

MINUTES

**McCall City Council
Special Meeting
McCall City Hall -- Legion Hall
November 18, 2016**

Call to Order
Presentation
Discussion
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Aymon called the special meeting of the McCall City Council to order at 9:02 a.m. Mayor Aymon, Council Member Giles, Council Member Swanson, and Council Member Witte were present. Council Member Scott was absent

City staff members present were Nate Coyle, City Manager; BessieJo Wagner, City Clerk; Kurt Wolf, Parks and Recreation Director, John Powell, City Building Official, Delta James, City Planner; Traci Malvich, Human Resources Manager; Meg Lojek, Library Director, and Lida Clouser, Library Staff

Also in attendance were Bryan Foote – Horrocks Engineers Consultant Project Manager; Heidi Carter –Horrocks Engineers Design Engineer; Trevor Howard – Horrocks Engineers Design Engineer; and Karie Davidson – Horrocks Engineers Design Engineer

PRESENTATION

Downtown Core Feasibility Introduction

Nathan Stewart Public Works Director introduced the project team and gave a brief introduction to the events leading up to this presentation. Heidi Carter –Horrocks Engineers Design Engineer covered a recap of the down town master plan. Director Stewart covered the Local Option Tax (LOT) monies available and the streets plan that is included with the LOT ordinance. He spoke about the ability to change the order of the streets that need to be done as long as the decisions are transparent to the public. He also spoke about the streets that are missing from the streets plan, primarily 1st Street and the alley way.

Bryan Foote – Horrocks Engineers Consultant Project Manager explained the goals of the Downtown Feasibility Study and how to align the collection of funds and the projects that need to be done.

The team presented three phasing scenarios along with pros and cons of each scenario to the Council.

1. Original McCall Capital Improvement Plan as outlined in the LOT Ordinance – Construction years 2018, 2021, and 2022
2. Complete Downtown Construction in Staggered Years to include 1st Street, Veteran’s Alley and Stormwater Facilities not included in the original Capital Improvement Plan - Construction years 2018, 2020, and 2023
3. Complete Downtown Construction in Consecutive Years also includes include 1st Street, Veteran’s Alley and Stormwater Facilities not included in the original Capital Improvement Plan - Construction years 2019, 2020, and 2023

Construction seasons options along with pros and cons were also presented:

1. Construct all improvements between April 15th–November 1st
2. Construct subsurface utilities from August 15th–November 1st, with winter shutdown, and surface construction from April 15th–June 31st

Future City Council Decisions

- Approval of construction sequence
- Adding 1st St reconstruction and Veteran’s Alley to improvements
- Adding storm water management facilities to improvements
- Deviating from original CIP schedule/projects

Future City Council Decisions -Policies

- Snow removal
- Infrastructure maintenance within right-of-way
- Who pays?

Discussion on who should maintain the sidewalks – what is currently being done, possible Business Improvement District, and private side lag in maintenance of sidewalks

Proposed Project Schedule Moving Forward

- | | |
|-----------------------------------|------------------------|
| • Council Briefing/Workshop | November 18th, 2016 |
| • Open House with Property Owners | December, 2016 |
| • Council Meeting | December, 2016 |
| • Public Meeting | January/February, 2017 |
| • Final Council Meeting | February/March, 2017 |

There was some discussion regarding the format and content of the meetings and whether there would be a need for additional meetings and if the timeline was too aggressive. There was General consensus that considering that extensive public participation was obtained through the Downtown Master Plan process, the meetings will be mostly centered on the timing and the sequencing.

Some discussion was had about promoting the alleyways as access to businesses during construction.

There was general consensus of the Council to move forward with presenting the phasing scenarios to business and property owners for input.

Wastewater Annexation Agreement – Discussion

City Manager Nate Coyle presented the following Wastewater Annexation discussion to the Council.

Land Use Components Considered

- Land Use Components Considered in Draft Agreement (Paragraph 9.7):
 - Standards and Regulations
 - Comprehensive Planning Process
 - Zoning and Density
 - Platting
 - All Land Use Applications
 - Public Right-of-Way
- The current language in the annexation agreement requires that Community Development, Public Works, and District staff integrate their planning and land use processes.
- Much of the language is not currently directive in nature but simply requires coordination among City and District entities.
 - Additional priority alignment could exist with a provision which would require City and District agencies to adopt planning documents and pertinent policies (example: District adoption of McCall Area Comprehensive Plan).

Property Annexation and Inclusions

- Two Processes Discussed in the Agreement
 - Annexation of property into the City
 - Inclusion of parcels into the District (post-consolidation)
- Discussion Points
 - Current processes outlined within the Draft Annexation Agreement
 - Other option(s) should the Council want more control over this growth-related issue
- City Initiated Annexation
 - Agreement provides District opportunity to recommend or require inclusion into District during this process or;
 - If sewer services are required for annexation, then City shall require inclusion of properties into District
- District Initiated Inclusion
 - Agreement provides City opportunity to recommend or require annexation into City during this process or;
 - If District inclusion is contiguous to City property then District shall require inclusion of properties into District
 - Of note, the provided annexation agreement does not include the following statement however I am working with Bill Gigray to add the following component: If the District inclusion is not contiguous to existing city limits, then consent of annexation into the City from property owners, at the time properties become contiguous, may be required.

Note: There are some potential vulnerabilities with this and will be discussed with the Council.

- Other Option(s) Which Provide Different Levels of Control
 - For the District Inclusion Process
 1. Limit District Inclusion to City or Impact Area Boundaries, with the exception of service provided for a critical health/safety purpose or;
 2. A process where the City is provided an approval authority for inclusions into the District
 - The land use process is governed by zoning to provide density control however the land use process does not provide ability of the City to simply approve or deny land use applications.

Due to the limitation of time, there was consensus to continue the discussion at the next Council Meeting.

ADJOURNMENT

Without further business, Mayor Aymon adjourned the meeting at 12:00 p.m.

ATTEST:

BessieJo Wagner
 BessieJo Wagner, City Clerk



Jackie J. Aymon
 Jackie J. Aymon, Mayor
Nic Swanson, Council President