

MINUTES

**McCall City Council
Regular Meeting
Legion Hall (McCall City Hall - Lower Level)
September 25, 2014**

Call to Order and Roll Call
Approve the Agenda
Work Session
Pledge of Allegiance
Public Hearing
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 5:30 p.m. Mayor Aymon, Councilor Giles, Councilor Scott, and Councilor Witte, all answered roll call. Councilor Swanson was absent.

City staff present was Gene Drabinski, City Manager; Bill Nichols, City Attorney; Michelle Groenevelt, Community Development Director; Peter Borner, Public Works Director; Nate Coyle, Airport Manager; Nathan Stewart, City Engineer; Dennis Coyle, Parks and Recreation Director; Linda Stokes, City Treasurer; Carol Coyle, Grant Coordinator; Delta James, City Planner; Erin Roper, Communications Coordinator; and BessieJo Wagner, City Clerk.

APPROVE THE AGENDA

Councilor Witte moved to approve the agenda. Councilor Scott seconded the motion. In a voice vote, all members voted aye and the motion carried.

WORKSESSION

AB 14-179 Will Serve Letters Issued for New Proposed Development Cancellation Policy **Discussion**

Peter Borner presented the Will Serve Letters Issued for New Proposed Development Cancellation Policy Discussion. He stated that as the City of McCall undertakes a new Utility Rate Study, a key component is the Capital Improvements needed in the Water System. The need for these Capital Improvements is based primarily on growth. He stated that during the rapid growth period in McCall between 2003 and 2008, deficiencies became apparent in the water

systems. Growth began taxing the existing water system, especially on the west side. He stated that a major factor that affected what improvements were necessary in the water system was “Will Serve” letters that were issued for new proposed developments.

Mr. Borner stated that since 2008 growth has slowed significantly and a number of planned developments were never built. He explained that these developments have for all practical purposes lost their entitlements; however, the “Will Serve” letters did not have an expiration date associated with them. He stated that it is the intent of Public Works to terminate “Will Serve” letters associated with these developments. Mr. Borner clarified that with these cancellations, capital improvements identified in the 2008 Water Master Plan Addendum, can be either scaled back or eliminated.

Mayor Aymon led the audience in the Pledge of Allegiance at 6:00 p.m.

PUBLIC HEARING

AB 14-177 PUD-14-02, VAC-14-01, ZON-14-03: The Village on Lake Street Planned Unit Development, Vacation of Alley Right of Way, Zoning Map Amendment Request, and Development Agreement

Delta James, City Planner presented the general plan application for a mixed use Planned Unit Development located on approximately 1.73 acres between East Lake Street and Park Street to Council. The uses being contemplated in the PUD include single family residential, retail, restaurant, professional offices, and associated amenities. Companion applications include vacation of a public alleyway (VAC-14-01) that will be relocated within the PUD, re-zoning (ZON-14-03) from R8 – Medium Density Residential to R16 – High Density Residential, and Development Agreement to establish City’s option to revert the property back to R8-Medium Density Residential zoning should the project not move forward within the timeframe articulated within the PUD proposal.

The applicant, Steve Minor, presented his proposal to Council.

Steve Millemann, counsel for the applicant, stated that the applications before the Council were all unanimously recommended by the Planning and Zoning Commission. Mr. Millemann gave a brief explanation of the proposal to Council.

Mayor Aymon opened the Public Hearing for PUD-14-02, VAC-14-01, ZON-14-03, and Development Agreement at 6:35.

Mike Anderson, McCall Resident, spoke in favor of the project and the applicants.

Mike Pederson, McCall Resident and Paul’s Manager, spoke in favor of the project. Stated that he feels it would be a great addition to the community.

Delta James read into the record two comments:

Ellen German, city resident, was against the project. Did not feel it would benefit all members of the community.

Kathy and Gary Lyons, city residents, were in favor of the project.

Steve Millemann rebutted stating that the project complies and furthers every City Comprehensive plan.

Hearing no further comments, Mayor Aymon closed the public hearing.

Councilor Witte moved to approve PUD-14-02, subject to the presented Findings and Conclusions with the change to condition #9 for the speed limit to not exceed 10 miles per hour. Councilor Giles seconded the motion. In a roll call vote Councilor Witte, Councilor Giles, Mayor Aymon, and Councilor Scott all voted aye and the motion carried.

Councilor Scott moved to approve VAC-14-01, subject to the presented Findings and Conclusions. Councilor Witte seconded the motion. In a roll call vote Councilor Scott, Councilor Witte, Mayor Aymon, and Councilor Giles all voted aye and the motion carried.

Councilor Giles moved to approve ZON-14-01, ZON-14-03 subject to the presented Findings and Conclusions. Councilor Scott seconded the motion. In a roll call vote Councilor Giles, Councilor Scott, Mayor Aymon, and Councilor Witte all voted aye and the motion carried.

