

MINUTES

**McCall City Council
Regular Meeting
McCall City Hall -- Legion Hall
June 11, 2015**

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

CALL TO ORDER AND ROLL CALL

Mayor Aymon called the regular meeting of the McCall City Council to order at 5:33 p.m. Mayor Aymon, Councilor Giles, and Councilor Witte all answered roll call. Councilor Scott and Councilor Swanson were absent

City staff members present were Gene Drabinski, City Manager; Bill Nichols, City Attorney; Linda Stokes, City Treasurer; Dennis Coyle, Parks and Recreation Director; Eric McCormick, Golf Superintendent; Meg Lojek, Library Director; Michelle Groenevelt, Community Development Director; Justin Williams, Chief of Police; and BessieJo Wagner, City Clerk.

APPROVE THE AGENDA

Councilor Witte moved to approve the amended agenda as submitted. Councilor Giles seconded the motion. In a voice vote all members voted aye and the motion carried.

DEPARTMENT REPORTS

Councilor Swanson joined the Council at 5:35p.m.

Gene Drabinski, City Manager, gave a brief update on the code enforcement issue that happened on Rio Vista concerning the removal of old growth trees without a permit. He also updated them on the issue of junk in a private lot.

Nate Coyle, Airport Manager, updated the Council on the efforts to increase the levy rate allocation for the Airport.

Council recognized the increased revenue at the Golf Course. Eric McCormick, Golf Course Superintendent, updated the Council on the status of the restaurant at the Golf Course stating that the menu had been streamlined which includes breakfast on the weekends. There was also an update on the dead and dying trees on the Golf Course. Council complimented Mr. McCormick on the condition of the course.

Michelle Groenevelt, Community Development Director, confirmed the referenced development amendment in the department report was something the Council was already aware of. She also updated the Council on the Public Art on Roosevelt and the progress of the Lardo Bridge.

Council commented on the good turnout at the Library for the Spanish program.

COMMITTEE MINUTES

1. Airport Advisory Committee - March 5, 2015
2. Airport Advisory Committee – April 2, 2015
3. Environmental Advisory Committee – April 14, 2015
4. Historic Preservation Commission – April 20, 2015
5. Library Board of Trustees – April 21, 2015
6. McCall Improvement Committee – April 16, 2015
7. Tree Advisory Committee – April 9, 2015

Mayor Aymon led the audience in the Pledge of Allegiance at 5:50 p.m.

PUBLIC COMMENT

Mayor Aymon called for public comment at 5:51 p.m.

Geoff Burns, a McCall Resident, part of the Fair Wage McCall organization gave an update on the petitions for the minimum wage initiative. He stated that he did not agree with the county of the signatures that were denied. He gave some statistics of the party affiliates that signed the petition.

Hearing no comments, Mayor Aymon closed the public comment period.

BUSINESS AGENDA

AB 15-97 Minimum Wage Initiative Update

BessieJo Wagner, City Clerk, presented the Minimum Wage Initiative update to Council stating that On November 5, 2014 a Minimum Wage petition was submitted along with 20 signatures by Fair Wage McCall to start the process. Once the County verified the 20 signatures the petitioners

could get started with their signature collecting. The Petitioners needed 196 signatures to move the petition to the ballot; they were successful with obtaining 416 qualified signatures.

According to McCall City Code 1.6.1(G) the next steps in the process for the initiative is for the council to do one of the following:

EITHER

1. The city council shall have sixty (60) days (July 17, 2015) to pass an ordinance substantially as proposed by the petition. In the event the council passes such an ordinance, the initiative petition shall be null and void.

OR

2. In the event the city council does not enact an ordinance which is the subject of an initiative petition, an election shall be ordered by the city clerk to be conducted citywide.

After a brief discussion there was Council consensus to move the question to the ballot.

Councilor Swanson moved to authorize the McCall City Clerk to place the Minimum Wage initiative on the November 3, 2015 ballot. Councilor Witte seconded the motion. In a roll call vote Councilor Swanson, Councilor Witte, Mayor Aymon, and Councilor Giles all voted aye and the motion carried.

