$ 710,000
<b>Total Use of Funds</b>	\$ 20,000	\$ 20,000	\$ 62,000	\$ 20,000	\$ 425,000	\$ 320,000	\$ 460,000	\$ 560,000	\$ 570,000	\$ 705,000	\$ 730,000
<b>Ending Balance</b>	\$ 20,000	\$ 7,835	\$ 15,587	\$ 189,381	\$ 24,652	\$ 32,715	\$ 30,810	\$ 1,494	\$ 36,202	\$ 11,400	\$ 38,582

## McCall Area 2 Urban Renewal District Cash Flow Analysis

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
<b>Beginning Balance</b>	\$ 38,582	\$ 94,272	\$ 130,024	\$ 182,423	\$ 158,086	\$ 28,661	\$ 185,831	\$ 171,310	\$ 146,848	\$ 39,229	
<b>Source of Funds</b>											
<b>Revenue Allocation</b>	\$ 835,690	\$ 915,752	\$ 997,399	\$ 1,080,663	\$ 1,165,575	\$ 1,252,170	\$ 1,340,479	\$ 1,430,538	\$ 1,522,381	\$ 1,428,959	\$ 15,860,188
<b>MRA Inter-District Loan</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
<b>Other Revenue - Grant</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Funds Available</b>	\$ 874,272	\$ 1,010,024	\$ 1,127,423	\$ 1,263,086	\$ 1,323,661	\$ 1,280,831	\$ 1,526,310	\$ 1,601,848	\$ 1,669,229	\$ 1,468,188	\$ 15,900,188
<b>Use of Funds</b>											
<b>District Operating Expenses</b>	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 420,000
<b>Repay Inter-district Loan @ 5%</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 42,000
<b>Available for District Projects</b>	\$ 854,272	\$ 990,024	\$ 1,107,423	\$ 1,243,086	\$ 1,303,661	\$ 1,260,831	\$ 1,506,310	\$ 1,581,848	\$ 1,649,229	\$ 1,448,188	
<b>Sewer System</b>	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000
<b>Water System</b>	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
<b>Storm Water</b>	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ -	\$ 750,000
<b>Streets &amp; Streetscapes</b>	\$ -	\$ -	\$ -	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 550,000	\$ 3,450,000
<b>Park Development</b>	\$ 10,000	\$ 10,000	\$ 250,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 350,000
<b>Local Housing</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Public Art</b>	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 250,000
<b>Fiber System Improvements</b>	\$ 40,000	\$ 40,000	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 400,000
<b>Waterfront Development</b>	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ 1,000,000
<b>Electric Vehicle Charging Stations</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<b>Pedestrian Crossings</b>	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Outdoor Public Event Space</b>	\$ 75,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<b>Parking</b>	\$ -	\$ 150,000	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	\$ 750,000
<b>Public Market Development</b>	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
<b>Community / Recreation Center</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 750,000	\$ 750,000	\$ 2,500,000
<b>Docks</b>	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 300,000
<b>Ilrood/ Lenora / 3rd Intersection</b>	\$ -	\$ -	\$ -	\$ 250,000	\$ 200,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 600,000
<b>City Hall / Library Plaza</b>	\$ -	\$ -	\$ -	\$ 100,000	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
<b>Wayfinding</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Street Furniture / Bike Racks</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>Property Acquisition</b>	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000
<b>Total District Projects</b>	\$ 760,000	\$ 860,000	\$ 925,000	\$ 1,085,000	\$ 1,275,000	\$ 1,075,000	\$ 1,335,000	\$ 1,435,000	\$ 1,610,000	\$ 1,400,000	\$ 15,390,000
<b>Total Use of Funds</b>	\$ 780,000	\$ 880,000	\$ 945,000	\$ 1,105,000	\$ 1,295,000	\$ 1,095,000	\$ 1,355,000	\$ 1,455,000	\$ 1,630,000	\$ 1,420,000	\$ 15,852,000
<b>Ending Balance</b>	\$ 94,272	\$ 130,024	\$ 182,423	\$ 158,086	\$ 28,661	\$ 185,831	\$ 171,310	\$ 146,848	\$ 39,229	\$ 48,188	

**McCall Area 2 Urban Renewal District  
Cash Flow Analysis**

<b><u>Assumptions</u></b>	
<i>Conservative revenue assumptions based upon 20% of maximum developmnet capacity of properties most likely to redeveop ove 20-year life of the District</i>	
<i>10% of annual available revenue reserved for Agency operating expenses capped at \$20,000 per year. (2.5%)</i>	
Assumes all investment on a cash basis with no borrowing. Barrowing, if feasible, would acceerate schedule but limit projects due to inherent interest obligations.	
All listed projects fully funded with small cash balance at expiration of District	

Attachment 5.5

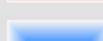
Map Showing Proposed Location of Public Improvements in the Project Area

4820-6403-1642, v. 7



# PROPOSED PUBLIC IMPROVEMENT PROJECTS

## PUBLIC IMPROVEMENT

-  City Hall-Library Pedestrian Plaza
-  Parking Lot Development
-  Waterfront Development

## Other projects not shown:

- Utility improvements
- Stormwater
- Streets & streetscapes
- Park / pocket park development
- Local housing
- Public art
- Fiber system improvements
- Electric vehicle charging stations
- Pedestrian crossing improvements
- Outdoor public event space
- Public market development
- Community / recreation center
- Doc improvements and replacement
- Intersection improvements
- Wayfinding
- Street furniture / bike racks
- Property acquisition

0 125 250 500 Feet

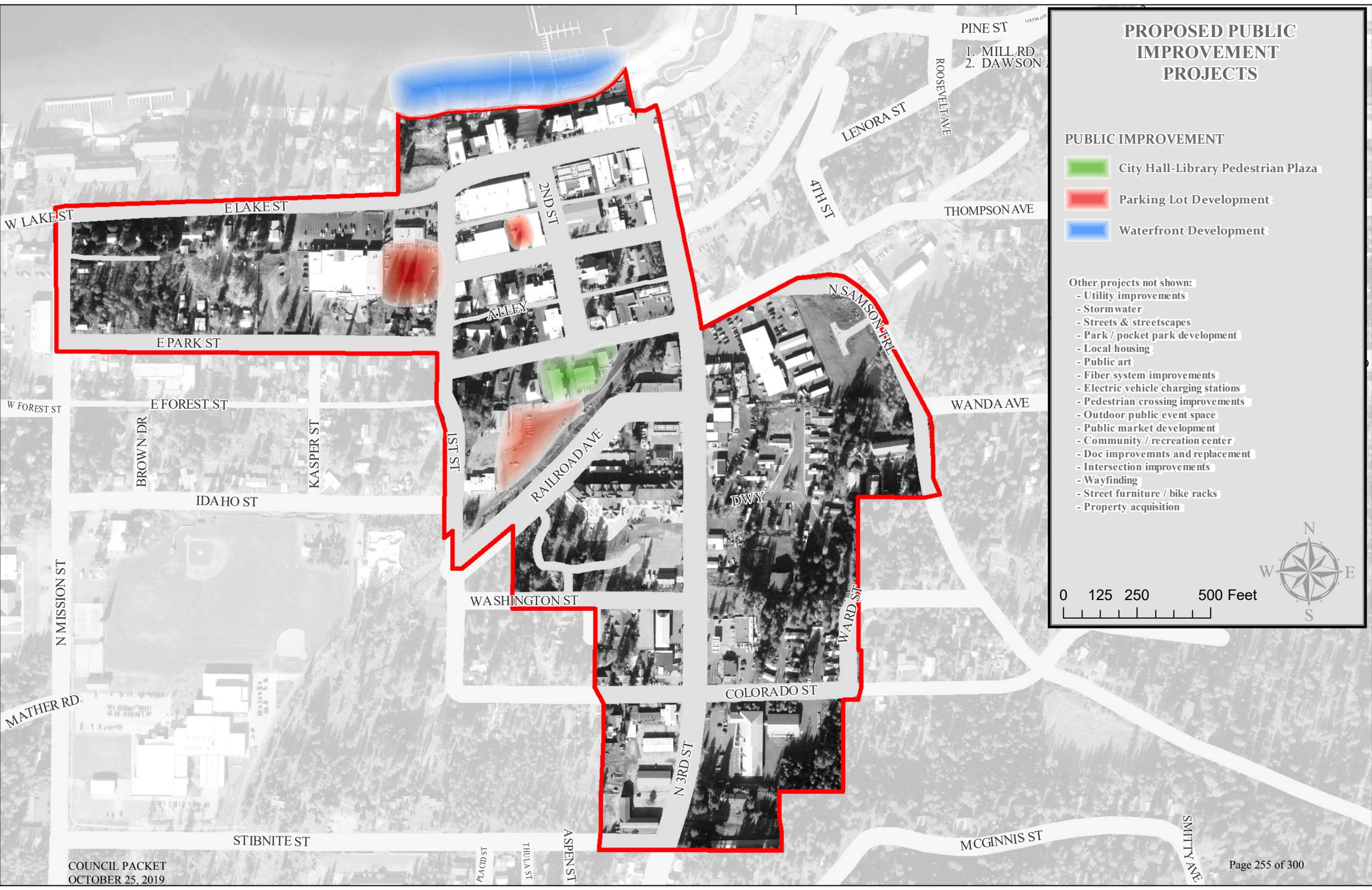




Exhibit 4  
CITY OF McCALL

SUMMARY OF ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McCALL, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE DOWNTOWN WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND OTHER TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY; AND ESTABLISHING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF McCALL:

SECTION 1: It is hereby found and determined that:

- (a) The Downtown West Project Area, as defined in the Downtown West Plan, is a deteriorated area or a deteriorating area, as defined in the Law and the Act, and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Downtown West Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Downtown West Plan conforms to the McCall Comprehensive Plan.
- (e) The Downtown West Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement (recognizing the mixed-use components of the Downtown West Plan and the need for overall public improvements), and shows consideration for the health, safety, and welfare of any residents or businesses in the general vicinity of the urban renewal area covered by the Downtown West Plan.
- (f) The Downtown West Plan affords maximum opportunity consistent with the sound needs of the City, as a whole, for the rehabilitation, development and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Downtown West Plan provides a feasible method for relocation obligations of any displaced families residing within the Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.