Councilor Witte moved to suspend the rules and read by title only one time only Ordinance No 927. Councilor Giles seconded the motion. In a roll call vote Councilor Witte, Councilor Giles, Mayor Aymon, and Councilor Scott all voted aye and the motion carried.

BessieJo Wagner, City Clerk, read by title one time only Ordinance 927:

An ordinance of the City of McCall, Valley County, Idaho rezoning certain real property located at 116, 118, and 120 East Lake Street and 113, 115, and 117 East Park Street in the city from R8-Medium Density Residential to R16-High Density Residential; providing for related matters; and providing an effective date.

Councilor Scott moved to adopt Ordinance No. 927, approve the publication of the summary, and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Mayor Aymon, Councilor Giles, Councilor Scott, and Councilor Witte all voted aye and the motion carried.

Councilor Giles moved to approve the Development Agreement, and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Scott, Councilor Giles, Mayor Aymon, and Councilor Witte all voted aye and the motion carried.

Corrected - Councilor Giles moved to approve ZON-14-03 subject to the presented Findings and Conclusions. Councilor Scott seconded the motion. In a roll call vote

Councilor Giles, Councilor Scott, Mayor Aymon, and Councilor Witte all voted aye and the motion carried.

PUBLIC COMMENT

Mayor Aymon called for public comment at 6:51 p.m.

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

BUSINESS AGENDA

AB 14-178 Tree Committee Annual Accomplishment Report

John Lillehaug, Member of the Tree Committee presented to Council the committee's annual accomplishment report.

AB 14-175 Certified Local Government grant application for National Register nomination for Payette Lake Inn and travel costs for 2015 Idaho Heritage Conference

Carol Coyle, Grant Coordinator, presented the Certified Local Government (CLG) grant application for National Register nomination for Payette Lake Inn and travel costs for 2015 Idaho Heritage Conference. She stated that the McCall Historic Preservation Commission (HPC) has powers, duties, and responsibilities outlined in Title II, Chapter 4 of McCall City Code, including 2-4-110 (B). She stated that the Commission, either on its own initiative or upon the request of the City Council, or upon the request of the owner of the property proposed to be designated, may recommend the designation of an historic property or historic landmark.

Mrs. Coyle stated that the Commission has been working with the owner of the Payette Lake Inn over the past year to determine a course of action regarding the preservation and rehabilitation of the Inn. The Commission met on August 15, 2014 and voted to recommend submission of a Certified Local Government grant to hire an architectural historian who would prepare a nomination of the Payette Lake Inn to the National Register of Historic Places.

Mrs. Coyle stated that it is expected that the consultant cost will be approximately \$3500. The owner of the Inn will provide a portion of the project cost, and City staff time and HPC volunteer time will be included as in-kind match.

Mrs. Coyle stated that CLG Grant funds will also be requested to assist three members of the Commission to attend the Idaho Heritage Conference that will be held in Moscow, Idaho in September 2015. It is expected that costs for the conference will be approximately \$500 per person to include registration, two nights lodging, mileage, and meals.

Councilor Witte moved to approve submission of a FY15 Certified Local Government grant application for National Register nomination of the Payette Lake Inn, and for Historic Preservation Commission conference costs and authorize the Mayor to sign all necessary documents. Councilor Scott seconded the motion. In a roll call vote Councilor

Witte, Councilor Scott, Mayor Aymon, and Councilor Giles all voted aye and the motion carried.

AB 14-174 Chamber of Commerce Request to reallocate FY15 LOT funds from the ITC Grant to Winter Carnival

BessieJo Wagner presented the Chamber of Commerce Request to reallocate FY15 LOT funds from the ITC Grant to Winter Carnival to Council. She stated that the McCall Area Chamber of Commerce submitted 4 applications for funding to the Local Option Tax Commission. The applications were for 4th of July fireworks - \$10,000, Winter Carnival Fireworks - \$10,000, ITC Grant Match for Advertising – \$22,000, and Advertising for the 50th McCall Winter Carnival. Priority funding was approved for the following - 4th of July fireworks - \$8,000(with the remaining \$2,000 in contingency), Winter Carnival Fireworks - \$8,000(with the remaining \$2,000 in contingency), and ITC Grant Match for Advertising – \$22,000. The request for Advertising for the 50th McCall Winter Carnival was recommended in contingency for \$10,000.

Mrs. Wagner stated that the Chamber was awarded \$18,125 for the matching ITC Grant, therefore of the \$22,000 requested the Chamber will only need \$18,125. The Chamber is requesting to re-allocate the \$3,875 to either Winter Carnival Fireworks or Winter Carnival Advertising. Considering that all 4 of the Chamber applications were fully funded either on the priority list or the contingency list, staff is recommending that Council consider reallocating the \$3,875 to a partially funded project for FY15.

Sherry Maupin, Chamber of Commerce, addressed the Council with the request to reallocate FY15 LOT funds. She stated that due to it being the 50th anniversary for Winter Carnival they wanted to be able to spend those dollars on promoting the event.