AB 15-99 Request for Approval of Contract with ASM Affiliates for Payette Lake Inn survey and national register nomination

Carol Coyle, Grand Coordinator, presented the request for approval of contract with ASM Affiliates for Payette Lake Inn survey and national register nomination to Council. The City of McCall was awarded federal funding through the Idaho State Historic Preservation Office to hire a consultant to perform the work necessary to nominate the Payette Lake Inn to the National Register of Historic Places. A Request for Proposals was distributed to six qualified consultants, and one response was received. The Historic Preservation Commission and the State Historic Preservation Office have reviewed the proposal and support hiring ASM Affiliates to perform the work.

Councilor Witte moved to approve the contract with ASM Affiliates for the survey and national register nomination work for the Payette Lake Inn and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Mayor Aymon, Councilor Giles, Councilor Swanson, and Councilor Witte all voted aye and the motion carried.

AB 15-100 Contract with A-1 Heating and Air Conditioning for energy efficiency upgrades to the McCall Public Library and McCall Senior Center

Carol Coyle, Grant Coordinator, presented the contract with A-1 Heating and Air Conditioning for energy efficiency upgrades to the McCall Public Library and McCall Senior Center to Council for approval. She stated that the Idaho Office of Energy Resources (OER) offers a program entitled, "Government Leading By Example" to encourage governmental entities to perform energy efficiency upgrades in public buildings. The City of McCall participated in the energy audit portion of the program and audits were performed on the McCall Public Library and

McCall Senior Center. The audits allowed the City to apply for federal funding through OER to perform energy efficiency upgrades in both buildings.

Mrs. Coyle stated that the Office of Energy Resources will fund up to \$9500 of the total project costs. The remainder of the project cost will be funded through the FY15 budget in the McCall Public Library facilities repair line and the McCall Senior Center repair line. John Powell, Building Inspector, will be the project manager.

Councilor Witte moved to approve the contract with A-1 Heating and Air Conditioning for the energy efficiency upgrades to the McCall Public Library and the McCall Senior Center and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Mayor Aymon, Councilor Giles, Councilor Swanson, and Councilor Witte all voted aye and the motion carried.

AB 15-103 Request for Approval of Building Envelope Replacement Project Phase 2: Contract between the City of McCall and Falvey's Earthworks, LLC.- Amendment

Michelle Groenevelt, Community Development Director, presented the request for approval of Building Envelope Replacement Project Phase 2: Contract between the City of McCall and Falvey's Earthworks, LLC.- Amendment. She stated that at the May 14, 2015 Council meeting, the Council approved the contract as amended to reflect the work not to exceed the cost of \$57,394 until additional funds were accounted for. After careful review of the FY15 budget, the Treasurer determined that there was unaccounted for moneys budgeted in the future capital line that could be used for this project. Attached are an amendment to the original contract and the amendment.

Councilor Giles moved to approve the amendment to the contract in the amount of \$15,139.80 between the City of McCall and Falvey's Earthworks, LLC and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Giles, Councilor Witte, Mayor Aymon, and Councilor Swanson all voted aye and the motion carried.

AB 15-106 Request for Approval of Informed Consent to Representation – Wastewater Consolidation Legal Services

Nathan Coyle, Special Projects Manager, presented the request for approval of Informed Consent to Representation – Wastewater Consolidation Legal Services, stating that within the subsequent agenda bill, a draft agreement for legal services to represent the City of McCall and Payette Lakes Recreational Water and Sewer District (PLRWSD) will be presented to City Council. This agenda item is to accompany that request by first requesting acknowledgement and consent of specific disclosures outlined by White Peterson. Despite White Peterson's existing agreement for general legal services to the City of McCall, these disclosures identify that the firm is capable of providing competent and diligent representation of the services outlined within this the enclosed consent to representation and also outlined within the wastewater consolidation legal services agreement in the subsequent agenda bill.

Councilor Swanson moved to approve the enclosed Informed Consent to Representation and authorize City Council members to sign any and all necessary documents, pending approval of the same Informed Consent to Representation by the PLRWSD Board. Councilor Giles seconded the motion. In a roll call vote Councilor Swanson, Councilor Giles, Mayor Aymon, and Councilor Witte all voted aye and the motion carried.