- (h) The collective base assessment rolls for the revenue allocation areas under the Existing Project Area and the Downtown West Project Area do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The Downtown West Plan includes the requirements set out in Idaho Code § 50-2905 with specificity.
- (j) The Downtown West Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code §§ 50-2018(9) and 50-2903(8)(f), does not include any agricultural operation for which the Agency has not received a written consent, or has not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the Downtown West Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the McCall Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (m) The portion of the Downtown West Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Downtown West Project Area does not have a predominance of open land, that the Agency may acquire any open land within the Downtown West Project Area, and that the Downtown West Project Area is planned to be developed and/or redeveloped in a manner that will include both residential and nonresidential uses. Provided, however, the City Council finds that for any portions of the Downtown West Project Area deemed to be “open land,” the criteria set forth in the Law and Act have been met.

SECTION 3: The City Council finds that one of the Downtown West Plan objectives to increase the residential opportunity does meet the sound needs of the City and will provide housing opportunities in an area that does not now contain such opportunities, and the portion of

the Downtown West Project Area which is identified for nonresidential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the McCall Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

SECTION 4: The Downtown West Plan, a copy of which is attached to the Ordinance and marked as Exhibit 3, be, and the same hereby is, approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the October 24, 2019, hearing and incorporate changes or modifications, if any.

SECTION 5: No direct or collateral action challenging the Downtown West Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Downtown West Plan.

SECTION 6: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the County Auditor and Tax Assessor of Valley County and to the appropriate officials of Valley County Board of County Commissioners, City of McCall, McCall-Donnelly School District #421, Valley County Emergency Medical, McCall Cemetery, McCall Fire, McCall Hospital, Payette Lakes Rec. Water & Sewer, Valley County Road and Bridge, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map or plat indicating the boundaries of the Project Area.

SECTION 7: The City Council hereby finds and declares that the Revenue Allocation Area as defined in the Downtown West Plan, the equalized assessed valuation of which the City Council hereby determines is in and is part of the Downtown West Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Downtown West Plan.

SECTION 8: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Downtown West Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 9: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not modify the Downtown West Plan in a manner that would result in a reset of the base assessment value for the year immediately following the year in which the modification occurred to include the current year's equalized assessed value of the taxable property in the revenue allocation area as further set forth in the Act.

SECTION 10: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2019, to the extent permitted by the Act.

SECTION 11: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 12: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 13: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 14: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

PASSED AND APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF McCALL, IDAHO, THIS \_\_\_\_ DAY OF OCTOBER 2019

### **EXHIBITS TO THE ORDINANCE**

- Exhibit 1 A Resolution of the Planning and Zoning Commission for the City of McCall, Idaho, Validating Conformity of the Urban Renewal Plan for the Downtown West Urban Renewal Project with the City of McCall’s Comprehensive Plan
- Exhibit 2 Notice Published in the *Star-News*
- Exhibit 3 Urban Renewal Plan for the Downtown West Urban Renewal Project
- Exhibit 4 Ordinance Summary

### **SUMMARY OF DOWNTOWN WEST PLAN**

The Urban Renewal Plan for the Downtown West Urban Renewal Project (“Downtown West Plan”) was prepared by the Urban Renewal Agency of the city of McCall, Idaho, also known as the McCall Redevelopment Agency (“Agency”), pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The Downtown West Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The Downtown West Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the

equalized assessed valuation as shown on the original base assessment roll as of January 1, 2019, to be allocated to the Agency for the urban renewal purposes.

The general scope and objectives of the Downtown West Plan are:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of:
  - streets, intersections and other pedestrian crossing facilities;
  - water and sewer system improvements;
  - other utility improvements, including, removal, burying, or relocation of overhead or underground utilities;
  - extension of electrical distribution lines and transformers;
  - improvement of irrigation and drainage ditches and laterals;
  - installation or improvements to fiber optic facilities and/or other communication systems;
  - parking facilities and electric charging stations;
  - fire protection systems;
  - Public art
  - curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes include sidewalks, lighting, landscaping, benches and other street furniture, bike racks, and similar amenities between the curb and right-of-way line;
  - other public improvements that may be deemed appropriate by the Board, including, but not limited to, walkways, public open spaces, outdoor public event spaces, parks, waterfront improvements, plazas, including but not limited to the City Hall/Library pedestrian plaza, and other similar amenities that may be deemed appropriate by the Board;
- d. The acquisition of real property from the City or others for right-of-way improvements, public parks, pedestrian facilities and trails, recreational access points and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers, in part to encourage development of local housing options;
- e. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- f. The management of any property acquired by and under the ownership and

control of the Agency;

- g. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- h. The construction and financial support of infrastructure necessary for the provision of improved transit and alternative transportation;
- i. To support or partner in the engineering, design, installation, construction of a public community and/or recreation center;
- j. To support or partner in the development of a robust public market to encourage pedestrian activity in the Central Business District;
- k. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations;
- l. The provision of financial and other assistance to encourage greater density, and to encourage construction of local housing options pursuant to the McCall Local Housing Program;
- m. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- n. The preparation and assembly of adequate sites for the development and construction of facilities for commercial, office, retail, residential, and governmental use;
- o. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines for the design of waterfront amenities, streetscape, festival streets, plazas, multi-use pathways, parks and open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- p. The demolition or removal of certain buildings and/or improvements for public right-of-way and streetscape improvements, utility undergrounding, extension, upgrades, public parks, open space, plazas, multi-use trails, public facilities, and to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- q. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire

Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;

- r. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- s. To make improvements to utilities (within and outside of the Project Area) to encourage development throughout the Project Area;
- t. To support or partner in projects providing additional public access to Payette Lake and the installation of other waterfront amenities, including public docks, waterfront parks and adjacent plazas, and pedestrian pathways. This includes projects supporting environmental protection of Payette Lake; and
- u. To encourage and support public wayfinding projects.

Any such land uses as described in the Plan will be in conformance with zoning for the City of McCall and the McCall Comprehensive Plan, as adopted by the City Council, or as may be applicable. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is described as follows:

An area consisting of approximately 52.4 acres of land, exclusive of rights-of-way and encompassing a portion of the City's central business district (CBD), extending south along Third Street (Highway 55) to Stibnite Street and as more particularly described as follows:

A parcel of land being in a portion of Section 9, Township 18 North, Range 3 East, Boise Meridian. Located in Valley County, Idaho and being more particularly described as follows:

Commencing at the west quarter corner common to Section 16 and Section 17 (W1/4 Corner of Section 16), thence N 37°29'49 E a distance of 3073.235 Feet. This is the point of Beginning.

- 1. thence N 5°47'55 E a distance of 55.688 Feet;
- 2. thence N 0°20'35 E a distance of 144.958 Feet;
- 3. thence N 2°50'36 E a distance of 162.332 Feet;
- 4. thence N 0°53'30 E a distance of 131.728 Feet;
- 5. thence N 27°17'51 W a distance of 67.992 Feet;
- 6. thence N 0°1'26 E a distance of 123.967 Feet;
- 7. thence N 1°17'20 E a distance of 139.628 Feet;