Mayor Aymon stated that since it is for the 50th Anniversary they should be supported. Councilor Giles pointed out that they had received all of what they asked for, he did not feel it was good policy to give them additional funds to spend on projects already funded. Councilor Witte would put the money toward any city project that is affected by tourism then that is where it should; however since there weren't any such projects she was not opposed to it going to the Chamber. Mayor Aymon stated that since there were other projects that have asked to reallocate funds she did not think that the Council should deny this request. Councilor Scott was not opposed to the reallocation to fund fireworks. Councilor Giles would like the money to go to fund a wood stove for the Senior Center. After much discussion the Council consensus was to grant the request.

Councilor Scott moved to re-allocate the \$3,875 from the Chamber's ITC Grant request to fund Winter Carnival Fireworks. Councilor Witte seconded the motion. In a roll call vote Councilor Scott, Councilor Witte, and Mayor Aymon all voted aye, Councilor Giles voted no, and the motion carried.

AB 14-180 Hangars 601 – 608 Water and Sewer Utility Improvements - Notice to Award a Construction Contract

Nathan Coyle, Airport Manager, presented Hangars 601 – 608 Water and Sewer Utility Improvements - Notice to Award a Construction Contract to Council. He stated this project

consists of the replacement of existing and installation of new water and sewer services for Hangars 601 – 608 at the McCall Airport. Specifically, the work will include:

1. Pump out cleaning and removal, filling and disposal of existing septic holding tanks.
2. Installation of new 4-inch sewer service piping for all hangars with existing sewer services and the installation of new sewer service stubs for hangars that may need sewer connections in the future.
3. Installation of ¾-inch water meter pits and service lines so that each hanger has a separate water service line and water meter.
4. Removal/abandonment of all existing water and sewer service piping.

Because the cost for this project is estimated in excess of \$25,000, an “informal” bidding procedure was conducted. All bids were opened on September 25, 2014.

Councilor Witte moved to authorize staff to issue a “Notice to Award a Construction Contract” to the P&M Excavation II for the project, and authorize the Mayor to sign all contract documents. Councilor Scott seconded the motion. In a roll call vote Mayor Aymon, Councilor Giles, Councilor Scott, and Councilor Witte all voted aye and the motion carried.

AB 14-176 Request to Declare Surplus Property – Resolution 14-14

BessieJo Wagner, City Clerk, presented the Request to Declare Surplus Property – Resolution 14-14. She stated that 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. Annually City staff identifies several items as surplus property. Consistent with prior years, the attached resolution authorizes the City Clerk to conduct a bid auction for the purposes of selling the surplus property to the highest bidder. The public auction for cash will be noticed in the Star-News for two consecutive weeks and held at the McCall Public Works Department Building at a date to be determined.

Councilor Witte moved to adopt Resolution 14-14 authorizing the sale of surplus property and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Mayor Aymon, Councilor Giles, Councilor Scott, and Councilor Witte all voted aye and the motion carried.

Upcoming Meetings Schedule Discussion

There was a brief discussion regarding the upcoming meetings schedule.

CONSENT AGENDA

Staff recommended approval of the following items:

1. Payroll Report for Period ending September 12, 2014
2. Warrant Registers

A brief discussion took place regarding the Warrant Register and the minutes.

Councilor Scott moved to approve the Consent Agenda as amended. Councilor Witte seconded the motion. In a roll call vote Councilor Scott, Councilor Witte, Mayor Aymon, Councilor Giles, and Councilor Scott all voted aye and the motion carried.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 7:50 p.m.

Jackie J. Aymon, Mayor

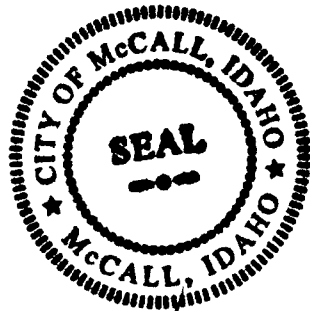
ATTEST:

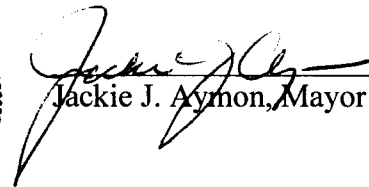
BessieJo Wagner, City Clerk

Councilor Scott moved to approve the Consent Agenda as amended. Councilor Witte seconded the motion. In a roll call vote Councilor Scott, Councilor Witte, Mayor Aymon, Councilor Giles, and Councilor Scott all voted aye and the motion carried.

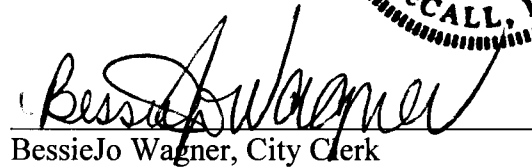
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Jackie J. Aymon, Mayor

ATTEST:


BessieJo Wagner, City Clerk