

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
November 3, 2016**

Call to Order and Roll Call
Pledge of Allegiance
Approve the Agenda
Department Reports
Committee Minutes
Public Hearing
Public Comment
Consent Agenda
Business Agenda
Adjournment

CALL TO ORDER AND ROLL CALL

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

City staff members present were Nate Coyle, City Manager; Jay Kiiha, City Attorney; BessieJo Wagner, City Clerk; Shay Tyler, Deputy Clerk; Erin Greaves, Communications Manager; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Delta James, City Planner; Kurt Wolf, Parks and Recreation Director; Jay Scherer, Airport Manager; Eric McCormick, Golf Course Superintendent; Meg Lojek, Library Director; Dallas Palmer, Police Sergeant; Nathan Stewart, City Engineer; Cris Malvich, Streets Supervisor

Mayor Aymon led the audience in the Pledge of Allegiance.

APPROVE THE AGENDA

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

DEPARTMENT REPORTS

City Manager

City Manager Nate Coyle gave a brief update on the Commerce Street project timeline, the Flynn, Conifer, and Chipmunk LID proposal, and the status of contracts with McPaws and TVT and other private entities that receive funding from the city.

Airport

Airport Manager Jay Scherer reported on fees including snow removal services.

Community Development

Community Development Director Michelle Groenevelt reported that the map project is becoming more comprehensive as they are adding kayak launches community wide and bike paths. In the efforts to develop a housing strategy for McCall's workforce, undeveloped city & private parcels are being evaluated according to size.

Manager Coyle reported on the latest discussion with Lakeshore Disposal regarding a recycling center that is city code compliant and the costs to do curbside recycling.

Parks & Recreation

Parks and Recreation Director Kurt Wolf gave an update on the progress at Rotary Park.

Public Works

Public Works Director Nathan Stewart reported that an advertisement has been put out for a City Engineer. He discussed the liner issues at the winter storage ponds and the repairs that are transpiring. The Capital Improvement Project is to replace the liner in 5 years. There was a short discussion on types of liners. The pump was replaced with a rebuilt pump and is performing much better. A letter is being sent out soon to the snow removal contractors regarding business license and will be asking for feedback.

Local Option Tax

City Clerk BessieJo Wagner reported that there is an excess of \$23,295 in the Tourism LOT. Streets are at currently just over \$1.2 million and it is estimated that next year will be between \$1.5 and \$1.6 million.

Golf

Golf Supervisor Eric McCormick reported that the Golf Advisory Committee has updated the five year plan, and gave an update on the vole abatement.

COMMITTEE MINUTES

Council reviewed the following Committee Minutes:

1. Environmental Advisory Committee – May 17, 2016
2. Golf Advisory Committee – September 14, 2016
3. McCall Historical Preservation Commission – March 21, 2016
4. McCall Historical Preservation Commission – July 25, 2016
5. McCall Historical Preservation Commission – August 15, 2016
6. Library Board of Trustees – September 20, 2016
7. Local Option Tax Commission – May 4, 2016
8. Local Option Tax Commission – June 6, 2016
9. McCall Improvement Committee – September 15, 2016
10. Planning and Zoning Commission – September 6, 2016
11. Tree Advisory Committee – May 3, 2016

PUBLIC HEARING

AB 16-254 PUD-14-02 Village on Lake Street PUD General Plan and Development Agreement Amendments

City Planner Delta James presented the Planned Unit Development (PUD) General Plan and Development Agreement amendments to Council. The Lake Street Company LLC has submitted a Development Agreement and PUD General Plan Minor Amendment applications to extend the schedule identified within the Preliminary Phasing Plan for the Village on Lake Street PUD by two additional years to an extended timeline as follows:

- a. By December 31, 2018: Submit PUD Final Development Plan for at least one Phase of the PUD.
- b. By December 31, 2019: Submit Preliminary Condominium Plat for entire Project (i.e. Site Plat) for at least one Phase (i.e. Building) of Project.
- c. By December 31, 2020: Submit Preliminary Condominium Plat for at least second Phase of PUD and Application for Building Permit for at least one Phase of PUD.
- d. By December 31, 2021: Submit PUD Final Development Plan for remaining Phase(s) of PUD.