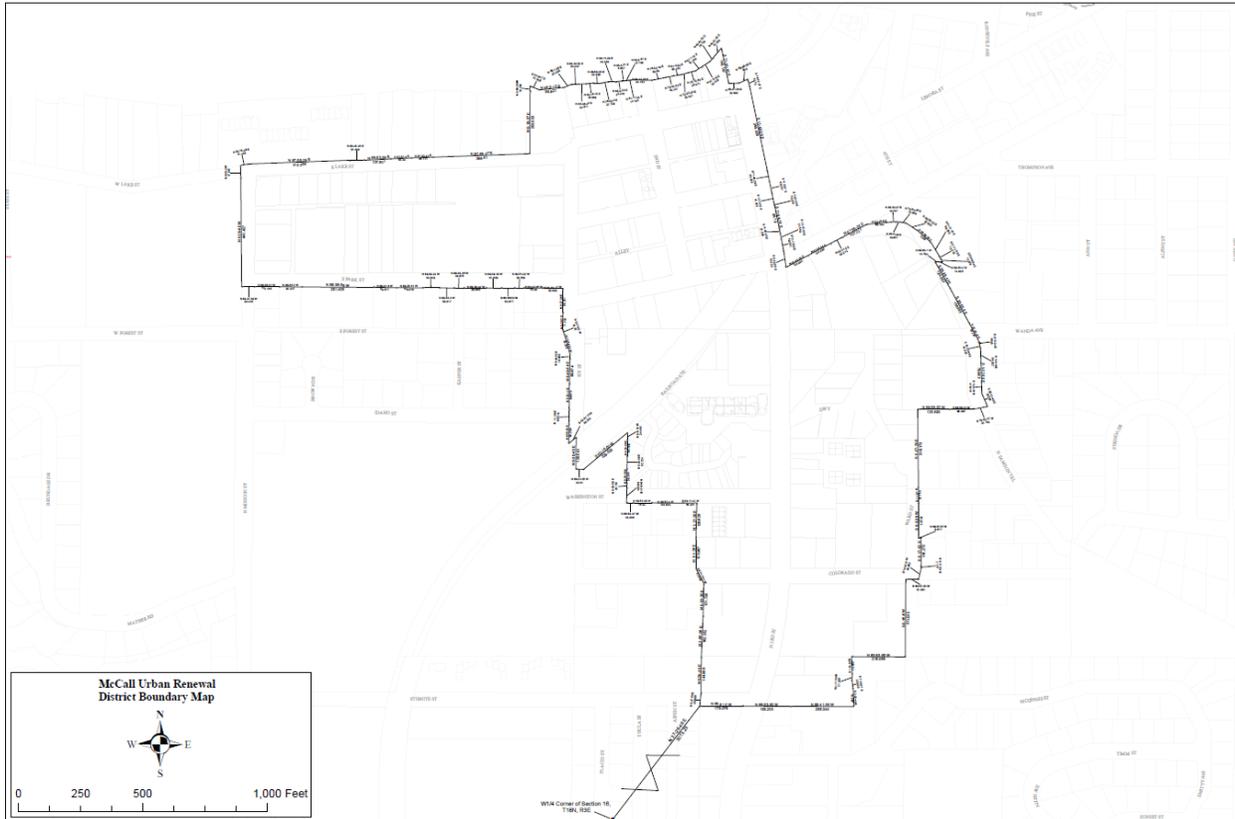
8. thence S 89°11'41 W a distance of 58.431 Feet;
9. thence N 89°50'4 W a distance of 124.924 Feet;
10. thence N 89°53'39 W a distance of 75.04 Feet;
11. thence N 89°54'47 W a distance of 24.006 Feet;
12. thence N 0°48'31 E a distance of 60.394 Feet;
13. thence N 0°33'58 E a distance of 20.154 Feet;
14. thence N 0°33'38 E a distance of 58.674 Feet;
15. thence N 0°33'39 E a distance of 52.724 Feet;
16. thence N 0°33'39 E a distance of 65.756 Feet;
17. thence N 0°9'16 W a distance of 24.465 Feet;
18. thence S 50°15'50 W a distance of 229.528 Feet;
19. thence N 89°20'26 W a distance of 30.61 Feet;
20. thence N 0°30'45 E a distance of 129.041 Feet;
21. thence S 49°51'14 W a distance of 38.902 Feet;
22. thence N 0°35'20 E a distance of 80.259 Feet;
23. thence N 1°1'36 E a distance of 60.516 Feet;
24. thence N 0°32'17 E a distance of 99.975 Feet;
25. thence N 0°49'54 E a distance of 99.974 Feet;
26. thence N 0°49'52 E a distance of 19.993 Feet;
27. thence N 15°44'29 W a distance of 82.734 Feet;
28. thence N 20°18'2 W a distance of 18.76 Feet;
29. thence N 0°30'2 E a distance of 71.233 Feet;
30. thence N 0°27'36 E a distance of 96.261 Feet;
31. thence S 89°51'11 W a distance of 82.884 Feet;
32. thence S 89°42'35 W a distance of 75.39 Feet;
33. thence S 89°51'40 W a distance of 38.568 Feet;
34. thence S 89°56'53 W a distance of 52.877 Feet;
35. thence N 89°39'19 W a distance of 61.669 Feet;
36. thence N 89°39'44 W a distance of 88.885 Feet;
37. thence N 89°33'25 W a distance of 39.976 Feet;
38. thence N 89°43'0 W a distance of 59.617 Feet;
39. thence N 89°39'24 W a distance of 63.609 Feet;
40. thence N 89°35'31 W a distance of 109.576 Feet;
41. thence N 89°31'8 W a distance of 89.577 Feet;
42. thence N 89°36'55 W a distance of 291.406 Feet;
43. thence N 89°35'2 W a distance of 90.047 Feet;
44. thence N 89°38'31 W a distance of 100.165 Feet;
45. thence S 89°37'39 W a distance of 49.406 Feet;
46. thence N 0°29'40 W a distance of 441.427 Feet;
47. thence N 0°30'2 W a distance of 47.661 Feet;
48. thence N 80°15'49 E a distance of 31.325 Feet;
49. thence N 87°55'28 E a distance of 412.355 Feet;
50. thence N 89°48'26 E a distance of 57.506 Feet;

51. thence N 86°53'38 E a distance of 107.601 Feet;
52. thence N 87°57'0 E a distance of 82.44 Feet;
53. thence N 87°53'42 E a distance of 86.111 Feet;
54. thence N 87°55'27 E a distance of 388.41 Feet;
55. thence N 0°15'37 E a distance of 253.533 Feet;
56. thence N 2°58'25 W a distance of 19.208 Feet;
57. thence S 67°24'7 E a distance of 41.908 Feet;
58. thence N 84°0'13 E a distance of 99.821 Feet;
59. thence N 66°1'36 E a distance of 33.085 Feet;
60. thence S 89°30'52 E a distance of 30.037 Feet;
61. thence N 85°48'40 E a distance of 30.911 Feet;
62. thence N 85°19'15 E a distance of 28.969 Feet;
63. thence N 89°56'25 E a distance of 32.398 Feet;
64. thence N 78°50'3 E a distance of 27.726 Feet;
65. thence N 89°11'29 E a distance of 30.358 Feet;
66. thence N 85°3'22 E a distance of 25.476 Feet;
67. thence N 85°3'21 E a distance of 5.657 Feet;
68. thence N 84°3'57 E a distance of 18.796 Feet;
69. thence N 81°11'44 E a distance of 10.153 Feet;
70. thence S 89°12'46 E a distance of 84.152 Feet;
71. thence N 78°20'18 E a distance of 56.89 Feet;
72. thence N 78°20'43 E a distance of 33.727 Feet;
73. thence N 81°0'22 E a distance of 29.333 Feet;
74. thence N 74°30'34 E a distance of 30.041 Feet;
75. thence N 75°10'48 E a distance of 29.911 Feet;
76. thence N 57°1'15 E a distance of 32.038 Feet;
77. thence N 57°9'42 E a distance of 36.308 Feet;
78. thence N 40°43'52 E a distance of 23.733 Feet;
79. thence N 40°47'50 E a distance of 47.006 Feet;
80. thence S 11°41'41 E a distance of 145.147 Feet;
81. thence N 86°47'36 E a distance of 42.893 Feet;
82. thence N 65°56'58 E a distance of 36.9 Feet;
83. thence S 14°57'17 E a distance of 32.12 Feet;
84. thence S 11°45'26 E a distance of 346.035 Feet;
85. thence S 11°44'39 E a distance of 46.923 Feet;
86. thence S 11°38'1 E a distance of 45.261 Feet;
87. thence S 12°1'46 E a distance of 41.422 Feet;
88. thence S 13°5'25 E a distance of 10.344 Feet;
89. thence S 11°44'16 E a distance of 95.18 Feet;
90. thence S 11°52'23 E a distance of 21.684 Feet;
91. thence S 10°13'54 E a distance of 21.549 Feet;
92. thence S 10°13'55 E a distance of 49.061 Feet;
93. thence S 8°22'56 E a distance of 63.722 Feet;

94. thence N 61°45'46 E a distance of 103.934 Feet;
95. thence N 61°46'34 E a distance of 104.489 Feet;
96. thence N 62°41'2 E a distance of 52.212 Feet;
97. thence N 61°56'35 E a distance of 107.731 Feet;
98. thence N 84°29'6 E a distance of 99.784 Feet;
99. thence N 88°33'47 E a distance of 19.767 Feet;
100. thence S 85°4'36 E a distance of 19.851 Feet;
101. thence S 78°50'46 E a distance of 19.886 Feet;
102. thence S 56°36'20 E a distance of 55.699 Feet;
103. thence S 48°38'39 E a distance of 70.58 Feet;
104. thence S 31°11'51 E a distance of 66.362 Feet;
105. thence S 31°11'52 E a distance of 13.018 Feet;
106. thence S 23°46'54 E a distance of 13.358 Feet;
107. thence N 89°50'2 W a distance of 14.936 Feet;
108. thence N 89°50'1 W a distance of 13.784 Feet;
109. thence S 29°29'57 E a distance of 124.697 Feet;
110. thence S 28°50'3 E a distance of 156.993 Feet;
111. thence S 27°34'41 E a distance of 87.138 Feet;
112. thence S 2°10'24 E a distance of 6.843 Feet;
113. thence S 16°33'45 E a distance of 16.918 Feet;
114. thence S 1°34'8 E a distance of 59.527 Feet;
115. thence S 1°32'50 E a distance of 79.943 Feet;
116. thence S 1°29'10 E a distance of 41.619 Feet;
117. thence S 22°51'48 E a distance of 58.296 Feet;
118. thence S 79°20'47 W a distance of 57.763 Feet;
119. thence N 89°58'32 W a distance of 98.097 Feet;
120. thence N 89°58'32 W a distance of 125.893 Feet;
121. thence S 0°27'20 E a distance of 318.173 Feet;
122. thence S 1°10'1 E a distance of 61.743 Feet;
123. thence S 0°5'39 W a distance of 137.8 Feet;
124. thence N 89°57'57 E a distance of 9.917 Feet;
125. thence S 0°17'52 E a distance of 116.273 Feet;
126. thence S 0°17'50 E a distance of 7.777 Feet;
127. thence S 14°9'14 W a distance of 45.862 Feet;
128. thence S 89°57'20 W a distance of 51.561 Feet;
129. thence S 0°16'6 W a distance of 311.035 Feet;
130. thence N 89°53'59 W a distance of 216.086 Feet;
131. thence S 1°51'50 E a distance of 73.592 Feet;
132. thence S 2°17'33 W a distance of 21.539 Feet;
133. thence S 7°36'21 E a distance of 35.855 Feet;
134. thence S 2°33'49 E a distance of 70.269 Feet;
135. thence N 89°41'35 W a distance of 255.044 Feet;
136. thence N 89°53'50 W a distance of 193.203 Feet;

137. thence N 89°51'0 W a distance of 173.076 Feet; back to the Point of Beginning.

The Project Area is also depicted in the map below.



Sections 300 through 315 discuss the proposed redevelopment actions, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, relocation, demolition, and property disposition.

Section 401 discusses the type of land uses authorized in the Project Area.

Section 409 describes design guidelines for development.

The Downtown West Plan also contains a major section on financing. Among other sources, the Downtown West Plan will utilize revenue allocation financing, authorized by the Act. This statute was approved in 1988 by the Idaho Legislature. Section 502 and Attachment 5 discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the Project Area that occur after January 1, 2019, will generate revenue for the Agency to pay project costs. Project

costs include street and other public infrastructure improvements, improvements to the waterfront, environmental remediation, and other public improvement costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Valley County, City of McCall, McCall-Donnelly School District #421, Valley County Emergency Medical, McCall Cemetery, McCall Fire, McCall Hospital, Payette Lakes Rec. Water & Sewer, and Valley County Road and Bridge to finance their operations. The Downtown West Plan authorizes the Agency to sell revenue bonds to finance project costs and to use annual revenue allocations to pay the debt service.

The program outlined in the Downtown West Plan emphasizes the installation of needed public improvements, street improvements, utility work, and other costs to encourage private development.

