

# MINUTES

---

**McCall City Council  
Regular Meeting  
Legion Hall (McCall City Hall - Lower Level)  
July 24, 2014**

Call to Order and Roll Call  
Approve the Agenda  
Work Session  
Pledge of Allegiance  
Public Comment  
Business Agenda  
Consent 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, Councilor Giles, and Councilor Witte, all answered roll call. Councilor Scott and Councilor Swanson was absent.**

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

## **APPROVE THE AGENDA**

**Councilor Witte moved to approve the agenda with AB 14-144 McCall Municipal Airport Lease Process Approval and AB 14-146 McCall Municipal Airport Lease Template Approval Request removed. Councilor Giles seconded the motion. In a voice vote, all members voted aye and the motion carried.**

## **WORKSESSION**

### **AB 14-145 City Attorney Contract Renewal Discussion**

Bill Nichols, City Attorney, presented the City Attorney Contract Renewal discussion to Council. The purpose of this work session was for the Council to review the City Attorney's current contract and give directions for drafting the renewal contract. This topic was briefly discussed at the June 27 work session where Council directed staff to work with the City Attorney to add to

the renewal some type of mechanism to evaluate the City Attorney and give him feedback as to how the City feels he is performing. There was also recommendation that some kind of provision be added to the contract that specifies expectations for responses to request made of the attorney.

Gene Drabinski, City Manager, commented that with direction from Council, he and staff would be able to give feedback to Mr. Nichols quickly for the contract renewal.

There was a brief discussion regarding response time and communication between Department Heads and the City Attorney. There was general consensus that the Department Heads would meet and discuss some parameters for the City Attorney Contract renewal.

Council requested that Department Heads weigh in on priorities and response time for documents for the City Attorney contract.

Councilor Giles stated that he appreciated Mr. Nichols ability to have historical and institutional knowledge.

**Mayor Aymon led the audience in the Pledge of Allegiance at 5:41 p.m.**

## **PUBLIC COMMENT**

**Mayor Aymon called for public comment at 5:54 p.m.**

Ken Krahn, a part-time resident, commended the City on the 1% sales tax efforts. He agreed that streets were most important. He stated that there were some questions as to how the current 3% Local Option Occupancy Tax (LOT) was being used. He suggested that the current LOT should be committed to the streets. Mr. Krahn also stated that Davis Street was an issue and should be widened due to concerns related to pedestrian safety. He also commented on the large short-term rental that he considered as a commercial business on Conifer Lane and asked if the Council would be addressing the issue.

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

## **BUSINESS AGENDA**

### **AB 14-147 Golf Advisory Committee Member appointment – Bill Logsdon**

Spring Mountain Ranch (SMR) Homeowners Association Board of Directors recommended Mr. Bill Logsdon to be the SMR representative on the McCall Golf Course Advisory Committee. Staff recommended that Council approve the appointment. The Golf Advisory Committee's Mission statement says that The Golf Course Advisory Committee shall consist of six (6) members (One designated representative from Spring Mountain Ranch by agreement with the City of McCall) and three (3) alternate members.

**Councilor Witte moved to appoint Bill Logsdon to the Golf Advisory Committee. Councilor Giles seconded the motion. In a voice vote, all members voted aye, and the motion carried.**

**AB 14-141 McCall Area Planning and Zoning Commission Annual Report to City Council**

Kim Apperson, P&Z Chair, presented the McCall Area Planning and Zoning Commission annual report to City Council.

**AB 14-143 Hangar 701 Lease Termination and Establishment of a New Lease**

Nate Coyle, Airport Manager, presented the Lease Termination and Establishment of a New Lease for Hangar 701 to Council. He stated that the owner of Hangar 701, Mike Weiss, had a sale pending and requested termination of the existing lease at the time of closing with a subsequent request for establishment of a new lease to Steven Miller. He stated that the purchaser had been provided with a copy of the proposed lease, current Airport Rules and Regulations, and Airport Minimum Standards. Mr. Miller is a retired commercial pilot and owns a Cessna 180 (N5341G) which he intends to store in this hangar. Mr. Coyle stated that the existing lease was entered into on February 15, 1995 for a period of 20 years and is renewable for up to four (4) additional five (5) year terms. The proposed new lease matches these terms stipulating a period of 20 years and is renewable for up to four (4) additional five (5) year terms. He stated that the annual lease rate will be aligned to the current rate, \$.35 per square foot for both covered area and bare ground, resulting in an annual lease fee of \$4,987.50 plus the annual CPI adjustment.