The PUD General Plan, approved by City Council on September 25, 2014, proposes a mixed use Planned Unit Development located on approximately 1.73 acres between East Lake Street and Park Street. The uses in the PUD include single family residential, retail, restaurant, professional offices, and associated amenities. No changes to the scope or design of the project are requested as part of this PUD or Development Agreement amendment.

At its October 4, 2016 regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing and unanimously recommended the PUD General Plan and Development Agreement amendments for approval to City Council.

Steve Millemann, Attorney for the applicant, gave a short summarization of Lake Street Company's intent.

Mayor Aymon opened the public hearing at 6:02 p.m. City Planner James stated there was one written comment in favor of both the general plan and development agreement amendments.

Receiving no additional public comments, Mayor Aymon closed the public hearing at 6:03 p.m.

Council Member Swanson moved to approve PUD-14-02 Minor Amendment to Village on Lake Street General Plan as recommended by the McCall Area Planning and Zoning Commission and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Swanson, Council Member Giles, Mayor Aymon, and Council Member Witte all voted aye and the motion carried.

Council Member Swanson moved to approve Village on Lake Street First Restated and Amended Development Agreement and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.

AB 16-255 CA-16-01 Formula Restaurant Definition Code Amendments - Adopt Ordinance to Amend Formula Restaurant Definition

Mayor Aymon opened the public hearing at 6:18 p.m.

Community Development Director Michelle Groenevelt presented the Formula restaurant definition code amendments. The City of McCall received an application from Alpine Village Company to amend the definition of what constitutes a formula restaurant within McCall City Code. Currently, McCall City Code defines a formula restaurant as being an eating establishment that has a name, appearance and/or food presentation format that is substantially identical to a restaurant in one or more other locations.

McCall City Code also limits the number of formula restaurants to ten percent of the total number of restaurants in McCall. So, for every nine single-location restaurants, one formula restaurant is allowed. The proposed amendment changes the definition section of McCall City Code so that restaurants are not considered formula restaurants if they have five (5) or less substantially identical restaurants in other locations. Restaurants with more than five other locations would still be limited to the ten percent of the total number of restaurants allowed.

At its October 4, 2016 regularly scheduled meeting, the McCall Area Planning and Zoning Commission held a properly noticed public hearing and recommended the code amendment for approval to the City Council and Valley County Board of Commissioners.

The change would change some restaurants from formula to non-formula restaurants opening the city to receive more formula restaurants.

Steve Millemann, Counsel for the applicant Alpine Village, gave a brief explanation of how the application for the amendment came to be. He presented the current code and the issues it creates.

Ashley Ferguson, owner of the Griddle Restaurant spoke about the difficulties of owning a business in a seasonal market and their experience in that market. She gave a brief overview of the ambience and style of the restaurant.

Craig Campbell of 601 Thompson Street spoke in favor of changing the code and having more formula businesses. He felt it is important to have businesses that have stability to make it work in the tourism market. He expressed the difficulties of running a business in McCall. He would like to see the code changed for all businesses categories, not just restaurants. He thinks five is too small a number and should be bumped up to 10-15 formula businesses.

Sherry Maupin of 376 Verita and a spokesman of the McCall Area Chamber of Commerce spoke in favor of a code change. She feels it is important to evolve and now is the time to grow. The surveys have shown that there is a need for more restaurants.

Hearing no additional comments, Mayor Aymon closed the public hearing at 6:25 p.m.

After some discussion, the Council consensus was in approval.

Council Member Swanson moved to suspend the rules, read by title only, one time only, Ordinance No. 952, amending Title 3, Chapter 2. Council Member Witte seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, Mayor Aymon, and Council Member Giles all voted aye and the motion carried.

City Clerk Wagner read by title only one time only Ordinance 952:

An ordinance of the City of McCall, a municipal corporation of the State of Idaho, Valley County, Idaho amending McCall city code title 3 chapter 2; amending section 3.2.02 meanings of terms or words “restaurant, formula”, providing for related matters; and providing an effective date.