Attachments 5.1 through 5.5 describe in detail the cost and financing methods for complete repayment of the debt incurred used to finance projects and to also fund the additional described activities.

The Downtown West Plan follows the underlying zoning classifications of the city of McCall.

Sections 600 and 700 describe cooperative activities by the Agency with the City.

The duration of the Downtown West Plan is for twenty (20) years. A termination process is described in Section 800 of the Downtown West Plan. The Agency is required to prepare an annual report each year describing its activities during the previous year.

### **ATTACHMENTS TO THE DOWNTOWN WEST PLAN**

Attachment 1	Boundary Map of Urban Renewal Project Area and Revenue Allocation Area
Attachment 2	Legal Description of Urban Renewal Project Area and Revenue Allocation Area
Attachment 3	Private Properties Which May be Acquired by the Agency
Attachment 4	Map Depicting Expected Land Use and Current Zoning Map of the Project Area
Attachment 5.1	Public Improvements within the Revenue Allocation Area
Attachment 5.2	Economic Feasibility Study
Attachment 5.3	Estimated Net Taxable Value of Growth and New Private Development and Annual Revenue Allocation in the Downtown West Urban Renewal Project

Attachment 5.4      Estimated Annual Revenues and Costs in the Downtown West Urban  
Renewal Project (Cash Flow Analysis)

Attachment 5.5      Map Showing Proposed Location of Public Improvements in the Project  
Area

The full text of the Ordinance \_\_\_\_\_ is available at the offices of the City Clerk,  
216 East Park Street, McCall, Idaho 83638.

This summary is approved by the McCall City Council at its meeting of October 24,  
2019.

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Mayor Jackie Aymon

ATTEST:

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BessieJo Wagner, City Clerk

I, \_\_\_\_\_, City Attorney for the city of McCall, Idaho, hereby declare and certify that in my capacity as City Attorney of the city of McCall, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. \_\_\_\_\_.

DATED this \_\_\_\_\_ day of October 2019.

\_\_\_\_\_  
\_\_\_\_\_, City Attorney  
McCall, Idaho

4834-6146-2441, v. 2

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-220**  
**Meeting Date October 24, 2018**

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>McCall Redevelopment Agency (MRA) Annual Report for the Urban Renewal District</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
<b>COST IMPACT:</b>	n/a	Airport		
<b>FUNDING SOURCE:</b>	n/a	Library		
<b>TIMELINE:</b>	ASAP	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**

Rick Fereday, Chairperson of the McCall Redevelopment Agency (MRA), will present the Board’s annual report to Council for the Urban Renewal District. The MRA meets on the third Tuesday every 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.

**RECOMMENDED ACTION:**

None – for information only.

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>



**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-227**  
**Meeting Date October 16, 2019**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b>Request for Approval to Submit a Transportation Alternatives Grant application for 1<sup>st</sup> Street Pedestrian Improvements</b>		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
		Parks and Recreation		
<b>COST IMPACT:</b>	Up to \$500,000	Airport		
<b>FUNDING SOURCE:</b>	Idaho Transportation Department Transportation Alternatives Program (TAP)	Library		
<b>TIMELINE:</b>	Draft grant submittal deadline: Nov. 8, 2019. Final application deadline: Feb. 2, 2020.	Information Systems		
		Eco Devo Planner	Dmy	Originator
<b>SUMMARY STATEMENT:</b>				
<p>The Idaho Transportation Department (ITD), in conjunction with the Local Highway Technical Assistance Council (LTHAC) administers federal grant funding through the Transportation Alternatives Program (TAP) (formerly known as Community Choices for Idaho). The TAP program provides grants up to \$500,000 for the construction of pedestrian facilities that improve non-driver access to public transportation, schools and/or business centers. A local cash match of at least 7.34% is required. The project is subject to Davis-Bacon wage requirements.</p> <p>The grant's project completion timeline (2022 or 2023) coincides with the City's planned reconstruction of 1<sup>st</sup> Street as part of Phase 3B of the Downtown Core Project. Therefore, the grant request will be targeted toward construction of pedestrian infrastructure (sidewalk, curb and gutter, street trees, cross walks, etc.) along the east and west sides of 1<sup>st</sup> Street between E. Lake Street (SH55) and Park Street. Funding to extend sidewalk on the east side of 1<sup>st</sup> Street from Park Street south to the community center will also be proposed as bid-alternate part of the project and constructed if adequate funding is made available. This would provide a safe pedestrian connection between the Community Center, High School, railroad pathway, Idaho Street separated pathway, mountain bike pump track, and skate park to downtown core businesses, the Transit Center, City services and the Library.</p> <p>More information about the TAP grant program is available at: <a href="https://itd.idaho.gov/alt-programs/">https://itd.idaho.gov/alt-programs/</a></p>				
<b>RECOMMENDED ACTION:</b>				
Approve submittal of a Transportation Alternatives Program grant application and authorize the Mayor to sign all necessary documents.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			



**McCALL CITY COUNCIL**  
**AGENDA BILL**

216 East Park Street  
 McCall, Idaho 83638

**Number** AB 19-224  
**Meeting Date** October 24, 2019

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>Request Approval of the Submission of the Idaho Transportation Department – Office of Highway Safety FFY20 Traffic Enforcement Grant Project Agreement (TEGPA)</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		Originator
		Public Works		
		Golf Course		
		Parks and Recreation		
		Airport		
<b>COST IMPACT:</b>	\$15,000.00 maximum	Library		
<b>FUNDING SOURCE:</b>	Idaho Transportation Department – Office of Highway Safety.	Information Systems		
<b>TIMELINE:</b>	11/01/2019	Grant Coordinator		

**SUMMARY STATEMENT:**  
 Idaho Department of Transportation – Office of Highway Safety has announced the FFY20 Traffic Enforcement Grant Project Agreement (TEGPA). This funding is for law enforcement agencies and other organizations to assist in the development of programs to reduce or eliminate traffic deaths and serious injuries.

If approved for the equipment funding at the end of the grant period, the McCall Police Department will purchase traffic enforcement related equipment. The dollar amount earned through the grant will be determined by the actual equipment purchased.

Office of Highway Safety offers “Mini Grants” to Law Enforcement Agencies to help offset overtime costs associated with Traffic Enforcement during high volume, short term time periods. A Grant Match of 25% is for the overtime costs associated with “High Visibility Enforcement” during large scale events which require McCall Police Officers to work overtime hours. The Mini Grants will be geared toward the enforcement of impaired driving and will be during nighttime hours for specific time periods only.

Attached is the FFY20 Traffic Enforcement Grant Project Agreement.

**RECOMMENDED ACTION:**  
 Approve Submission of the Idaho Transportation Department – Office of Highway Safety FFY20 Traffic Enforcement Grant Project Agreement (TEGPA) application and authorize the Mayor to sign all necessary documents.

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>



IDAHO TRANSPORTATION DEPARTMENT  
OFFICE OF HIGHWAY SAFETY



**TRAFFIC ENFORCEMENT GRANT PROJECT  
AGREEMENT (TEGPA)**

**THIS AGREEMENT for FFY 2020** is made and entered into by and between:

McCall Police Department (Agency name), hereinafter referred to as "Contractor" and the Idaho Transportation Department Office of Highway Safety, hereinafter referred to as "OHS" on this 24 day of October 2019.

**IT IS THE PURPOSE OF THIS AGREEMENT** to provide National Highway Traffic Safety Administration (NHTSA), funded assistance to the Contractor, for participation in local and statewide traffic enforcement projects, as specified in the Highway Safety Plan (HSP) focus areas for the following activities:

- High Visibility Enforcement (HVE) Mobilizations
- Mini-Grants for HVE
- Mini-Grants for Training and Public Awareness
- Mini-Grants for Traffic Enforcement Equipment

**THE GOAL OF THE AGREEMENT** is to establish project requirements and a funding process to support the enforcement efforts by the Contractor, to reduce deaths, serious injuries, and economic loss, as part of the Highway Safety Plan (HSP).

**IT IS, THEREFORE, MUTUALLY AGREED THAT:**

1. Contractor will conduct Traffic Enforcement Mobilizations and/or Mini-Grants in accordance with the criteria established by OHS, as established for each Mobilization and/or traffic enforcement mini-grant.

- A. Contractor will provide a commissioned police officer (active or paid reserve) with appropriate equipment (vehicle, radar, etc.) on a **paid overtime basis** to enforce impaired driving, alcohol beverage control, distracted driving, aggressive driving, safety restraint, school zone violations, distracted driving, bicycle, pedestrian, motorcycle laws with emphasis as designated by OHS and/or crash problem identification.
- B. *No reimbursed regular on-duty personnel hours or salaried positions are eligible for reimbursement.*
- C. Necessary additional dispatch services overtime may be reimbursed, if requested prior to the mobilization.

2. Contractor and/or partnering enforcement agencies will publicize the enforcement effort to increase effectiveness by:

- A. Working with media to increase the awareness of enforcement efforts; and
- B. Provide pre and post press releases, and/or social media posts, about the results of the HVE project and mobilization efforts.

3. *Contractor will take a zero tolerance for unrestrained passengers and children during all*

*OHS funded mobilizations and mini-grants.*

4. Based on the availability of funding and by signing this AGREEMENT, Contractor agrees to support statewide highway safety public awareness campaigns and will accept the benefits of having the earned and paid media run in their local communities.

5. OHS will reimburse Contractor for paid overtime hours worked and will be reimbursed at the rate of up to 1.5 times the officer's usual hourly rate plus Contractor's contributions to employee benefits, which are FICA/Medicare, Unemployment, Worker's Compensation, and PERSI.

6. Participation in future mobilizations and mini-grants is contingent on at least satisfactory performance during the prior mobilization, as determined by OHS. NHTSA has published a guide that outlines specific strategies and countermeasures relevant to specific focus areas.

7. Contractor must submit the following forms to be completed in accordance with OHS requirements:

A. Performance Reports.

*Note: For Seat Belt Enforcement, pre and post seat belt surveys must be completed and submitted along with the performance report.*

B. For overtime, provide the completed Overtime Reimbursement Claim Form, signed by an authorized official whose signature can be verified through their individual WebCars logon and password.