AB 15-102 Request for Approval of Wastewater Consolidation Legal Counsel Agreement

Nathan Coyle, Special Projects Manager, presented the Request for Approval of Wastewater Consolidation Legal Counsel Agreement to Council, stating that the Joint Wastewater Advisory Group (JWAG) held its first meeting on April 23, 2015. During this meeting the group made a unanimous recommendation that the City of McCall and Payette Lakes Recreational Water and Sewer District (PLRWSD) seek consolidation of respective wastewater organizations and assets. To accomplish this task, the group also recommended acquisition of legal counsel to identify potential options for consolidation and the process for meeting the legal requirements to consolidate organizations.

Mr. Coyle explained that a Request For Qualifications process was executed to identify legal firms with qualifications best suited to assist both organizations in this process. Three submittals were received from White Peterson, Kiiha Law Office PLLC, and Holden, Kidwell, Hahn & Crapo PLLC. A grading criterion to evaluate qualifications of these firms was utilized and each firm was graded by JWAG members during the May 21, 2015 meeting. White Peterson scored highest in this process, and the JWAG made a recommendation for City Council and the PLRWSD Board to negotiate an agreement with White Peterson for legal services to guide the JWAG through a planning process which will be culminated in a detailed recommendation for consolidation to each governing body.

Mr. Coyle stated that the agreement for legal services from White Peterson under the direction of the JWAG is for planning of consolidation of McCall and PLRWSD wastewater entities. The proposed agreement provides a cost share that is split evenly among McCall and PLRWSD for these services.

Councilor Witte moved to approve the Amended Wastewater Consolidation Legal Services Agreement, pending approval of this same agreement by the Payette Lakes Recreational Water and Sewer District, and authorize the Mayor to sign any and all necessary documents. Councilor Swanson seconded the motion. In a roll call vote Councilor Witte Councilor Swanson, Mayor Aymon, and Councilor Giles all voted aye and the motion carried.

AB 15-101 Gem Air Commercial Lease Agreement Approval Request

Nate Coyle, Airport Manager, presented the Gem Air Commercial Lease Agreement approval request to Council. Gem Air is a commercial operation which provides revenue charter services within the region. This operator is interested in providing seasonal itinerant commercial charter operations from the McCall Municipal Airport, where it will pick up and transport its passengers. The City of McCall has been approached by Gem Air for use of available space within Hangar 100 (Parks and Recreation Building) for the flow of passengers through the airport in McCall. Initially, the City of McCall proposed an annual lease for use of space within this building

however Gem Air has requested consideration for a monthly lease rate due to the fact that its operations on the airport will only occur during summer months. This request is therefore to receive approval for a monthly lease of City space for four months each year (June – September) to Gem Air for completion of its commercial operations at the airport.

Mr. Coyle explained that in accordance with the McCall Airport Minimum Standards for Commercial Operations, Gem Air has provided the enclosed application identifying its plans for meeting Minimum Standards for a revenue charter and for also ensuring a safe and efficient commercial operation at the airport. This application was presented to the AAC on June 10, 2105. The AAC voted unanimously to recommend that the Council approve the Contract with Gem Air.

Mr. Coyle stated that the space requested for use by Gem Air is mostly unutilized space for the Airport and Parks and Recreation. That said, to meet space requirements of the Minimum Standards (1,000 sq/ft), one part-time Parks and Recreation employee will be relocated within the Parks and Recreation Building. In accordance with FAA compliance requirements, a fair market rental rate was established at \$600 per month and applied within the attached draft agreement. Therefore, anticipated revenue from a three-month agreement would total \$1,800 per year for the airport.

Councilor Giles moved to approve commercial operations proposed by Gem Air and approve the commercial lease agreement, and authorize Mayor to sign any and all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Giles, Councilor Witte, Mayor Aymon, and Councilor Swanson all voted aye and the motion carried.