Council Member Swanson moved to follow P&Z’s recommendation and adopt Ordinance No. 952, amending Title 3, Chapter 2, approve the publication of the summary, and authorize the Mayor to sign all necessary documents. Council Member Giles seconded the motion. In a roll call vote Council Member Swanson, Council Member Giles, Mayor Aymon, and Council Member Witte all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Aymon called for public comment at 6:30 p.m.

Hearing no comments, Mayor Aymon closed the comment period at 6:30 p.m.

CONSENT AGENDA

Staff recommended approval of the following items:

1. City Council Regular Minutes – August 13, 2015
2. City Council Regular Minutes – August 27, 2015
3. City Council Regular Minutes – October 20, 2016
4. City Council Special Minutes – October 21, 2016
5. Payroll Report for Period Ending October 21, 2016
6. Clerk’s License Report

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

BUSINESS AGENDA

AB 16-260 Commerce Street Reconstruction Work Session #4 – design update and street section considerations

Public Works Director Nathan Stewart gave an update of the design and street section considerations of the Commerce Street reconstruction work sessions. On 9/23/16, the project Team (staff and Horrocks) updated City Council on the various alternative street sections and the associated overall project costs. Public comment was also received. Council directed the Team to revisit with property owners to discuss proposed access limitations and alternative street sections. Additionally, the team was to evaluate various issues brought up by public comment.

The intent of this session is to provide additional project information and discussion so that Council is prepared to make a final decision on access control and street section selection at their November 17, 2016 City Council meeting. A review of the revised overall project schedule will also be presented.

Brian Foote, Project Manager, Horrocks Engineers presented the slideshow and gave a recap of what has transpired to date. Karie Davidson, Design Engineer with Horrocks Engineers reported on the additional meetings held with business owners and after some adjustments, had the support of the designs presented. Mr. Foote discussed the issues created by directing storm water on to private property, presented the cost analysis of gravel and paved approaches, and talked about the infiltration rate study which is very good. He presented the different alternatives with the modifications discussing the pros and cons. All but one property owner preferred alternative 3 which did not have a drain ditch or sidewalks. He concluded with a tentative project schedule in moving forward.

Mayor Aymon opened for public comment at 7:12 p.m.

Lex Bernstein of McCall Auto Club is against city mandated paving and would like the City to consider changing the code.

John Brush of Adventure Floors was concerned about how the construction is going to impact business. Mr. Foote addressed the traffic flow during construction and gave some examples. There are many different strategies and those decisions will be made during the final design.

Brian Nelson of Nelson Plumbing would like the street to look nice and is against ditches and sidewalks. He would like a lot of thought given towards what future development might bring in.

Scott Bowes of 195 Commerce Street feels that the city needs a master drainage system, and felt that the budget was estimated too low and maybe should have been set higher. He shared pictures showing access to and from his property. He talked about putting power and other utilities underground.

Steve Millemann, attorney, showed appreciation for the work done to address the concerns of the property owners, and would like the Council to take into consideration access into the properties.

City Manager Nate Coyle gave a brief explanation of how the initial budget was developed and the possible flexing of that budget. The budget was figured very conservatively purposely because there were only an estimated revenue to base it on. The revenue projections are exceeding expectations which allows some flexibility with the project. Community Development Director Michelle Groenevelt addressed the comments regarding the standards in the industrial zone. Issues regarding the current standards have come up several times, so in 2017 there will be public meetings to address possible code updates and she encourages participation.

Council Member Swanson thanked the Streets Department and the Engineers for all the work they have done. He was encouraged by the general consensus of the property owners on an alternate design and appreciated everyone's patience. He also felt that whatever is designed, it is important that it should work for the business owners along Commerce Street.

Council Member Giles is encouraged by Alternative 3 and feels there is a way to make it happen.

Council Member Witte was also encouraged by the consensus and wants to ensure that the more costly design is worth the funds to do it. She wondered if there could not be a compromise between Alternative 2 and 3. She was concerned about the turning radius with the gravel ditches instead of the wider pavement.

Some discussion ensued regarding the filling of the ditches with gravel with no drain. Mr. Foote explained that there are problems with plugging up that arise with that style. As the design team moves forward, there will need to be fine tuning with the drainage to find the best alternative and best value solution. There is still work to do with this part of the project.