C. Payroll Register for period claimed must be available for inspection by OHS staff during annual site visits. Payroll verification can be payroll registers or copies of officer payroll warrants. **Time sheets are not payroll verification.**

D. Contractor will submit reimbursement claims and performance reports within 30 days of completion.

*Reimbursement claims received after **October 15<sup>th</sup>** may not be eligible for reimbursement.*

E. No documentation, reports, or claims submitted to OHS may contain Contractor, or its employees', agents' or subcontractors', Protected Personally Identifiable Information (Protected PII). See Term 8. B. 2.

8. Assurances and Other Grant Requirements required by NHTSA for all organizations receiving federal grant funds:

A. Certification and Assurances FFY19, Attachment 1. Contractor will comply with certification and assurances, as applicable.

B. Risk Assessment FFY19, Attachment 2. Contractor will provide information as applicable.

C. Contractor's Financial Contact will provide information as applicable on the TEGPA and Attachments 1 & 2.

D. Other Grant Requirements:

1) DUNS Registration:

a. If it has not already done so, the Contractor shall obtain a Data Universal Numbering

System (DUNS) number, which may be obtained from Dun and Bradstreet, Inc. (D & B) by telephone (currently 866-705-5711) or the Internet (currently <http://fedgov.dnb.com/webform>).

b. The Contractor agrees it shall maintain current registrations in the System for Award Management (SAM) (<http://www.sam.gov>) at all times during which it has active federal awards.

c. If OHS discovers the Contractor, or its principals or affiliates, is disbarred, suspended, or ineligible from federal contracting, AGREEMENT may be terminated immediately.

2) Personally Identifiable Information (PII). As noted under 2 CFR Chapter I, Chapter II, Part 200:

a. §200.79 Personally Identifiable Information (PII).

b. §200.82 Protected Personally Identifiable Information (Protected PII).

c. §200.303 Internal Controls.

3) Procurement of equipment and materials: All mobilizations, mini-grants, and equipment purchases shall be subject to the requirements governing this AGREEMENT, including those for procurement of materials and leasing of equipment.

4) Code of Conduct: No employee, officer, or agent of the Contractor shall participate in the selection, award, or administration of a contract supported by grant funds if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when any of the following have a financial or other interest in the firm selected for award:

a. The employee, officer, or agent.

b. Any member of his or her immediate family.

c. His or her partner.

d. An organization which employs, or is about to employ any of the above-listed.

The Contractor's officers, employees, or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub-agreements.

The Contractor guarantees it has not entered into any form of collusion with anyone, involving any form of payment, dependent upon or resulting from the award of this contract or subcontract(s).

5) Conferences, Inspection of Work, Grant Monitoring: Conferences may be held at the request of either party to this AGREEMENT. A representative of OHS and/or the U.S. Department of Transportation can conduct an onsite visit for the purpose of inspection and/or assessment of work being performed at any time.

6) Travel: Grant related local vicinity travel, travel to other parts of the state, and travel outside the state must conform to state policies and procedures. Allowable reimbursements cannot be greater than those authorized for state employees, and reimbursements will be made to the Contractor for grant project travel. State policy requires economical and practical modes of travel, as well as moderate dining and lodging.

7) Tax and Compensation Liability: OHS will not incur any liability for worker compensation, FICA, withholding tax, unemployment compensation, or any other payment, which is not a part of the grant agreement.

8) Policy Inclusions: In order to receive highway safety grant funds, OHS requires that the

Contractor currently have a Safety Restraint Use policy in effect or implement one prior to completion of the AGREEMENT. If requested by OHS, Contractor will submit their safety restraint policy to OHS prior to execution of the AGREEMENT.

9) Responsibility for Claims and Liability: Contractor shall be required to save and hold harmless OHS, ITD, NHTSA, FHWA, and U.S. Department of Transportation from all claims and/or liability due to the negligent acts of the Contractor or the Contractor's subcontractor(s), agents, or employee(s).

10) Failure to comply with any of the terms of this AGREEMENT may jeopardize Contractor in receiving future funding from OHS.

11) Eligible organizations agree to indemnify, defend and hold harmless ITD, its officers, agents, employees' from and against any and all claims, suits, losses, damages or costs, including reasonable attorney's fees, arising from or by the use of grants.

12) Any dispute, disagreement, or question of fact concerning this AGREEMENT shall be decided by the OHS Highway Safety Manager. The decision shall be in writing and shall be distributed to the parties concerned. If Contractor disagrees with the decision by the OHS Highway Safety Manager, the decision may be appealed to the Director of the Idaho Transportation Department. The appeal must be made in writing within 30 days of the OHS decision, and served by certified mail.

13) This AGREEMENT, including any attachments, constitute the entire agreement between the parties on the subject matter hereof. There are no understandings, agreements, or representations (oral or written), not specified herein regarding this AGREEMENT shall bind either party unless in writing and signed by both parties and all necessary approvals have been obtained.

14) Nothing in this AGREEMENT shall be construed as limiting or expanding the statutory or regulatory responsibilities of any involved agency or individual in performing functions granted to them by law; or as requiring either entity to expend any sum in excess of its respective appropriation. Each provision of this AGREEMENT is subject to the laws and regulations of the State of Idaho and of the United States.

15) Either party may terminate this AGREEMENT upon 30 days written notice to the other party. In the event of termination of this AGREEMENT, the terminating party shall be liable for the performance rendered prior to the effective date of termination.

16) This Parent entity for this agency certifies that it conducts an annual audit in accordance to **(2. CFR Part 200 Subpart F)**, which is available for review upon request. In addition, this agency has no financial or compliance issues.

***Agency Primary Contact (Required)***

*(Individual with signing authority for the organization.)*

Name	Jackie Aymon
Title	Mayor
WebCars Account Answer: Yes/No	No

Telephone	(208) 634-7144
Fax	(208) 634-7983
Email Address	jaymon@mccall.id.us
Agency Physical Address	550 E. Deinhard Lane, Suite B, McCall ID 83638
Warrant Mailing Address	216 E. Park Street
DUNS (Data Universal Number System)	18-892-2611
*Benefit Rate Percentage	22.97%
<b>Parent Entity Name</b> (if applicable)	City of McCall

\*Benefit rate is derived from FICA-SSHI, workers compensation and retirement costs only; cannot be more than 24%.

### ***Agency Grant Manager Contact (Required)***

*(Individual who will manage day-to-day grant submissions.)*

Name	Chris Bates
Title	Grant Manager
WebCars Account Answer: Yes/No	Yes
Telephone	(208) 634-7144
Email Address	<a href="mailto:batesc@mccall.id.us">batesc@mccall.id.us</a>

### ***Other Agency Contact (Optional)***

*(Individual who will act as a backup for day-to-day grant submissions.)*

Name	Sandy Ryska
Title	Supports Services Supervisor
WebCars Account Answer: Yes/No	Yes
Telephone	(208) 637-7144
Email Address	<a href="mailto:ryskas@mccall.id.us">ryskas@mccall.id.us</a>

## **Organizations Financial Details**

### ***Parent Entity (City or County) Financial Contact Information (Required)***

*(Must also complete Subrecipient Financial Risk Assessment (Attachment 2) and OMB Circular A-133 Audit information below.)*

Name	Linda Stokes
Title	Treasurer
WebCars Account Answer: Yes/No	Yes

Organization	City of McCall
Telephone	(208) 634-2103
Email Address	<a href="mailto:lstokes@mccall.id.us">lstokes@mccall.id.us</a>

**Audit Requirement Statement** (Please select 1, 2 or 3 below and sign below.)

1. We, City of McCall, expended more than \$750,000 in total federal awards and have completed our Circular A-133 audit for Fiscal Year ended September 30 2018. Our audit report and schedule of federal programs have **no** material findings that affect ITD funding.
2. We \_\_\_\_\_ expended more than \$750,000 in total federal awards and have completed our Circular A-133 audit for Fiscal Year ended \_\_\_\_\_. Our audit report and schedule of federal programs **had material findings that affect ITD funding**. Per OMB Circular A-133 **we are including a copy of the required audit report along with our corrective plan**.
3. We are not subject to a Circular A-133 audit because:
  - a. We are a For-Profit organization
  - b. We expend less than \$750,000 in federal awards in 20\_\_\_\_\_.
  - c. Other (please explain) \_\_\_\_\_

A copy of our audit is available for review for up to three years following its completion.

Signature:  Date October 24, 2019  
**Signed By Parent Entity Financial Contact**





**IN WITNESS WHEREOF, PARTIES HAVE EXECUTED THIS AGREEMENT:**

**Contractor's Agent (Agency Lead)**

\_\_\_\_\_  
**Agency Authorizing Signature:**

*(Individual with legal authorization to enter into agreement with the Idaho Transportation Department on behalf of the Contractor)*

\_\_\_\_\_  
Mayor

**Title:**

**Date:** \_\_\_\_\_

**State's Agent (OHS)**

\_\_\_\_\_  
**By:**

**John Tomlinson  
Highway Safety Manager**

**Date:** \_\_\_\_\_



**Attachment 1**  
**CERTIFICATIONS AND ASSURANCES**  
**For Fiscal Year 2020 Highway Safety Grants**  
**(23 U.S.C. Chapter 4 and Sec. 1906, Pub. L. 109-59, As Amended)**

GENERAL REQUIREMENTS

The Governor is the responsible official for the administration of the State highway safety program through a State highway safety agency that has adequate powers and is suitably equipped and organized (as evidenced by appropriate oversight procedures governing such areas as procurement, financial administration, and the use, management, and disposition of equipment) to carry out the program. (23 U.S.C. 402(b)(1)(A))

The **Agency** will comply with applicable statutes and regulations, including but not limited to:

- 23 U.S.C. Chapter 4—Highway Safety Act of 1966, as amended
- Sec. 1906, Pub. L. 109-59, as amended by Sec. 4011, Pub. L., 114-94
- 23 CFR Part 1300—Uniform Procedures for State Highway Safety Grant Programs
- 2 CFR part 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
- 2 CFR part 1201 – Department of Transportation, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

The **Agency** has submitted appropriate documentation for review to the single point of contact designated by the Governor to review Federal programs, as required by Executive Order 12372 (Intergovernmental Review of Federal Programs).

FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA)

The Agency will comply with FFATA guidance, *OMB Guidance on FFATA Subaward and Executive Compensation Reporting*, August 27, 2010, ([https://www.fsrs.gov/documents/OMB\\_Guidance\\_on\\_FFATA\\_Subaward\\_and\\_Executive\\_Compensation\\_Reporting\\_08272010.pdf](https://www.fsrs.gov/documents/OMB_Guidance_on_FFATA_Subaward_and_Executive_Compensation_Reporting_08272010.pdf)) by reporting to FSRS.gov for each sub-grant awarded:

- Name of the entity receiving the award;
- Amount of the award;
- Information on the award including transaction type, funding agency, the North American Industry Classification System code or Catalog of Federal Domestic Assistance number (where applicable), program source;
- Location of the entity receiving the award and the primary location of performance under the award, including the city, State, congressional district, and country; and an award title descriptive of the purpose of each funding action;
- A unique identifier (DUNS);

***FFY 2020 Certifications and Assurances***

- The names and total compensation of the five most highly compensated officers of the entity if:
  - (i) the entity in the preceding fiscal year received—
    - (I) 80 percent or more of its annual gross revenues in Federal awards;
    - (II) \$25,000,000 or more in annual gross revenues from Federal awards; and
  - (ii) the public does not have access to information about the compensation of the senior executives of the entity through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986;
- Other relevant information specified by OMB guidance.

#### NONDISCRIMINATION

The agency will comply with all Federal statutes and implementing regulations relating to nondiscrimination (“Federal Nondiscrimination Authorities”). These include but are not limited to:

- **Title VI of the Civil Rights Act of 1964** (42 U.S.C. 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color or national origin) and 49 CFR Part 21;
- **The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970**, (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- **Federal-Aid Highway Act of 1973**, (23 U.S.C. 324 *et seq.*), and **Title IX of the Education Amendments of 1972**, as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- **Section 504 of the Rehabilitation Act of 1973**, (29 U.S.C. 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27:
- **The Age Discrimination Act of 1975**, as amended, (42 U.S.C. 6101 *et seq.*), (prohibits discrimination on the basis of age);
- **The Civil Rights Restoration Act of 1987**, (Pub. L. 100-209), (broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of terms “programs or activities” to include all of the programs or activities of the Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);

#### ***FFY 2020 Certifications and Assurances***

- **Titles II and III of the Americans with Disabilities Act** (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38;
- **Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations** (prevents discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations); and
- **Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency** (guards against Title VI national origin discrimination/discrimination because of limited English proficiency (LEP) by ensuring that funding recipients take reasonable steps to ensure that LEP persons have meaningful access to programs (70 FR 74087-74100).

**The Agency —**

- Will take all measures necessary to ensure that no person in the United States shall, on the grounds of race, color, national origin, disability, sex, age, limited English proficiency, or membership in any other class protected by Federal Nondiscrimination Authorities, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of its programs or activities, so long as any portion of the program is Federally-assisted;
- Will administer the program in a manner that reasonably ensures that any of its subrecipients, contractors, subcontractors, and consultants receiving Federal financial assistance under this program will comply with all requirements of the Non-Discrimination Authorities identified in this Assurance;
- Agrees to comply (and require its subrecipients, contractors, subcontractors, and consultants to comply) with all applicable provisions of law or regulation governing US DOT's or NHTSA's access to records, accounts, documents, information, facilities, and staff, and to cooperate and comply with any program or compliance reviews, and/or complaint investigations conducted by US DOT or NHTSA under any Federal Nondiscrimination Authority;
- Acknowledges that the United States has a right to seek judicial enforcement with regard to any matter arising under these Non-Discrimination Authorities and this Assurance;
- Agrees to insert in all contracts and funding agreements with other State or private entities the following clause:

***FFY 2020 Certifications and Assurances***

“During the performance of this contract/funding agreement, the contractor/funding recipient agrees—

- a. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;
- b. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 21 and herein;
- c. To permit access to its books, records, accounts, other sources of information; and its facilities as required by the State highway safety offices, US DOT or NHTSA;
- d. That, in event a contractor/funding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contract/funding recipient under the contract/agreement until the contract/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and
- e. To insert this clause, including paragraphs (a) through (e), in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

#### THE DRUG-FREE WORKPLACE ACT OF 1988(41 USC 8103)

The **Agency** will provide a drug-free workplace by:

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- b. Establishing a drug-free awareness program to inform employees about:
  1. The dangers of drug abuse in the workplace;
  2. The grantee's policy of maintaining a drug-free workplace;
  3. Any available drug counseling, rehabilitation, and employee assistance programs;
  4. The penalties that may be imposed upon employees for drug violations occurring in the workplace;
  5. Making it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph (a);

#### ***FFY 2020 Certifications and Assurances***

- c. Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will—
  - 1. Abide by the terms of the statement;
  - 2. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
- d. Notifying the agency within ten days after receiving notice under subparagraph (c)(2) from an employee or otherwise receiving actual notice of such conviction;
- e. Taking one of the following actions, within 30 days of receiving notice under subparagraph (c)(2), with respect to any employee who is so convicted—
  - 1. Taking appropriate personnel action against such an employee, up to and including termination;
  - 2. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- f. Making a good faith effort to continue to maintain a drug-free workplace through implementation of all of the paragraphs above.

#### POLITICAL ACTIVITY (HATCH ACT)

The **Agency** will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

#### CERTIFICATION REGARDING FEDERAL LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a

#### ***FFY 2020 Certifications and Assurances***

Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### RESTRICTION ON STATE LOBBYING

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

#### Instructions for Lower Tier Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its

#### ***FFY 2020 Certifications and Assurances***

certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms *covered transaction, civil judgement, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded*, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (<https://www.sam.gov/>).

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

*Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transactions:*

### ***FFY 2020 Certifications and Assurances***

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

#### BUY AMERICA ACT

Each subrecipient will comply with the Buy America Act requirement (23 U.S.C. 313), when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

#### PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE

Each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

#### POLICY ON SEAT BELT USE

In accordance with Executive Order 13043, Increasing Seat Belt Use in the United States, dated April 16, 1997, the Grantee is encouraged to adopt and enforce on-the-job seat belt use policies and programs for its employees when operating company-owned, rented, or personally-owned vehicles. The National Highway Traffic Safety Administration (NHTSA) is responsible for providing leadership and guidance in support of this Presidential initiative. For information and resources on traffic safety programs and policies for employees, please contact the Network of Employers for Traffic Safety (NETS), a public-private partnership dedicated to improving the traffic safety practices of employers and employees. You can download information on seat belt programs, costs of motor vehicle crashes to employers, and other traffic safety initiatives at [www.trafficsafety.org](http://www.trafficsafety.org). The NHTSA website ([www.nhtsa.gov](http://www.nhtsa.gov)) also provides information on statistics, campaigns, and program evaluations and references.

#### POLICY ON BANNING TEXT MESSAGING WHILE DRIVING

### ***FFY 2020 Certifications and Assurances***

In accordance with Executive Order 13513, Federal Leadership On Reducing Text Messaging While Driving, and DOT Order 3902.10, Text Messaging While Driving, agencies are encouraged to adopt and enforce workplace safety policies to decrease crashes caused by distracted driving, including policies to ban text messaging while driving company-owned or rented vehicles, Government-owned, leased or rented vehicles, or privately-owned when on official Government business or when performing any work on or behalf of the Government. Agencies are also encouraged to conduct workplace safety initiatives in a manner commensurate with the size of the business, such as establishment of new rules and programs or re-evaluation of existing programs to prohibit text messaging while driving, and education, awareness, and other outreach to employees about the safety risks associated with texting while driving.

#### SECTION 402 REQUIREMENTS

The political subdivisions of this State are authorized, as part of the State highway safety program, to carry out within their jurisdictions local highway safety programs which have been approved by the Governor and are in accordance with the uniform guidelines promulgated by the Secretary of Transportation. (23 U.S.C. 402(b)(1)(B))

At least 40 percent of all Federal funds apportioned to this State under 23 U.S.C. 402 for this fiscal year will be expended by or for the benefit of the political subdivisions of the State in carrying out local highway safety programs (23 U.S.C. 402(b)(1)(C), 402(h)(2)), or 95 percent by and for the benefit of Indian tribes (23 U.S.C. 402(h)(2)), unless this requirement is waived in writing.

The State's highway safety program provides adequate and reasonable access for the safe and convenient movement of physically handicapped persons, including those in wheelchairs, across curbs constructed or replaced on or after July 1, 1976, at all pedestrian crosswalks. (23 U.S.C. 402(b)(1)(D))

The State will provide for an evidenced-based traffic safety enforcement program to prevent traffic violations, crashes, and crash fatalities and injuries in areas most at risk for such incidents. (23 U.S.C. 402(b)(1)(E))

The State will implement activities in support of national highway safety goals to reduce motor vehicle related fatalities that also reflect the primary data-related crash factors within the State, as identified by the State highway safety planning process, including:

- Participation in the National high-visibility law enforcement mobilizations as identified annually in the NHTSA Communications Calendar, including not less than 3 mobilization campaigns in each year to –
  - Reduce alcohol-impaired or drug-impaired operation of motor vehicles; and
  - Increase use of seat belts by occupants of motor vehicles;

#### ***FFY 2020 Certifications and Assurances***

- Sustained enforcement of statutes addressing impaired driving, occupant protection, and driving in excess of posted speed limits;
- An annual Statewide seat belt use survey in accordance with 23 CFR Part 1340 for the measurement of State seat belt use rates;
- Development of Statewide data systems to provide timely and effective data analysis to support allocation of highway safety resources;
- Coordination of Highway Safety Plan, data collection, and information systems with the State strategic highway safety plan, as defined in 23 U.S.C. 148(a). (23 U.S.C. 402(b)(1)(F))

The State will actively encourage all relevant law enforcement agencies in the State to follow the guidelines established for vehicular pursuits issued by the International Association of Chiefs of Police that are currently in effect. (23 U.S.C. 402(j))