**Councilor Giles moved to approve termination of the existing lease of Hangar 701 from Mike Weiss at the time of closing and subsequently approve the new lease for Hangar 701 to Steven Miller and authorize the Mayor to sign all necessary documents. Councilor Witte seconded the motion. In a roll call vote Councilor Giles, Councilor Witte, and Mayor Aymon all voted aye and the motion carried.**

**AB 14-142 Quitclaim deed for Paul V. Hakes Lot 3, Block 1 of Fairway Subdivision**

Michelle Groenevelt, Community Development Director, presented the Quitclaim deed for Paul V. Hakes Lot 3, Block 1 of Fairway Subdivision to the Council. She stated that the request for the McCall City Council was to remove the following deed restrictions on Lot 3, Block 1 of Fairway:

1. Structure setback of at least 50' from the north property line (adjoin the McCall Municipal Golf course.)
2. Residential structure minimum of 1,000 sq. ft in living area and only one story in height.

Ms. Groenevelt stated that these deed restrictions were recorded in 1968 and there is no public benefit in having these restrictions in place anymore. The process for releasing these restrictions is a quitclaim deed that requires City Council approval. The City Attorney reviewed the quitclaim deed documents that were prepared by First American Title.

**Councilor Witte moved to approve the Quitclaim deed for Paul V. Hakes on Lot 3, Block 1 of Fairway Subdivision and authorize the Mayor to sign all necessary documents. Councilor Giles seconded the motion. In a roll call vote Councilor Witte, Councilor Giles, and Mayor Aymon all voted aye and the motion carried.**

Councilor Swanson joined the Council at 6:25

**AB 14-148 Review a 1% Local Option Sales Tax Ordinance and Review Results of the Community 1% Local Option Sales Tax Survey**

Gene Drabinski, City Manager, presented the review of the 1% Local Option Sales Tax Ordinance and a review of the results of the Community 1% Local Option Sales Tax Survey. He stated that at the City Council's Special Meeting on June 27, 2014, the Council held a discussion in regard to creating an ordinance for a 1% Local Option Sales Tax to add to the ballot in November. Revenue from this additional tax would be dedicated to streets and related infrastructure. He stated that at the City Council Meeting on July 12, Council directed Bill Nichols to draft an ordinance for review at the next meeting, and for staff to compose a survey to gauge community support for this possible ordinance. The survey was made available to the public beginning on Monday, July 16, 2014. The survey could be taken online from the City's website, by downloading a survey from the City's website, or by picking-up a hard-copy at City Hall. The survey was open until Noon, on July 24, 2014.

Mr. Drabinski worked through the proposed 1% Local Option Sales Tax Ordinance with the Council. Council requested the information from the last ballot for a sales tax for Council review. There was council consensus that the ordinance should be for 10 years instead of 15.

Councilor Witte expressed concern with the definitions and requested that they be clarified in appendices.

Council suggested that in Section 5. A., repair and maintenance deferred to O&M budget should reflect replace and resurface of streets.

Councilor Witte was concerned that there would not be enough money in the budget for maintenance and requested what the costs would be to maintain and repair the roads once replaced.

Councilor Giles stated that the City should show their support by committing to repair and maintenance.

There was significant discussion regarding the costs of repair and maintenance for streets.

Council suggested that chip sealing be part of the original contract when building a new street.

Section 5, B- Language here needs to be very specific, define where these pathways would be prioritized.

**Council requested that staff work with the City Attorney to implement the recommended changes and bring back for further Council review.**

**Upcoming Meetings Schedule Discussion**

Council Discussed adding a Public Forum for the August 14, 2014 at the high school commons.

## CONSENT AGENDA

Staff recommended approval of the following items:

1. City Council Regular Minutes – April 10, 2014
2. License Report
3. Payroll Report for Period ending July 4, 2014
4. Warrant Registers

There was a brief discussion on the minutes and the warrant register.

**Councilor Witte moved to approve the Consent Agenda. Councilor Swanson seconded the motion. In a voice vote, Councilor Swanson, Councilor Witte, Mayor Aymon, and Councilor Giles all voted aye and the motion carried.**

## EXECUTIVE SESSION

At 8:22 p.m., Mayor Aymon moved to go into Executive Session for

- Personnel – Pursuant to Idaho Code §67-2345(1) (b) To consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent, or public school student.

**Councilor Swanson seconded the motion. In a roll call vote, Mayor Aymon, Councilor Giles, Councilor Swanson, and Councilor Witte all voted aye and the motion carried.**

Council discussed personnel issues.

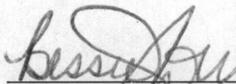
## RETURN TO OPEN SESSION

At 8:55 p.m., Mayor Aymon moved to return to Open Session. Councilor Swanson seconded the motion. In a voice vote, all voted aye and the motion carried.

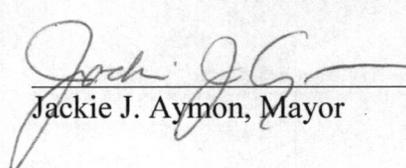
## ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 9:00 p.m.

ATTEST:

  
BessieJo Wagner, City Clerk



  
Jackie J. Aymon, Mayor