AB 15-98 2004A Refunding Bid and 2008B IBBA Refunding Update

Linda Stokes, City Treasurer, presented the 2004A Refunding Bid and 2008B IBBA refunding update to Council. The purpose of this agenda item was to update the Council on some additional information regarding the refunding of the 2004A and 2008B Sewer Revenue bonds. After a discussion with Bill Nichols, City Attorney; Cameron Ariel, Zions Bank; and Nick Miller, Bond Counsel; staff learned new information on how the potential City and Payette Lakes Recreational Water and Sewer District merger would affect the refunding of these bonds. It was determined that the refunding of the 2008B Sewer Revenue bonds was not feasible at this time. Also the savings of refunding of the 2004A Bonds would not make the expense of refunding the bonds worth doing.

AB 15-104 City Manager Recruitment Media Request Response

Tom Grote, editor of the Star News sent an email with a memo to Council, City Attorney and staff on May 25, 2015 requesting transparency in the selection of our next City Manager.

The purpose of this agenda item is to allow Council the opportunity to discuss their desired level of transparency in the City Manager selection process. It was noted that the Human Resources Manager was unable to attend this meeting and address the request with the Council.

Bill Nichols, City Attorney, briefed the Council on the legal requirements of the application and interview process for the City Manager position. He also gave the Council some caution to consider such as the request to release the candidate's information. There could be some risk if some candidates agreed to release their information and some may not. He also stated that once the Council narrows the field down to 5 or less the state statute states that their names can be released.

Councilor Witte would like to hear the Human Resource Manager's recommendation and would rather not make a decision on the entire process at this time. Mayor Aymon and Councilor Swanson agreed.

Councilor Giles did not see any downside to the request made but would also like to hear what the Human Resource Manager has to say.

There was general Council consensus to bring this item back to Council at the June 25, 2015 meeting.

AB 15-105 Debrief of June 9, Community Conversations #3— What Else?

In an effort to engage the community in a robust way, City Council held a round-table style workshop called "What Else?"— #3 in the Community Conversations Series. The workshop, held on June 9, 2015, was on the state of our streets and how to pay for them. After an educational presentation, attendees were divided into five round-table groups in order to complete and an interactive exercise. The City Council will use the information collected from the community at these workshops to draft a ballot measure for the November 2015 ballot.

There was general consensus from the Council that the Community Conversations #3 was a very positive experience and was very well presented by staff.

The next step in the process was identified as by August 1, 2015 a step wise plan from the Streets Department and Horrocks Engineering on the streets plan would be available. The information will be used to take out to the community groups, and where people work and play.

Gene Drabinski, City Manager, stated that staff would prepare a 2 or 3 different models for an ordinance. He also stated the information would be available for the community to review and comment on.

There was a brief discussion on the logistics of developing the ordinance.

Upcoming Meetings Schedule Discussion

There was a brief discussion regarding the upcoming meeting schedule.

CONSENT AGENDA

Staff recommended approval of the following items:

1. City Council Regular Minutes – December 18, 2014

Council requested some corrections to the Minutes of December 18, 2014 and to bring back at the next meeting for approval.

2. License Report
3. Payroll Report for Period ending May 22, 2015
4. Warrant Registers

Councilor Witte moved to approve the consent agenda with the minutes removed. Councilor Giles seconded the motion. In a voice vote all members voted aye and the motion carried.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 7:38 p.m.

Jackie J. Aymon, Mayor

ATTEST:

BessieJo Wagner, City Clerk

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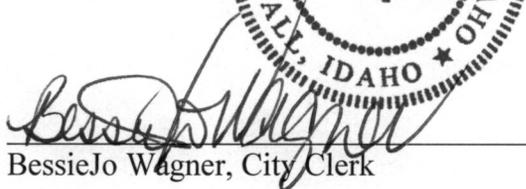
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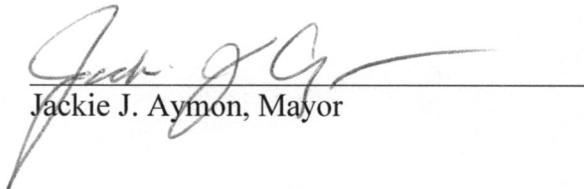
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