Mayor Aymon likes Alternate 3 best. There can be code enforcement for parking issues, and is happy that the property owners are in favor of the same alternative. This entire exercise has created a good process when the city moves into the downtown core and she thanked everyone for their input.

Council consensus was in favor of Alternative 3. Public Works Director Stewart encouraged the Council and others to contact him if anyone has questions over the next few weeks. This topic will be brought back to the Council for decision on the November 17 Council meeting.

AB 16-261 Request to Submit a Grant Application to Idaho Transportation Department – Office of Highway Safety Federal Fiscal Year 2017 for the Purchase One – Zero FXP Motorcycle and/or Watchguard Video Systems

Police Sergeant Dallas Palmer presented the request to submit a grant application to the Idaho Department of Transportation (ITD) to purchase one Zero FXP motorcycle and/or Watchguard video systems. ITD – Office of Highway Safety has announced the Federal Fiscal Year 2017 (FFY17) highway safety grant application. 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 wishes to purchase one Zero FXP Motorcycle and/or Watchguard in-car video

systems. The dollar amount earned through the grant will determine the actual equipment purchased. It would be used to access areas where the police vehicles hinder and would also modify the current motor vehicle rotation extending the life of the vehicles. Because the motorcycle is electric it would not have the noise issues or affect the environment like a gas powered model.

In-car video systems aid in the prosecution of defendants and help reduce liability to the City of McCall. The Zero FXP Motorcycle will aid in officer response especially during the summer season.

The actual FY 17 Traffic Safety Agreement will not be available for signature until December 1, 2016 due to a delay in the upgrade of the state's grant reporting system, Webcars.

Council Member Giles moved to approve Submission of the Idaho Transportation Department – Office of Highway Safety Grant FFY17 application for the purchase one Zero FXP Motorcycle and/or Watchguard Video Systems and authorize the Mayor to sign all necessary documents which will be available for signature by December 1, 2016. Council Member Witte seconded the motion. In a roll call vote Council Member Giles, Council Member Witte, Mayor Aymon, and Council Member Swanson all voted aye and the motion carried.

AB 16-237 Support for Pathway Connection to Bear Basin

Community Development Director Michelle Groenevelt introduced Jared Alexander to discuss the support for a pathway connection between the City's Bear Basin Connection pathway and the Bear Basin Trail system. Mr. Alexander explained the safety issues caused by the current pathway and described the pathway alternative he found. Mr. Alexander is requesting a letter of support from the McCall City Council to support the formalization of a safe connection on Forest Service property.

On a separate issue, Mr. Alexander briefly touched on pathway connections throughout the city and currently has private landowners willing to donate land to extend a pathway from Deinhard and Rivers Crossing.

Tom Welty of 139 McCall showed support for the pathway. He stated that there is very little signage and not much for bike paths in that area.

The Council consensus is to provide a letter.

AB 16-259 (MOU) – Life Jacket Loaner Station: A Memorandum of Understanding, between the Idaho Department of Parks and Recreation and the City of McCall

Parks and Recreation Director Kurt Wolf presented the life jacket loaner station memorandum. The life jacket loaner station has been installed and on site for approximately four years now. The Idaho Department of Parks and Recreation does not have an MOU on file for the use of the loaner station and would like to remedy the paper work if the City wishes to continue to keep the

loaner station in use. The Parks department has had positive feedback and feels the life jackets are an asset to the boat ramp and would like to keep the program in place.

Council Member Giles moved to approve the Memorandum of Understanding, between the Idaho Department of Parks and Recreation and the City of McCall for the Life Jacket Loaner Station and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Giles, Council Member Witte, Mayor Aymon, and Council Member Swanson all voted aye and the motion carried.

AB 16-263 Review of Changes to the Golf Course Rules and Regulations

Golf Course Supervisor Eric McCormick presented the review of changes to the golf course rules and regulations. The McCall Golf Pro Allan Morrison requested that the Golf Course Advisory Committee review and present to City Council updated rules of operation for the Golf Course. The reasoning was to give the Pro Shop staff an adopted policy to back them up when it came to directing offenders. By having the Golf Course Rules and Regulations discussed and approved by the Golf Course Advisory Committee and the City Council gives the needed support.