The State will not expend Section 402 funds to carry out a program to purchase, operate, or maintain an automated traffic enforcement system. (23 U.S.C. 402(c)(4))

**I understand that the information provided in support of the State’s application for Federal grant funds and these Certifications and Assurances constitute information upon which the Federal Government will rely on determining qualification for grant funds, and that knowing misstatements may be subject to civil or criminal penalties under 18 U.S.C. 1001. I sign these Certifications and Assurances based on personal knowledge, after appropriate inquiry.**

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

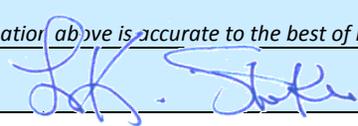
**Printed Name** \_\_\_\_\_

**Agency** \_\_\_\_\_

***FFY 2020 Certifications and Assurances***



## Subrecipient Risk Assessment

Subrecipient Name: City of McCall		Project:			
Subrecipient DUNS Number: 18-892-2611		Award Period: <b>FFY20</b> 10/01/2019 -09/30/2020			
	Topic	Yes	No	NA	Comments
<b>A. Financial Assessment</b> ( <i>Information under Section A must be provided by the Financial Contact for the agency</i> )					
1	Did the subrecipient's <b>Parent Entity</b> (City or County) expend \$750,000 or <b>more</b> in federal awards during the <b>previous fiscal year</b> ? If <b>yes</b> , please complete Comments section to indicate whether a single audit through the Federal Audit Clearinghouse (FAC) was conducted in accordance with 2 CFR 200.514. <i>Attach audit summary pages (if applicable).</i>	X			Amount of Federal Funding Expended <u>\$2,952,094</u> Year <u>2018</u> Audit submitted to FAC? <u>Yes</u> / No Year Audit Complete : <u>2019</u>
2	Subrecipient's prior year financial audit did <b>not</b> have material finding(s) that affected ITD funding. (If the answer is "no," subrecipient must indicate when or if the finding(s) was resolved.) <i>Attach a copy of pages showing finding results and corrective plan (if applicable).</i>	X			Findings: Yes / <u>No</u> Page# _____ If yes, summary pages attached: _____ Findings Resolved: Yes / No Date _____
3	The agency is registered with the System for Award Management (SAM), Activation Date and Cage Number. <a href="https://www.sam.gov/portal/SAM/#1">https://www.sam.gov/portal/SAM/#1</a>	X			CAGE # <u>3K5M9</u> Active Date <u>January 29</u>
4	The Agency retains documentation records for grant funded activities for up to three (3) Federal Fiscal Years, for monitoring by OHS?	X			
<b>B. Experience</b>					
1	Does the recipient have experience with the same or similar grants?				
2	Has the subrecipient had at least three years of experience with federal grants?				
3	Did the subrecipient consistently and accurately submit their claims and reports on time?				
<b>C. Organization</b>					
1	Is the subrecipient's accounting system the same as the previous year?	X			
2	Has the subrecipient's grant management remained unchanged during the previous year?	X			
3	Has the subrecipient's organization remained unchanged during the previous year? (i.e. Chief, Sheriff, management staff)	X			
TOTALS					
<b>Rating Scale</b> (Based on the number of No's)					
0 - 2	Subrecipient is considered low risk.	Low Risk	Provide standard monitoring		
3 - 6	Subrecipient is considered medium risk.	Medium Risk	Provide additional monitoring including training is warranted.		
7 - 10	Subrecipient is considered high risk.	High Risk	Provide close monitoring, training and action if required.		
General overview of grantee performance:					
Commendations, problems or concerns:					
Corrective action necessary:					
Signatures (original required)					
The information above is accurate to the best of my knowledge.		Risk Score:			
Signature: 		Date: 10/14/2019		Print Name: Linda Stokes	
Office of Highway Safety Reviewer:		Date:			

*Subrecipients must provide information for areas in blue only.*

ITD Office of Highway Safety FFY 2020

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-222**  
**Meeting Date October 24, 2019**

**AGENDA ITEM INFORMATION**

<b>SUBJECT:</b>  <i>Convert unclaimed Found Property to City of McCall Parks and Recreation Department for use in the Check-Out Program</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department	CL	Originator
		Public Works		
		Golf Course		
		Parks and Recreation	HW	Support
<b>COST IMPACT:</b>	N/A	Airport		
<b>FUNDING SOURCE:</b>	N/A	Library		
<b>TIMELINE:</b>	N/A	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**

The McCall Police Department has six found and unclaimed bicycles and one kayak the McCall Parks and Recreation Department has requested be transferred to their department for use in the Check-Out Program. Each item has been held longer than the required six-month retention period and is ready for disposition by auction, disposal, or conversion. Due to the value of the items they cannot be disposed of. The requested items are listed below:

- Lifetime Tahoma Kayak, serial number ID17005CC
- Diamondback Wildwood, serial number 09B0000567
- Trek 4500, serial number WTU324C1131B
- Specialized Rockhopper, serial number M2BZ49673
- Fuji Nevada, serial number FJ097IC0223K
- Mongoose Outerlimits, serial number FSD11DT2176
- Mongoose BMX, serial number FSD16B58221

Attached is the letter requesting the transfer of found property to McCall Parks and Recreation.

**RECOMMENDED ACTION:**

Approve the McCall Police Department's and Parks and Recreation's requests to convert six bicycles and one kayak to City use for the Parks and Recreation Check-Out Program.

**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>



The Parks and Recreation Department would like to request that the bicycles and kayak currently in holding at the McCall Police Department be transferred to our department inventory for use. We use and checkout Bikes for our youth Mountain Bike Programming and our Loaner Equipment Program. The Lifetime Kayak will be a great addition to our loaner program as the program has become more popular over the last couple of years. We would also like offer the McCall community and tourists access to non-motorized water sports the Kayak will help begin this process. Additionally, the kayak will help the Recreation Department during the Mile High Mile Open Water Swim event when Parks and Recreation staff must supply safety boaters for swimmers.

**Property for Conversion**

**Kayak**

Lifetime, Tahoma, ID17005CC

**Bicycles**

Diamondback, Wildwood, 09B0000567

Trek, 4500, WTU324C1131B

Specialized, Rock Hopper, M2BZ49673

Fugi, FJ097IC0223K

Mongoose, Outer Limits, FSD11DT2176

Mongoose, BMX, FSD16b58221

Best,

Kurt Wolf, Parks and Recreation Director

**McCALL CITY COUNCIL  
AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number AB 19-229**  
**Meeting Date October 24, 2019**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
<b><i>Request to Commence Rezone Application Process for Public Works Property to be Zoned Civic</i></b>		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works	MTS	Originator
		Golf Course		
			Parks and Recreation	
<b>COST IMPACT:</b>	N/A	Airport		
<b>FUNDING SOURCE:</b>	N/A	Library		
<b>TIMELINE:</b>	ASAP	Information Systems		
		Grant Coordinator		

**SUMMARY STATEMENT:**

As part of the FY20 Capital Improvement Plan, Public Works is conducting a Facility Master Plan for its property at 518 N. Samson Trail with the intent to implement improvements identified in the plan in Summer of 2020. The Master Plan will identify short term and long term essential repairs and infrastructure investment on the property necessary to maintain existing structures, improve worker safety and public (i.e. ADA) access, decrease liabilities, and address current deficiencies (i.e. drainage, heated and covered storage, screening, security, parking/driveway surfacing, etc.).

However, prior to the Department commencing any significant property improvements, it is understood the affected parcels should be rezoned from their current Residential 4 (R4) designation to Civic (C) which is the appropriate designation for its use. This will allow proposed improvement projects to be evaluated given the parcel a conforming use as opposed to non-conforming. Rezoning Public Works to Civic is also consistent with the City’s comprehensive master plan.

Accordingly, staff is requesting Council’s approval to begin the rezone application process. The first step is submitting the pre-application application. This will allow staff to introduce the City’s intent to rezone at the November Planning and Zoning meeting. The formal rezone application will follow with the public hearing to approve the rezone to be heard by P&Z in January and subsequently by City Council.