Council directed staff to draft a resolution to adopt the changes.

AB 16-262 Review of McCall City Code Title 8 Chapter 15 McCall Golf Course Amendment

Golf Course Supervisor Eric McCormick presented the review of McCall City Code Title 8 Chapter 15 Golf Course amendment as presented below. The goal is to simplify the code and add some policy to address season pass refunds.

Rain Check

There have been instances where Golfers have requested a Rain Check based on various reasons. There has not been an established Rain Check Policy so the person at the counter at that time would determine what kind of rain check to give out. Therefore a policy needs to be set what circumstances constitutes issuing Rain Checks. The Golf Advisory Committee constructed a policy that the Pro Shop staff could refer to when asked.

Season Pass Refund

There have also been instances where Golfers have requested a refund of a season pass for various reasons. Sometimes it is that they just were busy and did not use it. The existing policy leaves a lot open to discussion and the Golf Advisory Committee felt that after reviewing other golf courses' policies the McCall Golf course should establish a set policy.

There was a discussion on some amendments to strike B-H. Council gave approval to move forward to draft an ordinance.

AB 16-257 Request for approval of Library Expansion option

City Manager Nate Coyle presented the request for approval of the Library expansion option. Humphries Poli Architects proposed two possible alternatives to solve Library Expansion and City needs to the Council during the October 21st work session. City staff is requesting Council

to provide recommendation to staff on moving forward with conceptual plans for either Option A or Option B.

After a short discussion, the Council came to the general consensus that option A was the best design and gave the direction to move forward to find funding options.

AB 16-258 Golf Pro Contract Negotiation – Introductory Conversation

City Manager Nate Coyle presented the Golf Pro contract negotiation. He gave a short recap of the contract renegotiation for continued Golf Pro Services from Allan Morrison. He briefly discussed the survey, particularly that this year the survey was more inclusive of the golf course as a whole rather than just on the Golf Pro management. Manager Coyle also covered the revenue of the last few years and the reasons of fluctuations between years.

Communication Manager Erin Greaves provided an update of feedback received from this year's golf course survey and suggested having a survey box available continually to capture feedback on an ongoing basis. Overall, the comments were positive. There was some discussion on marshalling the golf course, the green conditions, and the restaurant.

Manager Coyle reported the results of initial negotiations with Mr. Morrison covering a bonus from the profits, surcharges, and to explore a small increase in green fees. For the restaurant operations, the City is contemplating finding another expert to run it thus freeing Mr. Morrison to focus on increasing revenue at the golf course. Another topic discussed was Mr. Morrison's retirement in a few years. Manager Coyle thinks it would be prudent to utilize Mr. Morrison's expertise in transitioning from running the golf course to a non-management position such as giving lessons when he retires at the end of this contract. There was a brief discussion of the non-compete clause in the current contract. City Attorney Jay Kiiha pointed out that non-compete forms are difficult to enforce so it is very important to narrow down the details if there is one.

Council's general consensus was to keep a five year contract. It was also felt that concentrating on a tournament surcharge only and leave the daily cart fees alone. There was a positive feeling towards finding someone to oversee the restaurant and work out the buy-out costs with Mr. Morrison, and was supportive of a transitional role when Mr. Morrison retires. Council Member Witte would like to have a clearer breakout of all the different fees and the revenue as it is a bit confusing for a non-golfer. There were a few items in the contract called out by Mayor Aymon to revise or delete.

Staff will clean up the contract and bring back for the Council's review.

Upcoming Meetings Schedule Discussion

Council discussed upcoming meetings.

Warrant Registers

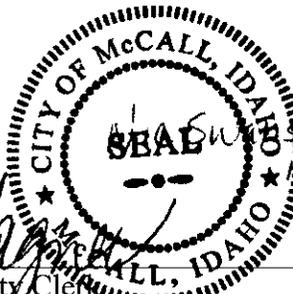
Staff presented the Warrant Registers for approval.

Council Member Swanson moved to approve the Warrant Registers as submitted. Council Member Giles 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 9:27 p.m.

ATTEST:


Jackie J. Aymon

Jackie J. Aymon, Mayor
for Council President

BessieJo Wagner

BessieJo Wagner, City Clerk