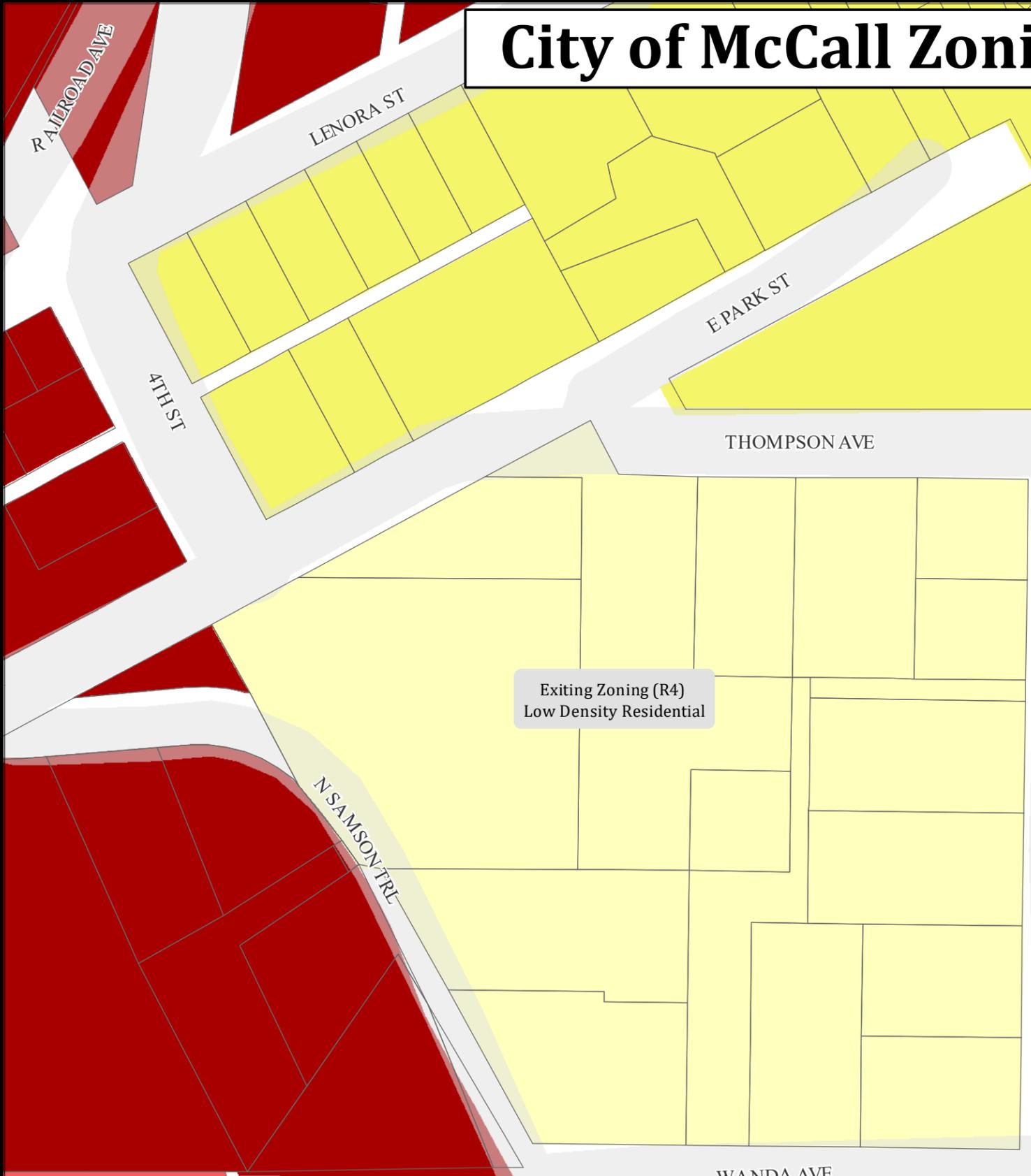
**RECOMMENDED ACTION:**

Authorize staff to commence the application submittal process for rezoning parcels associated with the existing Public Works Facility from current zoning to Civic and authorize the Mayor to sign all necessary documents.

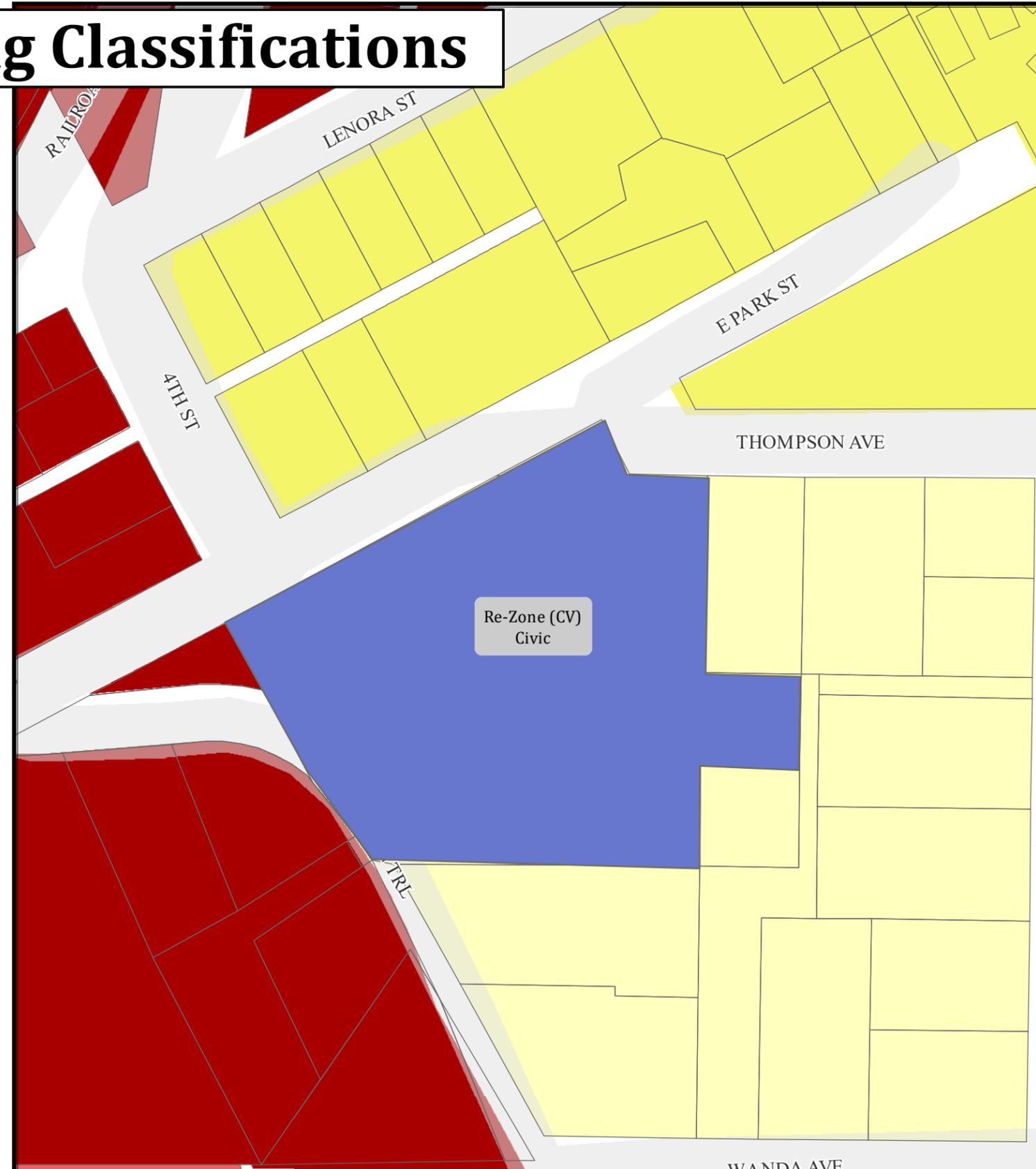
**RECORD OF COUNCIL ACTION**

<b>MEETING DATE</b>	<b>ACTION</b>

# City of McCall Zoning Classifications



**Existing Zoning**



**Proposed Zoning**

Zoning Districts	
<span style="color: red;">■</span>	Central Business District CB
<span style="color: lightcoral;">■</span>	Community Commercial CC
<span style="color: yellowgreen;">■</span>	Medium Density Residential R8
<span style="color: yellow;">■</span>	Low Density Residential R4



## Upcoming Meetings Schedule

November 7, 2019 - 5:30 pm, Legion Hall – Regular Council Meeting

1. *Chamber Report/Monthly Department Reports/Committee Minutes*
2. *Idaho Power Check Presentation (Nathan)*
3. *SOS on Salmon/Steelhead Decline in Idaho Presentation (Shay/BessieJo)*
4. *Gem Air Lease (Rick)*
5. *Library Board Appointment (Meg)*
6. *Housing Code Amendments (Michelle)*
7. **Public Hearing** for the Appeal of the P&Z Findings of Fact, Conclusions of Law, and Decision for Applications DR-19-39, SH-19-08 (Michelle, Morgan)??
8. *PUD-15-01 McCall RV Resort Phase 2 Final Plan (Morgan)?*
9. *State Hwy 55 Study (Nathan)*

November 21, 2019 - 5:30 pm, Legion Hall – Regular Council Meeting

1. *Work Session: Public Event Center & Boathouse Feasibility Study (Michelle/Kurt)*
2. *Treasurers Monthly Report (Linda) Consent*
3. *Historic Preservation Commission Annual Report (Delta)*
4. *Resolution to Ratify the Election Results (BessieJo)*
5. *RAPID Updated Timeline (Chris)*

November 22, 2019 – 9:00 am -11:00 Legion Hall – **Special Work Session**

1. *Library design team Presentation (Meg)*

December 5, 2019 - 5:30 pm, Legion Hall – Regular Council Meeting

1. *Chamber Report/Monthly Department Reports/Committee Minutes*
2. *Approval of 3% Local Option Tax Funding Contracts (BessieJo)*
3. *City Manager Evaluation Process*

December 19, 2019 - 5:30 pm, Legion Hall – Regular Council Meeting

1. *Work Session:*
2. *Treasurers Monthly Report (Linda) Consent*
3. *Environmental Advisory Committee Annual Report*

December 20, 2019 – 9:00 am -11:00 Legion Hall – **Special Work Session**

- 1.

January 9, 2020 - 5:30 pm, Legion Hall – Regular Council Meeting

1. *Chamber Report/Monthly Department Reports/Committee Minutes*
2. *Oaths of Office - Installation of newly elected City Council Members and the Election of Mayor and Council President (BessieJo)*
3. *Winter Carnival 2020 Event Summary and Request for Approval of the Fireworks Display (BessieJo)*
4. *Resolution Designating the newly appointed Mayor and Council President as Signatories on the City of McCall's Bank Accounts (Linda & BessieJo)*
5. *Assignment of Council Liaison Duties 2020 (BessieJo)*
6. *Resolution to Adopt McCall City Council Meeting Schedule for 2020*
7. *Executive Session for City Manager Evaluation*

January 23, 2020 - 5:30 pm, Legion Hall – Regular Council Meeting

1. *Work Session:*
2. *Treasurers Monthly Report (Linda) Consent*
3. *Treasurer's Quarterly Report as Required by IC 50-208 (Linda) Consent*
4. *Airport Advisory Committee Annual Report*

January 17<sup>th</sup> or 24<sup>th</sup>, 2020 – 9:00 am - 3:00 pm TBD – **Special Work Session** Retreat?

1. *Annual Department Reports*

**To be Scheduled:**

1. *MCC Title 6 Re-write (Nathan Stewart)*
2. **Public Hearing** –*Public Works Fee Schedule Changes*
3. *Records Retention Policy update (BessieJo)*
4. *Investment Policy update (Linda)*
5. *Continuous Billing Code Amendment First Touch (Linda)*
6. *Library Bond (Meg)*
7. **PUBLIC HEARING:** *2018 All Hazard Mitigation Plan Goals and Strategies (Anette/Justin)*
8. *Big Payette Water Quality Board Presentation on the quality of the Payette Lake*
9. *Little League of Central Idaho MOU (Tara)*
10. *Update to all Federal Title VI Resolution Policies (BessieJo)*
11. *Housing Advisory Committee Creation*
12. *Credit Card Fees Discussion (Chris & Linda)*